New licensing scheme for private landlords

A new licensing scheme will come into force in the winter to improve private rented property in Nottingham.

The City Council scheme, known as Selective Licensing, starts on 1st December 2023 and covers an estimated 30,000 privately rented homes across most areas of the city.

It aims to give private tenants better quality accommodation and management as well as protection from bad landlords. Tenants will also know what is expected of their landlord in terms of the maintenance, safety, and management of their home. It will be introduced into areas of the city where the council has gathered evidence of poorer property conditions.

Rented properties are more likely to have dangerous hazards which could include electrical, gas, fire safety, damp and mould issues. Selective Licensing will help ensure these issues are addressed, as landlords of private rented properties in certain parts of the city must now meet a set of conditions and ensure good management of their properties.

Councillor Jay Hayes, the City Council’s Portfolio Holder for Housing, said:

“People in Nottingham have a right to expect a decent and safe standard of private rented accommodation, which is well managed and maintained.

Having a licence will allow landlords to demonstrate that they provide decent quality accommodation for tenants, and we will work with landlords to support them to achieve the licence conditions. We believe the scheme will improve the reputation of private landlords, as well as Nottingham’s reputation for providing quality housing.

The scheme is a major step forward in improving living standards for many Nottingham residents.”

Councillor Hayes added:

“The cost of licensing will be reduced for landlords who have Nottingham Rental Standard Accreditation via DASH or Unipol.

Anyone who receives rent on a private property in Nottingham should check if they need a licence – it is a legal requirement to apply once the scheme is in force if you are in the designated area.

We recommend landlord/agents apply for a licence after 1 September 2023 as the Council is reviewing its licence application form following feedback and is making it quicker and simpler to complete. Landlords who have properties licensed in the first scheme will not need a new license until their current licence expires. Landlords who have not previously licensed their properties or have new properties within the designation (scheme area) will need to apply.

Income from the licence fees goes towards the cost of setting up, operating and delivering the scheme. The City Council is not permitted to make a profit from the scheme. Further information will be available on the Council’s website. The fee is likely to be similar to the current fee for individual licenses and some change to clock fees. Details will be available on our website soon.

If landlords do not apply for a licence, they risk fines of up to £30,000 or prosecution through the courts. Failure to comply also means that tenants can apply to a tribunal to claim their rent back for up to 12 months.

The current Selective Licensing Designation which commenced on 1st August 2018 will end on 31 July 2023 however the scheme will continue to inspect properties whose licence runs beyond 31 July 2023. If you have a property which is currently licensed you should check whether it will be covered by the new scheme and if it is you will not need to apply for another licence until your current one expires.

**PLEASE NOTE**: Anyone with a current Selective Licence will not need to reapply until their current licence expires.

Landlords can find out if their property is covered by Selective Licensing (current and new scheme) at [geoserver.nottinghamcity.gov.uk/myproperty/](https://geoserver.nottinghamcity.gov.uk/myproperty/).

To apply and find further details of the scheme visit: <https://www.nottinghamcity.gov.uk/qualityhousingforall>

The full Council Executive Board report can be downloaded here item 90:

<https://committee.nottinghamcity.gov.uk/ieListDocuments.aspx?CId=177&MID=9491#AI47427>

If you are familiar with GIS mapping our Insight Mapping facility can be accessed here (under the housing/property layer) to view the selective licensing designation (area for current scheme and second scheme), see below:

[https://maps.nottinghamcity.gov.uk/insightmapping/#](https://maps.nottinghamcity.gov.uk/insightmapping/)