

Doncaster  
Council

# Selective licensing

19<sup>th</sup> February 2018

Presentation to Crime and  
Disorder Scrutiny Panel

[www.doncaster.gov.uk](http://www.doncaster.gov.uk)



# Background

- Housing is important. It is the foundation upon which we build our lives. The quality of housing, how much it costs and where people live is a major influence on people's quality of life, well-being, health and their opportunity to work. Good quality housing is essential for economic growth and engagement, educational attainment, public health, and community cohesion.

# What is selective licensing?

- Selective licensing provides the authority with additional tools to help combat anti-social behaviour and can legally require landlords to take responsibility for tenancy management by taking “action to combat the problem that it would be appropriate for them to take” (Housing Act 2004).

# The benefits of selective licensing

## Benefits to Landlords

- Reduction in ASB
- Level playing field/no undercutting
- Receive advice and support
- Shorter voids/reduced turnover
- Improved reputation
- Eventual increased rental income

## Benefits to tenants

- Reduction in ASB
- Better tenancy management
- Empowerment
- Better support
- More cohesive community
- More sustainable community

## Benefits to residents/wider community

- Reduction in ASB
- More cohesive community
- More sustainable community
- Values increase

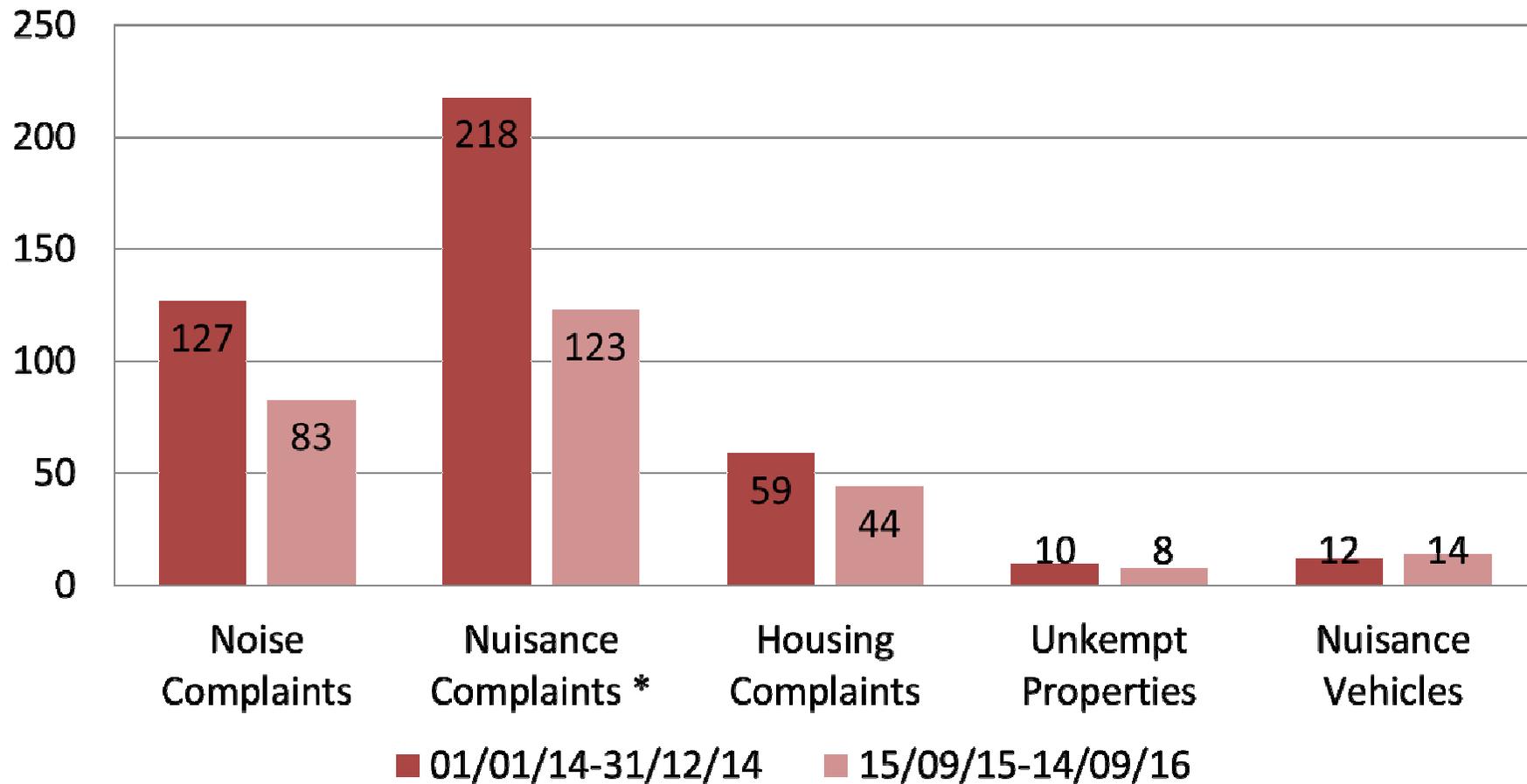
## Benefits to DMBC/other agencies

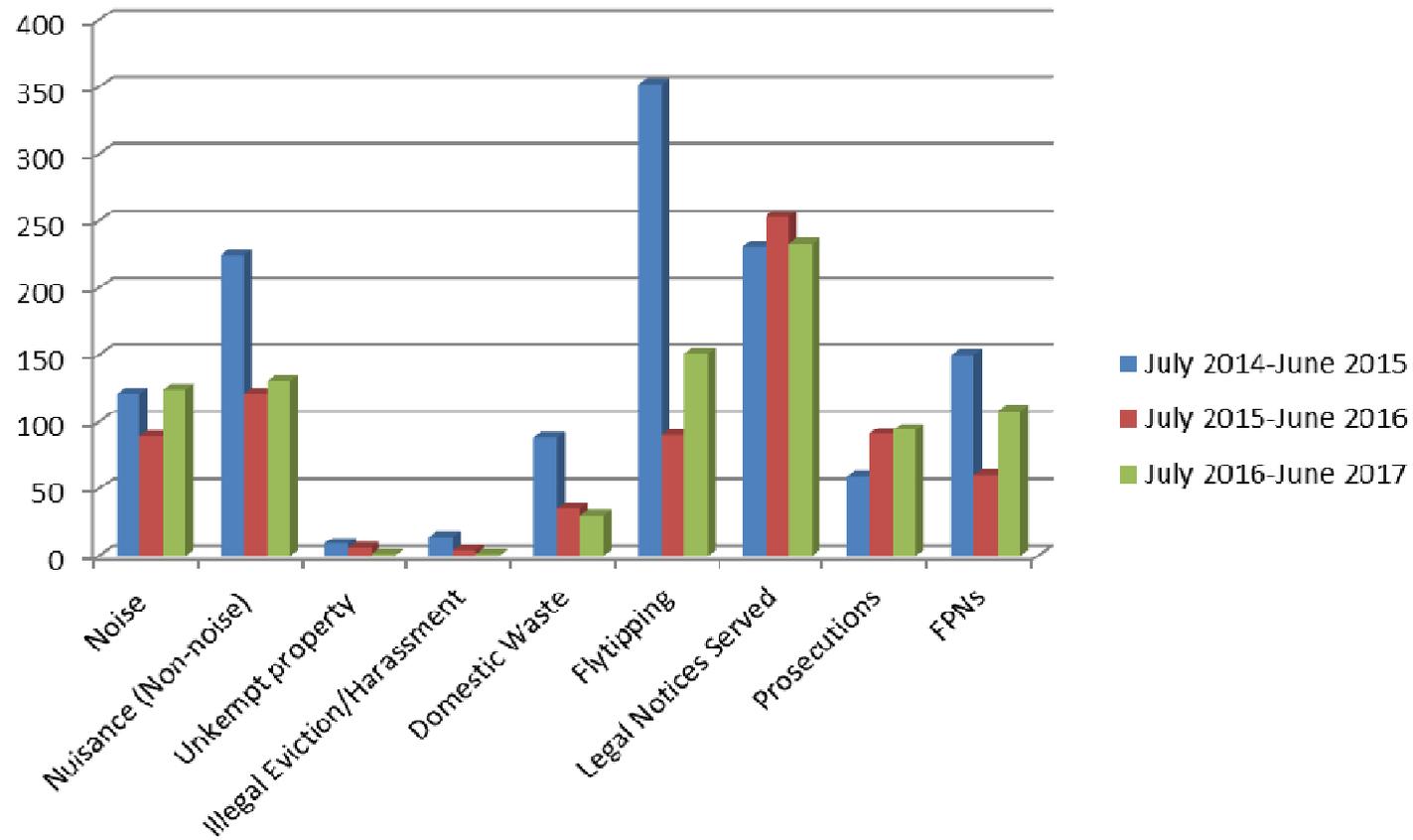
- Reduction in ASB
- More co-ordinated support activity
- Ensures landlord's engagement
- Less reactive resource costs
- Meets commitments to customers

# Hexthorpe selective licensing scheme

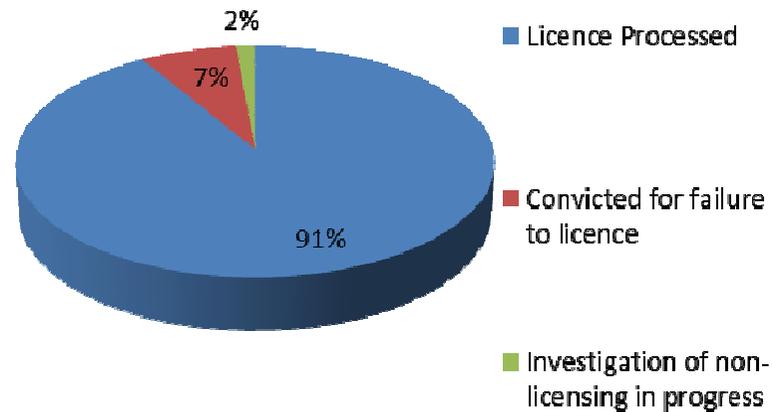
- On 1<sup>st</sup> October 2015 following consultation a selective licensing scheme came into force in the area of Hexthorpe based on the co-regulation approach with the aim to improve tenancy management and reduce anti-social behaviour (ASB) from private rented properties.

## Number of enforcement complaints in Hexthorpe prior to Selective Licensing and after the first year of operation

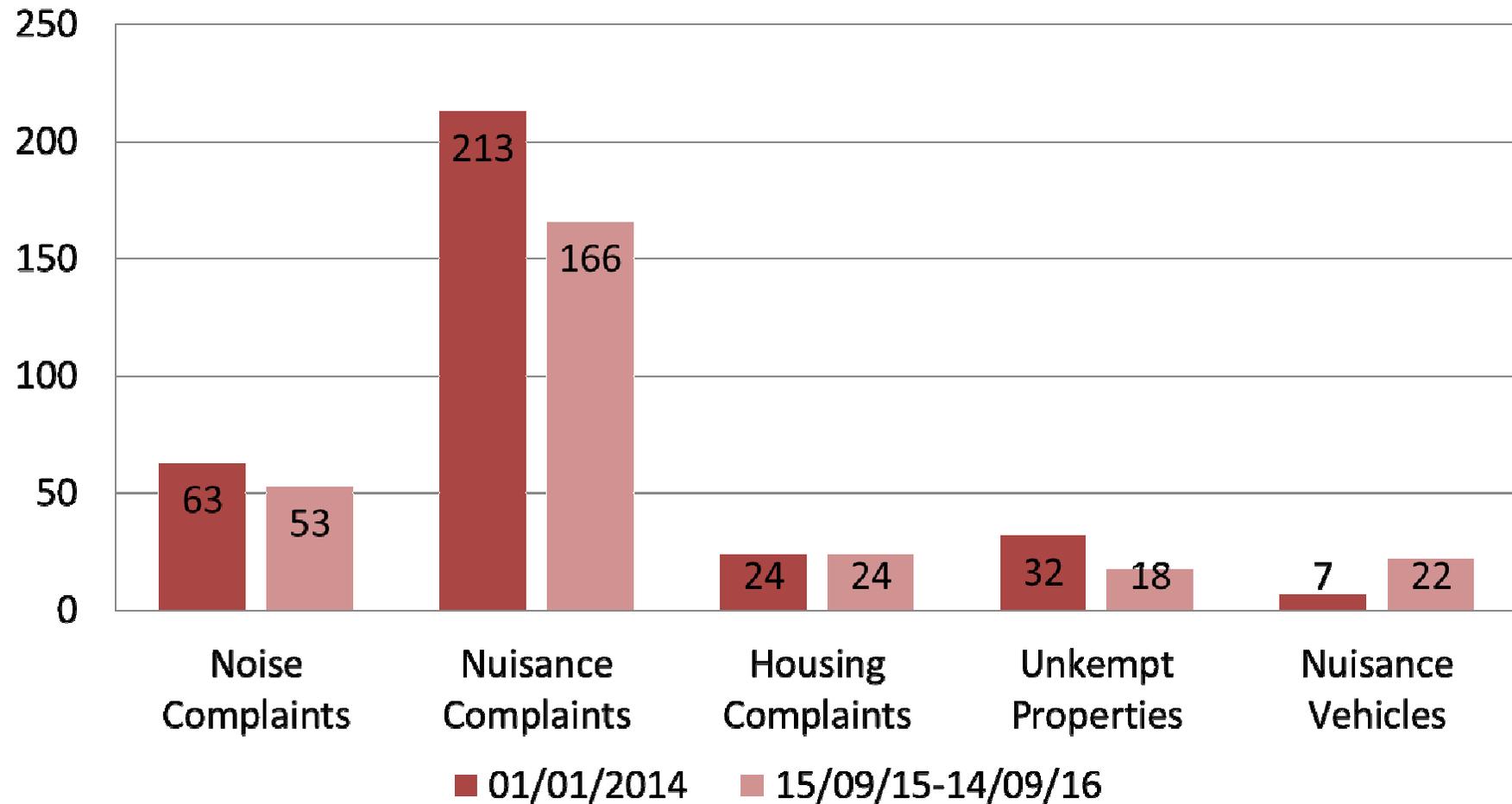




**Progress of Selective Licensing Scheme  
Hexthorpe**



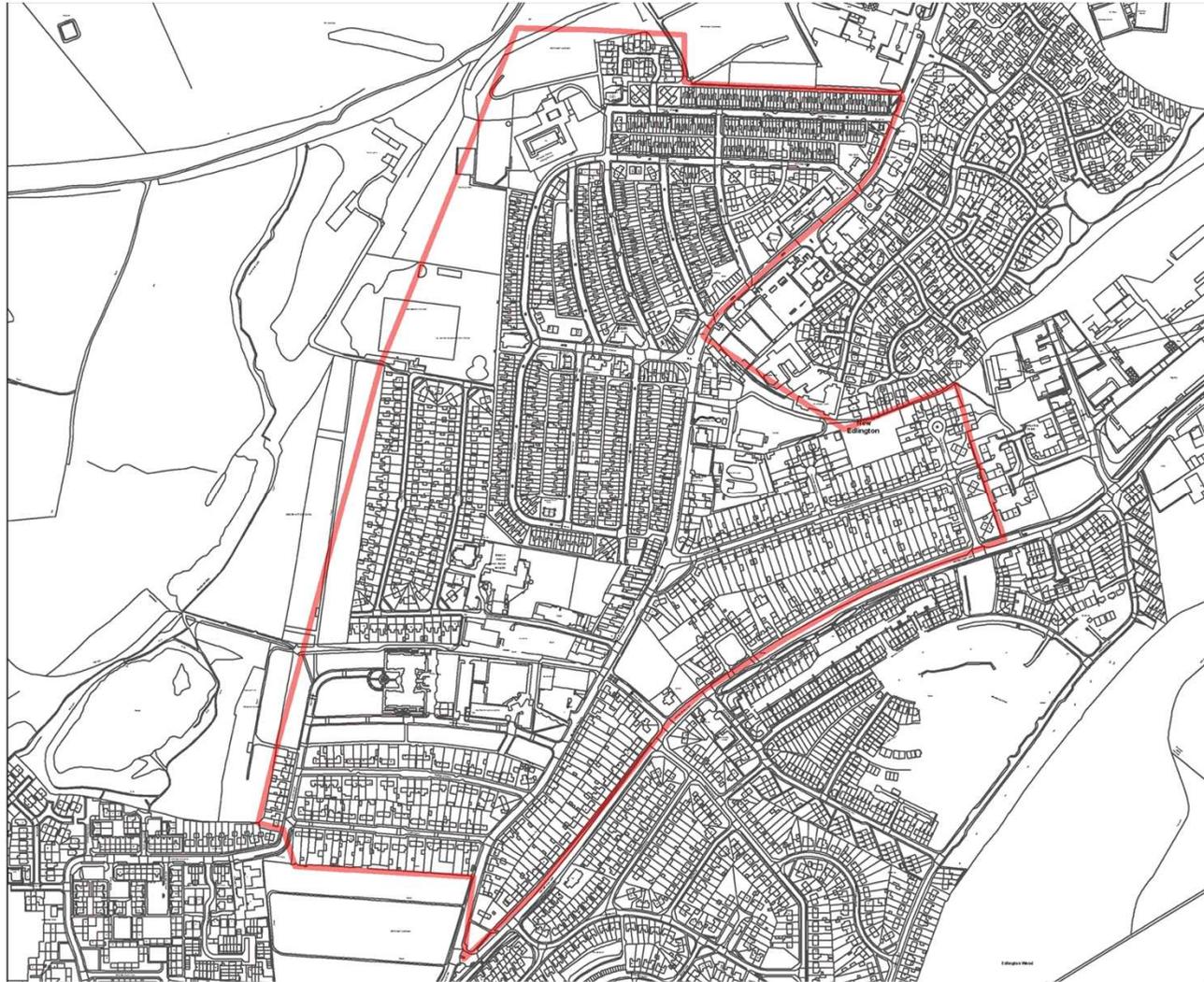
## Enforcement complaints comparison in Edlington 2014 - 2016



# The Royal Estate

- » An area of tightly packed residential terraced houses
- » Very small number of St Leger Homes
- » A large amount of privately rented properties owned predominantly by a small number of landlords
- » Disproportionate frequency of crime and ASB when compared with the wider Edlington area. In spite of this we know reporting in this area is low.

# Selective Licensing Area Map - Edlington



# Enforcement Team Statistics

Type of ASB	No. of incidents in Edlington	No. of incidents on Royal Estate	% of all incidents in area	No. of incidents on Royal Estate and surrounding streets (designated selective licensing area)	% of all incidents in area
Fly tipping	37	7	19%	11	30%
Nuisance (including Noise)	185	134	72%	156	84%
Unkempt Properties	17	14	82%	16	94%
Housing disrepair	14	10	71%	11	79%
Abandoned Vehicles	25	12	48%	18	72%

# Is there a link between ASB and the private rented sector?

	Royal Estate Edlington				
Street Name	Total units	Total PRS	% PRS of total units	Total ASB	% ASB of PRS
Staveley Street	126	65	52%	59	73%
Princes Crescent	75	51	68%	27	81%
Kings Crescent	51	28	55%	16	100%



# Licensing Fees

- The legislation is quite clear that any fees charged for Selective Licensing schemes can only cover the costs of running the scheme. They cannot be used for example to fund prosecution of landlords failing to obtain a licence and they cannot be used to prosecute for anything outside of the licence conditions. The fees therefore will only be used to fund the team who will process and issue the licences, for checking the licence conditions are being complied with and for ensuring licence holder's compliance with the licence conditions.

## Selective licensing ASB condition 6

- The Licence Holder must take all reasonable and all practicable steps for preventing and dealing effectively with anti-social behaviour by persons occupying or visiting the house and the use of premises for illegal purposes.
- For the purposes of these conditions, anti-social behaviour is taken to comprise behaviour by the occupants of the property and/or their visitors, which causes or is likely to cause harassment, alarm or distress.

**Questions ?**