



Mr Ian Humphreys,
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12/02/2024

Dear Ian,

Verification of accreditation

We have discussed recently the failure of Unite Students, the accommodation provider, to license all 10 of its blocks in Liverpool under Liverpool City Council's selective licensing scheme. As you know, we are assisting with the [prosecution of Unite](#) at the First-tier Tribunal Property Chamber (Residential Property) for this criminal offence.

On your [website](#) you state:

*"Please note, when adding property details onto the LSH website, accommodation providers **must supply evidence that a licence has been granted or that you have begun the process of application.**"*
(Our emphasis).

From the correspondence submitted by Unite to the Tribunal we can see that they only started applying for a licence in November/December 2022. In fact the application was not formally made until September 2023.

Can you please confirm whether you were **advertising** any of Unite's blocks in Liverpool after 1st April 2022 (the start of the licensing scheme) and before Nov/Dec-2022? If so, please confirm **what assurances** you had from Unite regarding their licensed status at that time?

Unite operated [6 blocks](#) during the period of Liverpool's first licensing scheme, 2015-2020: Larch House, Cedar House, Lennon Studios, Arrad House, Grand Central & St Lukes View. We believe that none of these properties were licensed under that scheme either. Yet it appears that you were advertising them then: [see here](#).

This is a serious matter as Unite provides accommodation for approximately 5,825 students in Liverpool whose safety, we are sure you will agree, is of paramount importance. Selective licensing schemes help to ensure that buildings meet statutory safety standards by verifying the same.

However, I noticed that [LSH has campaigned against Liverpool's licensing schemes](#), a surprising position for an organisation that should be primarily concerned with tenant safety rather than landlords' interests.

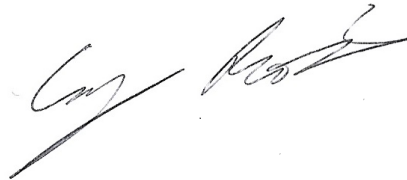
Unlicensed properties may not have the correct safety checks in place to ensure tenants' safety. In our recent case against Unite for failing to license Queens Park House in Coventry it was found that the block with 464 students had an "unsatisfactory" electrical safety certificate and an outdated Portable Appliance Testing certificate: [see here](#).

You will no doubt agree that your accreditation should not be giving any false assurances nor, indeed, assisting a landlord in the commission of a criminal offence.

Similarly, the owners and affiliates of LSH will no doubt want to assure themselves of the above matters which is why we copy them all here.

We would be grateful if you could answer the above questions and look forward to your response as soon as possible.

With kind regards



Guy Morris

PS: I see that Grand Central was already involved in [fire in 2019](#) when it was not licensed:



[Again on 8th October 2019](#)

[Yet again a year ago on 15th February 2023](#) (when unlicensed under the current licensing scheme)

BY EMAIL ONLY

Thursday, 15th February 2024

Dear Mr Morris, I am in receipt of your letter of 12 February 2024 that was addressed to Ian Humphreys, Deputy Manager of Liverpool Student Homes (LSH).

In response, I can confirm that LSH is satisfied that it correctly managed the accreditation process for all Unite properties advertised on its website at all times. We do not propose to provide any further information on this point at this time.

For the avoidance of doubt, we do not accept that LSH has ever given any false assurances in relation to Unite properties.

LSH on behalf of its stakeholders has been consistent in stating that Selective Licensing is not an effective tool for driving up standards of accommodation within the student sector. We would point out however that LSH has supported each Licensing scheme by voluntarily making it a requirement of LSH accreditation that landlords and hall providers demonstrate their compliance. LSH continues to work with Liverpool City Council to support student accommodation in complying with licensing requirements.

Yours sincerely,



Ed Naylor, Head of Accommodation and Student Living, Liverpool John Moores University and Co-Chair, Liverpool Student Homes

Copies to:

- Matthew Clough, Director of Campus Services, University of Liverpool and Co-Chair, Liverpool Student Homes
- Mandy Kerr, Manager, Liverpool Student Homes

LIVERPOOL CITY COUNCIL APPROVE CITY WIDE SELECTIVE LICENSING

Following the detailed information provided by LSH we hope our registered landlords are fully aware of the process and consultation which was undertaken over the past 12 months by Liverpool City Council in relation to the introduction of a City Wide Selective Licensing Scheme.

Following consultation with residents, RSL's and landlords' representatives the council sought approval for the scheme through Cabinet, which has agreed to introduce the scheme over the next 5 years.

Despite the detailed report LSH submitted, challenging the rationale of licensing as a positive mechanism to drive up standards, we share the disappointment of our registered landlords who for many years have complied above and beyond the requirement of a licensing scheme.

This will impact hugely on the market which you operate in and will see each and every dwelling which is privately rented fall under the auspice of the licensing scheme.

The scheme is set to come into practice in **April 2015** and will require each landlord/agent to apply for a license for each rented dwelling under their management/ownership.