



# Selective Licensing Update

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**Selective Licensing Manager**



- Introduction
- Scheme designation (2023 – 2028)
- Key updates
- Proactive enforcement
- Properties inspected and improved



**QualityHousing**  
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A Better Quality Private Rented Sector for Nottingham

## Private rented licensing explained



### Mandatory HMO Licensing

- National scheme since 2006 which local councils must carry out
- Applies to private rented properties shared by five or more people from more than one household

### Additional HMO Licensing

- First introduced in certain parts of Nottingham in 2014 where the council has evidence of a need to improve standards of quality and safety
- Applies to private rented properties shared by three or more people from more than one household

### Selective Licensing

- Introduced in certain parts of Nottingham on 1 August 2018 where the council has evidence of a need to improve standards of quality and safety
- Applies to private rented properties with one household

### What is a House in Multiple Occupation (HMO)?

- A property (or part of a property) with more than one household (e.g. not members of same family)
- Tenants usually share at least one amenity, such as a kitchen, sink or toilet
- Can also include shared flats within a larger building.





- Maps show a smaller designation (area / boundary)
- Some new areas included
  - Broxtowe estate and Castle Boulevard
- Useful links
  - <https://geoserver.nottinghamcity.gov.uk/myproperty/?c=housing>
  - <https://maps.nottinghamcity.gov.uk/insightmapping/#>





## Individual applications

- 12,781 individual applications received
- 5,780 draft licences issued
- 4,199 final licences issued

## Block applications

- 67 block licence applications received (3,773 flats)
- 47 draft licences issued
- 44 final licences issued



- 3,071 – Property Investigations
- 1,274 – Property Licensed through enforcement
- 205 – Cases for evidence collection
- 3 – Notice of intention for a civil penalty notice (CPN)
- 2 – Final notice for a CPN
- £9,344 – Rent Repayment Orders awarded
- £20,673 – CPN monies received



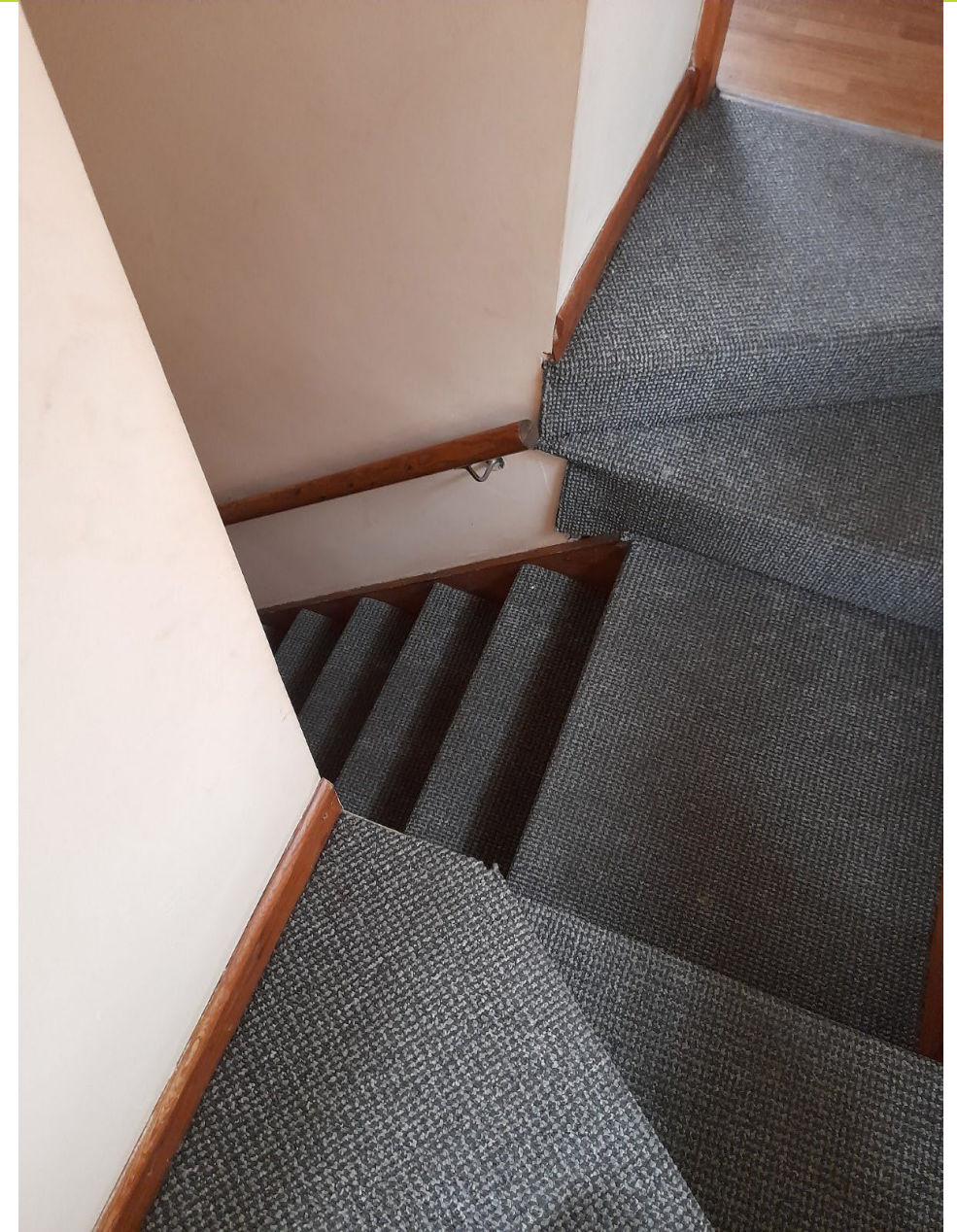
Licence Type	No of licence app received November	£ Income November	Total No of licence applications received March 24- present	Total £ income received. March 24- Present
Selective	143	£126,841	1,262	£996,998

- Continued focus on properties that have failed to make a licence application
- Air BnB investigation of one portfolio landlord in Selective Licensing area
- Portfolio landlords and letting agents
- Start temporary exemption notice (TEN) investigations



From 1 Dec 2023 to date

- 2228 properties inspected
- 1500 property improvements
- Some examples of property improvements
  - Staircase
  - Front door
  - Hole in ceiling
  - Damp and mould
  - Out of date smoke alarms





# Front door

# The Selective Licensing Scheme



Nottingham  
City Council



Unusable

No door handle

Insecure

Unsafe





Hole in ceiling

The Selective  
Licensing Scheme



Nottingham  
City Council



