

## 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](mailto:selectivelicensing@newcastle.gov.uk)

Online: [www.newcastle.gov.uk/selectivelicensing](http://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](mailto:selectivelicensing@newcastle.gov.uk)

# Selective licensing in Greater High Cross

## A quick guide to selective licensing



Safe, sound, secure, selective licensing

Newcastle  
City Council 

## What is selective licensing?

Selective licensing provides councils with the power to license private landlords for up to five years. This will make landlords more responsible for looking after their properties and their 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?

All private landlords or their managing agents with residential property in the area need to apply for a licence for each of their properties. We will grant a licence to either the owner or the 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.

## Can selective licensing help with anti-social behaviour?

One of the benefits of the scheme is a reduction in anti-social behaviour. Landlords are expected to work with the local authority and police to deal with anti-social tenants in an appropriate manner. This may include eviction if tenants continue to act anti-socially.

## How can I find out if a landlord has applied for a licence?

Once the council has received an application for a licence the information will be entered onto a public register which can be accessed at the civic centre, at [www.newcastle.gov.uk](http://www.newcastle.gov.uk), or by calling the Selective Licensing Team on 0191 211 6102.

## What do landlords need to do?

Landlords must complete an application form and meet the following criteria to get a licence.

- Licence holders and their managers (where applicable) must be fit and proper and deemed as suitable.
- They 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.

Amongst other things, their properties must also:

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

## What happens if a landlord does not 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.