

Greater Manchester Issues £1.5m in Fines to Rogue Landlords as Over 100 Sign Up to Regional Housing Charter

Greater Manchester is making significant strides in reforming its rental housing sector, issuing nearly £1.5 million in civil penalties to underperforming landlords while welcoming over 100 housing providers to its newly launched Good Landlord Charter.

Since March 2023, 113 civil penalties have been enforced across the region, a 42.9% increase in landlord accountability. This action forms part of a two-year trial backed by government funding, which allowed local councils to appoint 26 additional housing enforcement officers. The initiative has bolstered capacity for inspections, investigations, and prosecutions against landlords who fail to meet legal housing standards.

The trial has proven especially impactful in areas like Wigan, which previously lacked a formal policy for civil penalties. Over the last year alone, 20 fines have been issued in Wigan, showcasing a region-wide shift toward more robust housing enforcement.

Running alongside these enforcement efforts is the rollout of the Good Landlord Charter, a strategic framework designed to raise standards across Greater Manchester's rental sector. Introduced by Mayor Andy Burnham, the charter sets out 21 criteria covering property maintenance, tenant support, and legal compliance. Since applications opened in April, more than 100 landlords including private sector and social housing providers have become official Supporters of the Charter, accounting for over 234,000 homes.

This represents more than half of the rented properties in the city-region, signalling strong sector engagement and a commitment to improved tenant experiences.

"The £1.47 million in civil penalties issued to date reflects our zero-tolerance approach to landlords who disregard their responsibilities," said Burnham. "At the same time, the Good Landlord Charter offers recognition and visibility to those providers who deliver high standards of housing and service."

All funds raised through penalties will be reinvested directly into local authority enforcement teams to sustain and enhance housing oversight across the region.

Further details on the charter will be presented at the Housing 2025 Conference in Manchester on June 26, positioning Greater Manchester as a national leader in progressive housing reform and tenant protection.