

Landlord Licensing Newsletter

Issue 3 • December 2005

Welcome!

To the third edition of Salford City Council's Landlord Licensing newsletter, which provides up-to-date information about mandatory and selective licensing, which are being introduced as part of the Housing Act 2004

NEWS: Introduction of Licensing delayed

On October 10 2005 the Government announced that the Licensing of Houses in Multiple Occupation will come into force in April 2006 with Selective Licensing following, once approval has been given to Councils for their proposed areas. The official timetable includes:

Nov 2005	Secondary legislation on licensing
Jan 2006	Publish further licensing guidance
April 2006	Commence Mandatory & Selective Licensing
July 2006	Commence enforcement of licensing

So, what's new?

- Work with Price Waterhouse Coopers on setting of the licence fees has been finalised
- Work is pressing ahead with two lead Registered Social Landlords, Contour & Salford First (Manchester Methodist) to deliver Management Orders
- Licence Conditions have been drawn up and work is currently ongoing with Legal Services in preparation for publication
- The Salford City Council approved Assured Short-hold Tenancy Agreement will be available soon
- The recruitment of an Anti Social Behaviour Officer for licensed landlords and for three additional Market Support Officer's to join the team has begun.
- Mike Hanmer will be the acting Principal Officer for licensing from end of January 2006 to cover the maternity leave of the permanent post holder, Zoë Whiteside.

Management Orders

Under the Housing Act 2004, local authorities have been given the power, under certain circumstances, to "step into the shoes" of failing landlords and manage the properties on their behalf. These enforcement



measures are not designed primarily to punish the landlord but to ensure that the property is managed responsibly and safely for the benefit of occupiers and others living or owning property in the local community.

Salford is currently in talks with two lead Registered Social Landlords (RSL) Salford First (Manchester Methodist Housing Association) and Contour, along with Manchester City Council, to develop a team responsible for taking on the day to day management of any property that is subject to an interim or final management order.

Licence Conditions

Once issued with a licence, there will be a number of minimum standards or conditions, which landlords will have to meet, in order to keep their licence. The Government prescribes some of these and Salford City Council has added discretionary ones, in order to maintain good standards of tenancy management in private rented property in our city. These conditions include installation of smoke alarms, provision of suitable arrangements for dealing with repairs and use of a suitable tenancy agreement. The full list of licence conditions will be available on our website very soon.



Salford City Council Approved Shorthold Tenancy

In order to provide landlords with a thorough and professional tenancy agreement available free of charge, we have developed a Salford City Council Approved Short-hold Tenancy agreement, which will be made available to landlords free of charge. Landlords in Salford have helped us to devise the tenancy conditions which best reflect the needs of both landlords and tenants and which will help to address problems relating to anti social behaviour by providing landlords with a greater number of specified clauses of unacceptable behaviour. Landlords who are subject to licensing will be required to either use this tenancy agreement, or at least some of the specified clauses, in any new tenancy, which is created after the licence period starts.

Anti-Social Behaviour Officer

One of the main objectives of landlord licensing is to raise standards in the private rented sector and in particular, to address issues of anti social behaviour, which can have a significant impact on our community. We want to provide landlords with the advice & support they need to tackle problems of anti social behaviour and therefore we are providing a dedicated officer, who will be available to provide training and one to one support for landlords.

Finally...

On behalf of all of the staff on the Licensing Team at Salford, and the Market Support Team as a whole, we would like to wish you a very merry Christmas and a happy new year.

www.odpm.gov.uk
www.salford.gov.uk
www.manchester.gov.uk/housing/privatesector

Licence Fees

The Manchester & Salford Licensing partnership commissioned an external consultant, Price Waterhouse Coopers to undertake an independent assessment in order to determine fees to be payable for licences. The fee levels, which have been finalised, reflect the cost of the licensing scheme and will not result in any profit for the council. Discounts will be offered to Landlords who became a member of the Landlord Accreditation Scheme on or before 31/3/05 and to Landlords with more than one licence application. The licence fee structure is set in a way that will allow the local authority the discretion to apply additional charges where necessary.

Fee For:	Landlords first application	Landlords subsequent application	Accredited landlords first application*	Accredited landlords subsequent application*
Mandatory HMO Licence	£467	£372	£421	£335
Selective Licence	£309	£224	£278	£201

* This only applies to those Landlords who were accredited with Salford City Council by 31 March 2005.

If you have any queries regarding the Licensing fee, please contact Zoë Whiteside or Sarah Hughes on **0161 603 4237** or email landlord.licensing@salford.gov.uk

Important dates

5/12/05 Christmas Landlord Forum

The Christmas Landlord Forum will be held from 6.00pm on Monday 5th December at the Compass Room, The Lowry, Salford Quays. The event will include presentations, an opportunity for landlords to pose questions to the panel regarding any issues relating to housing in the private rented sector and also a charity raffle, followed by a festive buffet and complimentary glass of wine (or soft drink). To book your place at the forum, please contact Sarah Hughes on 0161 603 4267.



23rd January 2006 Landlord Licensing Working Group

The work of this group of landlords continues to be a vital link in communication & consultation with the Council, for the development of licensing in Salford. For more information, please contact Zoe Whiteside or Sarah Hughes on 0161 603 4240.

Salford City Council


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