

# National Landlords Association

## Licensing in your Region

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**KNOW**  
your rights



**MEET**  
fellow landlords



**GAIN**  
a competitive edge

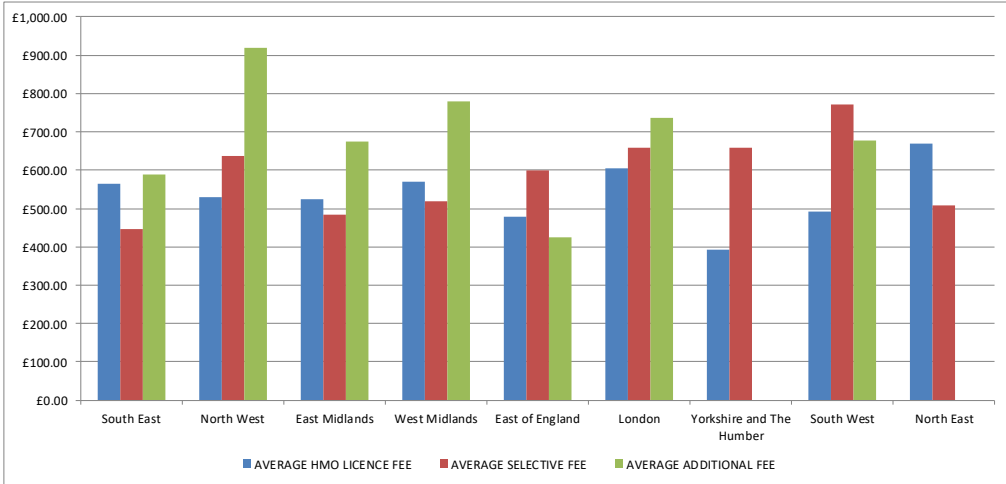
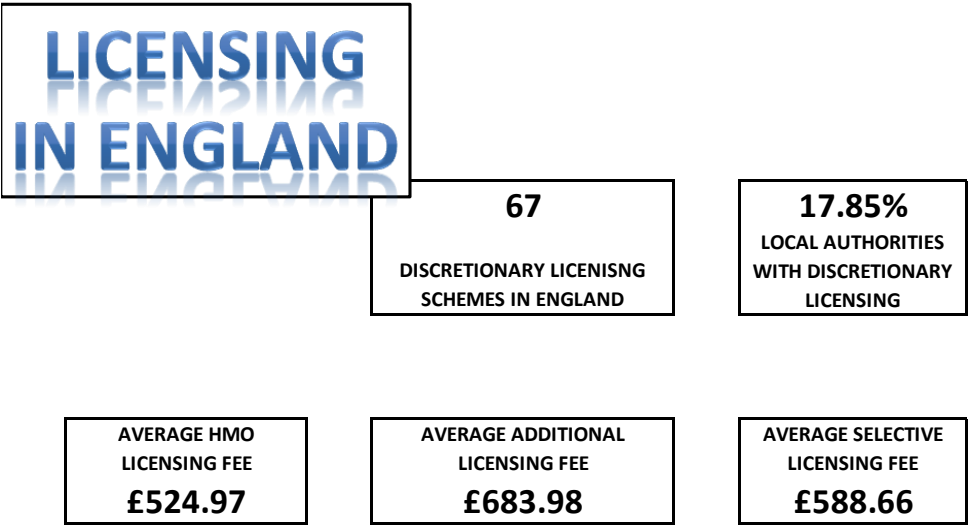


**SAVE**  
on services



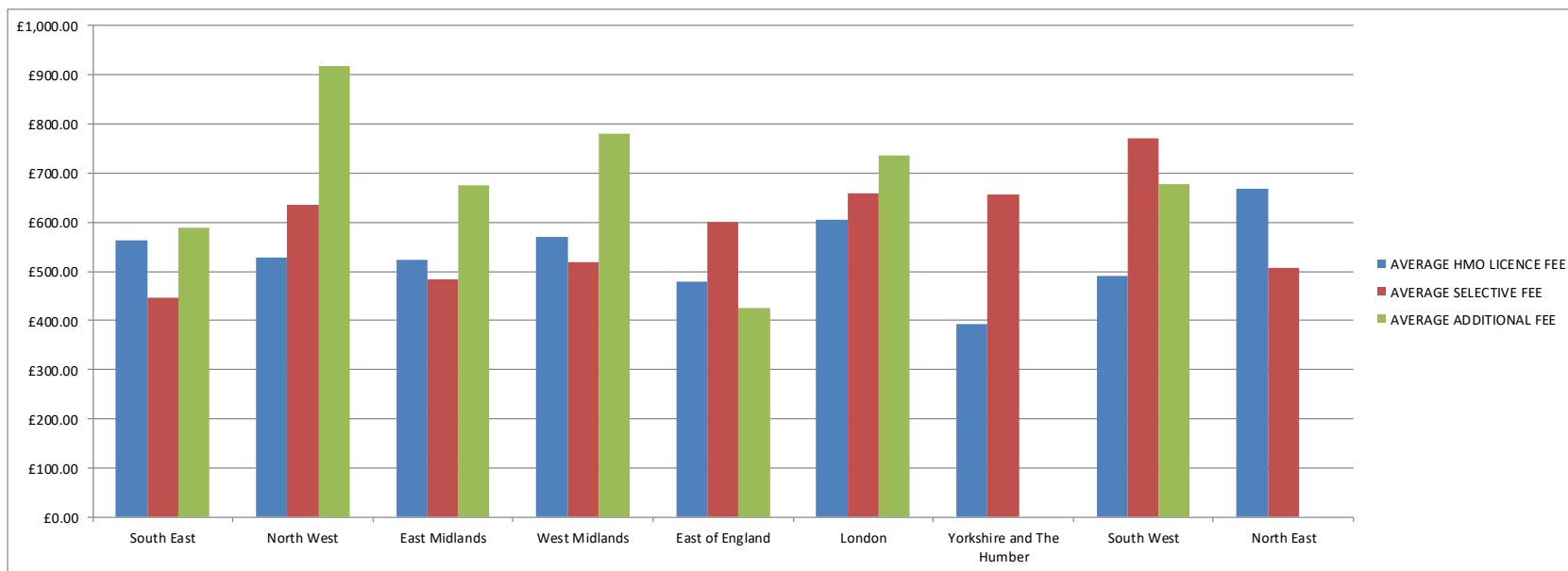
**STRENGTHEN**  
our voice

# ■ An Overview



# Regions compared

	SIZE OF PRS	PERCENTAGE P NO. DISCRETIONARY SCHEMES	AVERAGE HMO LICENCE FEE	AVERAGE SELECTIVE	AVERAGE ADDITIONAL FEE	
South East	521,479.00	13.99%	9	£563.34	£445.80	£589.75
North West	424,667.00	13.23%	9.00	£528.48	£635.71	£919.00
East Midlands	257,017.00	14.43%	5	£524.27	£483.33	£675.00
West Midlands	293,988.00	11.73%	3	£570.14	£519.84	£780.00
East of England	322,938.00	13.08%	4	£479.39	£600.00	£425.00
London	775,591.00	23.91%	23	£604.18	£659.00	£737.00
Yorkshire and The Humber	321,142.00	14.11%	4	£392.17	£657.50	£0.00
South West	345,025.00	14.46%	5.00	£490.68	£770.00	£676.35
North East	139,624.00	13.23%	5	£669.17	£508.00	£0.00



# South East

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Adur	2,762	South East	10.20%	£735.62		
Arun	9,427	South East	14.10%	£942.00		
Ashford	6,173	South East	12.90%	£370.00		
Aylesbury Vale	8,096	South East	11.70%	£550.00		£350.00
Basingstoke and Deane	7,473	South East	10.80%	£595.00	£550.00	
Bracknell Forest UA	4,874	South East	10.60%	£570.00		
Brighton and Hove UA	34,081	South East	28.00%	£760.00	£760.00	
Canterbury	10,665	South East	17.50%	£817.00		
Cherwell	8,304	South East	14.60%	£600.00		
Chichester	6,356	South East	12.80%	£830.00		
Chiltern	3,039	South East	8.20%	£409.00		
Crawley	5,789	South East	13.50%	£1,056.00		
Dartford	6,003	South East	15.00%	£775.00		
Dover	7,394	South East	15.30%	£650.00		
East Hampshire	4,636	South East	9.80%	£265.00		
Eastbourne	9,747	South East	21.70%	£848.00		
Eastleigh	5,864	South East	11.20%	£0.00		
Elmbridge	7,478	South East	14.10%	£476.50		
Epsom and Ewell	3,628	South East	12.20%	£576.00		
Fareham	3,906	South East	8.40%	£0.00		
Gosport	4,506	South East	12.70%	£0.00		
Gravesham	6,108	South East	15.10%	£540.00		
Guildford	7,426	South East	13.80%	£515.00		
Hart	3,380	South East	9.50%	£617.62		
Hastings	11,191	South East	27.20%	£841.00		£460.00
Havant	4,510	South East	8.80%	£265.00		
Horsham	5,772	South East	10.50%	£836.00		
Isle of Wight UA	9,663	South East	15.80%	£0.00		
Lewes	5,557	South East	13.20%	£794.00		
Maidstone	8,264	South East	13.00%	£500.00		
Medway UA	16,627	South East	15.70%	£927.00		
Mid Sussex	6,719	South East	11.70%	£750.00		
Milton Keynes UA	15,830	South East	16.20%	£300.00		
Mole Valley	3,795	South East	10.60%	£501.00		
New Forest	8,153	South East	10.60%	£349.00		
Oxford	14,458	South East	26.10%	£499.00	£499.00	
Portsmouth UA	19,044	South East	22.30%	£490.00		£490.00
Reading UA	15,517	South East	24.70%	£720.00		
Reigate and Banstead	6,653	South East	12.00%	£550.00		
Rother	5,190	South East	12.70%	£794.00		
Runnymede	4,492	South East	13.70%	£650.00		
Rushmoor	4,607	South East	12.70%	£680.00		
Sevenoaks	4,547	South East	9.70%	£597.00		
Shepway	9,557	South East	20.20%	£380.00		
Slough UA	11,713	South East	23.10%	£550.00	£550.00	
South Bucks	2,653	South East	10.00%	£420.00		
South Oxfordshire	5,999	South East	11.10%	£500.00		
Southampton UA	23,007	South East	23.40%	£490.00		£490.00
Spelthorne	4,633	South East	11.70%	£607.50		
Surrey Heath	3,420	South East	10.20%	£520.00		
Swale	7,735	South East	13.90%	£500.00		
Tandridge	3,236	South East	9.70%	£450.00		
Test Valley	4,964	South East	10.40%	£0.00		
Thanet	13,072	South East	22.00%	£734.00		£439.00
Tonbridge and Malling	4,320	South East	9.00%	£390.00		
Tunbridge Wells	7,412	South East	15.70%	£390.00		
Vale of White Horse	5,423	South East	11.00%			
Waverley	4,966	South East	10.10%	£555.00		
Wealden	6,214	South East	9.90%	£794.00		
West Berkshire UA	7,457	South East	12.00%	£609.00		
West Oxfordshire	5,108	South East	11.80%	£390.00		
Winchester	5,617	South East	12.00%	£854.54		
Windsor and Maidenhead UA	8,099	South East	13.90%	£700.00		
Woking	5,745	South East	14.60%	£520.00		
Wokingham UA	6,001	South East	9.90%	£750.00		
Worthing	8,424	South East	17.90%	£735.62		
Wycombe	8,900	South East	13.10%	£500.00		

# ■ South West

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Bath and North East Somerset UA	11,408	South West	15.50%	£660.00	£600.00	
Bournemouth UA	23,234	South West	28.20%	£670.00		
Bristol, City of UA	40,401	South West	22.10%	£1,200.00	£1,000.00	£770.00
Cheltenham	10,260	South West	20.10%	£450.00		
Christchurch	2,115	South West	9.80%	£440.00		
Cornwall UA	33,938	South West	14.70%			
Cotswold	4,767	South West	13.20%	£450.00		
East Devon	7,034	South West	11.90%	£350.00		
East Dorset	3,028	South West	8.10%	£332.00		
Exeter	9,633	South West	19.60%	£700.00	£710.00	
Forest of Dean	3,261	South West	9.50%	£450.00		
Gloucester	8,012	South West	15.90%	£450.00		
Mendip	6,449	South West	14.00%	£375.00		
Mid Devon	4,605	South West	14.10%	£530.00		
North Devon	6,377	South West	15.90%			
North Dorset	3,247	South West	11.30%	£332.00		
North Somerset UA	13,058	South West	14.80%	£528.00	£395.40	
Plymouth UA	19,431	South West	17.80%	£540.00		
Poole UA	9,293	South West	14.60%	£270.00		
Purbeck	2,391	South West	12.20%	£332.00		
Sedgemoor	6,380	South West	13.10%	£375.00		
South Gloucestershire UA	13,124	South West	12.20%	£500.00		
South Hams	4,638	South West	12.60%			
South Somerset	7,881	South West	11.30%	£300.00		
Stroud	5,288	South West	11.10%	£450.00		
Swindon UA	13,020	South West	14.70%	£400.00		
Taunton Deane	6,506	South West	13.90%	£375.00		
Teignbridge	7,526	South West	13.90%	£565.60		
Tewkesbury	3,611	South West	10.30%	£450.00		
Torbay UA	12,647	South West	21.40%	£800.00		
Torridge	4,275	South West	15.30%			
West Devon	3,025	South West	13.30%	£350.00		
West Dorset	5,419	South West	12.20%	£332.00		
West Somerset	2,189	South West	14.00%	£375.00		
Weymouth and Portland	4,651	South West	16.30%	£879.40		
Wiltshire UA	22,903	South West	11.80%			

# ■ North East

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Darlington UA	7,758	North East	16.60%	£1,500.00		
Gateshead	10,130	North East	11.40%	£740.90		£550.00
Hartlepool UA	5,525	North East	13.70%	£500.00		£600.00
Middlesbrough UA	8,648	North East	15.10%	£440.00		£440.00
Newcastle upon Tyne	20,462	North East	17.50%	£835.00		£500.00
North Tyneside	10,146	North East	11.10%	£495.00		
Redcar and Cleveland UA	6,698	North East	11.20%	£650.00		
South Tyneside	6,040	North East	9.00%	£550.00		
Stockton-on-Tees UA	9,417	North East	11.90%	£250.00		
Sunderland	13,077	North East	10.90%	£550.00		
County Durham UA	25,498	North East	11.40%	£850.00		£450.00
Northumberland UA	16,225	North East	11.70%			

# North West

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Allerdale	3,595	North West	8.50%			
Barrow-in-Furness	4,005	North West	12.80%	£340.00		
Blackburn with Darwen UA	8,113	North West	14.10%	£500.00		£500.00
Blackpool UA	15,549	North West	24.20%	£875.00	£690.00	£690.00
Bolton	14,555	North West	12.50%	£711.63		
Burnley	6,664	North West	17.70%	£525.30		£750.00
Bury	9,859	North West	12.60%	£480.00		
Carlisle	6,221	North West	12.90%			
Chorley	4,066	North West	9.10%	£452.00		
Copeland	2,315	North West	7.60%	£330.00		
Eden	3,216	North West	14.00%	£368.00		
Fylde	5,411	North West	15.50%	£800.00		
Halton UA	4,752	North West	8.90%	£285.00		
Hyndburn	5,711	North West	16.60%	£740.00		£740.00
Knowsley	5,488	North West	8.90%	£0.00		
Lancaster	9,915	North West	17.10%			
Liverpool	44,912	North West	21.70%	£555.00		£450.00
Manchester	55,043	North West	26.90%	£690.75		
Oldham	9,676	North West	10.80%	£1,000.00	£1,148.00	
Pendle	6,192	North West	16.60%	£540.00		
Preston	9,540	North West	16.60%	£820.00		
Ribble Valley	2,830	North West	11.80%	£0.00		
Rochdale	10,511	North West	12.00%	£668.00		
Rossendale	3,683	North West	12.70%	£554.00		
Salford	18,224	North West	17.60%	£566.00		£625.00
Sefton	14,552	North West	12.30%	£700.00		
South Lakeland	5,831	North West	12.50%			
South Ribble	3,845	North West	8.30%	£0.00		
St. Helens	7,056	North West	9.30%	£300.00		
Stockport	12,631	North West	10.40%	£663.85		
Tameside	11,345	North West	11.90%	£500.00		
Trafford	11,173	North West	11.80%	£612.34		
Warrington UA	8,683	North West	10.20%	£420.00		
West Lancashire	4,263	North West	9.40%	£350.00		
Wigan	14,550	North West	10.70%	£135.00		
Wirral	20,636	North West	14.70%	£1,000.00		£695.00
Wyre	5,791	North West	12.20%	£958.00		
Cheshire East UA	18,244	North West	11.40%			
Cheshire West and Chester UA	16,021	North West	11.30%			

# Yorkshire & Humberside

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Barnsley	11,812	Yorkshire and The Humber	11.70%	£335.00		
Bradford	33,135	Yorkshire and The Humber	16.60%	£875.00		
Calderdale	13,114	Yorkshire and The Humber	14.80%	£500.00		
Craven	3,360	Yorkshire and The Humber	13.70%	£300.00		
Doncaster	17,084	Yorkshire and The Humber	13.50%	£585.00		£500.00
East Riding of Yorkshire UA	17,760	Yorkshire and The Humber	12.40%			
Hambleton	4,622	Yorkshire and The Humber	12.10%	£0.00		
Harrogate	10,394	Yorkshire and The Humber	15.50%	£460.00		
Kingston upon Hull, City of UA	21,414	Yorkshire and The Humber	19.00%	£200.00		
Kirklees	24,523	Yorkshire and The Humber	14.10%	£500.00		
Leeds	53,599	Yorkshire and The Humber	16.70%	£583.45		£525.00
North East Lincolnshire UA	11,594	Yorkshire and The Humber	16.60%	£220.00		
North Lincolnshire UA	8,493	Yorkshire and The Humber	12.00%	£0.00		
Richmondshire	2,877	Yorkshire and The Humber	14.20%	£0.00		
Rotherham	11,153	Yorkshire and The Humber	10.30%	£790.00		£605.00
Ryedale	3,321	Yorkshire and The Humber	14.70%	£0.00		
Scarborough	8,812	Yorkshire and The Humber	17.80%	£685.00		
Selby	3,400	Yorkshire and The Humber	9.80%	£0.00		
Sheffield	32,605	Yorkshire and The Humber	14.20%	£750.00		£1,000.00
Wakefield	14,383	Yorkshire and The Humber	10.20%	£330.00		
York UA	13,687	Yorkshire and The Humber	16.40%	£730.00		



# East Midlands

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Amber Valley	5,618	East Midlands	10.70%	£357.00		
Ashfield	5,908	East Midlands	11.60%	£350.00		£350.00
Bassetlaw	5,362	East Midlands	11.20%	£0.00		
Blaby	3,471	East Midlands	9.00%	£385.00		
Bolsover	3,871	East Midlands	11.80%	£0.00		
Boston	3,908	East Midlands	14.30%	£448.00		
Broxtowe	5,902	East Midlands	12.60%	£410.00		
Charnwood	8,590	East Midlands	12.90%	£600.00		
Chesterfield	5,291	East Midlands	11.30%	£400.00		
Corby	3,582	East Midlands	14.20%	£422.04		
Daventry	3,471	East Midlands	11.00%	£557.30		
Derby UA	15,943	East Midlands	15.60%	£955.00		
Derbyshire Dales	3,423	East Midlands	11.10%	£395.00		
East Lindsey	9,334	East Midlands	15.30%			
East Northamptonshire	4,032	East Midlands	11.30%	£682.63		
Erewash	5,762	East Midlands	11.80%	£793.00		
Gedling	5,850	East Midlands	11.90%	£335.00		£550.00
Harborough	3,540	East Midlands	10.10%	£550.00		
High Peak	4,706	East Midlands	12.10%	£385.00		
Hinckley and Bosworth	4,657	East Midlands	10.30%	£500.00		
Kettering	5,533	East Midlands	13.90%	£711.00		
Leicester UA	26,207	East Midlands	21.30%	£597.00		
Lincoln	7,709	East Midlands	19.40%	£463.00		
Mansfield	5,616	East Midlands	12.50%	£586.00		
Melton	2,738	East Midlands	12.70%	£450.00		
Newark and Sherwood	5,648	East Midlands	11.60%	£350.00		
North East Derbyshire	2,800	East Midlands	6.50%	£0.00		
North Kesteven	4,906	East Midlands	10.70%	£420.00		
North West Leicestershire	3,997	East Midlands	10.20%	£575.00		
Northampton	14,657	East Midlands	16.50%	£683.00	£440.00	
Nottingham UA	27,300	East Midlands	21.60%	£910.00	£910.00	
Oadby and Wigston	1,922	East Midlands	9.00%	£323.25		
Rushcliffe	5,595	East Midlands	12.20%	£557.00		
Rutland UA	1,741	East Midlands	11.60%	£400.00		
South Derbyshire	4,603	East Midlands	11.80%	£350.00		
South Holland	4,173	East Midlands	11.20%	£375.00		
South Kesteven	7,653	East Midlands	13.30%	£420.00		
South Northamptonshire	3,439	East Midlands	9.90%	£750.00		
Wellingborough	3,965	East Midlands	12.40%	£143.50		
West Lindsey	4,594	East Midlands	12.00%	£450.00		

# West Midlands

Local Authority	PRS number		Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
	2011						
Birmingham	68,647		West Midlands	16.70%	£1,150.00		
Bromsgrove	3,035		West Midlands	7.90%	£430.00		
Cannock Chase	4,509		West Midlands	11.10%	£470.00		
Coventry	24,461		West Midlands	19.00%	£776.25		
Dudley	10,938		West Midlands	8.40%	£700.00		
East Staffordshire	6,519		West Midlands	13.80%	£555.00		
Herefordshire, County of UA	10,680		West Midlands	13.60%			
Lichfield	3,475		West Midlands	8.40%	£460.00		
Malvern Hills	3,339		West Midlands	10.40%	£734.00		
Newcastle-under-Lyme	4,932		West Midlands	9.40%	£540.00		
North Warwickshire	2,635		West Midlands	10.20%	£450.00		
Nuneaton and Bedworth	6,041		West Midlands	11.50%	£515.00		
Redditch	3,700		West Midlands	10.70%	£430.00		
Rugby	5,281		West Midlands	12.60%	£600.00		
Sandwell	14,583		West Midlands	12.00%	£700.00		
Solihull	7,795		West Midlands	9.10%	£500.00		
South Staffordshire	3,371		West Midlands	7.60%	£0.00		
Stafford	6,239		West Midlands	11.20%	£676.00		
Staffordshire Moorlands	3,595		West Midlands	8.60%	£243.46		
Stoke-on-Trent UA	14,176		West Midlands	13.20%	£575.00		£514.68
Stratford-on-Avon	5,885		West Midlands	11.30%	£567.00		
Tamworth	3,157		West Midlands	10.00%	£574.80		
Telford and Wrekin UA	9,055		West Midlands	13.60%	£475.00		
Walsall	11,533		West Midlands	10.70%	£750.00		
Warwick	9,786		West Midlands	16.70%	£682.00		
Wolverhampton	12,517		West Midlands	12.30%	£650.00		£525.00
Worcester	7,093		West Midlands	16.90%	£734.50	£780.00	
Wychavon	4,843		West Midlands	9.80%	£526.00		
Wyre Forest	5,155		West Midlands	12.00%	£500.00		
Shropshire UA	17,013		West Midlands	13.10%			

# Eastern England

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Babergh	4,022	East of England	10.70%	£0.00		
Basildon	6,825	East of England	9.40%	£750.00		
Braintree	7,332	East of England	12.00%	£0.00		
Breckland	7,306	East of England	13.40%	£375.00	£375.00	
Brentwood	3,148	East of England	10.30%	£787.97		
Broadland	4,860	East of England	9.10%	£870.00		
Broxbourne	3,934	East of England	10.40%	£600.00		
Cambridge	11,170	East of England	23.90%	£300.00		
Castle Point	3,584	East of England	9.80%	£1,000.00		
Chelmsford	7,621	East of England	10.90%	£703.48		
Colchester	11,689	East of England	16.30%	£662.00		
Dacorum	6,516	East of England	10.90%	£600.00		
East Cambridgeshire	4,144	East of England	12.00%	£300.00		
East Hertfordshire	6,906	East of England	12.20%	£0.00		
Epping Forest	5,307	East of England	10.20%	£500.00		
Fenland	5,802	East of England	14.30%	£300.00		
Forest Heath	5,532	East of England	21.80%	£450.00		
Great Yarmouth	6,280	East of England	14.90%	£420.00		
Harlow	3,474	East of England	10.00%	£0.00		
Hertsmere	4,500	East of England	11.30%	£542.00		
Huntingdonshire	8,636	East of England	12.50%	£350.00		
Ipswich	10,742	East of England	18.70%	£450.00		
Kings Lynn and West Norfolk	7,832	East of England	12.40%			
Luton UA	15,802	East of England	21.30%	£580.00		
Maldon	2,208	East of England	8.60%			
Mid Suffolk	3,804	East of England	9.40%	£381.00		
North Hertfordshire	6,460	East of England	12.10%	£676.00		
North Norfolk	5,997	East of England	13.00%			
Norwich	12,122	East of England	20.10%	£637.00		
Peterborough UA	12,855	East of England	17.40%	£400.00	£400.00	£600.00
Rochford	2,535	East of England	7.60%	£0.00		
South Cambridgeshire	6,213	East of England	10.40%	£615.00		
South Norfolk	5,278	East of England	10.00%	£340.00		
Southeast-on-Sea UA	15,472	East of England	20.70%	£750.00		
St Albans	7,065	East of England	12.60%	£750.00		
St Edmundsbury	5,892	East of England	12.90%	£150.00		
Stevenage	3,630	East of England	10.40%	£528.00		
Suffolk Coastal	6,487	East of England	12.10%			
Tendring	9,210	East of England	14.80%	£571.00		
Three Rivers	3,253	East of England	9.30%	£125.00		
Thurrock UA	8,220	East of England	13.20%	£773.00		
Uttlesford	3,608	East of England	11.50%	£340.00		
Watford	6,930	East of England	18.90%	£770.00		
Waveney	6,920	East of England	13.60%	£520.00		
Welwyn Hatfield	5,532	East of England	12.70%	£850.00		
Bedford UA	9,310	East of England	14.60%	£500.00	£500.00	
Central Bedfordshire UA	10,973	East of England	10.50%	£397.50		

# London

Local Authority	PRS number 2011	Government Office Region	PRS % 2011	Mandatory Licensing Fee (£)	Additional Licensing Fee (£)	Selective Licensing Fee (£)
Barking and Dagenham	11,559	London	16.60%	£1,250.00		£1,009.00
Barnet	33,175	London	24.40%	£976.00	£540.00	£340.00
Bexley	9,721	London	10.50%	£400.00		
Brent	31,784	London	28.80%	£625.00	£675.00	
Bromley	16,229	London	12.40%	£200.00		
Camden	29,706	London	30.50%	£625.00	£675.00	
City of London	1,451	London	33.10%	£0.00		
Croydon	28,762	London	19.80%	£1,050.00	£750.00	£750.00
Ealing	32,696	London	26.40%	£959.00	£1,100.00	£1,100.00
Enfield	25,395	London	21.20%	£120.00	£575.00	£575.00
Greenwich	18,678	London	18.50%	£140.00		
Hackney	28,112	London	27.60%	£146.00		
Hammersmith and Fulham	24,215	London	30.00%	£1,075.00		£575.00
Haringey	30,924	London	30.30%	£1,040.00	£624.00	
Harrow	17,165	London	20.40%	£1,200.00		£550.00
Havering	9,601	London	9.90%	£550.00		
Hillingdon	16,691	London	16.70%	£480.00		
Hounslow	21,099	London	22.20%	£1,060.00		
Islington	23,954	London	25.60%	£600.00	£1,350.00	
Kensington and Chelsea	26,676	London	34.00%	£0.00		
Kingston upon Thames	13,391	London	21.00%	£200.00	£135.00	
Lambeth	36,023	London	27.70%	£250.00		
Lewisham	26,665	London	23.00%	£180.00		
Merton	18,478	London	23.50%	£1,000.00		
Newham	33,118	London	32.60%	£950.00	£500.00	£500.00
Redbridge	21,441	London	21.60%	£670.00	£670.00	
Richmond upon Thames	16,410	London	20.60%	£257.00		
Southwark	26,752	London	22.20%	£750.00	£1,250.00	£500.00
Sutton	11,671	London	14.90%	£175.00		
Tower Hamlets	31,227	London	30.80%	£500.00		£700.00
Waltham Forest	23,919	London	24.70%	£840.00		£650.00
Wandsworth	39,171	London	30.00%	£1,120.00		
Westminster	39,732	London	37.60%	£550.00		

# National Landlords Association

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