

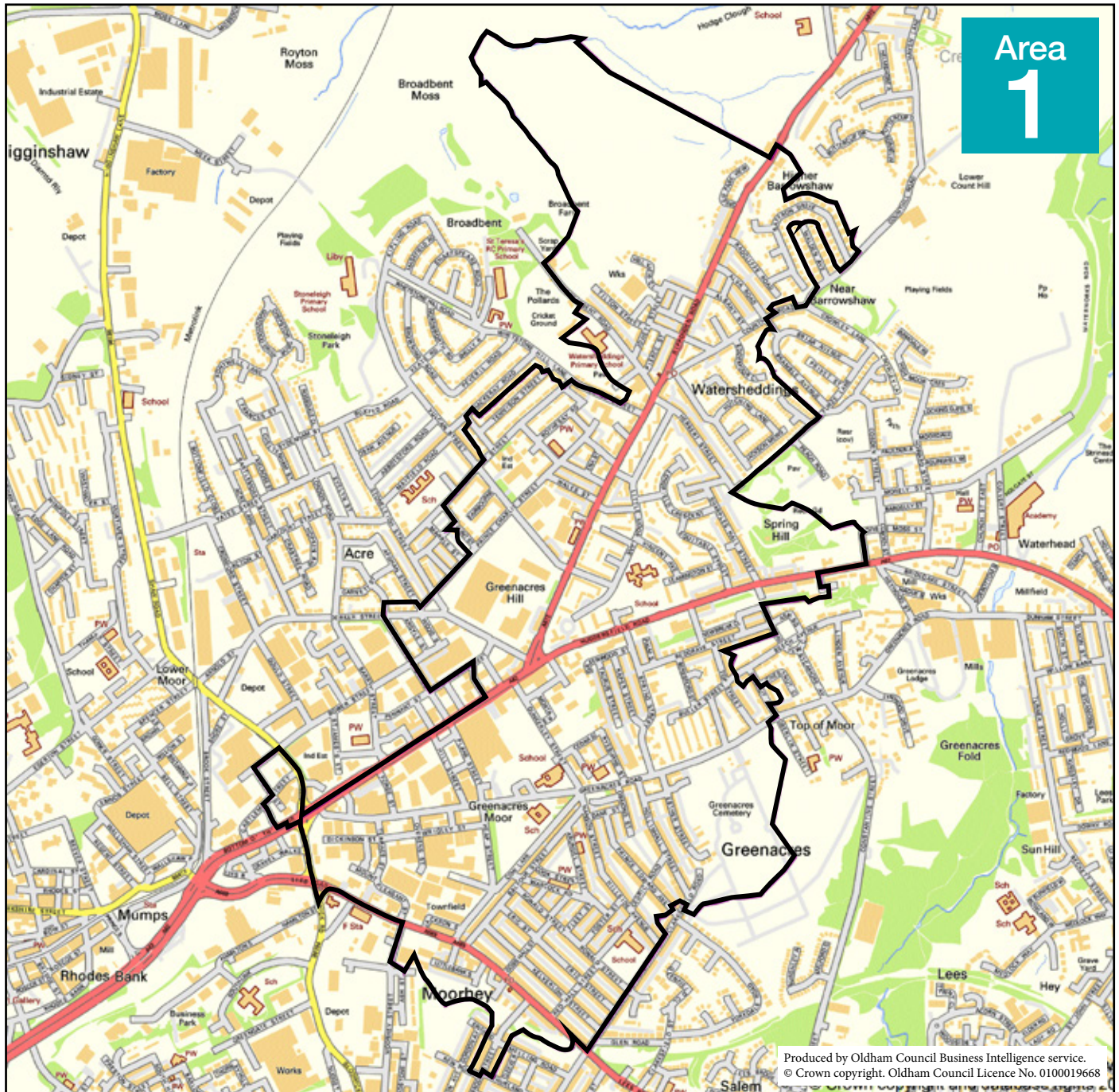
Licensing of private landlords

Your opinion counts



Oldham
Council

Oldham Council is considering introducing licensing of private landlords in parts of Oldham. To do this we must undertake extensive consultation. See map below of the proposed area near you.



What is Landlord Licensing?

The Housing Act 2004 gives Councils the power to introduce the licensing of private rented homes, in an area which meets certain criteria. This is called Selective Licensing.

Over the last five years the Council has been carrying out licensing of private landlords in other areas of Oldham due to these areas being in low housing demand.

This means rents/house prices are low compared to the rest of Oldham and there is a higher rate of tenant changes. This could have a negative impact on all and can be due to poor management and property standards of some private rented properties.

The aim of Selective Licensing is to improve the management of these properties to ensure they have a positive impact on the area.

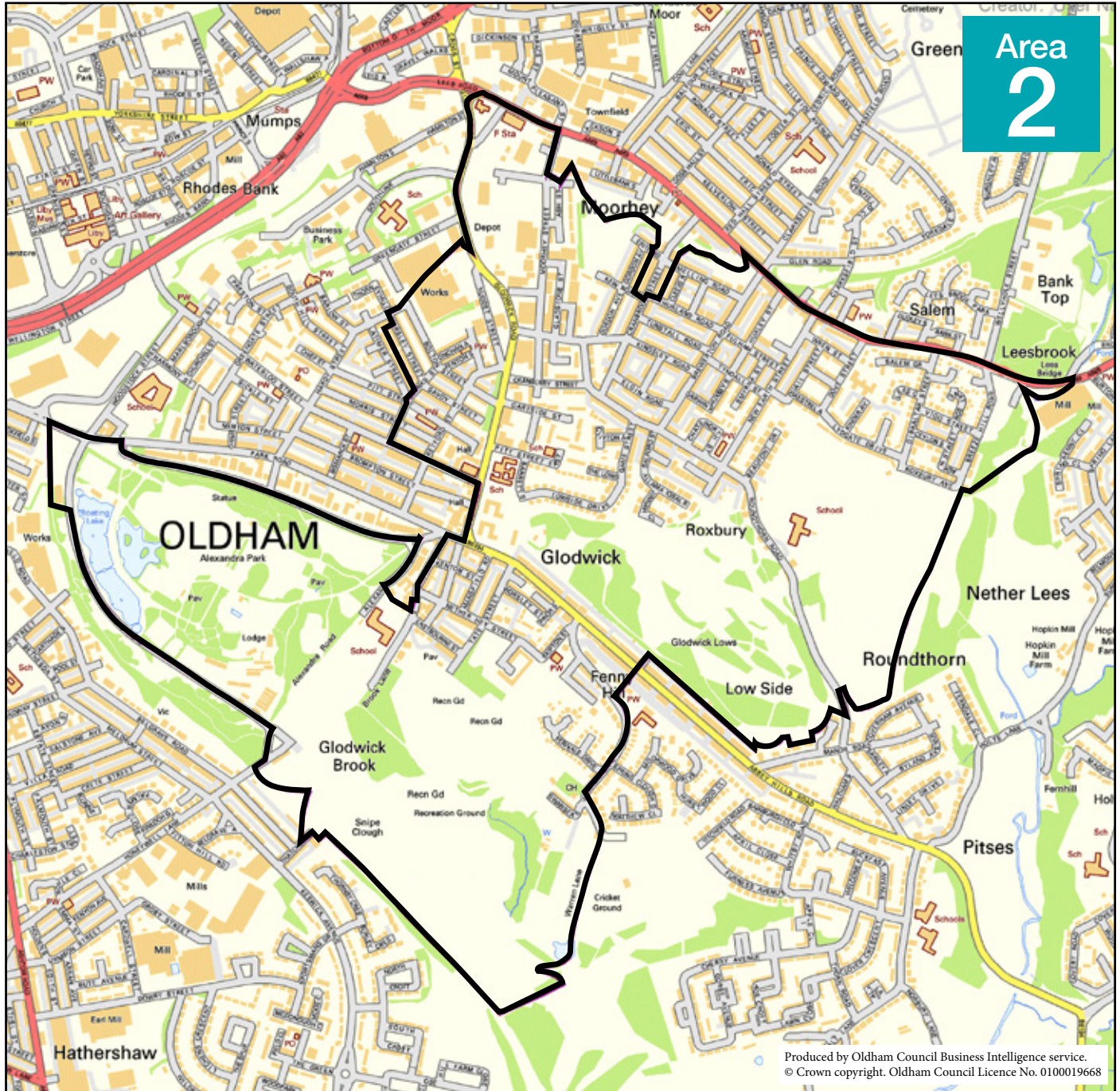
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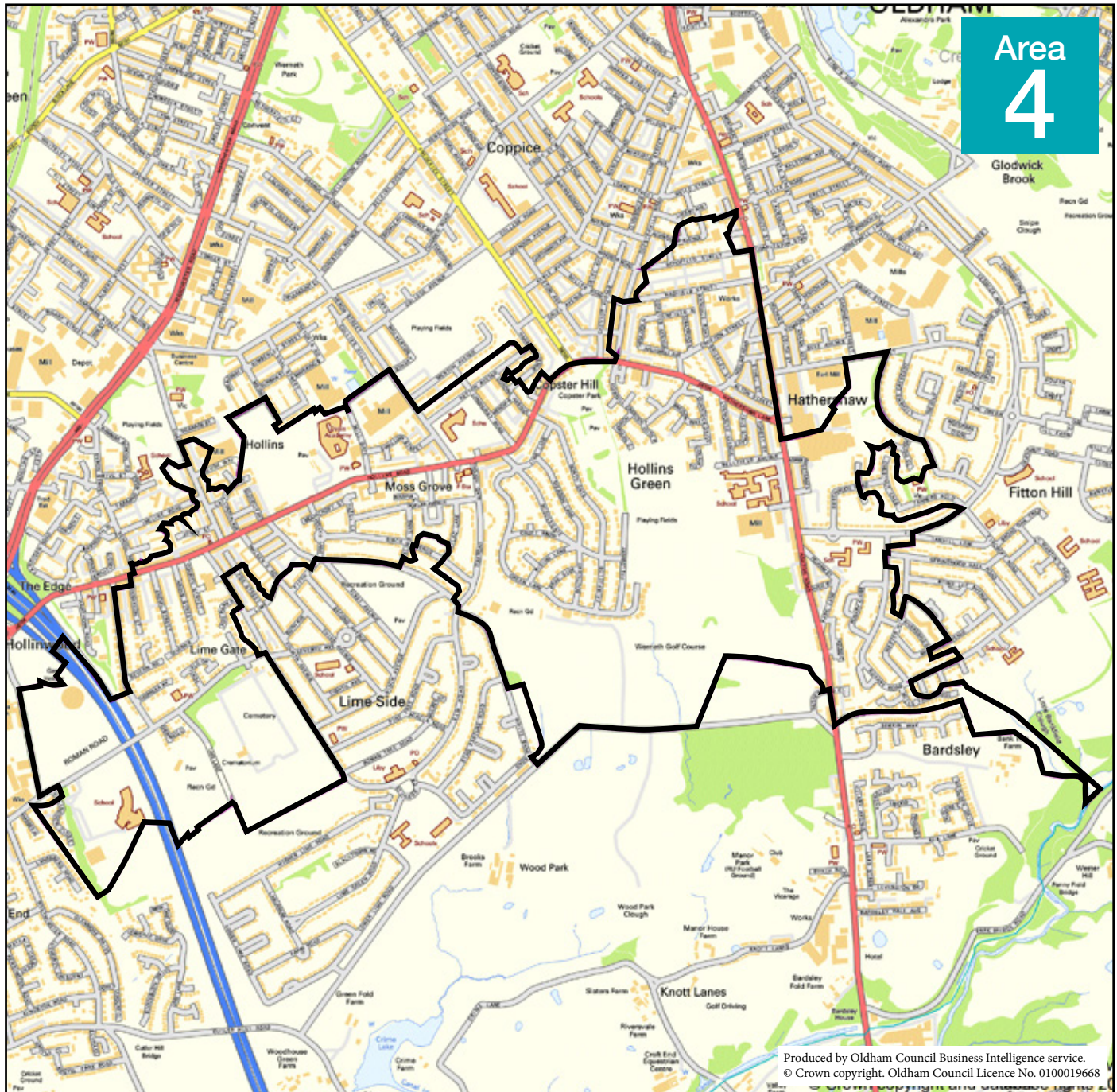
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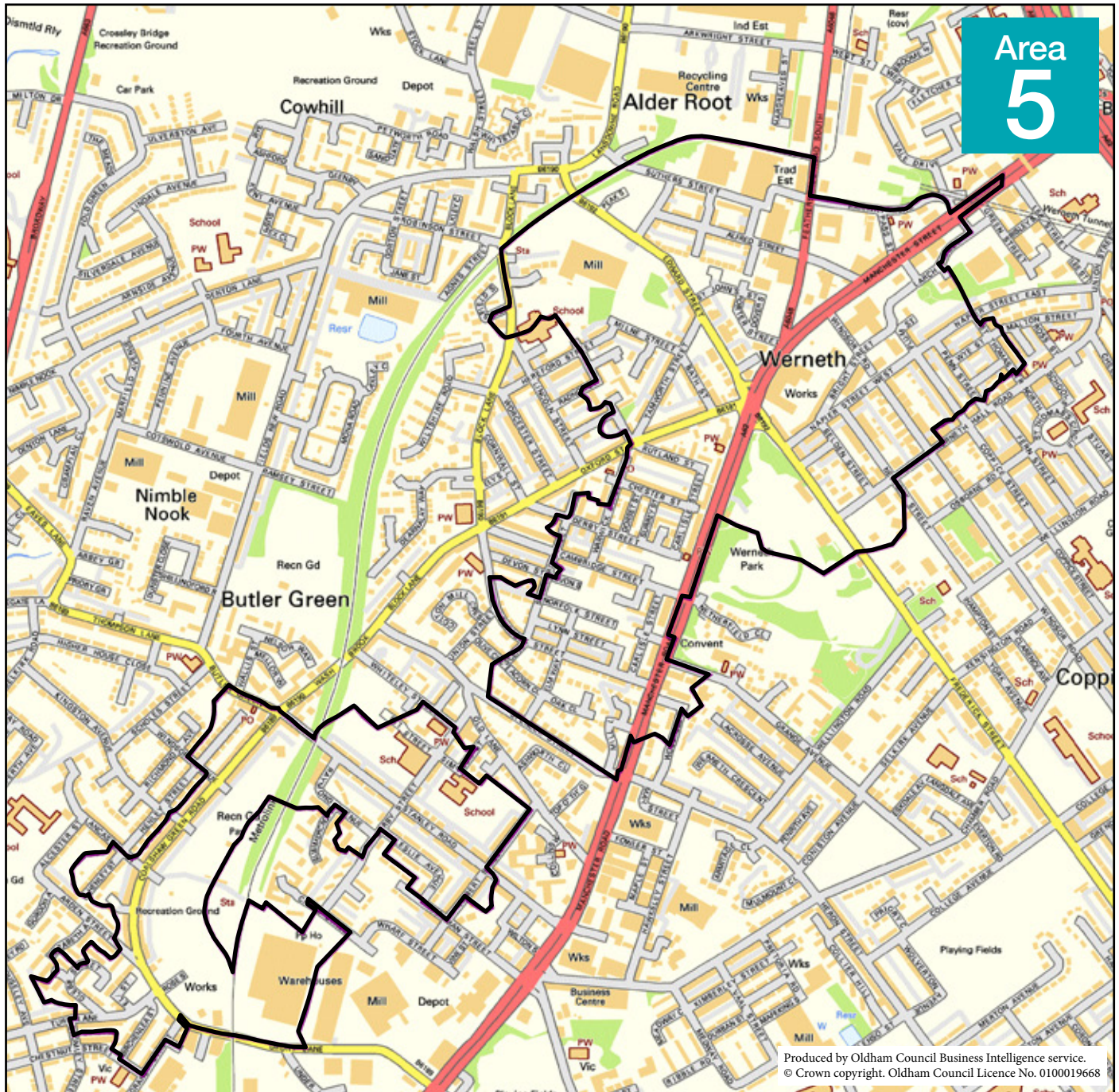


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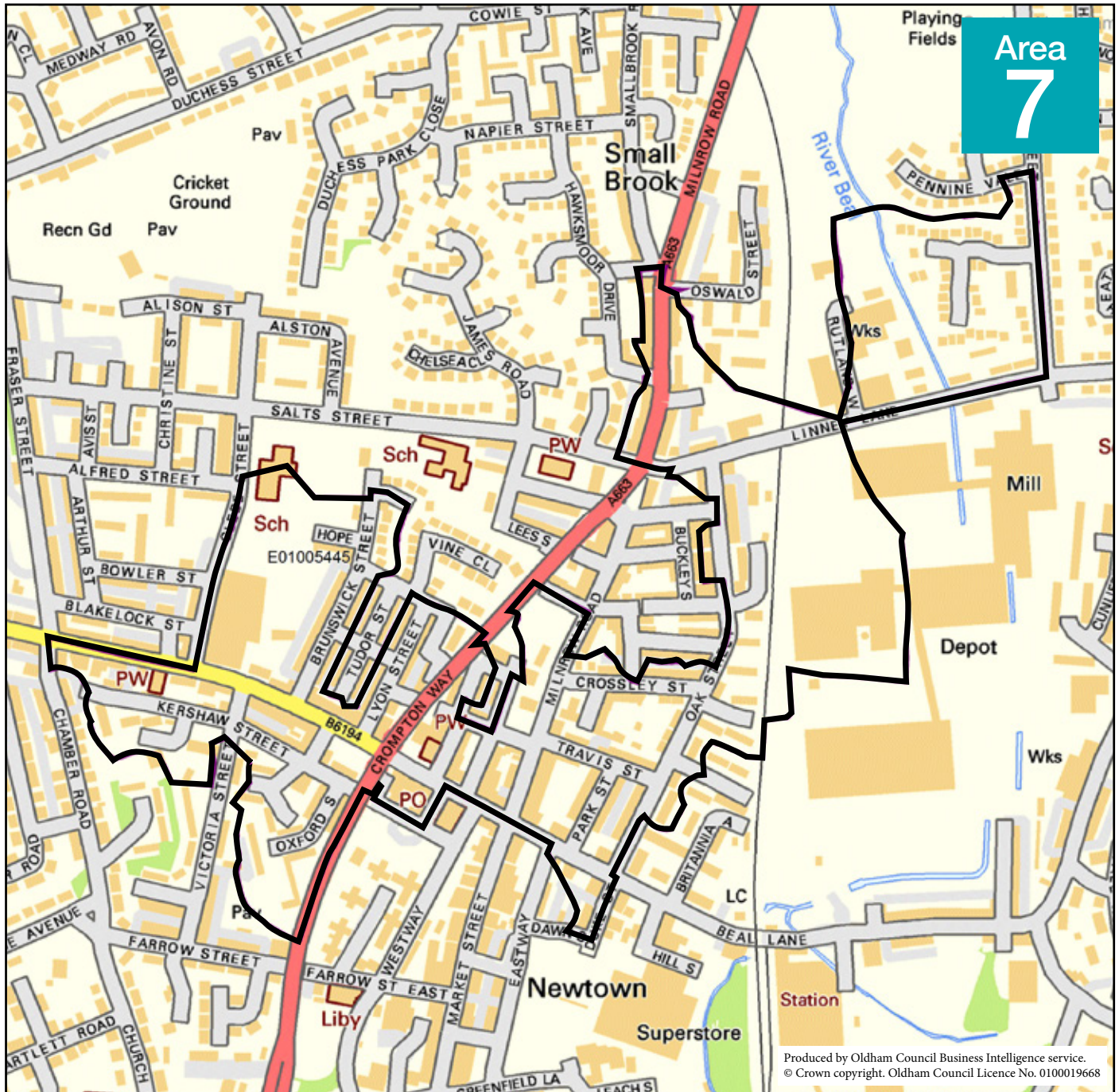


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Why is the Council considering licensing of private landlords?

The Council wants to introduce Licensing of private rented properties as part of a wider strategy to address low housing demand.

Without a scheme the Council only has very limited powers concerning the management of private rented properties.

A scheme ensures that education, advice, assistance and enforcement is provided to ensure that private rented properties are managed properly and meet property standards.

Better property and management standards:

- Encourages people to live and stay in the area
- Build communities
- Improve the reputation of the private rented sector
- Ensure that private rented property owners are taking responsibility for their tenants

Renting out a property is a business and matters affecting tenants and/or residents need to be dealt with quickly and professionally.

Additional benefits may include:

- An improved image and perception of the area
- A positive economic future for the local community and local businesses
- A possible reduction in anti-social behaviour.
- A reduction in low demand housing
- Multi-agency working will also complement the scheme

Proposed Licence Conditions:

There are a number of licence conditions which are stated in legislation regarding gas safety certificates, smoke alarms and tenancy documents.

Additional conditions proposed by the Council relate to:

Property standards include the provision of wheeled bins, pest proofing, repairs and preventing overcrowding.

Management conditions include relating to the licence holder residing in the UK, providing receipts, references, reviewing their agents practices and reporting a change of circumstances.

Security conditions relating to the provision of keys for window locks and ensuring property is secure from unauthorised entry.

Anti-social behaviour and environment conditions making sure the property is free from waste, in a tidy condition and action is taken regarding anti-social or criminal behaviour.

It is also proposed that the Council will add additional management conditions on a case by case basis.

For further information regarding the proposed detailed licence conditions please visit

www.oldham.gov.uk/selectivelicensing

The proposed licence conditions will be subject to amendment following consultation.

How would this work?

Private landlords in the proposed area would need to apply for a licence for each property they let in the area.

The landlord has to meet a certain standard before they can be given a licence.

Assistance and advice will be provided to help landlords comply with these conditions.

Enforcement action will be taken against those who fail to apply for a licence or comply with licence conditions.

What will it cost the landlord?

The Council cannot make a profit from the scheme. The length of the licensing scheme is five years.

The proposed fee for a new scheme would be up to £650 per property (about £2.50 a week) but could reduce following consultation.

The fee will be split into two parts the first part is for the processing of the licence. Should the licence be granted the second part of the fee will be for the monitoring and enforcement of the licence.

What do we need from you?

We need your views, comments and feedback:

- What are the problems in your area?
- Is this the best approach to tackle the problems?
- What do you think the Council should be doing?
- What benefits do you want from the scheme?
- Do the proposed licence conditions help tackle the problems?

Provide your comments by:

- Completing the questionnaire that will be arriving soon and available online at **www.oldham.gov.uk/selectivelicensing**

For further information please visit

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