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# Selective licensing

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Selective licensing is a discretionary scheme and covers privately rented properties which are not covered by mandatory or additional licensing.

The Housing Act 2004 allows local housing authorities to designate areas for selective licensing to ensure the improvement of privately rented properties, providing certain conditions are met.

The power does not permit local housing authorities to require licensing of houses that have been exempted under the Selective Licensing of Houses (Specified exemptions) (England) Order 2006, or a property that is subject to a tenancy or licence granted by a body which is registered as a social landlord under Part 1 of the Housing Act 1996.

A selective licensing scheme means that, other than very limited exceptions, all privately rented properties are required to be licensed.

Failure to have a licence, is an offence which can be subject to a fine 'of any amount' if tried and convicted in court. Alternatively, the local housing authority (LHA) can issue a civil penalty or penalties, which may impose fines of up to £40,000.

There may also be additional consequences to operating a property without the appropriate licence. These can include:

- Service of an 'Interim Management Order' whereby the LHA effectively takes control of the premises
- Issue of a Rent Repayment Order requiring repayment of rent to tenants and housing related benefits to the local authority

## Temporary exemption notices

A landlord or managing agent can apply for a [temporary exemption notice \(TEN\)](#) when they are in control of a property which should have a selective licence.

There are limited circumstances why we would grant a TEN for example a property is in receivership or probate.

## Inner area selective licensing scheme

On 15 November 2024 the secretary of state approved the introduction of selective licensing in the inner area of Blackpool.

This means that any property that is rented out within the private rented sector will require a licence.

The scheme will begin on 1 April 2025 when the [online application process will be open](#).

The approval follows a ten week consultation with a range of stakeholders across the town including tenants and landlords, where 61.2% of tenants and 18.8% of landlords were in favour of the proposal.

Under the scheme, all landlords within the designated area will be required to adhere to a number of licence conditions around property management, tenancy management and fire safety.

The selective licensing scheme will be self-financing. No profit is generated for the council as a result of the scheme. The fees for the licence go back into running the scheme and supporting landlords as much as possible.

Landlords with private rented accommodation within the designated area are required to apply for a licence, subject to the relevant exemptions, by **1 October 2025**.

## Designated area

The scheme includes the inner area of Blackpool, covering the eight inner wards:

- Bloomfield
- Brunswick
- Claremont
- Talbot
- Tyldesley
- Warbreck
- Waterloo
- Victoria

The scheme covers approximately 7,000 privately rented properties.

Check if your property is in an included ward

## Before applying

When you apply you will be asked to provide details about the following:

- The proposed licence holder
- The proposed manager or managing agent
- The property

You will be asked to upload a copy of the following documents:

- Electrical installation condition report (EICR)
- Current gas safety certificate (if applicable)
- Valid energy performance certificate (EPC)
- Tenancy pack if you meet the [Blackpool Standard](#)

You will also be asked to make an initial payment to complete the process and submit your application.

[Submit your application now](#)

## Public notice

- [Inner area scheme designation public notice](#)





## Contact us

Should you have any further questions then please contact us by:

Email: [housing.licensing@blackpool.gov.uk](mailto:housing.licensing@blackpool.gov.uk)

Telephone: 01253 476841 or 01253 476899

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