

Greater High Cross Selective Licensing Area



Contacting us

If you need more information about selective licensing contact the Selective Licensing Team.

By phone: 0191 211 6102

By email: selectivelicensing@newcastle.gov.uk

Online: www.newcastle.gov.uk/selectivelicensing

If you need this information in another format or language, please phone 0191 211 6102 or email selectivelicensing@newcastle.gov.uk

Selective licensing in Greater High Cross

A quick guide for landlords



Safe, sound, secure, selective licensing

Newcastle
City Council 

What is selective licensing?

Selective licensing provides councils with the power to licence private landlords for up to five years. This means you'll be more responsible for looking after your properties and tenants.

Why selective licensing here?

We've introduced selective licensing in your area because:

- some properties have been poorly managed by landlords,
- there are a large number of empty properties,
- it has low property values when compared with the rest of Newcastle,
- there has been an increase in short term tenancies,
- there are high levels of poor property maintenance, and
- there have been high levels of complaints about environmental issues.

The benefits of selective licensing

It will:

- make sure privately rented properties are well managed,
- tackle unprofessional landlords and supporting good landlords,
- reduce anti-social behaviour,
- Increase the demand for properties,
- make sure the local area is a more attractive place to live, and
- encourage responsible tenants to stay.

Who needs to be licensed?

You or your managing agents need to apply for a licence for each of your properties in the area. We will grant the licence to either you or your management company. Some tenancies don't need to be licensed for example those under a long lease, holiday lets and business tenancies, and those managed by Your Homes Newcastle or a registered social landlord.

How much will a licence cost?

The Licence Fee will be no more than £500 and you may also qualify for discounts if you:-

- are a member of a nationally recognised landlord association or scheme
- own an accredited property in the area of the scheme
- make multiple applications or
- apply within the first six months of the scheme.

I am a landlord, what do I need to do?

You will need to complete the application form and meet certain criteria to get a licence, such as;

- you and your manager (where applicable) must be fit and proper and deemed as suitable.
- You must have procedures in place for managing the property and for dealing with anti-social behaviour. This includes tenant vetting, use of one of the nominated tenancy deposit bonds, and the finances to maintain the property.

Some of the criteria for your property include:

- being free from hazards which affect the health safety and wellbeing of residents (Housing Act 2004)
- having smoke and heat detectors installed in accessible locations, and
- having an energy performance certificate (EPC), a satisfactory electrical safety certificate, and a satisfactory gas safety certificate (CP12) where necessary.

What will happen if I don't apply for a licence?

It will be a criminal offence to operate without a licence. On conviction a landlord could be fined up to £20,000.