

NOTTINGHAM SELECTIVE LICENSING

What do you need to know?

What is Selective Licensing?

The Housing Act 2004 allows any Local Authority to introduce Selective Licensing. The Nottingham City Council (NCC) ratified the scheme on 17th April 2018 after going through a period of consultation and the approval of the Secretary of State. Most rented properties within the NCC boundaries now require a licence. The scheme will last for 5 years until 2023, with the possibility of an extension.

Why was it introduced?

This scheme applies a minimum standard to all private rented properties and also applies the Housing Health and Safety Rating System (HHSRS). In addition to this, the conditions set out in the licence require landlords to achieve certain standards of management and maintenance, helping to bring about better quality housing in the private rented sector (PRS).

Is my investment property affected?

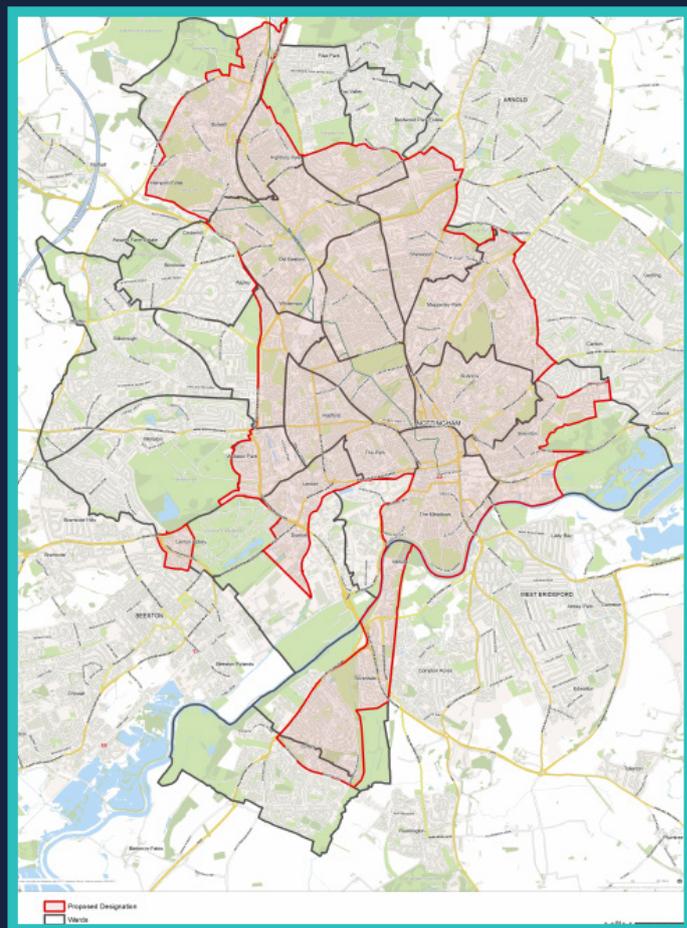
More likely than not! You can use the following link to find out if your property is captured within the scheme boundaries. You will need the post code, street name and house/flat number to carry this out. <http://bit.ly/checkyourproperty>

How much will it cost?

Non accredited Landlords need to pay £780 per property, payable in two instalments i.e. £460 on application and £320 when the Licence is granted. Accredited Landlords enjoy a Licence fee discount of £480 i.e. £360 on application and £120 when the proposed Licence is granted. For existing Landlord clients, we can debit fees from the rental income if consent is given.

Is the fee an annual cost?

No, the fee is for the full 5 year period of the scheme, i.e. from 1st August 2018.



Nottingham Selective Licensing: The black edged area represents Nottingham City Council's boundary whilst the red edged area represents all areas within the licensing scheme.

How do I get accredited?

The NCC recognises two accreditation bodies, DASH Services and UNIPOL. The latter body is more akin to student property. You are advised to look at the websites and decide if any cost saving on the Licence fee isn't eroded by the accreditation application fees, any Electrical Condition Report/Electrical Installation Certificate or extra works required as a condition of gaining the accreditation. DASH Services cannot guarantee that accreditation will be awarded in time before the start of the scheme. Currently the DASH fees to apply for 1-5 properties is £114, with a renewal fee of £96 in 3 years time (inc. VAT).

Sounds like a lot of effort, can you help?

Yes, you can instruct us to manage the process of the application, with us being the Licence Holder. However, there are additional costs for this.

I am based abroad, can I still be a Licence Holder?

No, not even if you have a right to reside in the UK. NCC state *"the Council does not allow those based abroad to be Licence Holders. This is not dependent on your right to reside in the UK but it is because the documents are legal documents and cannot be enforced through the courts if served abroad. Therefore, you would need to nominate a person/company in this country to be the Licence Holder."* We can be your nominated Licence Holder but there will be additional costs.

What are the conditions of the licence?

The conditions are extensive and more onerous than the requirements of normal day to day property management. Details of the conditions can be found on the Nottingham City Council website, but are summarised overleaf.

Can I be fined for not having a Licence?

Yes, up to £20,000 if found guilty. The Council can now issue financial penalties of up to £30,000 for offences under the Housing Act 2004. If you are found guilty of an offence under the scheme then the Tenant could apply for all of the rent he/she has paid to you, for the period the property was unlicensed.

Can I be fined for not being compliant throughout the 5 years?

Yes, you run the risk of prosecution and a possible unlimited fine. The NCC can now issue financial penalties of up to £30,000 for certain offences under the Housing Act 2004. This would be instead of prosecution. It may also affect your 'fit and proper' status and your licence will most likely be revoked.



For more information or if you have any other questions regarding the Nottingham property market get in touch with our team of experts on

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