



Housing and Communities

Civic Centre/Canolfan Ddinesig
Newport/Casnewydd
South Wales/De Cymru
NP20 4UR

HMO Planning Consultation Response

Email: steven.kettles@newport.gov.uk

Subject: Planning application reference number: **25/1040**

Location: **44 Bassaleg Road, Newport, NP20 3EA**

Application Description: **CHANGE OF USE OF AN EXISTING DWELLINGHOUSE (C3) TO A 6-PERSON HOUSE IN MULTIPLE OCCUPATION (C4)**

20th January 2026

I refer to the above application passed to Environmental Health Housing for comment.

I have no concerns regarding the proposal for the alterations of **44 Bassaleg Road, Newport, NP20 3EA** for use as proposed in the planning application **reference number: 25/1040**.

If the dwelling is to become a HMO under the Housing Act 2004, Part 2, and where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or hmo@newport.gov.uk for a HMO licence. **The applicant is advised to read Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards document referred to above, which details standards and licensing conditions for HMOs subject to licensing. The document can be viewed on Newport City Council's website.**

In addition to HMO Licensing, private landlords are required by the Housing (Wales) Act 2014 to be registered. Also private landlords who undertake letting and management activities or their managing agents, will need to obtain a licence from Rent Smart Wales and undergo training. For further information contact the Licensing Authority; Cardiff City Council, Rent Smart Wales, PO Box 1106, Cardiff CF11 1UA, Tel No: 03000 133344, website <https://www.rentsmartwales.gov.wales>

The applicant must also be aware that from 1st December 2022 the Renting Homes (Wales) Act 2016 came into force and has changes the way all landlords in Wales rent their properties and is advised to refer to the following link on the internet:

<https://www.gov.wales/landlords-housing-law-has-changed-renting-homes>

Regards

A handwritten signature in black ink, appearing to read 'S. Kettles', written in a cursive style.

Steven Kettles

Environmental Health Officer

Environmental Health Housing Team