

# Services available for landlords, tenants and homeowners

If you are a resident or landlord of a home in Salford, these housing services may be of interest to you. The council teams mentioned in this leaflet work together to improve standards for homes in the city.



Working with landlords IN Salford

Included in this leaflet is information on energy efficiency, returning empty properties back to use and working positively with private sector landlords and tenants.

Contact details are provided for each team, so please get in touch if you require more information about any of the services.

### **Landlord Accreditation Scheme (LAS):**

was set up to provide advice, support and information to private landlords and managing agents with properties in Salford.

**Tel:** 0161 793 3270

**email:** [landlord.accreditation@salford.gov.uk](mailto:landlord.accreditation@salford.gov.uk)

**web:** [www.salford.gov.uk/landlord-accreditation](http://www.salford.gov.uk/landlord-accreditation)

Landlords and managing agents in Salford can sign up to the Landlord Accreditation Scheme (LAS) and benefit from valuable services and support, including:

- referencing of prospective tenants;
- advertising properties through the Salford Home Search shop and website;
- incentives and benefits to assist improvement in property standards;
- advice and information on nuisance and anti-social behaviour;
- a close working relationship with the Housing Benefit team through a written agreement;
- citywide landlord forum updating on latest housing issues;
- an elected executive board for the Landlord Accreditation Scheme and other tenancy management issues;
- Salford Safe Deposit Rental Bond scheme.

To qualify for membership, properties must comply with the LAS code of standards and landlords must agree to maintain them. If you're a landlord in Salford who supports our aim of maintaining high standards for rented homes in the city, the team want to hear from you.

### **Landlord Licensing: do you need a license?**

**Tel:** 0161 793 3344

**email:** [landlord.licencing@salford.gov.uk](mailto:landlord.licencing@salford.gov.uk)

**web:** [www.salford.gov.uk/landlordlicencing](http://www.salford.gov.uk/landlordlicencing)

The Housing Act 2004 introduced the licensing of landlords of certain types of rented properties, with the aim of raising standards within the private rented sector. The landlord Licensing team provides information, training and support to landlords who are required to be licensed. The team includes a dedicated Anti-social Behaviour Officer to assist and train landlords in effectively dealing with anti-social behaviour.

In Salford the landlords who are required to obtain a licence are those who rent out:

- Houses in Multiple Occupation (HMO), which have 3 or more storeys, and with 5 or more people from at least 2 separate households living there;
- other smaller houses in multiple occupation in certain areas designated by Salford City Council;
- all privately rented dwellings in areas designated by Salford City Council, this is known as Selective Licensing.

If you require any information regarding landlord licensing, please contact the team who will be happy to assist.

### **Houses in Multiple Occupation: if your property is a house in multiple occupation, does it comply with new legislation?**

**Tel:** 0161 793 3113

**email:** [teamhmo@salford.gov.uk](mailto:teamhmo@salford.gov.uk)

The council works with landlords in the city and pro-actively inspects all properties that are Houses in Multiple Occupation (HMO). The basic definition of a HMO is a property occupied by more than one household and more than two people.

This may include bedsits, shared houses and some self contained flats. The team offers:

- advice on whether your property meets Salford's HMO standards (available on request);
- an inspection service to assess whether your property meets all legal requirements in relation to fire safety issues, over-crowding and amenity standards;
- enforcement action where necessary to remedy unsatisfactory conditions.

### **Empty Properties:**

bringing empty properties back into occupation

**Tel:** 0161 793 2545

**email:** [emptyproperties@salford.gov.uk](mailto:emptyproperties@salford.gov.uk)

**web:** [www.salford.gov.uk/emptyprops](http://www.salford.gov.uk/emptyprops)

The Empty Property Team undertakes proactive work to bring long term vacant, private sector properties back into use. If you are concerned about an empty property then call the hotline number. The team provides:

- a responsive service to deal with any empty properties referred to the team;
- practical advice and assistance for homeowners in getting their property up to a decent standard and returning empty properties into use;
- advice and guidance to assist owners in returning properties back into use;
- action when necessary, including use of compulsory purchase powers and Empty Dwelling Management Orders (EDMO's).

The team will also provide details of other council departments and external agencies that may be able to offer advice, assistance and support appropriate to your enquiry.

### **Housing Standards Enforcement :**

improving health and safety in the home

**Tel:** 0161 793 2931

**email:** [housingstandards@salford.gov.uk](mailto:housingstandards@salford.gov.uk)

Housing Standards Enforcement undertake inspections of privately rented homes in areas of housing market renewal to ensure all properties meet the minimum legal health and safety standards, and are suitable for tenants to inhabit. The service includes:

- dealing with the concerns of tenants of privately rented homes;
- informal advice and guidance to landlords of all privately rented accommodation;
- enforcement action where necessary to remedy unsatisfactory conditions including service of improvement, prohibition and hazard awareness notices.

**Energy efficiency:** working toward a more energy efficient Salford

**Tel:** 0161 793 8798

**email:** [keepingwarm@salford.gov.uk](mailto:keepingwarm@salford.gov.uk)

**web:** [www.salford.gov.uk/energyadvice](http://www.salford.gov.uk/energyadvice)

Make homes more energy efficient and save money on bills - contact the Affordable Warmth team today. They have negotiated great deals for local homeowners, tenants and landlords on:

- cavity wall and loft insulation;
- schemes to help vulnerable homeowners and private tenants to get grants to repair or replace central heating systems.

To find out more about grant assistance that you may qualify for, low-cost and no-cost energy efficiency schemes available in Salford, or to make sure you are 'keeping warm to keep well', contact the team. Greater Manchester Energy Efficiency Advice Centre also provide a free DIY energy check for your home, which provides details on ways to make it more energy efficient.

**Freephone 0800 512 012**

**Landlord Accreditation Team (LAS)**

Salford City Council  
Housing and Planning Directorate  
Civic Centre, Chorley Road, Swinton  
M27 5BY

**Telephone: 0161 793 3270 Fax: 0161 793 3243**  
**email: landlord.accreditation@salford.gov.uk**  
**www.salford.gov.uk/housing**

This document can be provided in large print, audio, electronic and Braille formats.  
Please contact the Equalities Team at Salford City Council, 0161 793 3536.

إذا احتجت للمساعدة في فهم هذه النشرة , برجاء الاتصال بفريق المساواة في مجلس سالفورد ,  
هاتف رقم 0161 793 3536

এই পুস্তিকাটি বোঝার জন্য যদি আপনার সাহায্যের প্রয়োজন হয় তাহলে সেলফোর্টে কাউন্সিলের ইকুয়ালিটি টিমের সঙ্গে যোগাযোগ করুন টেলিফোন নম্বর 0161 793 3536

如果您有關於本宣傳頁的任何問題，請聯繫 Salford 理事會的 Equalities 團隊，電話號碼為 0161 793 3536

જો આ લીફલેટ સમજવા મોટ તમને મદદની જરૂરત હોય, કૃપા કરી ઇકુવાલિટીજ ટીમ સર્કોર્ડ કાઉન્સિલનો ટેલિફોન નમ્બર 0161 793 3536 પર સંપર્ક કરો.

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਲੀਫਲੈਟ ਨੂੰ ਸਮਝਣ ਵਿਚ ਸਹਾਇਤਾ ਦੀ ਜ਼ਰੂਰਤ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਲਫੋਰਡ ਕੌਂਸਲ (Salford council) ਵਿਚ ਇਕੁਅਲਿਟੀ ਟੀਮ (Equalities Team) ਨਾਲ ਫੋਨ ਨੰਬਰ 0161 793 3536 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ کو اس لیف لیٹ کے سمجھنے میں مدد کی ضرورت ہو تو براہ کرم اکویٹیٹی ٹیم کو سالفورڈ کونسل سے اس ٹیلی فون نمبر 0161 793 3536 پر رابطہ قائم کر سکتے ہیں۔

Ce prospectus peut vous être fourni en gros caractères, sur cassette, et en format électronique et en braille.  
Si vous avez besoin d'aide pour avoir une traduction de ce prospectus, veuillez contacter l' « Equalities Team » à Salford City Council (la Mairie de Salford) au :0161 793 3536.

Tento leták je možné získať ve zvukové podobě, elektronické podobě, vytištěný větším fontem písma a v Brailleovu písmu pro nevidomé.

Pokud potřebujete pomoci přeložit tento leták, prosíme, spojte se s 'The Equalities Team' na Salfordském městském úřadě (Salford City Council) na 0161 793 3536.

Tę broszurkę możemy dostarczyć w wydaniu dużym drukiem, w wydaniu audio, w wydaniu elektronicznym i w wydaniu w języku Braille'a.

Jeżeli potrzebujesz pomocy, aby przetłumaczyć tę broszurkę, proszę o skontaktowanie się z Equalities Team w Salford City Council 0161 793 3536