

Fit and Proper Person Test

It is essential that a landlord or manager of a property is fit and proper to undertake the responsibilities of managing a private rented property.

To pass the fit and proper person test, the landlord or agent must not have:

- Committed any offence involving fraud or other dishonesty, violence or drugs, or any offence listed in Schedule 3 to the Sexual Offences Act 2003.
- Practiced any unlawful discrimination on the grounds of sex, colour, race, ethnic or national origins or disability in, or in connection with, the carrying out of any business.
- Contravened any provision of the law relating to housing or of landlord and tenant law.
- Been refused a license or had a license revoked for any property in relation to HMO, additional or selective licensing under the Housing Act 2004.
- Been the owner or manager of a property which has had substantiated complaints from tenants or other sources regarding serious or repeated breaches of the conditions of a license; in relation to HMO, additional or selective licensing under the Housing Act 2004.
- Been the owner or manager of any property, which has been the subject of an interim or final management order or a special interim management order under the Housing Act 2004.

- Any conduct or business practices which are considered by Northumberland County Council to indicate unsuitability to be the license holder or manager of a licensed property.

For more information or for any queries please contact the selective licensing team on the details below:

Email us: selectivelicensing@northumberland.gov.uk

Call us on 07736623776 or 07966330748