



Landlords Licensing Scheme for private landlords consultation



Introduction

In Sefton there are different house types and some people rent a property and some people own a property. There are differences across Sefton:



- People who **do not** live in Bootle and Netherton are more likely to own their own home.
- House prices tend to be higher in central Sefton and the north of the borough, than homes in the south of the borough.
- There is less choice in south Sefton where there are more terraced houses, and more homes owned by housing associations or private landlords.



There are also lots of things that can affect where people live and the type of property they live in:

- People don't want to live in areas with high crime rates and anti-social behaviour, but often they are unable to move out due to the cost.
- Many guest houses and small hotels in Southport have had to sell up or become flats or bedsits
- More people are looking to rent from a private landlord





What is a Landlord Licensing Scheme?

Sefton Council has had a licensing scheme for private landlords since 2018.



A licensing scheme helps landlords of private rented properties provide safe and warm homes for people to live in.



There is currently a licensing scheme for the Bootle area.



There is also an additional licensing scheme for houses of multiple occupancy (where a property is rented to at least three people who are not part of the same family) in parts of

- Seaforth
- Waterloo
- Brighton-Le-Sands
- Central Southport



The licensing schemes have made a big difference to people who live in the properties as the property conditions have got better.



There has also been improvement to the community as a landlord licensing scheme can help improve crime and anti-social behaviour.



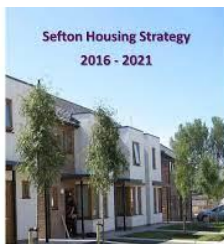
The Housing Act 2004 says that Sefton Council can identify areas for landlord licensing provided that the identified area meets **one** or more of the following:



- low housing demand (or is likely to become such an area)
- a significant and persistent problem caused by anti-social behaviour (ASB)
- poor property conditions
- high levels of people moving from one place to another
- high level of poverty
- high levels of crime



Sefton Council would like to include all Houses of Multiple Occupation, including all properties mentioned in Section 257 of the Housing Act 2004, such as converted blocks of flats.



The law says that any decision to put in place a landlord licensing scheme must be joined up with Sefton Council's Housing Plan and must work with other agencies for dealing with homelessness, empty homes, and anti-social behaviour.



The Council has looked at lots of housing standards service requests and other information. It has also looked at some other ideas before deciding on the proposal.



Sefton Council thinks that the other ideas will not be as good as the landlord licensing scheme.



How will the schemes be delivered?

A licensing scheme can only be in place for a maximum of 5 years. Sefton Council can decide to issue the licence for a shorter time.



All properties that need a licence should have an inspection during the period they have a licence.



Sefton Council will provide advice and support to landlords to help to bring property conditions up to the required standards and make sure that landlords meet the laws.



Landlords will need to follow a set of rules as part of their licence. These rules shall be decided following feedback from the consultation process.

Proposed Landlords Licensing Fees



If licensing is re-introduced, it means that private landlords in the areas identified must have a licence.



To cover Sefton Council's costs of arranging the schemes, the Council would need to charge landlords a fee to apply for a licence that would last up to five years.



The proposed fee for the Landlords Licensing scheme in Bootle is £695 to cover for up to 5 years. This works out at £139 per year or £2.67 per week.



The proposed fee for the Additional Houses of Multiple Occupancy Landlords Licensing scheme is £950 to cover for up to 5 years. This works out at £190 per year or £3.65 per week



It is also proposed that if any landlords have more accommodation in the same building, that they are charged £30 for every other unit of accommodation in that building.



If the landlord is a member of the Sefton Property Accreditation Scheme, the fee would be £150 less

If the landlord has been accredited by the National Residential Landlords Association, the fee would be £150 less.

People who manage properties on behalf of other people (if they are the proposed licence holder), could get a £200 discount if they are part of Sefton's Managing Agent Accreditation Scheme.



Why are we asking for your ideas?

The Licensing Scheme will run out in February 2023.



There is still lots more to do to help improve private rented properties and the living conditions of its residents.



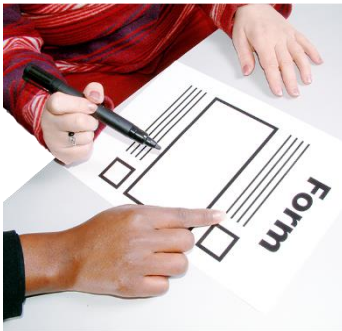
Sefton must decide if the selective licence of Bootle and the Additional licence for the Houses of Multiple Occupancy in parts of Waterloo, Seaforth, Brighton-Le-Sands and central Southport should be renewed.

We want to know what you think. Please complete the consultation to give us your views.



You can fill this form in on the computer.

Go to this link on Sefton's website
www.sefton.gov.uk/licensing-consultation



If you prefer to fill in the form on paper, you can ask for one to be sent to you, with a prepaid envelope.



Ring us on 0800 0730 348 to ask for a form to be sent to you.

If you need any support to give us your views, please email: seftonprs@melresearch.co.uk or call 0800 0730 348 and we would be happy to help.



By taking part in the consultation, you can be entered into a prize draw if you want.



If you decide to enter, you could win one of three prizes of high street gift vouchers. The 1st prize is £100 in vouchers, 2nd prize of £50 in vouchers and a 3rd prize of £25 in vouchers.

