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The Blackpool Standard checklist

Last Modified May 28, 2025



You will be required to upload documentation as part of the application process (these are identified below with a *) and declare that you meet each element. An inspection will be conducted to confirm whether the Blackpool Standard is met and the Management Standards pack must be available at the time of inspection.

The Blackpool Standard checklist

Certifications

Each property must have the correct officially certified planning use and building regulations and certificates available upon inspection.

The property must have a valid EPC of C or above issued within the last ten years.*

Management standards

A pack containing all certificates and instructions relating to the property must be given to each tenant at the beginning of each tenancy and subsequently on request. As a minimum this will

include:

- Portable appliance test certificates for any appliances provided as part of the tenancy*
- Valid annual gas safety certificate*
- Written and signed tenancy agreement in the primary language of the tenant*
- Written ASB plan and/or procedures in place for dealing with antisocial behaviour from tenants and visitors*
- Written repairs procedure with timeframes*
- Provide written information on the tenancy deposit scheme as set out in the Housing (Tenancy Deposits) (Prescribed information) Order 2007 - where a deposit has been taken*
- Landlord/agent contact details and emergency contact details provided and securely positioned in a prominent place*
- Details of how to use all appliances supplied as part of the tenancy including any heating system
- Details of how to turn off the water, gas and electricity, in case of emergency
- Details on waste and recycling services and relevant collection dates
- Copy of the guidance, '[How to Rent – the checklist for renting in England](#)' - where a tenancy commenced or was renewed post 1 October 2015.
- Copy of the completed '[Right to Rent](#)' Checklist - where a tenancy commenced post 1 February 2016
- Buildings insurance certificate*

Property conditions

Each home including external areas must be fully compliant with Part 1 Housing Act 2004 –Housing Conditions and must be free from all category 1 hazards contained within the HHSRS guidance.

Each home must be fully compliant with all licence conditions of the selective licensing proposal as required under Part 3 Housing Act 2004.

Each kitchen and bathroom must have been replaced within the last 20 years or be fully functional and fit for purpose.

Each home must provide a good standard of thermal comfort including an efficient heating system controllable by the tenant(s), capable of maintaining an indoor temperature of at least 21 degrees centigrade when the outdoor temperature is -2, and effective wall

and loft insulation. Any heating system must be fixed, economical and accessible.

Each home must be in a good state of repair, with all building components in good condition including windows and doors which are draught-proof, secure and watertight.

Additional information

Example ASB plan

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Blackpool Council

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