



Halton Borough Council
Private Renting in Halton
Our Plan for a New Licensing Rule
Easy Read Summary

This is an easy read version of a longer document.
Some words in this document may be new to you.
When we use a new word, we explain what it means.

1. About this document



Halton Borough Council wants to make private rented homes better.

We are asking people what they think about a new rule called Selective Licensing.

This is a draft plan. No decision has been made yet.

This booklet explains the plan and tells you how to give us your views.

2. Why are we doing this?



Some private rented homes in Halton are not good enough.

Some are cold, damp, or not looked after well.

This can make it harder for people to stay healthy and well.

We want to help put this right.

3. What is Selective Licensing?



Selective Licensing is a rule.

It says landlords must have a licence to rent out a home in certain areas.

A licence is like a permit. It shows a landlord has agreed to look after their property properly.

If landlords do not follow the rules, we can take action.

4. Which areas would this apply to?



The new rule would only apply in the parts of Halton where the problems are worst. These are:

- Central and West Bank
- Appleton

- Mersey and Weston
- Bridgewater
- Part of Highfield

About 3,485 rented homes would need a licence. That is around 43 in every 100 rented homes in Halton.

5. What would landlords have to do?



Landlords would need to apply for a licence for each home they rent out. They would need to show that the home is safe. For example:

- Gas and electricity checks
- Working smoke alarms and carbon monoxide alarms
- The home is in good repair, and not overcrowded

Landlords would also need to manage the property well and sort out problems quickly.

6. How much would it cost?



Landlords would pay £685 for a licence. This covers up to 5 years.

That works out at about £137 a year, or £2.63 a week.

Landlords who belong to the National Residential Landlords Association can pay £100 less. Their fee would be £585.

7. What would this mean for tenants?



If you rent your home from a private landlord, this could mean:

- Your home is safer, warmer and better looked after
- You know your landlord has agreed to follow the rules
- The council checks on homes and deals with problems
- It should be easier to get things put right

8. What if a landlord doesn't get a licence?



Renting out a home without a licence would be against the law.

The council can take action against landlords who do not follow the rules.

This could include a fine or being taken to court.

9. Have we thought about other ways to help?



Yes. We also looked at other ways to improve private renting.

There is a new law called the Renters' Rights Act. It gives renters more protection in some ways.

But it does not check licences or property conditions like Selective Licensing does.

We think Selective Licensing is still needed, alongside these other changes.

10. When is the consultation?



The consultation runs for 10 weeks.

It starts: Monday 3 August 2026 at 12pm.

It ends: Sunday 18 October 2026 at 11.59pm.

No decision will be made until after this date.

11. Tell us what you think

This plan is a draft. Your views can change it. You can respond in these ways:



Fill in our online survey. Go to the Selective Licensing page on the Halton Council website.

	Email us at Housing.standards@halton.gov.uk Please write "Selective Licensing Consultation" in the subject line.
	Write to us at: Housing Standards Team, Halton Borough Council, Environmental Health Department, PO Box 317, Runcorn, Cheshire WA7 9BZ
	Call us for free on 0800 612 9133. We can help you fill in the survey over the phone.
	Come to one of our drop-in events. Dates and places will be on the Halton Council website.

12. What happens next?

	After the consultation, we will look at everyone's views. We will write a report about what people told us. The council will then decide whether to bring in the new rule. The report will be published on the Halton Council website.
---	--

13. Getting this in another format

	If you want this document in a different format, like large print, audio, or another language, contact: Lynne Shaw, email lynne.shaw@arc4.co.uk Thank you for reading and for sharing your views.
---	---