

# Landlord Licensing Newsletter

Issue 2 • July 2005

## Welcome!

To the second edition of Salford City Council's Landlord Licensing newsletter, which will provide you with up-to-date information about mandatory and selective licensing, which is being introduced as part of the Housing Act 2004.

### So, whats new?

- We have now announced the areas to be included for selective licensing - more below...
- Work is pressing ahead to deliver a licensing function, located within the Housing Market Support team
- We held a launch event at Manchester Bridgewater Hall on Monday 23rd May

The Bridgewater Hall, Manchester was the venue for the successful and well-attended launch of landlord licensing, which took place on Monday 23 May 2005.

The programme included presentations from both Salford

and Manchester Authorities and also included guest speakers from the ODPM & the Residential Property Tribunal and gave landlords the opportunity to hear about the detailed proposals for

each respective authorities licensing schemes and to ask questions about the forthcoming legislation.



## Focus On Selective Licensing

Selective licensing, which is one of the provisions included within the Housing Act 2004, is intended to contribute to raising standards within the private rented sector and can be applied by local authorities in areas of low housing demand and/or anti social behaviour (subject to approval).

In areas where selective licensing is applied, all property, which is let under a tenancy agreement or license, will require a license. To qualify for a license, a landlord must be able to demonstrate that they are acting within the law and taking adequate steps to manage their properties and keep them safe. In addition, a 'fit and proper' person test will be applied to test the landlord's suitability to manage a tenancy.

### So where are we proposing to introduce selective licensing?

#### Phase One Dec 2005 to June 2007

1. Langworthy - Whole area to be included
2. Kersal Charlestown- 3 "Patches" selected:
  - Ayres Road area • Milnthorpe Street area
  - Blandford Road area
3. Broughton - Three "patches" selected,
  - Gainsborough Street area • Cliff and Cliffside area
  - Great Clowes Street/Wellington Street West area

#### Phase 2 June 2007 to Dec 2008

1. Pendleton
2. Seedley & Weaste
3. Claremont
4. Ordsall

We will be releasing published street listings shortly, but if you want to know more about the areas included, please contact us.

## Useful Websites:

ODPM fact sheets  
[http://www.odpm.gov.uk/stellent/groups/odpm\\_housing/documents/divisionhomepage/035234.hcsp](http://www.odpm.gov.uk/stellent/groups/odpm_housing/documents/divisionhomepage/035234.hcsp)

If you would like to be involved in the working group, or you would more information about Landlord Licensing, please telephone Zoë Whiteside on 0161 603 4240 or email your details and/or comments/questions to :  
[zoe.whiteside@salford.gov.uk](mailto:zoe.whiteside@salford.gov.uk)



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[www.manchester.gov.uk/housing/privatesector](http://www.manchester.gov.uk/housing/privatesector)

## Frequently Asked Questions:

This is where we answer your questions about Landlord Licensing. If you have any questions, which you would like us to answer, please email them to [zoe.whiteside@salford.gov.uk](mailto:zoe.whiteside@salford.gov.uk) and we will try to answer them.

### Q: What help will Salford City Council be providing for landlords in meeting these new requirements?

**A:** We will continue to provide landlords across Salford with the very best services and support and we are working hard to provide you with:

- A website with all the licensing information which you need
- Newsletter, leaflets and local events
- A cross tenure referencing service with LAS, to assist you to meet license conditions
- A dedicated ASB resource, with expertise to provide advice and support specifically to private landlords
- Comprehensive database of private rented sector
- Mailing list to keep landlords, who will be required to obtain a license, informed and ready for the changes

### Q: What will the licences cost?

**A:** The Government have not provided guidelines for the setting of the license fees and therefore, we are in the process of determining the fee structure and landlords will be involved in this process. We intend to produce a fee structure, which reflects the good standards attained by Accredited landlords and which offers a reduced price for landlords with more than one property.

## Stop Press...

### Forthcoming events news and important diary dates

- 4 July 2005 Landlord Accreditation Working Group meeting
- 11 July 2005 Landlord Licensing Working Group Meeting
- 7 September 2005 Landlord Forum



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