
LOCAL AUTHORITY GUIDE · MANCHESTER

Manchester Landlord Licensing — A Practical Guide

Selective (HA 2004 Pt 3) and HMO licensing (Pt 2) inside the City of Manchester

Manchester's three licensing regimes in one guide — mandatory HMO, selective and additional. Covers current designations, HMO fee bands, fit-and-proper rules, licence conditions and the £30k / Rent Repayment Order / Rogue Landlord Database consequences of getting it wrong.

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The three licensing regimes in Manchester

- Mandatory HMO licensing - applies city-wide to any HMO occupied by 5+ persons forming 2+ households (Housing Act 2004 Pt 2).
- Selective licensing - applies only inside areas the council has designated under HA 2004 Pt 3.

Manchester runs designations in phases.

- Additional HMO licensing - extends HMO licensing below the 5-person threshold inside designated areas (none city-wide at present - always check the council page for live designations).

Selective licensing - current designations

Phase 1 (designated 2022, expire 30 April 2027):

- Clayton and Openshaw
- Gorton and Abbey Hey (Hyde Road)
- Gorton and Abbey Hey (other designations)
- Plus the other 2022 wards listed on the council fees page

Phase 4 (designated 24 February 2025 - 5-year designations):

- Cheetham (flats above shops + Esmond/Avondale area)
- Crumpsall
- Harpurhey
- Longsight
- Miles Platting and Newton Heath
- Moss Side

Each designation has a precise street-level map in the public notice on manchester.gov.uk - confirm before assuming a property is in scope.

Headline HMO licence fees (new application)

Occupants Admin fee Grant fee Total

5 £865 £456 £1,321

6 - 9 £965 £456 £1,421

10 - 14 £1,065 £456 £1,521

15 - 19 £1,165 £456 £1,621

20 - 24 £1,265 £456 £1,721

25 - 49 £1,365 £456 £1,821

50+ £2,265 £456 £2,721

Selective licence fees are set per designation - the council's fees page splits them by area (Phase 1 schemes 2022-2027) and

Phase 4 (2025-2030). Discounts for accredited landlords often apply; surcharges apply to late applications.

What you must do as a landlord in scope

- Apply within 3 months of a designation coming into force - or before letting if a property comes into scope later.

- Pass the council's fit and proper person test (declare convictions, housing offences, banning orders, Rogue Landlord Database entries).
- Hold and produce on demand: Gas Safety (CP12), EICR within 5 years, EPC, PAT for supplied appliances, smoke/CO alarms records, deposit protection evidence.
- Comply with the licence conditions - typically anti-social behaviour management, written tenancy terms, repair response standards and waste/recycling provision.
- Display the licence at the property (HMOs) and notify the council of changes (manager, occupancy, works).

Penalties for getting it wrong

- Operating an unlicensed HMO or letting in a selective area without a licence: unlimited fine on conviction or Civil Penalty up to £30,000 per offence under HA 2004 / Housing and Planning Act 2016.
- Rent Repayment Order - tenants (or the council, for housing benefit / Universal Credit) can claim back up to 12 months' rent.
- Banning Order + entry on the Database of Rogue Landlords for serious or repeat offences.
- Post-RRA 2025: a licensing offence is also a trigger for entry on the new Private Rented Sector

Database.

Practical checklist before you let in Manchester

- Run the postcode through the council's selective licensing map AND the HMO licence register.
- If 3 or 4 unrelated people - check whether any additional licensing scheme has been designated since this guide was issued.
- Budget for the fee and a 28-day application + inspection window.
- Make sure your tenancy paperwork already meets the post-1 May 2026 regime (assured periodic, s.16A written info, no s.21).
- Diarise the licence expiry - the 2022 Phase 1 schemes expire 30 April 2027.

Operating in Manchester? JN Compliance & Safety Solutions can confirm whether your address is in scope, prepare the licence pack, supply the CP12/EICR/EPC evidence the council asks for and manage the application end-to-end. dave@jnoon.co.uk (cid:127) 07585 135120

Source: Manchester City Council - manchester.gov.uk/homes-and-property/private-landlords-information (fees and designations checked June 2026). Always verify on the council page before relying on figures.

Where JN Compliance is different

Plain-English compliance for landlords, agents and managing companies.

We identify issues early, keep documentation audit-ready, and prevent penalties.

One point of contact for CP12, EICR, EPC, FRA and HMO licensing evidence.

Talk to us — hello@jncompliance.co.uk · jncompliance.co.uk