

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 tenants



Safe, sound, secure, selective licensing

Newcastle
City Council 

What is selective licensing?

ctive licensing provides councils with the power to licence 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 support 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.

I am a tenant do I need to do anything?

No. You don't need to apply for a licence. You are just expected to cooperate with your landlord as they work to comply with the licence conditions.

I am a tenant, how will this affect me?

Selective licensing will make sure your landlord is managing and maintaining your home so that it is kept in good state of repair. They'll also be expected to act in a responsible manner. This will include carrying out tenant vetting, issuing valid tenancy agreements and securing deposits in one of the government's nominated schemes. If you believe your landlord is not maintaining your property or is treating you unfairly, please contact the Selective Licensing Team.

My neighbours act anti-socially. Can selective licensing help?

You'll probably see 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 way. This may include eviction if tenants continue to act anti-socially and cause a nuisance in the area.

How can I find out if my 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, or by calling the Selective Licensing Team on 0191 211 6102.

What will happen if my 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.