



# **CONSIDERATION REGARDING THE INTRODUCTION OF DISCRETIONARY LICENSING IN LEICESTER**

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Full Council 7 July 2022  
Decision to be taken by: Full Council  
Decision to be taken on: 7 July 2022  
Executive Lead: Councillor Elly Cutkelvin

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## Useful information

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- Report version number plus Code No from Report Tracking Database: 1

### 1. Purpose of report

1.1 The purpose of this report is;

- a. To consider the business case for the introduction of Discretionary Licensing within Leicester.
- b. To provide details of the work undertaken to consult on the introduction of a Discretionary Licensing scheme within the private rented sector in Leicester.
- c. To recommend the introduction of a Selective Licensing scheme in specific areas of the city

### 2. Executive Summary

2.1 Leicester Council has an ambition to ensure the Private Rented Sector (PRS) in Leicester is fit for purpose and a key part of that is to ensure the Council raises housing standards in the sector.

2.2 One way in which housing standards can be raised is through the introduction of a discretionary licensing scheme, that is Selective and / or Additional Licensing schemes. Prior to proceeding with either scheme, the council is required to undertake a comprehensive consultation exercise.

a) Selective Licensing Scheme

In an area subject to a Selective Licensing Scheme, all private landlords must obtain a licence.

b) Additional licensing Scheme

In an area subject to an Additional Licensing Scheme, all landlords of small houses in multiple occupations (HMO's) *[shared by 3 or more unrelated people, constituting 2 or more households, who share facilities such as kitchens and bathrooms]* must obtain a licence.

Under each scheme if the landlord fails to obtain a license, or fails to achieve acceptable management standards, the authority can take enforcement action.

The evidence required to justify each scheme differs, details can be found in the full business case (**Appendix A**) also see 4.1.5.

2.3 The Council must, mandatorily, consult on the proposal to bring in Discretionary Licensing which took place between the 30/11/21 and 22/2/22.

Data and evidence available for the Private Rented Sector in the business case did not provide support for a citywide Selective Licensing scheme which is specifically designed to address the issues of; low housing demand (or it is likely to become such an area), significant and persistent problems with Anti-Social Behaviour poor property conditions, high levels of migration, high levels of deprivation, high levels of crime.

2.4 We consulted on 3 proposals. The consultation was designed with due cognisance of the Covid-19 situation and the consultation was delivered online and by way of letter, email correspondence, an online survey and a number of virtual public meetings.

As part of the consultation, notification on the options was shared in all libraries and public buildings and on social media and the Councils website. Letters were sent to 110,745 residential properties, emails to 3654 Business Operators, 204 Faith Groups contacted and leaflets made in Gujrati circulated to 1600 congregants, 9 Landlord Associations, 123 Letting and Management Agents who forwarded onto their clients and also responded themselves, 3 MPs, 8 Local Authorities neighbouring Leicester city, 54 Councillors, 3 Media outlets, 17 student accommodation companies 2 Universities and student unions and 1130 Schools in order to give an opportunity to the widest audience possible to have their say on the proposals

#### The Options:

##### Option A

Selective Licensing within parts of the Wards of - Stoneygate (East Cluster); Westcotes, Fosse, Braunstone Park & Rowley Fields (West Cluster); Saffron (South Cluster) Maps covering selective designations and Street names can be seen in **Appendix B**

The combined area of the schemes covers less than 20% of Leicester's geographical area and less than 20% of privately rented homes in the local authority area.

##### Option B

Additional Licensing that covers the entire City (citywide).

##### Option C

Additional Licensing within parts of the Wards of Westcotes, Fosse, Braunstone Park & Rowley Fields and Stoneygate.

2.5 The consultation was designed to capture the opinion of all interested stakeholders. In total 1120 online consultation responses were received, see table below for breakdown of the groups of respondents to the online questionnaire.

	<b>Total</b>	<b>Percentage</b>
Private Tenant	215	19.20%
Leicester Resident	565	50.45%
Private Landlord	270	24.11%
Letting/ Managing Tenant	8	0.71%
Local Business	6	0.54%
Charitable Organisation Providing Accommodation	2	0.18%
Other	54	4.82%
<b>Total</b>	<b>1120</b>	<b>100%</b>

2.6 The consultation findings show overall support for both Option A and / or Option B

2.7 Results for Option A:

There is overwhelming support from residents and tenants, with some notable opposition from landlords.

270 Landlords responded (24% of all respondents) Although a minority 18% (49 landlords) of private landlords supported the scheme 67% (180 landlords) of landlords opposed the scheme and 15% (41 landlords) did not indicate whether they supported or objected.

- Stoneygate ward (East Cluster).  
74% residents and 59 % of tenants support
- Westcotes, Fosse, Braunstone Park & Rowley Fields (West Cluster).  
81% residents and 64 % of tenants support
- Saffron (South Cluster).  
74% residents and 59% of tenant support

2.8 Results for Option B:

There is significant support (51.25%) for the introduction of Additional Licensing across the city.

2.9 Results for Option C

There is little support (14.29%) for the introduction of Additional Licensing in designated parts of the city only

2.10 The fee proposed within the consultation received a mixed view with the costs being expressed as too much by 42.14% of respondents, that said 39.38% of the respondents stated the costs were about right or too little.

2.11 In relation to discounts offered for “early bird” applications, accredited landlords and charitable organisations, there was overwhelming support. Similarly, there

was support with 55.45% of the respondents stating that they agree with the levying of a penalty for late applications.

### **3. Recommendations**

3.1 It is recommended that Council approve the following:

- i. Selective Licensing schemes in the targeted areas (Option A, read in conjunction with appendix B, Maps covering selective designations and street names) is supported and should be introduced with effect from 10<sup>th</sup> October 2022 (See 4.1.10). The designated areas were identified both in the business case and during the consultation as the areas most acutely impacted by the proliferation of the PRS in Leicester.
  - ii. As the principle of Additional Licensing citywide (Option B) is favoured, that this be revisited once Option A is embedded and there is further evidence of the success of licensing in raising standards in the sector. This will also allow time for any impact of the potential extension of the Article 4 directive to have been realised.
  - iii. The proposed fees, discounts and penalties identified in Section 5.1, 5.2 and 5.3 (and outlined below) are approved.
- With the exception of the early bird discount, all discounts will be applicable for the first 18 months after the commencement of the official start date of the scheme.

For all new landlords who commence ownership within the term of the scheme, will be allowed the discounts for the first 12 months on completion of their legal ownership.

A maximum of three discounts will be allowed per application

- The discounts for early bird applications be applied up to 6 months after the commencement date at 10% discount.
- Accredited landlords be allowed a discount of 10% providing accreditation is maintained for the duration of the scheme.
- Registered Charitable organisations be allowed a discount of 10% providing charitable status is maintained for duration of the scheme
- A discount for properties of EPC banding A, B and C be allowed a discount of 10% to acknowledge the works undertaken on the building in excess of the legal minimum standard and Leicester's drive to improve housing efficiency
- Multiple applications by landlords or managing agents will pay the full fee applicable for the first application. Subsequent applications will be charged minus the fit and proper persons checks with a 10% discount

- Premises in the Gold leasing scheme by virtue of them being leased to LCC whilst still maintaining management will be allowed a discount of 10% providing membership is maintained for the duration of the scheme, for the term of the scheme
  - Premises that are in the control of the Council under the Platinum leasing scheme by virtue of them being leased to LCC will not be required to be licensed as the premises will be exempt under The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006.
  - A late application request will be subject to an additional £200 fee - 18 months after the commencement of the official start date of the scheme.
- iv. That the scheme shall be enforced in accordance with Appendix J, (Discretionary Licensing Enforcement Strategy.)

## 4. Report

### 4.1 Context/ Background

- 4.1.1 The report provides information following an investigation into the value of introducing options for Discretionary Licensing in the City of Leicester.

Discretionary licensing, which is permissible under the Housing Act 2004 falls into two forms of licensing: either *Selective Licensing*, which requires all privately rented property in a designated area to have a licence from the Council, except for a number of exemptions\* or *Additional Licensing*, which requires smaller Houses in Multiple Occupation (HMOs) in a designated area to have a licence where they are shared by three to four tenants living in two or more households who share facilities such as kitchens and bathrooms. Larger HMOs: properties containing 5 or more tenants sharing facilities are already subject to mandatory licensing.

*\*The exemptions include holiday lets, business premises, student premises where the university is the landlord / manager and premises where the tenant is a family member.*

- 4.1.2 This report explains how each type of licensing scheme works and gives the background to the areas which have been identified and the reasons for the potential suitability for the schemes.
- 4.1.3 The proposed scheme/s will support a balanced housing market which in turn will support social and economic improvements in the City of Leicester. Housing plays a fundamental role in delivering sustainable communities, facilitating social and environmental improvement, and promoting economic growth.
- 4.1.4 This document provides the evidence on the basis of which the authority provisionally (subject to consultation) considered the statutory conditions for Additional Licensing and Selective Licensing Schemes to be met and the evidence that the options proposed would improve the standards of property

management and address problems affecting residents living in Private Rented Sector properties (except where exemptions apply)

4.1.5 For us to justify the need for discretionary licencing in the city the Council must evidence the following criteria are met;

**Selective Licensing** – That an area is experiencing one or more of the following issues:

- high levels of deprivation,
- poor property conditions,
- significant and persistent problems with Anti-Social Behaviour,
- high levels of crime
- high levels of migration,
- low housing demand (or it is likely to become such an area),

**Additional Licensing** – That a significant proportion of HMOs in the area are being managed sufficiently ineffectively as to give rise, or likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public.

4.1.6 Ongoing pressures within the housing market means that for many, including a rising proportion of families, the only chance of a decent home is in a properly managed and well-regulated HMO or other private rented tenancy.

4.1.7 The Mandatory Licensing of larger HMOs in Leicester has been an effective tool in regulating and improving property management and the standard of accommodation offered to let within this sector. Licensing has encouraged a positive interaction with landlords and allowed for any problems presented by each house to be managed on an individual basis through a bespoke set of licence conditions.

4.1.8 One or more of the options (as appropriate) presented in this report would, we believe, extend the positive effects of improved property management and standards brought about by Mandatory Licensing and allow the benefits to be available more widely.

4.1.9 This proposal contains commentary on three schemes as described on the previous page and residents, tenants, landlords, businesses, voluntary and community sector organisations and others were invited to give their view. These have been considered and responded to. A full Analytical Consultation Report is attached at **Appendix C**. The findings and outcomes of the consultation.

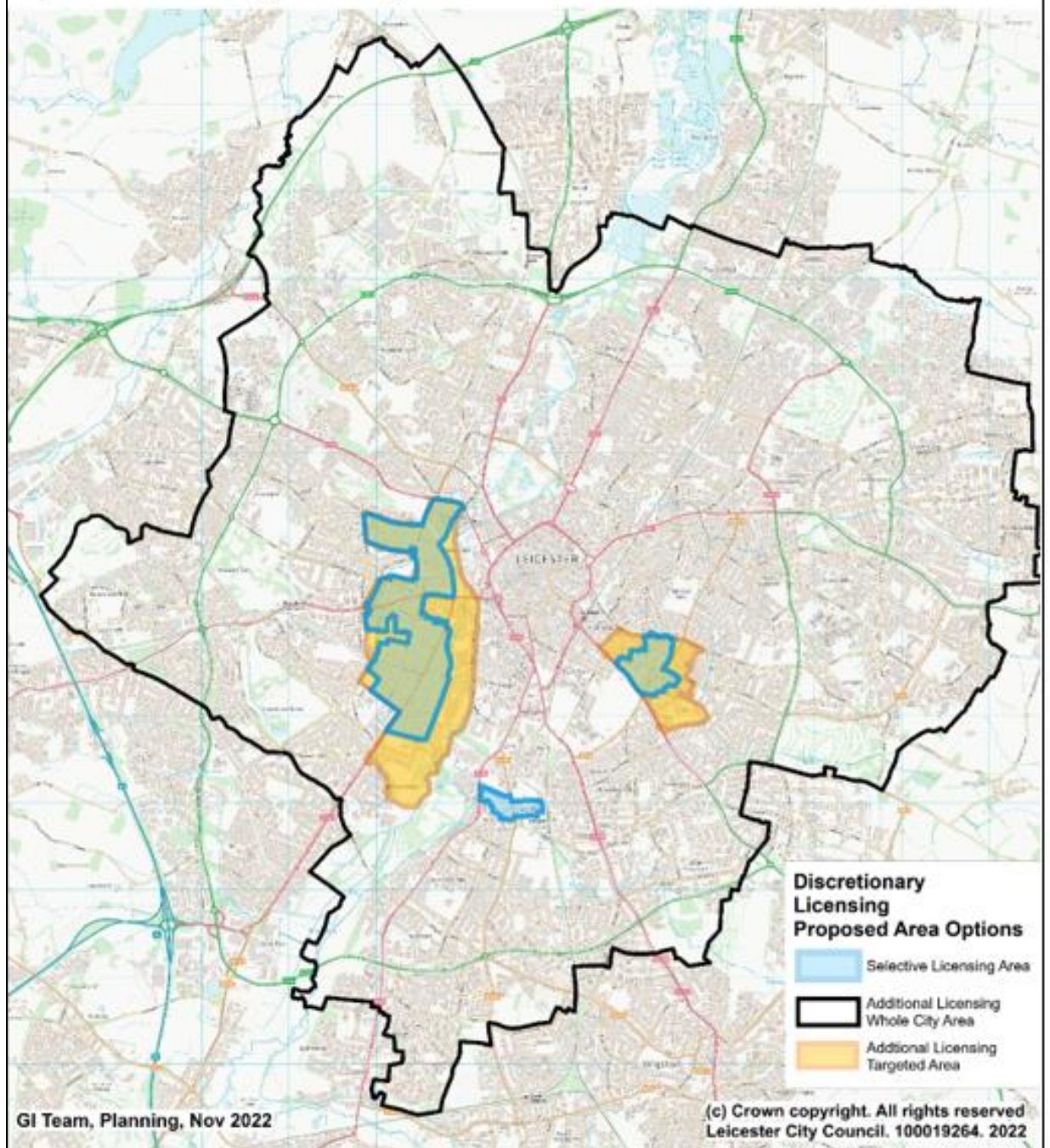
4.1.10 Should the Council approve any of these schemes or an alternative supported through the business case, consultation, legislation and available evidence, there is a formal notification process to be followed. The designation can only become operative following a minimum period of three months after any decision.

4.1.11 The designation/s will last for five years in accordance with the legislation.



4.1.12 Map including the three options for discretionary licensing

**Map Of Discretionary Licensing Scheme Areas**



4.1.13 It is a criminal offence to let a qualifying property in an area designated for Discretionary Licensing (Selective Licensing or Additional Licensing) without a licence. Failure to apply for a licence could lead to prosecution and the offence is punishable by an unlimited fine. Alternatively, a Civil Penalty may be issued with a maximum penalty up to £30,000

4.1.14 Access to decent affordable housing is essential to support good health and wellbeing and a good quality of life. Overall, housing standards in Leicester are high and the physical condition of the City Council's housing stock is generally good and energy efficiency levels are above the national average.

- 4.1.15 However, this overall positive picture masks disparities both between and within sectors that give rise to some concern. Overall, we find some of the worst conditions within the Private Rented Sector (PRS), which includes a significant proportion of Houses in Multiple Occupation (HMO). Further information on the condition of property in Leicester's Private Rented Sector can be found in a BRE Housing Stock Model and Integrated Data Report commissioned by Leicester City Council in 2019. This can be accessed at <http://consultations.leicester.gov.uk/comms/landlord-licensing> and a summary that provides highlights with reference to Leicester's PRS is provided in the business case.
- 4.1.16 In areas where there is a concentration of Private Rented Sector housing where many are being poorly managed, community concerns can emerge that lead to the decline or feeling of decline within an area. These include a higher reporting of incidents such as fly tipping, issues regarding bins being left on streets, noise nuisance, unkempt and filthy gardens leading to potential vermin infestations and other types of Anti-Social Behaviour. Not only do these matters relate to environmental health concerns they also have an interplay with how people view and feel about the area they live in. Such environments may show a high churn in tenancies and therefore provide a reduced chance for a sense of community that builds community cohesion amongst its residents which in turn promotes positive health and well-being.
- 4.1.17 Conversely, well managed Private Rented Sector properties can provide an attractive residence that adds value to areas and encourages behaviours that sustain peoples interest, desire to stay, invest and raise their families within an area.
- 4.1.18 Actions to improve the standard of Private Rented Sector housing within an area can encourage sustainable communities to thrive for the betterment of the overall locality and its surrounding environs.
- 4.1.19 Local authorities have an obligation under the Housing Act 2004 to keep housing conditions in their area under review. This includes all tenures of housing, not just stock that may be owned by the local authority.
- 4.1.20 Leicester Council has developed several policies and strategies to further its overall approach to property conditions and improvements generally in the Private Rented Sector. In particular, the Council has produced a Private Rented Sector Strategy, which can be found at <http://consultations.leicester.gov.uk/comms/landlord-licensing>
- 4.1.21 Councils have an obligation to enforce certain statutory minimum standards in housing and have powers that they can use to do this, while further mandatory and non-mandatory powers are available to the Authority under the Housing Act 2004.
- 4.1.22 In line with our strategic ambitions to improve people's quality of life, we are focussed on utilising what tools and resources we have to tackle poor housing standards in Leicester. To this end, this report puts forward the Authority's proposal/s for introducing

- Option A

Selective Licensing Scheme for all tenures in parts of the wards Stoneygate (East Cluster); Westcotes, Fosse, Braunstone Park & Rowley Fields (West Cluster); Saffron (South Cluster)

- Option B

A citywide Additional Licensing Scheme of smaller HMOs.

- Option C

Additional Licensing Scheme of smaller HMOs covering parts of the wards of Westcotes, Fosse, Stoneygate and Braunstone Park and Rowley Fields.

4.1.23 In putting forward these options it is important to note that the suggested schemes are not mutually exclusive, and combinations are possible where within the city boundary both Selective and Additional Licensing can run at the same time within designated areas.

4.1.24 Whilst dealing with different types of tenure discretionary licensing is part of a wider set of measures to enable landlords in Leicester to provide good quality housing within their communities. Both schemes can help identify and alleviate the poor housing conditions and management in the sector by setting and maintaining the appropriate standards.

4.1.25 Ensuring standards are maintained delivers a wide range of positive outcomes not just for individuals but for society including: -

- Fewer homes that pose a risk to health and wellbeing
- Improved outcomes for families and young people
- More independence for older or vulnerable households
- Lower carbon emissions, improved energy efficiency and reduced fuel poverty
- Less Anti-Social Behaviour
- Neighbourhoods that are more cohesive, attractive, and economically vibrant

4.1.26 In developing the proposals in this report, we considered evidence from direct contact with other local authorities that have introduced Discretionary Licensing Schemes and we utilised available research to support our understanding. For example, the Ministry of Housing, Communities and Local Government document, “An Independent Review of the Use and Effectiveness of Selective Licensing”

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/833217/Selective\\_Licensing\\_Review\\_2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/833217/Selective_Licensing_Review_2019.pdf), a joint research review conducted by the Chartered Institute of Housing and the Chartered Institute of Environmental Health, “A Licence to Rent” <https://www.cieh.org/media/2552/a-licence-to-rent.pdf> and guidance for local authorities on establishing Discretionary Licensing Schemes:

<https://www.gov.uk/government/publications/Selective-licensing-in-the-private-rented-sector-a-guide-for-local-authorities>

&

<https://www.gov.uk/government/publications/houses-in-multiple-occupation-and-residential-property-licensing-reform-guidance-for-local-housing-authorities>

## 4.2 Strategic Context

4.2.1 Section 57 (2) and 81 (2) of the Housing Act 2004 states that before making an Additional or Selective Licensing designation the Authority must ensure that any exercise of this power is consistent with the authorities overall housing strategy. The following section is to demonstrate how a proposed Selective Licensing and/or Additional Licensing Scheme (or Schemes) is/are consistent with this in terms of the City Council's strategic approach to housing in the City.

### a) Private Rented Sector Strategy

4.2.2 **Aim:** To bring together Housing, Environmental Health and Private Sector Housing functions to produce a shared strategy on the management of the Private Rented Sector. This is to ensure we work together and with Landlords to improve the condition of housing stock within the City, enforce against those who act illegally and support good Landlords who comply with the law and take appropriate action against those who act illegally.

4.2.3 **What will Selective and/or Additional Licensing Contribute:** The purpose of introducing these schemes as part of the PRS Strategy is to ensure (with other measures as appropriate) the quality of our Housing Stock in Leicester and that landlords are fit and proper people. The Discretionary Licensing Schemes (Selective and/or Additional Licensing) suggested in this report are proposed in accordance with Leicester City Council's Private Rented Sector Strategy.

Leicester City Council's Private Rented Sector Strategy is available at:

<http://consultations.leicester.gov.uk/comms/landlord-licensing>

### b) Empty Homes Policy

4.2.4 **Aim:** Leicester City Council want to bring all empty homes back into safe circulation and use as soon as possible. They offer the owners advice, support, and guidance to bring the property back into occupation in a timely way but when they are unable to do this, they will enforce legislation.

4.2.5 **What will Selective and/or Additional Licensing contribute:** The Introduction of Selective and/or Additional Licensing will support this agenda as they form part of ensuring that our housing stock is in good condition and improve an area's appeal to renters. Leicester City Council's Empty Homes Policy is available at: <http://consultations.leicester.gov.uk/comms/landlord-licensing>.

### **c) Homelessness and Rough Sleeping Strategy 2018-2023**

4.2.6 **Aim:** To ensure that Leicester City Council builds on its work to prevent homelessness and have increased focus on homelessness prevention for single people and couples. This is while also having regard to the Local Authority duties under the Homelessness Reduction Act. Working with the third sector and the community is a key element of the strategy alongside increasing access to the private rented sector.

4.2.7 **What will Selective and/or Additional Licensing contribute:** Selective and/or Additional Licensing will support the ongoing development of a suitable Private Rented Sector for all groups including advice to both tenants and landlords. Following the Localism Act 2011 we are now able to discharge our Homelessness Duty into the Private Sector and so good quality Private Rented Sector housing will increase the range of properties available to carry out this duty.

Leicester City Council's Homelessness and Rough Sleeping Strategy 2018-2023 is available at: <http://consultations.leicester.gov.uk/comms/landlord-licensing>

### **d) Local Plan**

4.2.8 **Aim:** In 2019 the government published the revised National Planning Policy Framework (NPPF). The NPPF requires local planning authorities to support sustainable development and to plan positively for it by preparing new Local Plans. Leicester City Council is currently developing a draft/new plan which is to set out the vision and objectives for growth of the City over the next 15 years.

Further information on adopted planning policy of relevance to Leicester can be found at: Adopted planning policy ([leicester.gov.uk](http://leicester.gov.uk)) and information on work towards a new local plan to set out a vision and objectives for Leicester's growth over the next 15 years can be found at [Draft Leicester Local Plan 2020 - Leicester City Council - Citizen Space](#)

4.2.9 **What will Selective and/or Additional Licensing contribute:** Selective Licensing and/or Additional Licensing will support the ongoing development of a suitable Private Rented Sector within Leicester, working as appropriate in line with the aims of the City's Local Plan.

### **e) Joint Health and Well-Being Strategy 2019 – 2024**

4.2.10 **Aim:** The joint Health and Well-Being Strategy states when considering the standard of housing that "we are ensuring all local authority housing meets decent home standards. By maintaining and improving housing in the public and private sectors we are helping to ensure all properties are safe, healthy places to live in." This strategy also provides a target from the associated action plan, "continue to maintain and improve the quality of existing housing and promote decent housing standards for new homes provided in the public and private sector".

4.2.11 **What will Selective and/or Additional Licensing contribute:** Selective and/or Additional Licensing will support the ongoing development of a suitable Private Rented Sector within Leicester and therefore support the health and well-being of those living in licensed properties/areas designated as Selective and/or Additional Licensing areas.

Leicester's Joint Health and Well Being Strategy 2019-2024 is available at: <http://consultations.leicester.gov.uk/comms/landlord-licensing>.

#### **f) Safer Leicester Partnership (SLP)**

4.2.12 **Aim:** The objectives of the Safer Leicester Partnership are reducing crime and Anti-Social Behaviour, reduce alcohol related harm, reduce instances of domestic and sexual abuse, effectively manage safeguarding issues and to reduce re-offending among both adults and young people.

4.2.13 **What will Selective and/or Additional Licensing contribute:** Both Selective and/or Additional Licensing support the aims of the Safer Leicester Partnership to reduce crime and disorder. Officers employed to deliver Discretionary Licensing Schemes (Selective and/or Additional Licensing) in Leicester (should they be introduced) would work in partnership with Landlords to encourage and assist them in dealing with Anti-Social Behaviour and crime linked to their properties and tenants and the scheme would appoint a community officer to work with agencies in tackling ASB and Environmental Crime within the designated areas.

The Council will continue to work with all landlords and tenants to ensure the safety of our residents and tenants and specifically to ensure that residents who are living in private rented accommodation are living in safe environments, but also that landlords ensure that their tenants behave in a responsible manner.

The Safer Leicester Partnership's Community Safety Plan 2021-2024 is available at: [Safer Leicester Partnership Plan](#)

#### **g) The World Health Organisation**

4.2.14 **Aim:** Housing and Health guidelines 2018 state improved housing conditions can save lives, prevent disease, increase quality of life, reduce poverty, help mitigate climate change and contribute to the achievement of Sustainable Development Goals, including those addressing health and sustainable cities.

4.2.15 **What will Selective and/or Additional Licensing contribute:** The purpose of introducing these schemes is to ensure the quality of our housing stock in Leicester and that landlords are fit and proper to manage their properties. This is in direct support of the World Health Organisation's aim.

#### **h) Other Strategic Documents**

4.2.16 Other strategic documents of importance to this consultation and Leicester City Council's proposal/s for Discretionary Licensing (Selective and/or Additional Licensing) include: -

- Leicester City Council Tenancy Strategy 2013
- Housing & Economic Development Needs Assessment January 2017
- Strategic Housing & Economic Land Availability Assessment & Five-Year Land Supply Update 2017

### 4.3 The National Picture

- 4.3.1 The Office for National Statistics state that there will be a population increase of 11 million over the next 2 decades. People are growing older and living longer. It is estimated that over the coming years the population of over 65s will increase by 7 million. Over a million people aged 20-34 are living with parents and for many home ownership is no longer a tenure of choice or aspiration and the Private Rented Sector is often the only choice for newly forming households which is producing “generation rent”.
- 4.3.2 The English Housing survey 2016/2017 reports that under 35s have always been over-represented in the Private Rented Sector, over the last decade or so the increase in the proportion of such households in the Private Rented Sector has been particularly pronounced.
- 4.3.3 In 2006/07, 27% of those aged 25-34 lived in the Private Rented Sector. By 2016/17 this had increased to 46%. Over the same period, the proportion of 25-34 year olds in owner occupation decreased from 57% to 37%. In other words, households aged 25-34 are more likely to be renting privately than buying their own home, a continuation of a trend first identified in 2012/13. As with those aged 35-44, the proportion of 25-34 year olds in the social rented sector did not change.
- 4.3.4 In 2016/2017, 5% of households in the Private Rented Sector were living in over-crowded accommodation.
- 4.3.5 The rental market has also changed considerably. After stalling in 2013, rents charged by private landlords increased by 8.2% in 2014 across England with the average weekly rent climbing from £163 to £176.40. Currently rental market statistics from ONS data October 2020 to September 2021 average monthly rental £898 or £207 per week a 17.5% increase since 2014.

### 4.4 The Local Picture

- 4.4.1 Leicester is the largest City in the immediate area of the East Midlands. It is a predominantly urban area located in the centre of the County of Leicestershire.

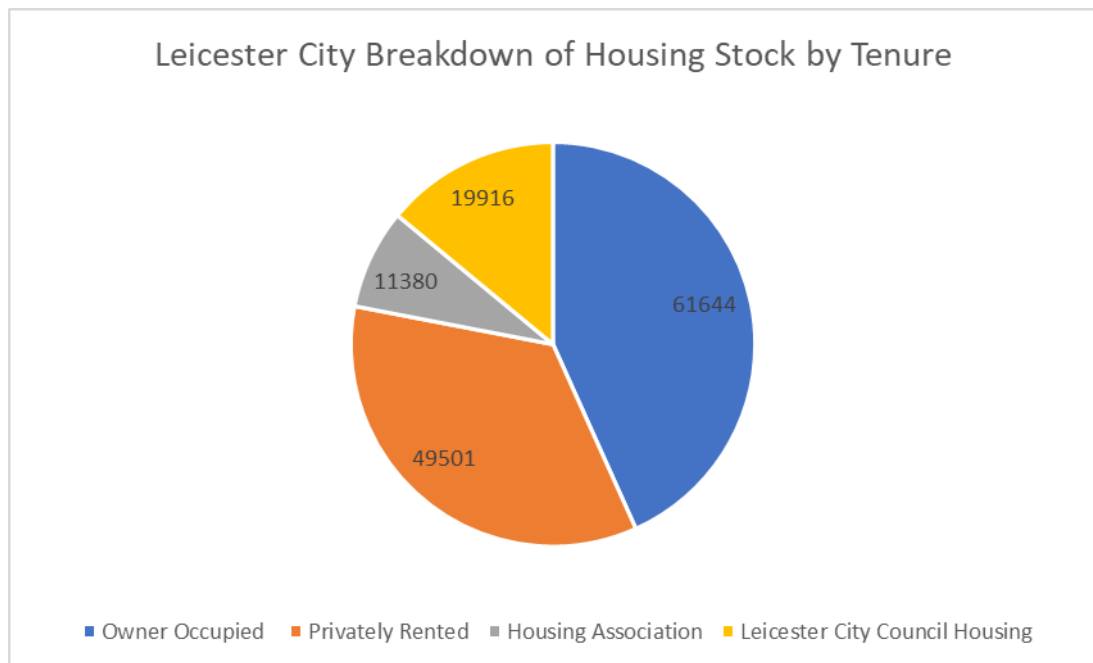
East Midlands City Populations				
Area	Status	Census 2001	Census 2011	Census 2019
Leicester City	Unitary	279,921	329,839	354,224
Nottingham City	Unitary	266,988	305,680	332,900
Derby City	Unitary	221,708	248,752	257,302

- 4.4.2 Leicester provides housing, employment, shopping, public administration, leisure and has three hospitals and two universities. The universities had a

combined student population of 43,100 students in the 2017/18 academic year.

4.4.3 Data on the Councils Housing has been made available through a BRE Housing Stock Model & Integrated Data Report commissioned by Leicester City Council in 2019 that looked at the Housing Condition of the Private Rented Sector in the City. This report (which utilises BRE Housing Stock Model Data) can be found at <http://consultations.leicester.gov.uk/comms/landlord-licensing> .the data has been useful in better understanding the PRS in the City to inform an intelligence led approach to seeking out improvements where they are required.

4.4.4 The BRE Stock Model Data undertaken in 2019 identified there are 142,261 dwellings in Leicester, 43% are owner occupied, 35% private rented and 22% social rented. The Chart below indicates the housing stock by tenure



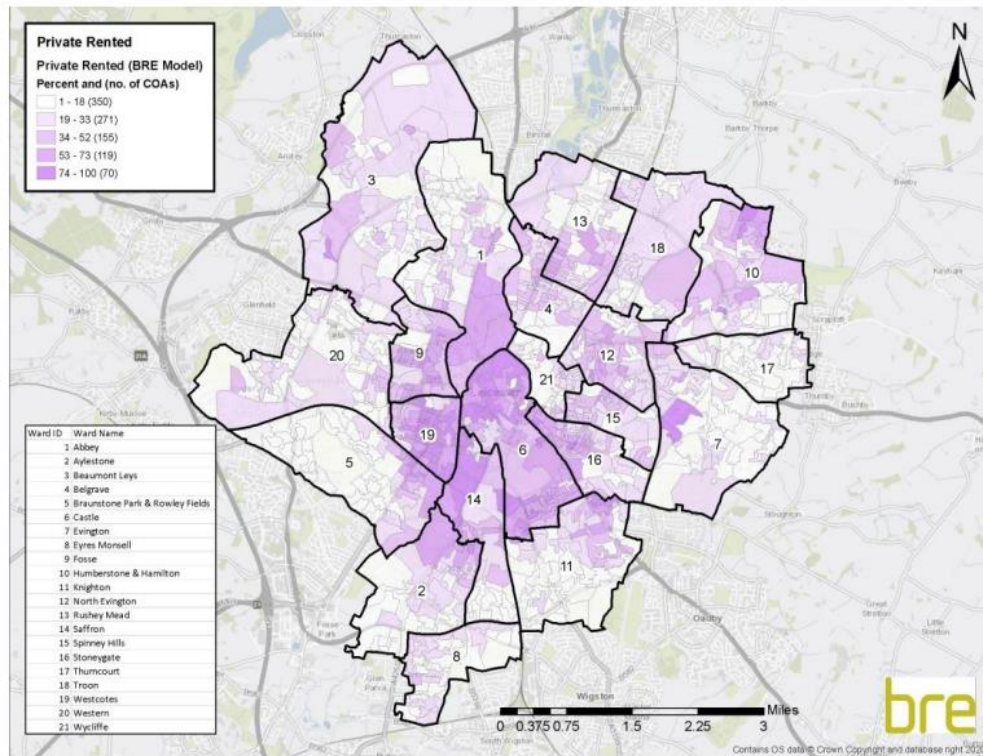
4.4.5 The percentage of dwellings in the Private Rented Sector across Leicester (using BRE Housing Stock Model Data) is 35% compared to the national average of 19%. A large portion of wards (19 out of 21) in Leicester have a percentage of Private Rented Sector dwellings greater than the national average, in particular Castle (64.4%) and Westcotes (68.7%). The map on the next page illustrates the density of private rented property across Leicester and the Leicester City PRS Breakdown of Stock by Tenure. There are an estimated (BRE Housing Stock Model Data) 9,649 Houses in Multiple Occupation in Leicester with 48% of them in the Westcotes, Castle, Stoneygate and Fosse Wards.

4.4.6 Map 1 and 2 below shows large parts of the city where the percentage of Private Rented Property is above the national average (19%). There are particularly high concentrations (area with concentrations over 75%) in some parts of Westcotes, Castle, Fosse, Saffron, Stoneygate and pockets of high concentration on the edge of Braunstone Park and Rowley Fields and

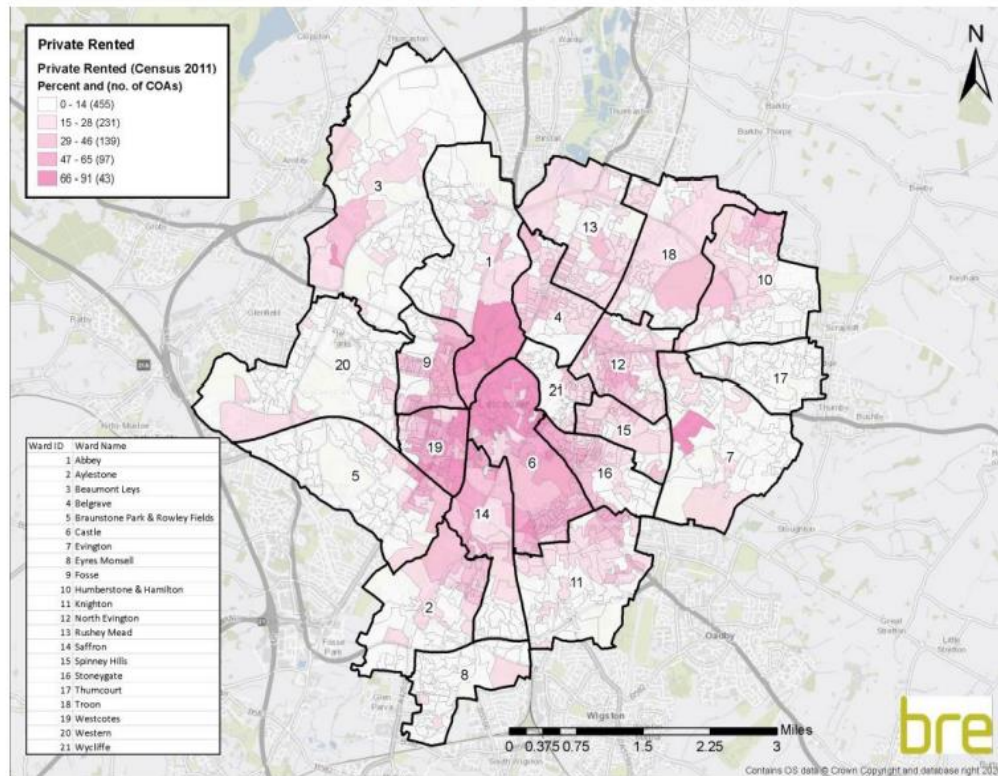


Hamilton. There are also a couple of outlier concentrations in Beaumont Leys and Evington near the Glenfield and General Hospitals formed by staff accommodation.

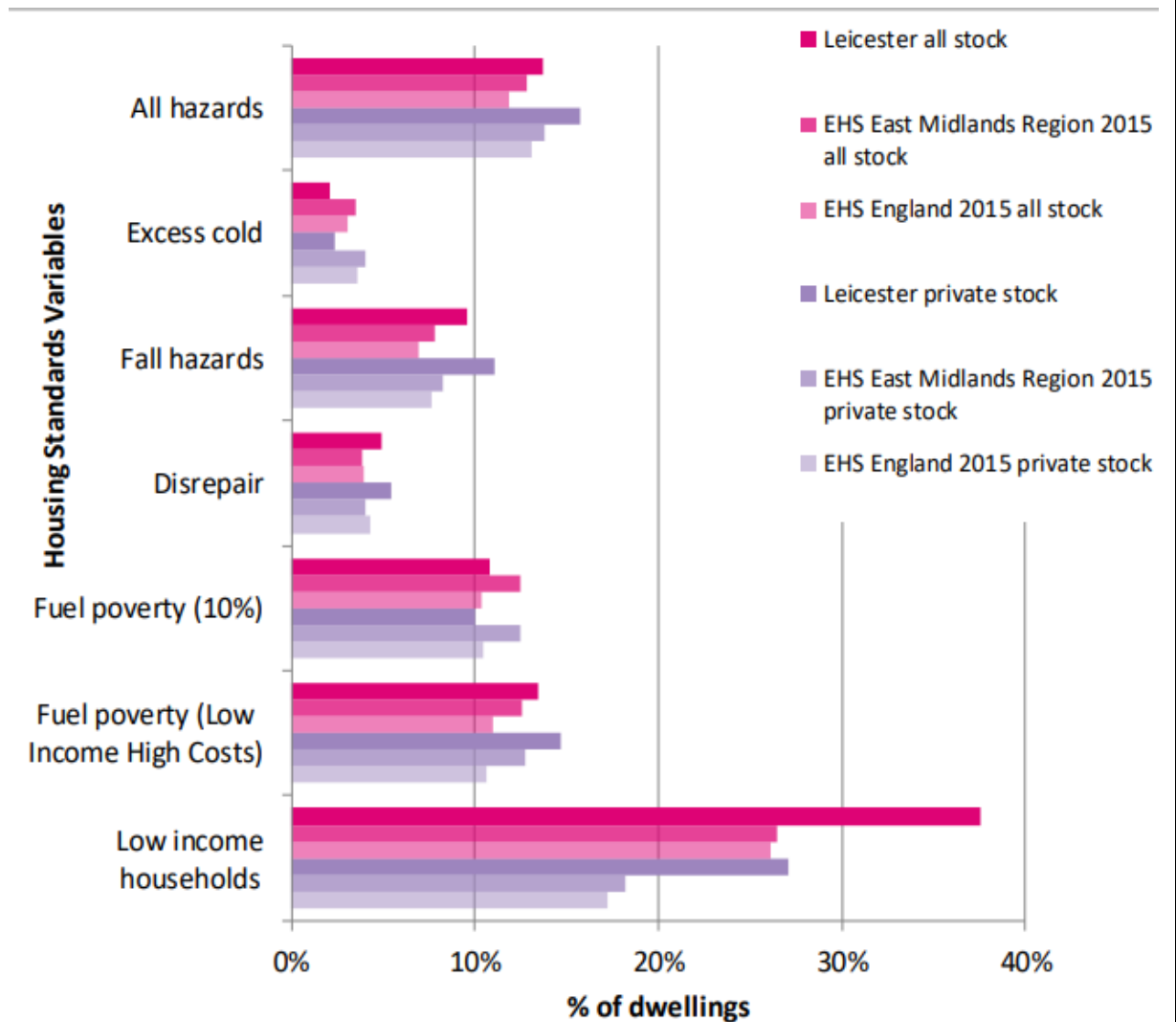
**Map 1:** Distribution of estimated percentage of private rented dwellings in Leicester – based on database



**Map 2:** Distribution of estimated percentage of private rented dwellings in Leicester – based on 2011 Census Data (Neighbourhood Statistics)



4.4.7 The table below taken from the BRE's Housing Stock Model and Integrated Data Report available at: <http://consultations.leicester.gov.uk/comms/landlord-licensing> shows the results for 7 of the Housing Standards Variables in Leicester compared to regional East Midlands data and England (EHS 2015) - split into, all stock and private sector stock. The data shows that the performance of the housing stock in Leicester compared to the EHS England average is generally worse with the exception of excess cold which is slightly better in Leicester. Levels of all hazards and fall hazards are notably higher in Leicester, and the proportion of low-income households is high compared to the England average. Compared to the regional average the picture is similar with Leicester generally performing worse with the exception of excess cold and Fuel poverty (10% definition).



4.4.8 Leicester City Council also currently has Article 4 Direction Areas as set down in the Town and Country Planning Act. This restricts permitted development rights within a geographical area and includes restrictions on the right to use a house as a small-scale House in Multiple Occupation without the need for planning permission.

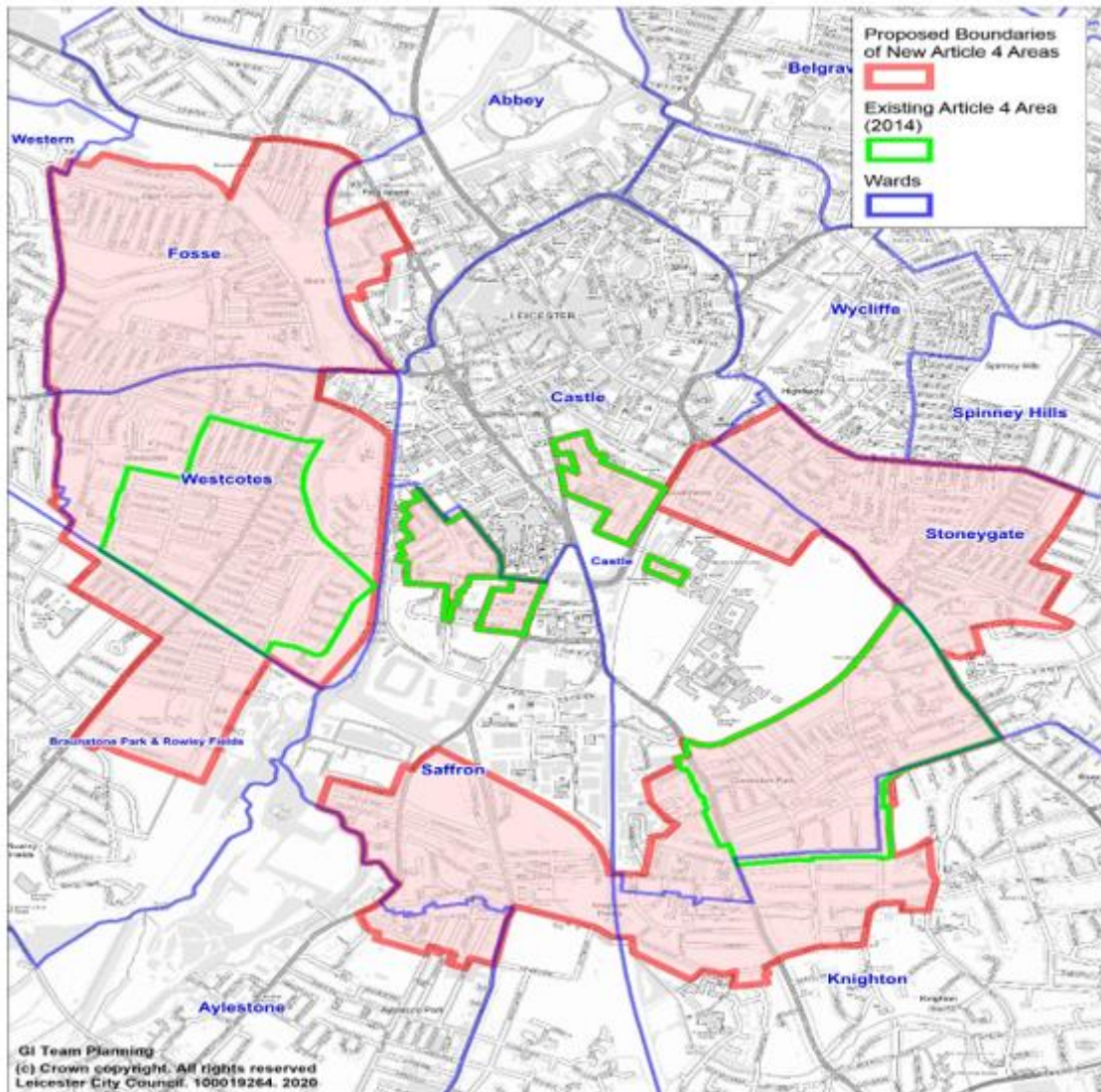
4.4.9 The Article 4 Direction Areas will be extended for Leicester. This was following a consultation between 18th November 2021 to 13th January 2022, further details can be found at. [Article 4 Direction extension - Leicester City Council -](#)

[Citizen Space](#) if not challenged the article 4 designated will be extended in November 2022.

4.4.10 The Article 4 direction ensures that planning applications for such changes of use are required to be submitted and enables an over concentration to be reviewed. These applications are then considered and determined against relevant planning policy

4.4.11 The map below illustrates the location of the current Article 4 Direction areas within Leicester in Green and the extension areas in Red: -

### All Existing and Proposed Article 4 Areas



4.4.12 The Housing Stock Model and Integrated Data Report from the BRE provided baseline data about our housing stock so that we could evaluate if and/or where a Discretionary Licensing Scheme is required. This report has provided very detailed modelled data, down to dwelling level. To give an indication of the information supplied a summary that highlights some key finding with respect to Leicester's Private Rented Sector is provided within this report.

4.4.13 Performance of the Private Rented Sector in comparison with others are shown in the table below using a Standard Assessment Procedure rating

(SAP rating) (A SAP rating is a way of comparing energy performance of different homes – it results in a figure between 1 and 100+ (100 representing zero energy cost and anything over means you are exporting energy). The higher the SAP rating, the lower the fuel costs and the lower the associated emissions of carbon dioxide). The Private Rented Sector tends to perform less well than both owner occupied and social stock except for fuel poverty and low income.

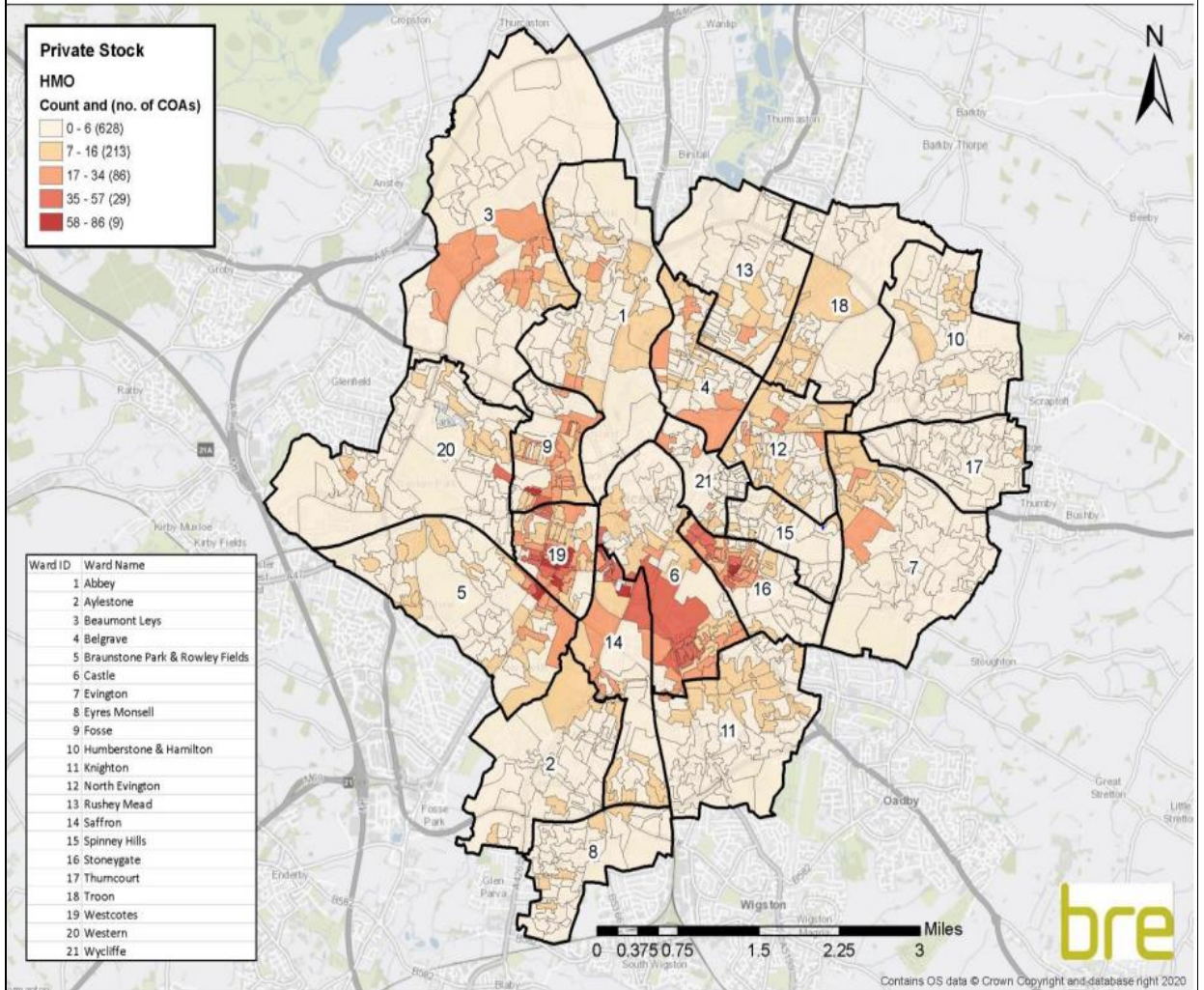


Source: BRE Housing Stock Model and Integrated Data Report

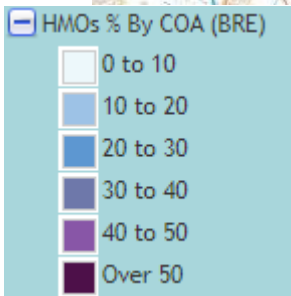
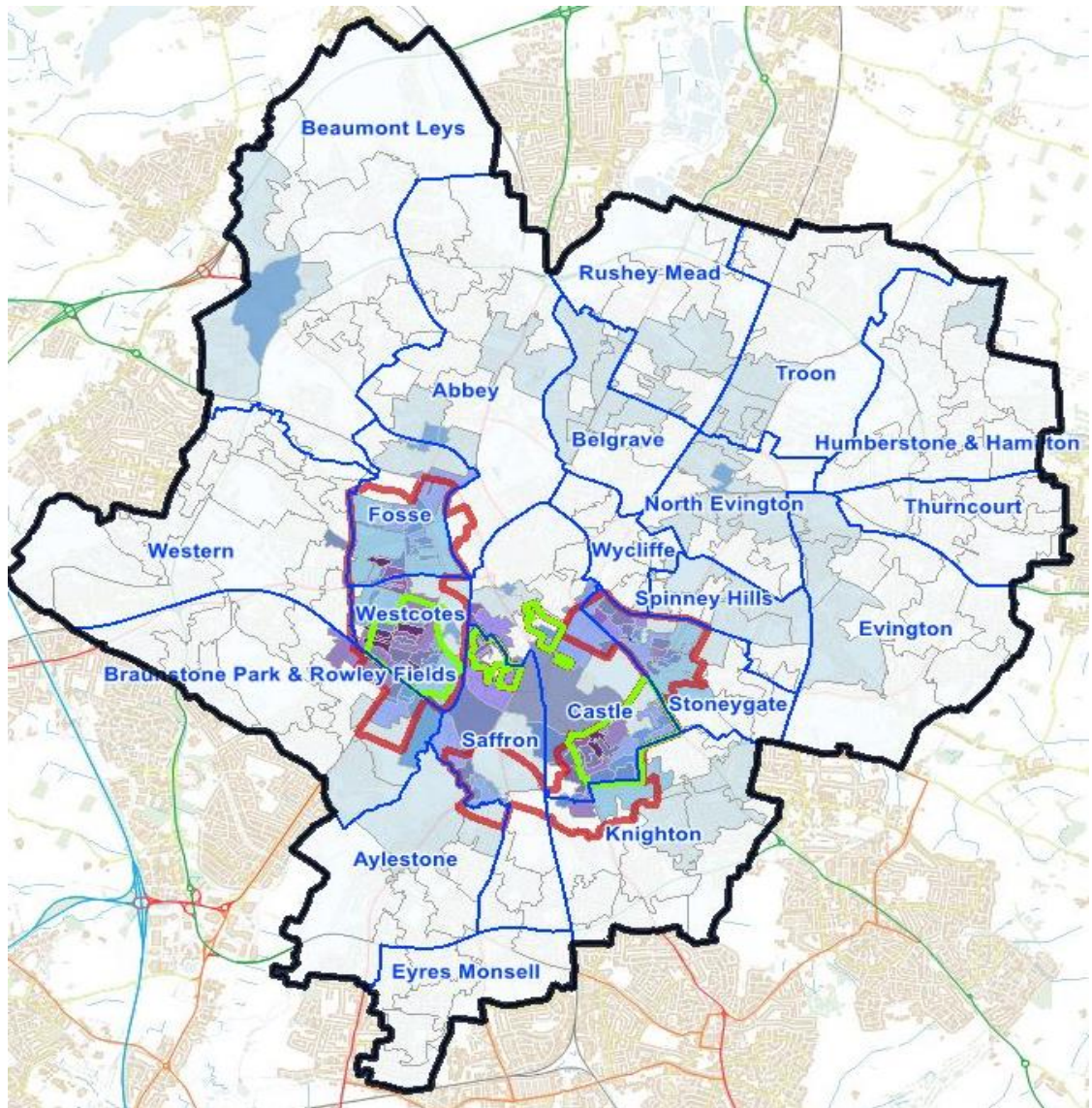
4.4.14 Please note the above refers to Simple SAP which is an estimate of a residential dwelling's likely SAP score, it is not based on the full required range of data for a SAP calculation or a reduced data SAP calculation (RDSAP), it should only ever be considered an estimate of the SAP score, and used as a guide. Source: BRE Housing Stock Model and Integrated Data Report

4.4.15 The locations of the HMOs within the City are illustrated below using data from the BRE Housing Stock Model and Integrated Data Report and can be accessed at: <http://consultations.leicester.gov.uk/comms/landlord-licensing> . You will note that this map illustrates that there are high proportions of HMOs within the City, but that they are particularly concentrated in 6 Wards. These Wards are, Westcotes, Fosse, Saffron, Castle, Stoneygate and Braunstone Park & Rowley Fields.

Map 14: Count of HMOs



4.4.16 It is suspected that since the introduction of the first Article 4 Direction in Leicester, which requires planning permission to use a home as a small HMO, clusters of these properties have appeared on the edge of the boundaries. This could indicate that those operating this type of accommodation may be seeking to avoid regulation. These clusters can be seen in the map below.



Map Adapted from BRE Housing Stock Model Data

## 4.5 Data Analysis

### a) Selective Licensing.

The Council must consider that an area is experiencing one or more of the following conditions for a Selective Licensing Designation to be made (Section 80 (7)): -

- high levels of deprivation,
- poor property conditions,
- significant and persistent problems with Anti-Social Behaviour,
- high levels of crime
- high levels of migration,
- low housing demand (or it is likely to become such an area),

### b) Additional Licensing

The Council must consider that a significant proportion of HMOs in the areas are being managed ineffectively as to give rise, or to be likely to give rise, to one or more problems either for those occupying the HMOs or for members of the public.

4.5.1 Data has also been obtained from the Councils service management recording systems, using data over the period (2017-2020). A series of exercises covering all Private Rented Sector and HMO Housing Conditions and Anti-Social Behaviour have been carried out cross referencing the data in relation to both Selective and Additional Licensing which is detailed below:

4.5.2 The Private Rented Sector and HMOs have notably larger number of complaints recorded against their tenure:

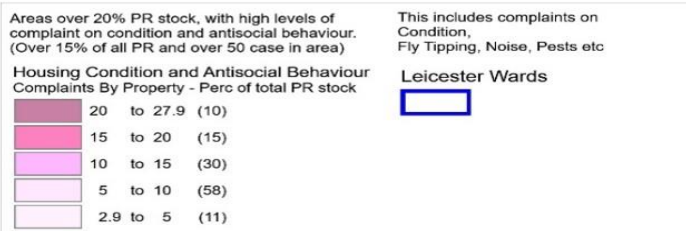
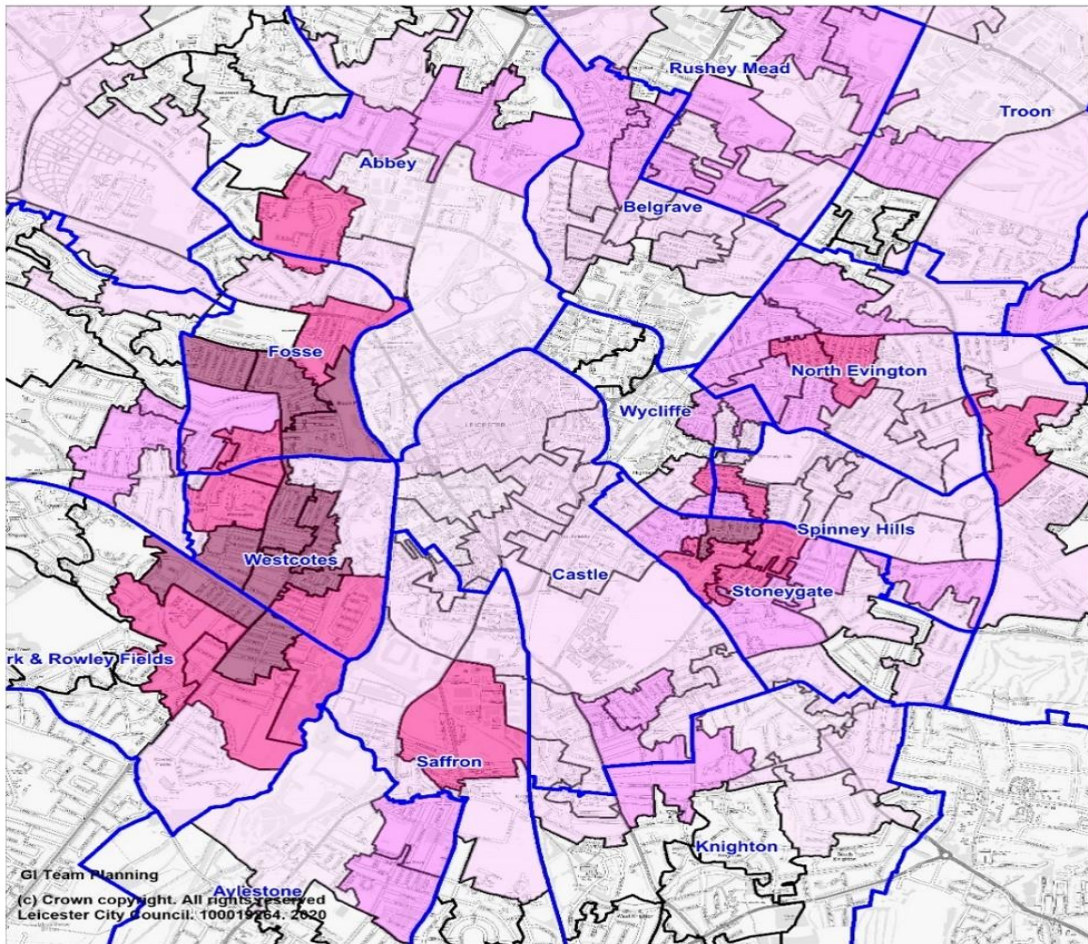
Tenure	All Housing Complaints		Noise		Housing Condition		Public Health		Fly Tipping	
	%	Number	%	Number	%	Number	%	Number	%	Number
All Stock	7.3%	10641	2.9%	4095	1.4%	2046	1.5%	2197	2.2%	3065
All Priv Rented	10.8%	5356	3.8%	1870	3.1%	1524	1.7%	837	3.6%	1771
HMOs – (BRE modelled data)	17.0%	1640	6.6%	639	4.3%	419	2.6%	247	6.3%	607
Priv Rented – Non HMOs	9.3%	3716	3.1%	1231	2.8%	1105	1.5%	590	2.9%	1164

4.5.3 Note that the headers are general, and the issues included in this data include: Housing defects, overcrowding, fire safety, defective gas appliances, excess cold, damp, defective drains, pests, noise nuisance, rubbish accumulation and fly-tipping.

4.5.4 The complaints received from correspondents have been plotted geographically across the city so that we have been able to identify the areas with the largest number of complaints. Please see the map below which illustrates the Wards with the highest level of poor housing conditions and

Anti-Social behaviour are Westcotes, Fosse, Braunstone Park & Rowley Fields and Stoneygate. BRE Housing Stock Model Data used for data relating to stock number.

**Map Showing High Percentage of Private Rented Properties  
High levels of poor housing condition and antisocial behaviour**



## 4.6 Consultation Data analysis

4.6.1 The analytical report at **Appendix C** presents the findings of the consultation and gives the case for the options which have been identified as potentially suitable for the schemes.

4.6.2 The proposed scheme/s will support a balanced housing market which in turn will support social and economic improvements in the City of Leicester. Housing plays a fundamental role in delivering sustainable communities, facilitating social and environmental improvement, and promoting economic growth.



- 4.6.3 **Appendix C** explains the evidence which the authority considers the consultation process has met the statutory conditions for Discretionary Licensing. It further provides evidence from respondents they believe that the scheme would improve standards of property management and address problems affecting residents; either living within Private Rented Sector Properties (except where exemptions apply) through the application of Discretionary Licensing.
- 4.6.4 The Council undertook consultation following the Government guidance. the minimum consultation period required by legislation is 10 weeks. Due to Christmas falling within the consultation, an additional 2 weeks was provided for respondents to comment. The consultation period ran from 30 November 2021 to 22 February 2022.
- 4.6.5 Due to the Coronavirus pandemic the decision was taken that the consultation would be undertaken remotely. It is required that the consultation must be robust and reach as many people as possible. Through a communications matrix all actions were logged, and methods of communications were recorded.
- 4.6.6 Officers ensured that the public and those affected by any possible changes to licensing were reached and encouraged to respond to the consultation and make their views known.

#### **4.7 Options Considered**

- 4.7.1 The following options were proposed either as options on their own (standalone options) or as a combination (as appropriate): -

##### Option A

Selective Licensing within parts of the Wards of - Stoneygate (East Cluster); Westcotes, Fosse, Braunstone Park & Rowley Fields (West Cluster); Saffron (South Cluster)

The combined area covering the schemes covers less than 20% of Leicester's geographical area and less than 20% of privately rented homes in the local authority area.

##### Option B

Additional Licensing that covers the entire City (citywide).

##### Option C

Additional Licensing within parts of the Wards of Westcotes, Fosse, Braunstone Park & Rowley Fields and Stoneygate.

## 4.8 Consultation Overview - (Full Analytical Consultation Report at Appendix C)

4.8.1 The consultation was designed to capture the opinion of all interested stakeholders. In total 1120 online consultation responses were received, see table below for breakdown of respondents to the online questionnaire.

	<b>Total</b>	<b>Percentage</b>
Private Tenant	215	19.20%
Leicester Resident	565	50.45%
Private Landlord	270	24.11%
Letting/ Managing Tenant	8	0.71%
Local Business	6	0.54%
Charitable Organisation Providing Accommodation	2	0.18%
Other	54	4.82%
<b>Total</b>	<b>1120</b>	<b>100%</b>

### 4.8.2 General Findings

- a) A significant number of respondents (32.86%) felt that landlords did not manage their properties well.
- b) The main issues associated with poor management of private rented properties included fly-tipping, noise and crime/ anti-social behaviour.
- c) Respondents (66.70%) felt that the introduction of the discretionary licences scheme would help to improve standards in the private rented sector.
- d) A significant number of respondents (59.55%) felt that the introduction of discretionary licensing would improve the health, safety and general welfare of the community.

### 4.8.3 Selective Licensing

- e) A significant number of respondents commented that the introduction of Selective Licensing would improve housing conditions.
- f) The majority of respondents that answered this question stated that they were supportive of such a scheme.
- g) There is overwhelming support from residents and tenants, with some notable opposition from landlords.

270 Landlords responded (24% of all respondents) Although a minority 18% (49 landlords) of private landlords supported the scheme 67% (180 landlords) of landlords opposed the scheme and 15% (41 landlords) did not indicate whether they supported or objected.

#### 4.8.4 Additional Licensing

h) In relation to HMOs in the area, the majority of the respondents stated the following.

- The management of Houses of Multiple Occupation (HMO) had not improved in the last 5 years (although a significant number of respondents were unsure whether the management of HMOs had improved or not).
- Conditions in HMOs had not improved over the last 5 years.
- Anti-Social behaviour associated with HMOs has not decreased over the last 5 years.

However, when answering these questions, it is recognised that for many respondents it is very difficult to establish the exact type of tenure of a home and there may be some misunderstanding over an areas property mix.

There is clearly a perception that the existing Mandatory Licensing has not been effective. However, we are aware through inspections and licensing that the scheme has improved management and standards within the Private Rented Sector

i) There is significant support (51.25%) for the introduction of Additional Licensing across the city.

4.8.5 Formal responses have been received from a number of stakeholders and interest groups:

- East Midlands Property Owners (EMPO) **Appendix D**
- National Residential Landlords Association (NRLA) **Appendix E**
- John Ashworth MP **Appendix F**
- Climate Action Leicester and Leicestershire **Appendix G**
- Action Homeless Leicester **Appendix H**
- Safe Agent **Appendix I**

#### 5. Licence Fees

a) The indicative fee proposed within the consultation questionnaire was “The estimated licence fee for Selective and/or Additional Licensing in Leicester would be between £1,000 and £1,150 (depending on which scheme is adopted)”. This received a mixed view with the costs being expressed as too much by 42.14% of respondents with 39.38% of respondents considered the costs were about right or too little. It should be borne in mind that the costs of the service must be cost neutral over the period of the licensing scheme.

b) The consultation requested views on a number of discounts offered:

- “early bird applications be applied up to 6 months after the commencement date at 10% discount
- Accredited landlords 10% discount available
- Charitable organisations landlords 10% discount available

These proposals received overwhelming support. Similarly, there was support with 55.45% of the respondents stating that they agree with the levying of a penalty for late applications.

- c) The consultation also supported a discount for energy efficient homes. The Council has therefore proposed a discount of 10% for all properties that exceed the minimum EPC, and possess an EPC A, B or C rating.
- d) The licence is non-transferable, and should the property change hands during the term of the scheme a new application will be required and the full fee payable, subject to discounts applicable.
- e) For new landlords who enter the property market after the commencement of the scheme, no late penalty fee may be applied to the new licence unless 12 months has elapsed since the purchase of the property.

5.1 Following calculations the revised estimated fees for a discretionary licence are represented in the table below.

Option	Licence Type	Proposed Fee	10% discount	20% discount	30% discount
A	Selective Licence	£1,090	£981	£872	£763
B	Additional Licence (Citywide)	£1,150	£1,035	£920	£805
C	Additional Licence (4 Wards)	£1,250	£1,125	£1,000	£875
A + B		£1,050	£945	£840	£735
A + C		£1,080	£972	£864	£756

5.2 Discounts offered.

1. With the exception of the early bird discount, All discounts will be applicable for the first 18 months after the commencement of the official start date of the scheme.

For all new landlords who commence ownership within the term of the scheme will be allowed the discounts for the first 12 months on completion of their legal ownership.

A maximum of three discounts will be allowed per application

2. The discounts for early bird applications be applied up to 6 months after the commencement date at 10% discount.
3. Accredited landlords be allowed a discount of 10% providing accreditation is maintained for the duration of the scheme.
4. Registered Charitable organisations be allowed a discount of 10% providing charitable status is maintained for duration of the scheme
5. A discount for properties of EPC banding A, B and C be allowed a discount of 10% to acknowledge the works undertaken on the building in excess of the legal minimum standard and Leicester's drive to improve housing efficiency
6. Multiple applications by landlords or managing agents will pay the full fee applicable for the first application. Subsequent applications will be charged minus the fit and proper persons checks with a 10% discount.
7. Premises in the Gold leasing scheme by virtue of them being leased to LCC whilst still maintaining management will be allowed a discount of 10% providing membership is maintained for the duration of the scheme, for the term of the scheme
8. Premises that are in the control of the Council under the Platinum leasing scheme by virtue of them being leased to LCC will not be required to be licensed as the premises will be exempt under The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006.

### 5.3. Penalties

1. A late application request will be subject to an additional £200 fee - 18 months after the commencement of the official start date of the scheme.
2. Incomplete applications will be subject to an administration charge of £100 following three attempts to complete an application.
3. Properties that are found not to be compliant with the licence conditions on inspection or where multiple inspections are required to achieve compliance will be charged a re-inspection fee of £100.
4. Temporary Exemption Notice applications which lasts three months will be subject to a £50 application fee and must be requested within 12 months after the commencement of the official start date of the scheme for those properties legally owned by the landlords or managed through a management agent on the commencement date.

For all new landlords who commence ownership within the term of the scheme will be allowed the temporary exemption from completion of their legal ownership.

5. Enforcement action will commence 18 months after the commencement of the official start date of the scheme.

6. Rent repayment orders will be supported for unlicensed properties 12 months after the commencement of the official start date of the scheme. A rent repayment order (RRO) may be applied for by the tenant or the Council and requires repayment, of rent or housing benefit, if a landlord has failed to licence a property if it falls within a designated Licensing area.

5.4. A Discretionary Licensing Enforcement Policy **Appendix J** has been prepared to support officers and provide clear guidelines on enforcing the proposed designated scheme and enforcement will be proportionate and reasonably enforced.

## 6 Staffing

6.1 It is proposed that a designated team be created to administer and enforce the schemes. The staffing levels in the table below have been calculated by estimating the staffing time required to process and enforce the expected number of applications.

Option	Licence Type	Officers	Assistants	Seniors	Team Manager	Community Warden	Total Staffing Team
A	Selective Licence	20	15	2	1	1	39
B	Additional Licence (Citywide)	16	12	2	1	1	32
C	Additional Licence (4 Wards)	5	4	0.5	0.5	0.5	10.5
A + B		37	26	4	1	1	65
A + C		26	18	3	1	1	49

6.2 The scheme will provide for an additional Community Warden to undertake work in the designated areas to address the issues raised in the consultation process, with Anti-Social behaviour, Fly tipping, waste management, overgrown or dilapidated premises etc.

## 7.0 Designation

7.1 The designation, if approved at Full Council, will become operative at a time determined by Council, which cannot be earlier than three months after the decision i.e., 10 October 2022.

7.2 The designation/s will last for five years in accordance with the legislation. It is a criminal offence to let a property in an area designated for Selective Licensing or in terms of an area designated for Additional Licensing to let a House in Multiple Occupation without a licence.

## **8.0 Conclusions and Recommendation/s**

8.1 It is recommended that the members approve the report and appendices and the recommendations below:

- Selective Licensing in the targeted areas (Option A) is supported and should be introduced as soon as practicable. (October 2022) This area was identified in the business case and during the consultation as the area's most acutely impacted by the proliferation of the PRS in Leicester.
- As the principle of Additional Licensing city wide (Option B) is also favourable, it is recommended that this be revisited once Option A is embedded and there is further evidence of the success of licensing in raising standards in the sector. This will also allow time for any impact of the potential extension of the Article 4 directive to have been realised.
- The proposed fees, discounts and penalties identified in Section 5.1, 5.2 and 5.3 are approved.
  - The discounts for early bird applications be applied up to 6 months after the commencement date at 10% discount.
  - Accredited landlords be allowed discount of 10% providing accreditation is maintained for the duration of the scheme.
  - Registered Charitable organisations be allowed discount of 10% providing charitable status is maintained for duration of the scheme.
  - A discount for properties of EPC banding A, B and C be allowed a discount of 10% to acknowledge the works undertaken on the building in excess of the legal minimum standard and Leicester City's drive to improve housing efficiency.
  - Multiple applications by landlords or managing agents will pay the full fee applicable for the first application. Subsequent applications will be charged minus the fit and proper persons checks with a 10% discount.
  - Premises that are in the control of the Council under the Platinum leasing scheme by virtue of them being leased to LCC will not be required to be licensed as the premises will be exempt under The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006.
  - Premises in the Gold leasing scheme by virtue of them being leased to LCC whilst still maintaining management will be allowed a discount of 10% providing membership is maintained for the duration of the scheme.
  - A maximum of three discounts will be allowed per application

- A late application request will be subject to an additional fee of £200 - 18 months after the commencement of the official start date of the scheme.
- All discounts will end after 18 months of the scheme

## **9. Timetable for Implementation (if approved)**

9.1 The Council decision will be for an order sealed by the Council of Leicester City and the order be a Designation of an Area for Selective Licensing under Section 80, Housing Act 2004

9.2 The Council approval is subject to a 3-month standstill to facilitate challenge before it becomes operable.

9.3 Following the 3-month standstill, subject to their being no objection, the order may come into effect. 10 10 2022

9.4 From the proposed commencement date of 10 10 2022, persons will be able to apply for a licence to operate a privately rented residential property within the designated area.

9.5 A communication plan for implementation of the scheme has been developed to meet the key milestones.

## **10. Financial, legal and other implications**

### 10.1 Financial implications

The Council is not permitted to generate a surplus by charging more than the costs incurred in operating a Discretionary Licensing scheme.

The proposed fees and charges outlined within this report would generate sufficient income over the 5-year period of the scheme to cover all costs to the Council; this includes all anticipated one-off and on-going staffing and running costs.

Stuart McAvoy – Acting Head of Finance

### 10.2 Legal implications

10.2.1 A General Approval was given by Central Government in 2015 which allows local authorities to introduce Selective and/or Additional licensing. In relation to Selective licensing, the general approval applies where the scheme(s) will cover no more than 20% of the local authority's geographical area and will affect no more than 20% of privately rented homes in the local authority area.

10.2.2 Prior to the introduction of a scheme, local authorities are required to consult, for a minimum period of 10 weeks, with those likely to be affected by a Selective and/or Additional licensing designation. The consultation was



conducted between 30 November 2021 and 22 February 2022 and the results are contained within the report.

10.2.3 A Selective licensing scheme may be made if the area to which it relates is experiencing one or more of the following:

- A significant and persistent problem caused by anti-social behaviour.
- High level of deprivation.
- Poor property conditions.
- High levels of crime.
- High levels of migration.
- Low housing demand.

10.2.4 An Additional licensing scheme may be made if the local authority considers that it will significantly assist it in dealing with homelessness, empty properties and anti-social behaviour arising from the conduct of occupiers of, or visitors to, residential premises within the designated area.

10.2.5 Any decision to designate an area for Selective or Additional licensing must be consistent with the council's overall housing strategy and be part of a coordinated approach dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector.

10.2.6 If the council decides to implement a Selective and/or Additional licensing scheme(s), it must specify the date(s) on which it will come into effect, which cannot be any earlier than 3 months from the date of the decision. Any such decision must then be published in accordance with the appropriate regulations.

Jeremy Rainbow – Principal Lawyer (Litigation) – 371435.

### 10.3 Climate Change and Carbon Reduction implications

Housing is responsible for 33% of carbon emissions in Leicester. Following the city council's declaration of a Climate Emergency in 2019, and its aim to achieve carbon neutrality, addressing housing emissions is a vital part of the council's work. The council's housing condition report highlighted some of these issues, in terms of the proportion of dwellings experiencing excess cold and fuel poverty and numbers of dwellings with lower EPC ratings.

As noted within a previous report on this consultation, issues that could be addressed through PRS licensing measures include poor housing conditions, incorporating poor insulation, cold and letting of dwellings with EPC certificates below E. Taking action to require landlords to address these issues could lead to improvements in energy efficiency within dwellings, through improved insulation and other measures such as improved heating systems as relevant. Alongside improving comfort levels and reducing fuel poverty, this could deliver a positive climate emergency impact through reducing the corresponding carbon emissions from home heating, depending on the measures implemented.

Aidan Davis, Sustainability Officer, Ext 37 2284

## 10.4 Equalities Implications

Under the Equality Act 2010, public authorities (including the local authority and schools), have a Public Sector Equality Duty (PSED) which means that, in carrying out their functions, they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

The life chances of residents are closely linked to the quality of their neighbourhoods and their housing accommodation. The envisaged benefits of better quality housing accommodation that is well managed and complies with all relevant standards will have a positive impact on people from across all protected characteristics. Therefore, the introduction of the Selective Licensing Scheme is likely to have a positive impact on residents and has the potential to foster good relations and advance equality of opportunity between people who share a protected characteristic and those who don't.

Those with disabilities are more likely to be negatively affected by poor housing conditions, therefore initiatives to ensure housing conditions are regulated will positively impact on disabled persons. Vulnerable tenants, such as new arrivals in the country may be more likely to be exploited and affected by poor housing conditions.

Those that live in deprived areas are statistically more likely to suffer from poor housing conditions, therefore improvements to housing will positively improve their health and wellbeing.

In order to demonstrate that equalities impacts have been taken into account in the consideration and as an integral part of the decision making process, it is recommended that an Equalities Impact Assessment is undertaken. The findings from the consultation should inform the assessment in order to fully understand the potential impacts.

*Kalvaran Sandhu, Equalities Manager, Ext 37 6344*

*Attached as **Appendix K***

## 10.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

For neighbourhoods and people, the opportunities and quality of life and the ability to reach their potential are closely linked to the quality of their neighbourhoods and their housing accommodation. The envisaged benefits of improved properties of a decent standard that is well managed will have a positive impact on people from across all areas of society. Therefore, the introduction of the Selective Licensing

Scheme is likely to have a positive impact on residents and neighbourhoods and has the potential to foster good relations and advance equality of opportunity between groups and neighbourhoods.

*Tony Cawthorne, Designated Licensing Project Manager*

## **11. Background information and other papers**

[Landlord Licensing - Leicester City Council - Citizen Space](#)

Private Rented Strategy

Private Rented Strategy Appendix 1

Homelessness and rough sleeping strategy 2018-2023

Leicester joint health and wellbeing strategy 2019-2024

'A Licence to rent' (joint research review conducted by the Chartered Institute of Housing and the Chartered Institute of Environmental Health)

Empty Homes Policy 1995

Empty Homes Policy revised 2009

BRE Housing stock modelling report

Article 4 Direction extension consultation

Local Plan

Safer Leicester Partnership Community Safety Plan

Guidance for local authorities on establishing discretionary licensing schemes (1)

Guidance for local authorities on establishing discretionary licensing schemes (2)

MHCLG An independent review of the use and effectiveness of selective licensing

## **12. Appendices:**

Appendix A - Business case

Appendix B - Maps covering selective designations and Street names

Appendix C – Full Analytical Consultation Report

Appendix D - East Midlands Property Owners (EMPO)

Appendix E - National Residential Landlords Association (NRLA)

Appendix F - John Ashworth MP

Appendix G - Climate Action Leicester and Leicestershire

Appendix H - Action Homeless Leicester

Appendix I - Safe Agent

Appendix J - Discretionary Licensing Enforcement Strategy

Appendix K – Equality Impact Assessment

### **13. Status of report**

**Is this a private report (If so, please indicated the reasons and state why it is not in the public interest to be dealt with publicly)?**

No

**Is this a “key decision”?**

Yes

**If a key decision please explain reason**

The report supports the Homes for All and the increasing the supply of affordable and decent housing.

Sustainable Leicester in that it provides a new way of working with landlords and managing agents in providing decent and effective homes that are compliant with legislation and improves properties and the burden on climate action

A City to enjoy Selective Licensing aims to create communities and increase community engagement through the improvement of housing stock and increasing the tenant’s involvement in creating a community based approach and involvement

A safe an inclusive city Through the Selective Licensing aims to create communities and increase community engagement through the improvement of housing stock and increasing the tenants involvement in creating a community through prolonged tenure, thereby improving inclusivity within the neighbourhoods under the scheme.