Housing Rights

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 (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