

Landlord Licensing

Newsletter

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Welcome!

To the fourth 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.

Landlord Licensing will add value to the private rented sector.

A combination of:

- Ensuring high standards of tenancy management,
- Tackling problems of anti-social behaviour of tenants, &
- Checking that landlords are 'fit and proper' people

will ultimately improve the sector and conditions for tenants, landlords and the local community. The sanctions of licensing will only be applied to the minority of poor landlords and we will continue to work positively with the many professional private sector landlords, within the city.

Landlord Licensing Road Show

In order to assist landlords through the introduction of landlord licensing and inform the local community of the changes to be made in the private rented sector, the Landlord Licensing Team are to hold a series of events around the city during March 2006.

The events will be an opportunity for landlords to find out what information they will be asked for in relation to their application and can ask questions relating to whether their properties will need licences.

Private tenants can also use the opportunity to find out if their landlord will be required to have a licence and be informed of standards that the landlord will be expected to meet in order to comply with the licence conditions.

The dates and venues of the roadshows are:

Date	Time	Venue
Mon 13 March	10am - 12pm	Unity House reception, Swinton
Wed 15 March	10am - 12pm	St. Sebastian's Hall, Kersal
Thurs 16 March	10am - 12 pm	One Stop Shop, Little Hulton
Tues 21 March	1pm - 3pm	The Cornerstone, Langworthy
Wed 22 March	5pm - 7pm	Broadwalk Training Centre
Thurs 23 March	10am - 12pm	Broughton Community Centre

Payment Options

To assist landlords through the payment of the licence(s) a number of payment options have been developed so the cost of the licence(s) can be paid over a period of time. The options are as follows:

- Full payment up front
- First four applications (per financial year): 50% of fee up front and up to eleven months to repay the remainder
- Five or more applications submitted together (per financial year): 25% of fee up front and up to 23 months to repay remainder.

Ways to Pay

- The Internet
- By Post
- Direct Debit
- 24 Hour Telephone Payments

Application Forms for HMO Licensing & Basic Criminal Disclosures

Application forms for HMO Licensing will be available from 6 April 2006 and will be obtainable from the Landlord Licensing Team and the HMO Team.

A requirement of the HMO Licence application form (in relation to the fit and proper person criteria) will be to enclose a Basic Criminal Disclosure, which has been obtained in the last 3 months prior to application. The Basic Disclosure contains details of

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convictions considered unspent under the Rehabilitation of Offenders Act 1974 or it will state that there are no such convictions. The disclosure allows the city council to make a decision about whether or not a landlord passes the "Fit and Proper person test". This test involves looking at any evidence that the person may have been involved in regarding certain illegal activities. These activities are specified by the law and include:

- Offences involving fraud or dishonesty, violence, drugs or any offence within Schedule 3 of the Sexual offences Act 2003
- Unlawful discrimination on grounds of sex, colour, race, ethnic or national origins
- Contraventions of housing or landlord and tenant law.

This application form will be enclosed within the suite of documents sent to the landlord when applying for a licence and it will be the responsibility of the landlord to obtain such a disclosure from Disclosure Scotland and cover any associated costs.

If you would like to register your interest in receiving an application form for an HMO Licence once available please contact the Licensing Team.

Language Line

The Landlord Licensing Team have access to interpreting and translation services to assist non-English speaking members of the community. Language line covers over 150 languages and is a fast, effective service, which helps in providing equal access for minority communities.

For further information regarding the services that they can provide please contact Language Line on **020 7520 1430** or by e-mail enquiries@languageline.co.uk

Changes to Licensing Fees

The Manchester & Salford Licensing Partnership have recently met with Price Waterhouse Coopers to review the licensing fee and business plan. The fees have been revised and updated to reflect the self-financing nature of the scheme.

Discounts will be offered to landlords who became a member of the Salford Landlord Accreditation Scheme on or before 31 March 2005 and have renewed their accreditation membership in 2006. A discount will also be offered to those landlords with more than one licence application.

Please be aware that the fee levels reflect the cost of the licensing scheme and will not result in any profit for the council.

Landlord Fees:

License Type	First Application	Subsequent Application
Mandatory HMO License	£473	£340
Selective License	£374	£250

Accredited Landlord Fees:

License Type	First Application	Subsequent Application
Mandatory HMO License	£426	£340
Selective License	£374	£250

N.B. Fees subject to change

Landlord Forum

The Christmas Landlord Forum held on 5 December went very well and was a great success. Kevin Scarlett (Assistant Director, Housing Strategy and Renewal) spoke of the achievements and developments of the Landlord Forum, followed by Mike Hanmer, (Acting Principal Officer, Landlord Licensing) who gave a summary of the progress & timetable of Landlord Licensing for 2006.

Bev Connor (LHA Central Team Section Leader) and Jackie Saville (LHA Program Manager) gave an update on Local Housing Allowance whilst Caren Kihal, (Principal Officer, Landlord

Accreditation) introduced the newly elected Executive Board members for the Landlord Accreditation Scheme who are:

- Graham Brooks
- Mark Morris
- Peter Arthur Richardson
- John Sloyan
- Paul Benviniste
- Donald Bowes

Councillor Connor addressing landlords at the Xmas Landlord Forum



The next Forum will be held on Tuesday 7 March 2006 at 6pm, Council Chambers, Salford Civic Centre