



<https://www.housingrights.org.uk/landlords/help-and-support/useful-information-landlords>

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## Useful information for landlords

This information is for private landlords of properties in Northern Ireland.

If you are a tenant, you can find advice [here](#).

If you are a landlord or letting agent in Northern Ireland seeking advice, you can:

- [send a message to Landlord Advice](#), or
- call [028 90 245 640](tel:02890245640) (Option 1)

Landlords can get advice, resources and training from a range of organisations. These agencies can help you keep up to date on changes to legislation in the private rented sector.

You may need to become a member to access some of these services.

If you plan to be a landlord in the long term, you should:

- consider joining a professional body
- undergo accredited training

## Housing Rights

[Housing Rights](#) is a specialist in housing advice, law and policy in Northern Ireland.

The organisation operates a [housing helpline](#) and a [landlord helpline](#) free of charge.

It also provides [training on a range of housing issues](#), including:

- renting privately
- antisocial behaviour
- houses in multiple occupation (HMOs)
- housing benefit and universal credit

Housing Rights' [members](#) can get discounts on training and events.

## **Landlords Association for Northern Ireland**

The [Landlords Association for Northern Ireland \(LANI\)](#) represents private landlords in Northern Ireland.

LANI aims to:

- promote high standards in managing privately rented accommodation
- engage with government bodies and represent the interests of landlords
- alert members to the implications of changing legislation

Members can get help, information and attend events for free.

## **Local councils in Northern Ireland**

[Local councils](#) are responsible for a range of housing issues, including:

- fitness standards
- fitness certificates
- harassment and illegal eviction
- enforcing legislation affecting tenants and landlords

The environmental health departments within the councils carry out this role.

[Belfast City Council](#) is responsible for licensing all houses in multiple occupation (HMOs).

## **The Department for Communities**

The Department for Communities is responsible for housing in Northern Ireland. This includes developing new laws and regulations for the private rented sector.

[Their website](#) includes:

- information on legislative requirements
- public consultations on changes to laws
- [a free newsletter](#) for private landlords

## Other organisations that can help

The organisations below can help with other aspects of being a landlord:

### Gas Safe Register

The [Gas Safe Register](#) is a list of registered engineers who are authorised to carry out checks on gas appliances and installations

### Landlord Registration Scheme

The [Scheme](#) records and maintains accurate information on private landlords and their properties.

### Land & Property Services

[Land & Property Services](#) deals with rates and Rate Rebate applications for domestic properties.

### NI Business Info

[NI Business Info](#) offers advice for commercial landlords operating in Northern Ireland.

### Belfast City Council

[Belfast City Council](#) operates the HMO licensing scheme for all Northern Ireland.

### Northern Ireland Housing Executive (NIHE)

The [NIHE](#) deals with Housing Benefit, Discretionary Housing Payments and grants.

## **Rent Register**

The [Rent Register](#) lists all known [protected and rent-controlled tenancies](#) in Northern Ireland.

Some protected tenancies are not listed on the rent register. If there is any doubt, the landlord must prove that the tenancy is not protected.

The [Rent Officer](#) sets the rents for protected and rent-controlled tenancies.

## **Smartmove Housing**

[Smartmove Housing](#) works with private landlords to provide affordable rented accommodation to people who are homeless.

## **The Law Society of Northern Ireland**

The Law Society of Northern Ireland is the professional body for solicitors in Northern Ireland. It has [a directory of solicitors](#) practising in Northern Ireland.

## **The Property Ombudsman**

[This is a voluntary scheme](#) that can help with complaints against estate and letting agents who are members.

## **More advice**

- [Landlord registration](#)
- [Certificates and safety checks](#)
- [Setting up a tenancy](#)