

Landlord Licensing

Variation, Revoke (including deceased licence holder)

Death of a licence holder

- A licence is terminated on the death of the licence holder.
- A licence may not be transferred to another person. Only one person can be the named licence holder.

However the property is treated as if a temporary exemption notice has been served for a period of three months after the death of the licence holder. Therefore a temporary exemption must be applied for by a representative of the previous licence holder.

Revocation of a licence

The council can revoke an application on its own initiative, on further application from the licence holder or other relevant person.

The licence may be revoked with the agreement of the licence holder, or where the council consider that:

- The licence holder has seriously breached a condition of the licence, or repeatedly breaches a condition of the licence
- The licence holder is no longer a fit and proper person
- The management of the house is being carried on by someone who is not a fit and proper person
- The property ceases to be one that requires a licence
- The property is granted a licence as an HMO (under part two of the Housing Act 2004)

Variation of a licence

- The council may, on its own initiative or further to an application from the licence holder or other relevant person, vary a licence.
- It may do so with the agreement of the licence holder or where it considers that there has been a change of circumstances since the grant of the licence.

Variation can include change of manager (unless they are also the licence holder), occupation, there is a change of address or details of any interested party such as the manager, owner, mortgagor, freeholder, leaseholder