

BRIEFING NOTE

Call to Action – Landlord Selective Licensing

14/03/2022

Dear All,

Liverpool City Council (LCC) have successfully won an appeal to reinstate licensing to rented dwellings within the city. The second phase of Selective Licensing takes on a smaller spread across designated wards with the vast majority of student dwellings captured in the new scheme. Please note that the following information **does not** relate to existing mandatory HMO licensing.

Details of the scheme can be found at <https://liverpool.gov.uk/business/licences-and-permits/landlord-licensing/selective-licences/>.

The online application portal will open on **Friday 18 March 2022** via the Liverpool City Council website. Application forms can be posted to landlords but there is an additional cost for this.

As part of the selective license fee model Liverpool City Council have agreed to provide a £30.00 discount to landlords who are members of approved landlord associations. Liverpool City Council has agreed that Liverpool Student Homes is acknowledged as an approved landlord association. The discount will therefore apply to:

- Each property which has been accredited with Liverpool Student Homes for the current period which commenced from the **1st December 2021**.
- A property can only benefit from a discount if it has been fully accredited through the service. This means LSH have all current certification and relevant accreditation checks have been completed before we acknowledge with LCC that the landlord should receive the discount. **For example**; A landlord with 15 houses in a portfolio, applies for accreditation for 11 – only the properties which have applied for accreditation can be acknowledged through the discount scheme.
- Providers who have accredited last year (2021/2022) but have not renewed this year will be provided with a short window of opportunity to re-accredit accommodation they wish to benefit from the £30 discount off license fees. Applications for accreditation, which have already started but not yet completed for this year, will also be given a short window to complete their accreditation to benefit from this discount.
- New landlord/providers operating for the first time in the market (example: recently acquired portfolio and no other experience of student letting in the city) will qualify for the

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discount with LCC if full accreditation has been completed which includes, inspections, payment, certification and terms and conditions. Only when these have been fulfilled will the provider be classed as an 'Accredited Provider'. The discount will only apply to properties which are recorded on the LSH database as currently accredited. There will be a requirement to evidence a license application within two weeks of accreditation being accepted.

- When completing your application ensure you refer to Liverpool Student Homes as your approved landlord association and include your LSH accommodation provider reference number (four digit). This will be cross checked between LSH and LCC.
- Providers wishing to benefit from the discount are providing authorisation that information relating to accredited properties will be shared with LCC: ***'by accepting a discount through Liverpool City Council for membership of an 'approved landlord scheme' (LSH Accreditation), you acknowledge there may be requests to share information regarding the individual property by LSH to LCC where the discount has been applied for'***. An example of how we may share information will be to verify the existing term of accreditation and which specific properties have been accepted onto the LSH Accreditation Scheme.

Liverpool Student Homes is unable to provide you with advice and guidance on completing your license applications and cannot be held liable for any failure to benefit from this discount should you fail to complete your application form correctly, fail to mention your LSH accreditation or if Liverpool City Council remove the discount applicable for 'approved landlord associations' and or LSH accredited providers.

Kind Regards

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www.liverpoolstudenthomes.org

Liverpool Student Homes is a service owned and managed by University of Liverpool, Liverpool John Moores University, Liverpool Hope University, Liverpool Institute for Performing Arts, Liverpool School of Tropical Medicine