

Appendix One: Benefits of a Selective Licensing Scheme

Benefits to the council	Benefits to Landlords	Benefits to communities	Benefits to tenants
Landlords who have not responded to any previous measures such as registration schemes will be required to engage with Housing Enforcement Officers. Bad landlords will be forced to improve their practices or leave the market.	Responsible landlords will receive information and support	Increase housing demand and reduce antisocial behaviour will improve problems areas, making these areas safer and more desirable places to live.	More professional landlords should bring about improvements to the quality and management of property
Schemes should be easy to administer and explain as all private landlords in an area will be covered by a licensing scheme	A level playing field will be created, decent landlords will not be undercut by an unscrupulous minority	Reducing environmental costs and costs of crime, such as street cleaning and tackling fly tipping	Tenants could also see economic benefits, reduced heating costs and improved likelihood of regaining any deposit paid
The Council will gain extensive knowledge about private renting in part of the Borough. This will enable targeted enforcement and support to landlords	Poorly performing landlords will receive support and training to improve	Making it easier to involve landlords in wider strategies including crime reduction initiatives and local spatial strategies	Improvements to the neighbourhood would also benefit private tenants security and sense of community.
Landlords and their agents will be readily identifiable	Improved rental income	Protecting vulnerable groups who are often occupiers of privately rented accommodation which is poorly managed and maintained	Better management practices would help to increase the length of tenure and reduce incidence of unplanned moves or homelessness.

The licence fee cover the costs of the scheme	Improve reputation of private landlords		
	Shorter void periods and reduce tenant turnover		
	Practical support and training around dealing with antisocial behaviour from tenants		

Source: Shelter, Selective licensing for local authorities, a good practice guide, 2006