

The Housing Renewal Enforcement Policy for failing to apply for a license mentioned on page 2 of the Final Warning are:

- a criminal sanction of an unlimited fine against anyone requiring a license under the scheme who failed to apply for the license.
- A rent repayment order being made that enabled the Council to recoup all rental income received by the landlord since the commencement of the selective licensing scheme.
- Any person failing to license a property will subsequently fail to meet the fit and proper person test. This may then affect the person being able to obtain a license for any other property they own or manage in England or Wales.
- A prosecution also affects those associated with the person prosecuted. This means that relatives and business partners may also be unable to take on the management of a property on the prosecuted person's behalf.
- Whilst a property remains unlicensed, tenancies cannot be terminated under Section 21 of the Housing Act 1988. This means that Notice of repossession cannot be served
- An interim or final management order can be made.

If a law-abiding citizen - even if he is a private landlord - faces the above threats for refusing to comply with what is an illegal demand for a selective license fee, who can he turn to? There is only one person: his constituency MP, in this case Amber Rudd. Her contribution was in my opinion inglorious. See her correspondence on the issue below.