



Housing (Wales) Act 2014

2014 anaw 7

PART 1

REGULATION OF PRIVATE RENTED HOUSING

Licensing

25 Revocation of licence

- (1) A licensing authority may revoke a licence if—
 - (a) the licence holder has breached a condition of the licence;
 - (b) the authority is no longer satisfied that the licence holder is a fit and proper person to hold a licence;
 - (c) the licence holder has contravened section 23 (licence holder's duty to update information);
 - (d) the licence holder and the licensing authority have agreed that the licence should be revoked.
- (2) But before revoking a licence a licensing authority must—
 - (a) notify the licence holder of its intention to revoke the licence and the reasons for this, and
 - (b) consider any representations made by the licence holder before the end of the period of 21 days beginning with the date the licence holder was notified.
- (3) Subsection (2)(b) does not apply—
 - (a) if the licence holder consents to the revocation, or
 - (b) where the licensing authority considers that there are exceptional circumstances which mean that it needs to be revoked without delay.
- (4) After revoking a licence the licensing authority must notify the licence holder—
 - (a) of the revocation and the reasons for it;
 - (b) of the licence holder's right of appeal (see section 27).

- (5) Revocation of a licence takes effect on the day whichever of the following first occurs—
- (a) the licence holder contacts the licensing authority consenting to the revocation;
 - (b) where the licence holder does not appeal against the decision to revoke the licence within the appeal period, the expiry of that period;
 - (c) where the licence holder appeals within the appeal period but later withdraws the appeal, the date of the withdrawal;
 - (d) where the licence holder appeals within the appeal period and the residential property tribunal confirms the decision of the licensing authority to revoke the licence, subject to paragraph (e), the date of the tribunal’s decision;
 - (e) where the licence holder makes a further appeal, the date on which all means of appealing against the decision have been exhausted and the licensing authority’s decision is upheld.
- (6) The “appeal period” for the purposes of subsection (5) is the period mentioned in section 27(3)(a) (licensing appeals).
- (7) Where a person’s licence to carry out lettings work and property management work on behalf of a landlord is revoked, the licensing authority must notify any landlord recorded on its register as having appointed that person.
- (8) Where a landlord’s licence is revoked, the licensing authority must notify the tenants or occupiers of rental property registered under the landlord’s name.