
EXPLANATORY NOTE

(This note is not part of the Order)

This Order specifies sets of conditions, in addition to the conditions set out in section 80 of the Housing Act 2004 (c.34), where if a set of conditions is satisfied in relation to an area, the local housing authority may make a selective licensing designation in respect of that area. Such a designation, once it comes into force, would have the effect of requiring landlords of private rented sector properties in the designated area to obtain a licence for their property.

Article 3 of the Order sets out that for an area to be designated as subject to selective licensing under the conditions in this Order, the area must contain a high proportion of properties in the private rented sector, in relation to the total housing accommodation in that area. These privately rented properties must be occupied under assured tenancies or licenses to occupy.

Articles 4 to 7 contain four sets of additional conditions – these relate to poor housing conditions, migration, deprivation and crime. If one or more of these sets of conditions is met, along with the conditions set out in article 3, a selective licensing designation may be made.

An impact assessment has been produced for this instrument and a copy of this will be available from the Department for Communities and Local Government website (www.gov.uk/dclg) or by contacting Jonathan Bramhall on 0303 444 1803.