

21st February 2012

Dear Sir/Madam,

Selective Licensing in Private Rented accommodation

I am contacting you in relation to the above. The Housing Act 2004 gives Councils the power to introduce Selective Licensing to help tackle low demand in neighbourhoods, as well as improve conditions in the private rented sector.

I am pleased to advise you that Gateshead Council has designated part of Central Gateshead, ("the Area") for selective licensing. A copy of the Designation Notice, as well as a detailed plan of the area is enclosed.

This means that any private landlord or property manager who manages property in the Area, **must** apply for a licence by **18th May 2012**. In order to be granted a licence, landlords will have to meet certain criteria, which includes demonstrating they are "fit and proper" and they have satisfactory management arrangements in place.

If you are a private landlord, person managing a house or a tenant within the Area you are advised to contact one of the Private Rented Sector Team on 0191 4332793/2956.

Yours sincerely,



Peter Thompson
Head of Environment & Regeneration

Gateshead Council,
Civic Centre, Regent Street, Gateshead NE8 1HH
Tel: 0191 433 3000 Fax: 0191 477 8422

Development & Enterprise - Group Director Paul Dowling

**THE BOROUGH COUNCIL OF GATESHEAD
HOUSING ACT 2004 – SECTION 80
DESIGNATION OF CENTRAL GATESHEAD AS AN AREA FOR SELECTIVE
LICENSING**

NOTICE IS HEREBY GIVEN that on 9 February 2012 Gateshead Council (“the Council”) acting as local housing authority in exercise of its powers under Section 80 of the Housing Act 2004 has designated part of Central Gateshead, (“the Area”) for selective licensing. The Area boundary is defined by Bensham Road to the north, Main East Coast railway line to the west, Liddell Terrace and playing fields to the east and Trevethick Street, Hyde Park Street and Westminster Street to the south, as more particularly detailed on a plan accompanying the Designation.

The designation has the general approval of the Secretary of State for Communities and Local Government and shall come into force on 18 May 2012.

Any private landlord, person managing or tenant within the Area is advised to seek advice from the Council on whether their property is affected by the designation.

Private landlords and persons managing houses in the Area are required to apply for a licence by 18 May 2012, unless a notification in relation to a temporary exemption or an application for a licence is effective. Any person who without reasonable excuse, has control of or manages a house in the Area which is required to be licensed but which is not will be guilty of an offence and liable on conviction to a fine not exceeding £20,000.

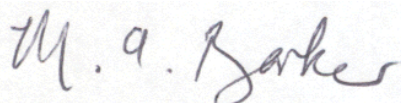
The name address and contact telephone number and email details of the local housing authority making the Designation and the premises where the Designation and its accompanying plan may be inspected during normal office hours and where applications for licences and requests for general advice should be made is:

**Gateshead Civic Centre, Development and Enterprise, 2nd floor, Regent Street
Gateshead NE8 1HH**

Telephone: 0191 4333000 Email: privatesectorhousingcivic@gateshead.gov.uk.

Dated: 17 February 2012

BY ORDER OF THE COUNCIL



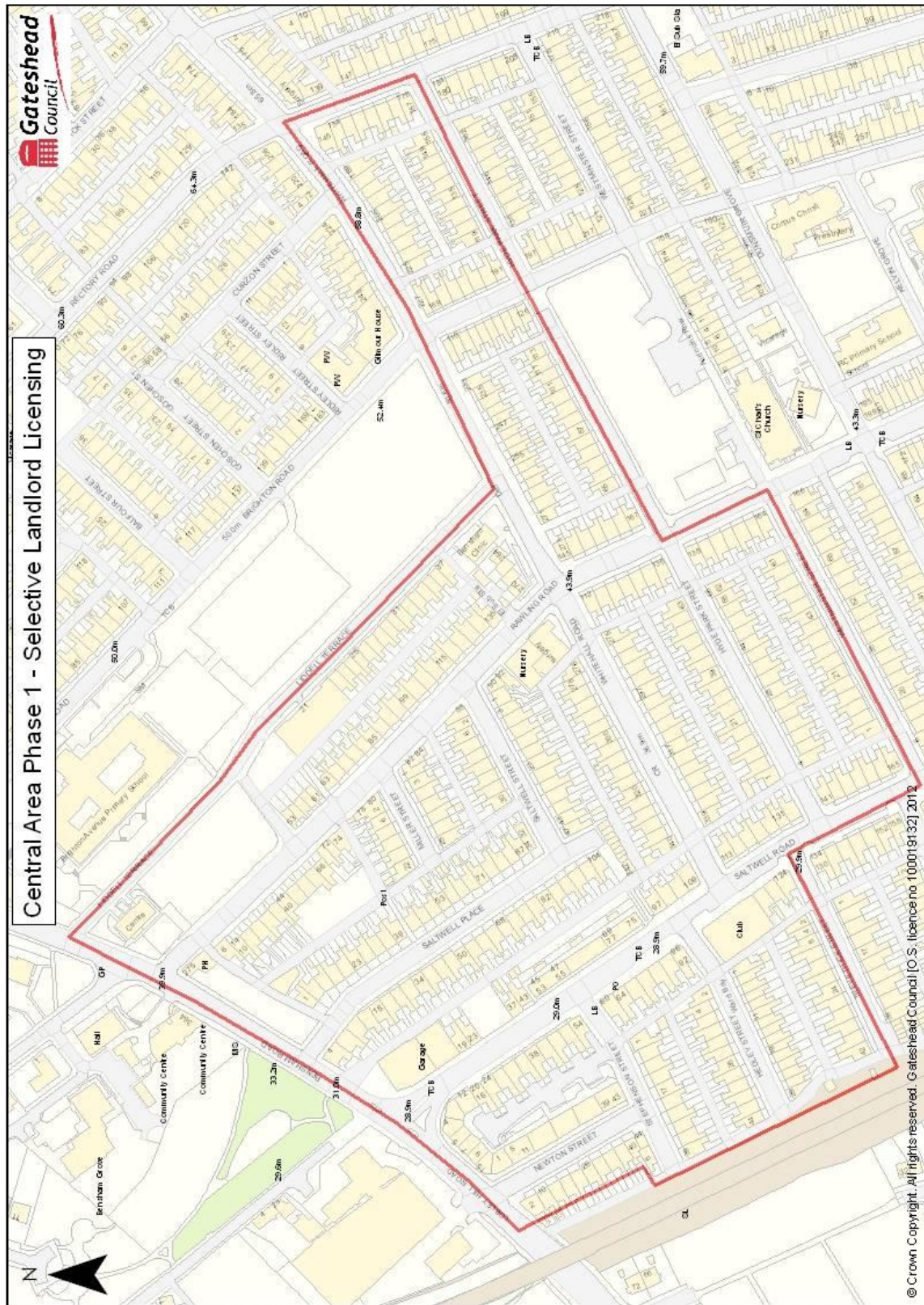
Mike Barker Solicitor to the Council

Civic Centre Regent Street, Gateshead NE8 1HH

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Map of Designated Area



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