

Selective Licensing – Briefing Note

What is selective licensing?

- Councils can designate an area for selective licensing if the area suffers from issues such as low housing demand, significant and persistent anti-social behaviour, high levels of crime, high levels of migration, high levels of deprivation or high levels of crime.
- There must also be high levels of private rented properties in the area.
- It applies to all privately rented properties within a designated area and landlords will need to apply to the local authority for a licence.

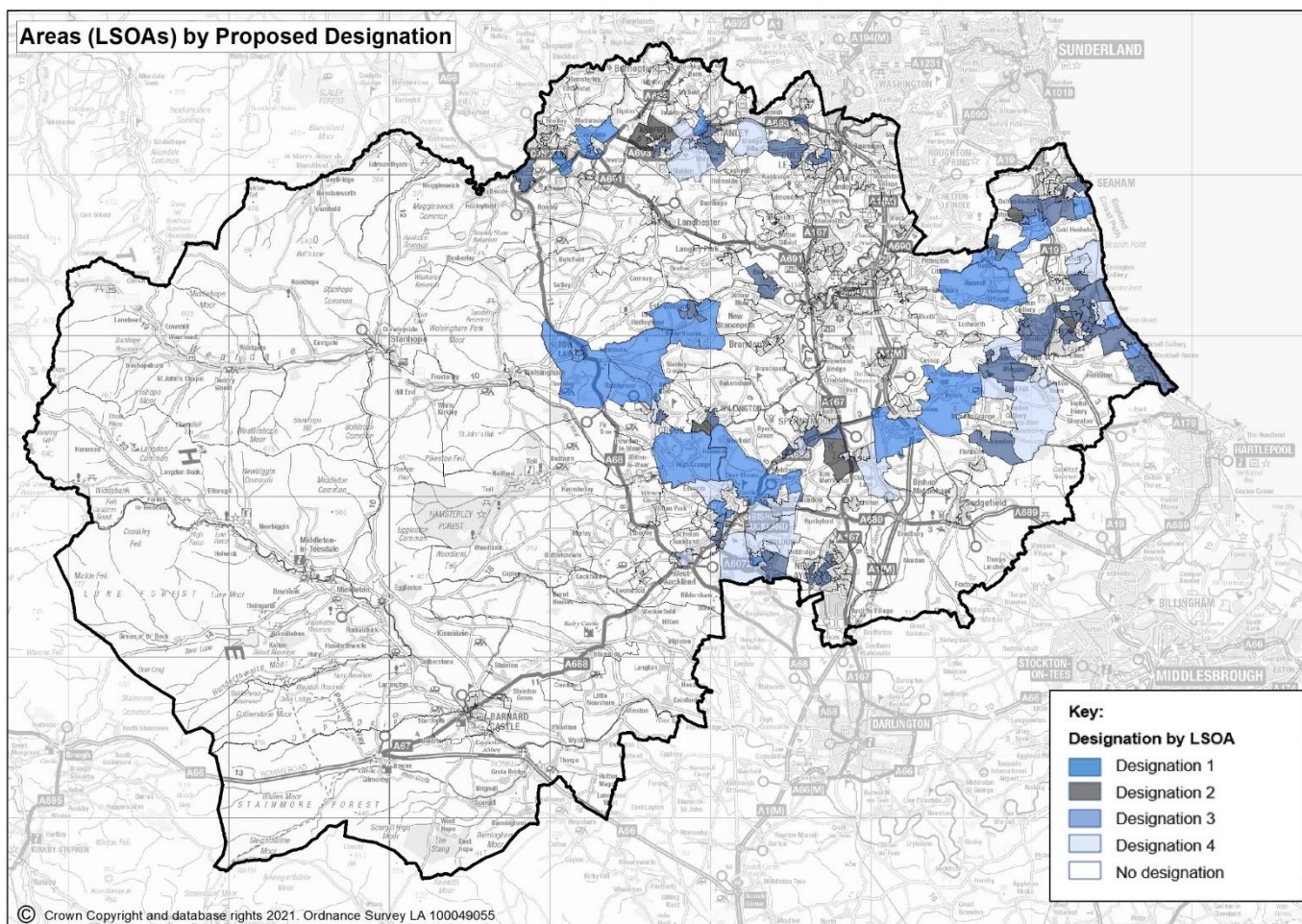
Why?

- To improve management standards in the private rented sector
- To aim to reduce anti-social behaviour
- To provide access to support and training for both landlords and tenants
- To protect the health, safety, and well-being of our residents

Following a public consultation carried out in 2020 Durham County Council submitted an application to the Secretary of State to introduce selective licensing on 103 areas across County Durham. We received approval from the secretary of state on 30 November 2021 to introduce selective licensing from 1st April 2022 with the scheme running for 5 years and expiring on 31 March 2027.

Areas affected

103 areas across the council have been designated for selective licensing.



A definitive postcode checker tool is available on the [DCC Selective Licence webpages](#) (This is also the webpage for landlords to apply for their license)

What does this mean for landlords?

- Landlords in the designated areas will need to apply and pay for a licence. They will need to demonstrate they are a “fit and proper person”, have adequate management arrangements in place and adhere to the set licence conditions.
- A licence will be required for each residential property that is rented out and will last for 5 years.
- Failing to obtain a licence or breaching any of the licence conditions can result in prosecution or a civil penalty notice up to £30,000.

Fees

The licence fee is £500 per property and is payable in two parts, the first on application and the second when the licence is granted.

If you apply for a licence on or before 31 July 2022 you will receive the appropriate discount:

- you are accredited and own multiple properties then the fee is £350 per property (Part A £165, Part B £185)
- you are accredited and own just one single property then the fee is £385 per property (Part A £200, Part B £185)
- you are not accredited and own multiple properties then the fee is £405 per property (Part A £165, Part B £240)
- you are not accredited and own just one single property then the fee is £440 per property (Part A £200, Part B £240)

What does this mean for tenants?

Selective licensing will ensure private rented property is managed and maintained to an agreed standard, improving the quality of private rented accommodation in County Durham.

What does it mean for communities?

Landlords will be required to manage and maintain their properties to an agreed standard as well as assist in addressing any anti-social behaviour at their property. This will lead to improvements for local communities both in terms of sustainability and help to lower the impact of anti-social behaviour from the private rented sector.

Support Available

Housing Solutions has a range of support available to both landlords and tenants to help make the improvements where necessary. These can include:

- training for landlords on legislation, tenancy management and landlord responsibilities
- training for tenants to help manage a tenancy including budgeting, maintaining a home, waste and recycling and tenant responsibilities

Contact Us

If you wish to report a suspected unlicensed property, or any other issues around a private rented property in the licensing area please contact us on selectivelicensing@durham.gov.uk