Neighbourhood Services & Community Involvement Scrutiny Commission

SELECTIVE LICENSING IN HIGH DENSITY AREAS OF LEICESTER

20 March 2019

Lead director: John Leach

Useful information

■ Ward(s) affected: Castle, Fosse, Westcotes, Stoneygate, Saffron, Braunstone Park and Rowley Fields

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1. Summary

- 1.1 The Housing Act 2004 enables Local Authorities to introduce a Selective Licensing Scheme without the need for Secretary of State approval provided it is 20% or less of the size of the municipal area or 20% or less of the size of the Private Rented Sector. Utilising the 20% and less limits for tenure/geography provides time advantages in implementation and a pathfinder for further expansion should this be desired.
- 1.2 This report sets out the ambition for an improved Private Rented Sector in Leicester, particularly in challenging areas. The approach suggested utilises the enabling Housing legislation for a scheme to come into being and offers reduced timescales as compared to a City wide scheme which would require approval by the Secretary of State.
- 1.3 This report outlines plans to develop a business case for the areas of the City with high concentrations of private rented accommodation and its initiation with a survey of residents, businesses and stakeholders in the wards of Castle, Fosse, Westcotes, Saffron, Stoneygate, Braunstone Parks and Rowley Fields.
- 1.4 The online survey will run from 11 March 2019 to 5 May 2019. A copy of the survey is attached as an Appendix.

2. Recommendations

The Neighbourhood Services and Community Involvement Scrutiny Commission is requested to:

2.1 Consider the report and survey and provide comments for the potential development of a scheme.

3. The Ambition to Introduce a Selective Licensing Scheme in Leicester

3.1 The City Council have an ambition to ensure the Private Rented Sector in Leicester is fit for purpose and within that standards are improved in those areas where there are concerns regarding Anti-Social Behaviour (ASB), tenancy management and housing conditions.

- 3.2 A selective licensing designation is valid for up to 5 years and its purpose is to enable the Council to impose additional licensing conditions and implement an intervention programme that targets manifest or emerging problems associated with concentrations of privately rented accommodation.
- 3.3 The Housing Act 2004 enables Local Authorities to introduce a Selective Licensing Scheme without the need for Secretary of State approval provided it is 20% or less of the size of the municipal area or 20% or less of the size of the Private Rented Sector. Utilising the 20% and less limits for tenure/geography provides time advantages in implementation and a pathfinder for further expansion should this desired.
- 3.4 A selective licensing scheme under Housing Act 2004 introduces the following:
 - Landlords are required to report to Leicester City Council (LCC) that they are renting property in the area/s and show that they and the property managers are 'fit' to rent properties.
 - The licence issued will have conditions and non-compliance may result in civil penalties (in consultation) being imposed or prosecution. Please see Appendix two for examples of conditions that could be introduced.
 - The licence fee will help pay for information, advice, inspections and other interventions in the sector.
- 3.5 It is important to note that whilst offering opportunities for improvement and levels of control in that regard, designating an area or areas for selective licensing under Housing Act 2004 **does not** enable Leicester City Council (LCC) to exercise control on the numbers or concentrations of privately rented accommodation.

4.0 Provisional location of areas designated for selective licensing

4.1 The 2011 Census Survey provides the following data on numbers of households living in privately rented accommodation:

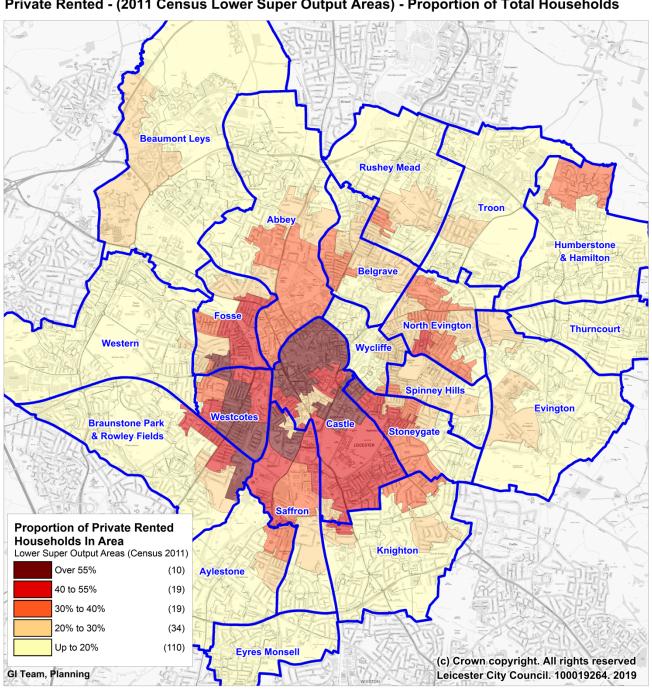
	All	Owned	Social	Private	Other
	categories		Rented	Rented	
Nottingham	126,131	56,867	37,486	29,098	2,253
Leicester	123,125	61,170	31,270	27,999	2,133
Coventry	128,592	77,880	21,914	26,503	2098
Derby	102,271	62,765	20,250	17,193	1,392

This proposal is developed around an approach which seeks out those locations that present the greatest challenge associated with the Private Rented Sector in the City. This is to identify the most relevant locations for potentially exploring a Selective

¹ LCC as a planning authority can declare Article 4 areas. An Article 4 Direction can be applied to remove a generally conferred 'permitted development' right such as the right to change the use a house to a small scale House in Multiple Occupation without the need to apply for planning permission. In Leicester we have successfully adopted such Directions in relevant parts of the City to ensure that planning applications for such changes of use are required to be submitted and enable an over concentration of these uses to be reviewed. These applications are then considered and determined against relevant planning policy. The recent Local Plan consultation sought views on the extent of areas subject of existing Article 4 Directions, and also whether any new areas should be considered for designation.

- Licensing Scheme but also to be able to shape such a scheme within the 20% rule cited earlier.
- 4.3 Based on the 2011 Census data the 20% tenure limit for Leicester is c.5,600 households (assuming each household resides in separate residential dwelling).
- The geographical area of Leicester City is 73.3 sq.km. The area to be designated for 4.4 Selective Licencing should not exceed 14.6 sq.km (for comparison the combined area of the wards of Castle, Fosse, Westcotes, Saffron and Braunstone Park and Rowley Fields, is 16.4 sq.km).

Private Rented - (2011 Census Lower Super Output Areas) - Proportion of Total Households



- 4.6 The following wards are provisionally proposed for development of the business case and engagement with stakeholders:
 - Braunstone Park & Rowley Fields
 - Castle
 - Fosse
 - Saffron
 - Stoneygate
 - Westcotes
- 4.7 These six wards have the highest concentrations of privately rented accommodation and rank highly in the wards experiencing problems with housing conditions, noise and waste accumulations.
- 4.8 Based on the 2011 Census in these six wards the total number of households in private rented accommodation is **14,664** (which significantly exceeds the 20% limit); there are neighbourhoods of concentration exceeding 55% and with Article 4 restrictions in place to limit Houses of Multiple Occupation (HMO).
- 4.9 The Private Sector Team has considered the following datasets in this initial <u>Scoping</u> Stage:
 - Census 2011 data on Housing Tenures (Appendix Four)
 - Regulatory Services data on Housing Conditions and Overcrowding (Appendix Five)
 - Regulatory Services data on Noise complaints Overcrowding (Appendix Six)
 - Community Safety Service data on complex ASB (Appendix Six B)
 - Regulatory Services data on Fly-tipping and Waste Accumulations (Appendix Seven)
 - Housing data on Empty Properties (Appendix Eight)
 - Department of Communities and Local Government, Index of Multiple Deprivation data, September 2015, Appendices Nine to Thirteen)
- 4.10 In the next stage, <u>Compiling the Business Case</u>, the Team would undertake more gathering and analysis of data to better define the problems and the boundaries of the proposed designated area so that it is below the 20% limits for tenure and geographical area.

5.0 Introducing Selective Licensing

- 5.1 To ensure that designation of an area for selective licencing designation is appropriate and to successfully rebut potential legal challenges, LCC must:
 - identify the objective or objectives that the designation will help to achieve;
 - have considered and discounted any other courses of action² available to it that would achieve the same objective or objectives;

² For example, if the area is suffering from poor property conditions is a programme of renewal a viable alternative to making the designation; if the area is suffering from ASB could an education programme or voluntary accreditation

- have concluded that one or more of the statutory grounds for designation are satisfied (see below);
- have taken reasonable steps to consult with persons affected and considered representations;
- be sure that the exercise of the power is consistent with the authority's overall housing strategy;
- be sure that it has plans in place for a co-ordinated approach to dealing with homelessness, empty properties and anti-social behaviour.

The Statutory Grounds for designating an area for Selective Licensing are

- The area is, or likely to become, an area of <u>low housing demand</u>;
- The area has a <u>significant and persistent problem with ASB</u> where the inaction of private landlords is a contributory factor;

OR

• The area has a high number of private rented properties in relation to total number of properties

AND

- It is believed the area is suffering from significant housing condition problems
- It has experienced a recent influx in migration, living in privately rented accommodation, and there is a need to tackle poor management and overcrowding
- It suffers from a high level of deprivation which particularly affects the occupiers of privately rented accommodation
- It suffers from a high level of crime affecting residents and businesses.
- 5.2 In addition to satisfying the above it is vital the Private Sector Housing Team is fit for purpose and to support this a Service Assessment Team analysis exercise was proactively requested last year. This was also linked to the need to meet new and emerging pieces of work such as Selective Licensing and also recognising the Team has a relatively new Service Manager. Early findings indicate important areas for development that will be targeted to support the service going forward recognising also the Council's understandable ambitions.
- 5.3 For further details explaining the statutory grounds please see Appendix One.
- 5.4 The Process for introduction of Selective Licencing:
- 5.4.1 If LCC makes a designation that covers 20% or less of its geographical area or privately rented properties, the scheme will not need to be submitted to the Secretary of State, provided the authority has consulted <u>for at least 10 weeks</u> on the proposed final designation and the nature of the selective licensing scheme.

scheme achieve the same objective; if the problems of anti-social behaviour are only associated with a small number of properties would a Special Interim Management Order be more effective.

- 5.4.2 It is proposed, following the precedent of the City's Public Space Protection Orders (PSPOs) consultation, to first consult on the scope of the scheme to better inform the development of the business case including the area/streets to be covered. This proved to be a successful methodology for the introduction of PSPOs for the City.
- 5.4.3 Under LCC's constitution matters of Housing Strategy are a matter for full Council.

 The legal advice is that the decision to designate an area for selective licencing falls within this definition and is to be made by full Council.
- 5.4.4 A designation comes into force 3 months after the date on which the designation is made.
- 5.5 The Delivery Plan for Selective Licensing in Leicester
- 5.5.1 The delivery plan is designed to ensure that the Council's designation decision is backed up with a robust business case and made in accordance with due process; and that its subsequent operation is appropriately resourced.
- 5.5.2 There are significant implications in designating an area/s for selective licensing, both for the local authority, partners (in terms of contributions to the intervention programme) and for private landlords, tenants and the wider local community.
- 5.5.3 Noting experiences elsewhere legal challenges are to be expected.

The following staged approach is proposed with indicative timelines:

•	Scoping (including promotion of the work and initial survey)	Mar – Apr 2019
•	Compilation of the Business Case	May- Oct 2019
•	Design the Scheme	May- Oct 2019
•	Consultation on proposed areas and Scheme	Nov – Jan 2020
•	Refinement of proposed areas/scheme and responses	Feb – April 2020
•	Decision	May 2020
•	Implementation & Go Live	Aug/Sept 2020

- 5.5.4 The Delivery Plan identifying key activities/tangibles at each stage are shown in Appendix three.
- 5.6 Launching the Process
- 5.6.1 It is proposed that the intention to develop a scheme is promoted utilising the Council's Communications and Press Team as appropriate and that this is associated with the promotion of a targeted survey in the Wards identified within this report.
- 5.6.2 Please see Appendix Fourteen for the survey.
- 5.7 Project Management
- 5.7.1 It is proposed that the Project is managed using best practice governance arrangements including reporting to the Executive Lead for Housing.

6. Financial, legal and other implications

6.1 Financial implications

There are 3 clear stages with regards to the proposals in the report:

- 1. Initial Scoping
- 2. Developing the scheme
- 3. Live service

The financial implications for each phase are:

1. Scoping Stage

Costs are expected to be minimal and will be contained within existing revenue budgets.

2. <u>Compilation of the Business Case; Design the Scheme; Consultation and</u>
Refinement

The one-off costs to design, consult and implement a scheme are estimated to be £250k. There are no available resources to fund these costs and therefore should the scheme progress to this stage then funding will have to be identified.

This consists of:

- This consists of £75k for the commission of a Housing Stock Survey;
- £150k for project management costs;
- £25k one-off.
- 3. Implementation and 'Go Live'

Additional officers will be recruited to administer, monitor and deliver the scheme.

A key design criteria in designing the Selective Licensing Scheme is that it is cost neutral with licensing fee income meeting the costs of administration, compliance monitoring and interventions. Any unspent sums remaining at the end of the 5 year period will need to be carried forward into a future licensing scheme or returned.

As per <u>Hemming vs Westminster</u>, enforcement costs will be sought from the non-compliant landlords and may take the form of civil penalties or costs recovered in the course of legal action. The costs will depend on the scale of compliance with the scheme. A contingency provision may be required if recovery is less than actual cost although the scheme should be entirely self-financing.

Alison Greenhill, Director of Finance, ext.

6.2 Legal implications

The powers enabling a local housing authority to make a selective licensing designation in its area are contained in Part 3 of the Housing Act 2004.

Subordinate legislation includes, in particular, the Selective Licensing of Houses (Additional Conditions) (England) Order 2015.

There is also non-statutory guidance issued in March 2015 by the Department for Communities and Local Government entitled "Selective Licensing in the Private Rented Sector: A Guide for Local Authorities".

Section 80 of the Housing Act 2004 provides that a local housing authority, in deciding whether to designate its district or any area within its district, must consider the first or second set of general conditions set out in sub-sections (3) or (6) or any additional conditions specified in any order made under sub-section(7). These are detailed in Appendix One of the report.

The requirements for consultation are summarised in the report. The Guidance issued by the DCLG in 2015 provides further detail on the nature and extent of such consultation.

The decision to designate an area for Selective Licensing will require the approval of Full Council, having regard to Article 4.03(a)(ii) of the Constitution –

- (ii) reserved to Full Council as a matter of local choice:
 - Health Inequalities Improvement Plan
 - Corporate Equalities Strategy
 - Food Law Enforcement Service Plan
 - Environmental Strategy (e.g. EMAS, Local Agenda 21).
 - Housing Strategy (including Council housing rents, establishment of renewal areas, housing investment plan, Housing Improvement Programme).
 - Local Cultural Strategy
 - Leicester Regeneration Strategy
 - Waste Management Strategy

Selective Licensing is not specifically mentioned, but it is likely to fall within Housing Strategy.

Jeremy Rainbow, Principal Lawyer (Litigation) – Ext. 371435

6.3 Climate Change and Carbon Reduction implications

None			

6.4 Equalities Implications

Selective Licensing could, along with a wider set of measures, address issues associated with the Private Rented Sector such as antisocial behaviour, poor property conditions, high levels of deprivation and crime.

Selective Licensing may have a disproportionate effect on different types of communities. The officer view is that overall the benefits of selective licensing outweigh the potential disadvantages; it is believed will have a positive impact on disadvantaged groups who are over-represented in many of the communities where it will be implemented.

A detailed EIA will be prepared as part of the Business Case. This will identify any actions necessary to mitigate the potential impacts of the scheme.

6.5 Social Value Implications

The use of selective licensing is consistent with the Council's overall strategic approach to housing and its approach to a number of key priorities for the City.

Selective licensing, aimed at tackling the problems experienced in high density PRS areas, may help achieve a number of positive outcomes in terms of health and wellbeing, and community safety, which are all major priorities for the City.

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

No	one			

7. Background information and other papers:

None

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APPENDICES

Appendix One: Statutory Grounds for Selective Licensing

The council can make a selective licensing designation if the area:

- It is, or is likely to become, an area of low housing demand_and the designation combined with other measures will contribute to the improvement of the social or economic conditions in the area. [HA2004, s.80(3)].
- It has a significant and persistent problem with anti-social behaviour where the inaction of private landlords is a contributory factor and the designation combined with other measures will lead to reduction or elimination of the problem. [HA2004, s.80(6)].

OR

• the area in question has a high number of private rented properties occupied under assured tenancies or licences in relation to the total number of properties in the area;

AND that it meets one (or more) of the following conditions;

- Following a review of housing conditions, it is believed that the area is suffering from significant housing condition problems, the council intends to inspect the dwellings to take enforcement action and the designation combined with other measures will contribute to preservation or improvement of the social or economic conditions of the area [SLH(AC) Order 2015, s .4];
- It has experienced a recent influx in migration, and where the migrants are primarily
 occupying privately rented accommodation and the designation combined with other
 measures will contribute to preservation or improvement of the social or economic
 conditions of the area and ensure properties are properly managed and
 overcrowding prevented [SLH(AC) Order 2015, s.5].
- It suffers from a high level of deprivation which particularly affects a significant number of occupiers of privately rented accommodation **and** the designation combined with other measures will contribute to a reduction in the level of deprivation [SLH(AC) Order 2015, s .6].
- It suffers from a high level of crime that affects residents and businesses in the area
 and the designation combined with other measures will contribute to a reduction in
 the levels of crime for the benefit of those living in the area [SLH(AC) Order 2015,
 s.7].

Appendix Two: Potential Discretionary Conditions in Designated Area

Some licence conditions reflect legal requirements. These would be termed 'mandatory'.

In an area designated for selective licensing the law allows a Council to apply additional conditions (termed 'discretionary') to control occupancy, reduce anti-social behaviour, safeguard the health and safety of occupants and ensure a reasonable level of management.

The following is an illustrative list of potential discretionary conditions that could be introduced in Leicester as part of the intervention programme. They were identified from a study of conditions imposed by councils operating selective licensing schemes.

Tenancy Management

"The Licence Holder shall continue to be an accredited or registered Landlord of a recognised Accreditation Scheme or equivalent professionally recognised scheme for the duration of the licence".

"The Licence Holder shall ensure that only he or an agent listed on the licence creates new tenancies or licences to occupy this property whilst this licence is in force. Copies of any new written terms of tenancies or licences must be provided to the Council within 28 days upon demand."

"The Licence Holder shall obtain references from persons who wish to occupy the property, or a part of the property, before entering into any tenancy or licence or other agreement with them to occupy the property. No new occupiers shall be allowed to occupy the property if they are unable to provide suitable references.

(References should be as a minimum, checks to ensure the tenants identity, whether they have the right to rent a property, their ability to pay rent and their past tenant history.)

The Licence Holder must retain all references obtained for occupiers for the duration of this licence and provide copies to the Council within 28 days on demand."

"The Licence Holder shall carry out adequate checks and obtain satisfactory proof that occupiers belong to a single household. Evidence of this must be retained for the duration of licence. This evidence must be provided to the Council within 28 days on demand."

"The Licence Holder must provide to the Council, in writing, details of the tenancy management arrangements that have been, or are to be, made to prevent or reduce anti-social behaviour by persons occupying or visiting the property.

Evidence of these must be provided to the Council within 28 days on demand and amongst other things shall include the following:

- a) Notification of an emergency 24hr contact number (including out of hours response arrangements)
- b) Notification of arrangements for the disposal of rubbish and bulky waste
- c) Written records of property inspections for management and repair issues"

Permitted Occupation

"A condition will contain details on maximum numbers allowed in a dwelling and maximum numbers of persons per room."

"The Licence Holder must not allow a new resident to occupy the property or any part of the property if that occupation:

- a) Exceeds the maximum permitted number of persons for the property as detailed in the schedule of permitted occupation below.
- b) Exceeds the maximum permitted number of households for the property as detailed in the schedule of permitted occupation below.
- c) Exceeds the maximum number of persons per room as detailed in the schedule of permitted occupation below.
- d) Exceeds the maximum permitted number of persons for any letting as detailed in the schedule of permitted occupation below.

A new resident means a person who was not an occupier of the property and/or the specific room at the date of the issue of the licence. "

Property Management and Safety

"The Licence Holder shall ensure that inspections of the property are carried out at least every six (6) months to identify any problems relating to the condition and management of the property. The Council may increase the frequency of such inspections if it has good reason to be concerned about the condition or management of the property. The records of such inspections shall be kept for the duration of this licence.

As a minimum requirement the records must contain a log of who carried out the inspection, date and time of inspection and issues found and action(s) taken. Copies of these must be provided to the Council within 28 days on demand."

"The Licence Holder must give new occupiers of the property within 7 days of the start of their occupation, the following information on Waste and Recycling, in writing:

The collection days for the refuse and recycling bins for the property

- Details on what they can and can't recycle
- How they can dispose of bulky waste
- Any other general waste guidance from the Council

A copy of the information provided to the occupiers must be kept for 5 years and provided to the Council within 28 days on demand."

"The Licence Holder must provide the tenants with adequate facilities for the disposal of refuse and recycling. The Licence Holder must ensure that there are suitable and appropriate receptacles for the storage of household refuse and recycling between collections, so that bags or loose refuse and recycling are not stored outside the property."

Financial Management

"No person other than the Licence Holder or the agent named on the licence can collect or receive rent or licence fees from the occupiers at the property. The monies can be passed onto any third parties if required."

"When rent or licence fees are collected or received from the occupiers, a written rent receipt must be given to the occupiers, within 7 days of receiving the rent. (This can be an email or written invoice confirming to the tenant, the date and amount paid.) Copies of the rent receipts and records must be provided to the Council within 28 days on demand."

Notification of Changes

"The Licence Holder shall inform the Council's Property Licensing Team directly, in writing or by email, of the following within 28 days of the change occurring:

- a) Any change in the ownership or management of the property.
- b) Any change in address, email or telephone number for the licence holder and/or agent."

"The Licence Holder must advise the Council's Property Licensing Team directly, in writing or by email, if they create or remove any rooms, bathrooms, W.Cs or kitchens in the property, at least 28 days before starting works."

Appendix Three: Delivery Plan for Selective Licensing

	Tangibles Inputs/Outputs	Duration	Timeline
Scoping	Initial identification of areas of high concentration ³ and meeting the 20% criteria Results and analysis from public survey through online consultation in high concentration areas Principal Objectives ⁴ of making a designation First Draft Performance Indicators Assessment of 'fit' with Housing Strategy [ensure proposed approach does not contradict existing policies and strategies] Assessment of 'fit' with ASB Policy [ensure proposed approach does not contradict existing policies and strategies] Specification for Housing Conditions Survey	8 weeks	MARCH APRIL 2019
Compilation of the Business Case ⁵	Recruitment of Project Team Procurement of external Housing Conditions Report External Report of Housing Conditions Report of levels of ASB in the areas attributable to landlord not tackling adequately; comparison with rest of City. Report on levels of crime in area affecting tenants, other households and businesses; comparisons with rest of City.	24 weeks	MAY - OCT 2019

³ Councils have been advised to refer to the most recent iteration of the English Housing Survey for determining what is considered as a 'high level of private renting'. The current version is the 2015/16 Survey (published 2 March 2017).

- levels of dwelling related ASB (e.g. Noise, Fly-tipping, Pest, Neighbour Disputes)
- housing conditions (e.g. external/internal condition, overcrowding, tenant issues)
- population change
- levels of crime affecting tenants, other households and businesses
- levels of deprivation
- property values

⁴ Derived from Statutory Grounds - Low housing demand, ASB, Crime, Housing Conditions Tenancy Management, Deprivation.

⁵ In this stage the analysis is carried out at the level of Lower Super Output Areas (LSOAs) and includes the following:

	Report on Housing Conditions from LCC evidence (N&ES, Housing) Report on Objectives sought and Proposed Performance Indicator Targets OUTPUT: BUSINESS CASE to CM consisting of: • Objectives sought and proposed performance indicators; • The areas/streets it is proposed to designate for Selective Licensing; • The prospective Licensing Conditions • The proposed Intervention Program (including compliance checks and other measures) • The background analysis • The review arrangements OUTPUT: CM/Executive review of Business Case and CM Decision Notice to proceed to public consultation.		
Design the Scheme	Draft licensing conditions (in line with objectives sought) Draft 5 year intervention programme (e.g. landlord/tenant information/advice provision, inspection and enforcement, investigation, assurance schemes) and resourcing plan. Commitments from partner agencies e.g. Police, LFRS to support and participate in the Intervention Programme Proposed licence fee Draft arrangements for performance monitoring and review OUTPUT: A revised Housing Strategy if this is necessary to accommodate objectives of designation OUTPUT: A revised Community Safety/ASB strategy if this is necessary to accommodate objectives if designation OUTPUT: A documentation of the policy/arrangements for coordinated responses to homelessness, empty properties if this is necessary	24 weeks	MAY - OCT 2019

Consultation on proposed areas and Scheme	Online Consultation Questionnaire Results/feedback from programme of Public & Stakeholder meetings delivered by Executive Lead and Officers Analysis and Report to CM/Executive on the Results of Consultation	12 weeks	NOV, DEC, JAN 2020
Refinement of proposed areas/scheme and Response	OUTPUT: Responses issued to persons/organisations making substantive representations. Final Officer Report with proposals for designated area/s; selective licensing scheme and revised Business Case. OUTPUT: CM Decision Note to bring proposals to Full Council. Final Officer Report with proposals for 'go live' date submitted to CM.	12 weeks	FEB, MARCH APRIL 2020
Decision	Decision OUTPUT: Decision by Full Council and 'go live' date		MAY 2020
	MINIMUM STATUTORY 3 MONTH PERIOD		
Implementation	Creation/revision of online/paper documentation and procedures Revision of IT and payment systems Recruitment and training of staff (managers, frontline and support)	20 weeks	MAY, - SEPT
Implementation And	procedures Revision of IT and payment systems Recruitment and training of staff (managers, frontline	20 weeks	-

Appendix Four: Privately rented property concentration by LSOA – Top 15

Broad area	Ward name	MSOA name	LSOA	All_households	Private_rented	ProportionPR	Cumulative Total
Central	Castle	#N/A	E01032872	778	590	76%	590
Central	Castle	#N/A	E01032868	483	358	74%	948
Central	Castle	#N/A	E01032867	813	558	69%	1506
West	Westcotes	West End	E01013779	893	594	67%	2100
West	Westcotes	West End	E01013776	754	476	63%	2576
West	Westcotes	West End	E01013774	704	436	62%	3012
West	Braunstone Park and Rowley Fields	Rowley Fields	E01013775	968	577	60%	3589
Central	Saffron	City Centre and St Andrew	E01013648	746	440	59%	4029
Central	Castle	City Centre and St Andrew	E01013646	1099	644	59%	4673
West	Fosse	West End	E01013781	768	428	56%	5101
Central	Castle	#N/A	E01032873	887	485	55%	5586
Central	Castle	Clarendon Park	E01013650	742	400	54%	5986
Central	Castle	Clarendon Park	E01013642	837	451	54%	6437
Central	Stoneygate	Stoneygate	E01013763	828	439	53%	6876
Central	Castle	#N/A	E01032875	423	215	51%	7091

Appendix Five: Complaints to LCC re: housing conditions and overcrowding

Ward	Number of Private Rented Properties	Number of Private Rented Properties Complained About (2016-2018)	Percentage of Private Rented Properties Complained About (2016- 2018)
Wycliffe	560	70	13%
Eyres Monsell	349	37	11%
Fosse	2432	238	10%
Beaumont Leys	822	75	9%
Westcotes	2394	208	9%
Stoneygate	2192	186	8%
Western	656	55	8%
Abbey	1150	84	7%
Saffron	1092	79	7%
Evington	763	51	7%
North Evington	1696	112	7%
Rushey Mead	1018	67	7%
Spinney Hills	912	59	6%
Troon	767	49	6%
Thurncourt	317	20	6%
Aylestone	866	51	6%
Castle	4886	256	5%
Belgrave	1259	65	5%
Humberstone and Hamilton	1016	47	5%
Knighton	1184	45	4%
Braunstone Park and Rowley Fields	1668	45	3%

Appendix Six: Noise Complaints by Ward 2016-2018

Ward	Total Number of Household s	Number of Households Complained About (2016-18)	Percentage of Households Complained About (2016-18)
Westcotes	4488	412	9.2%
Saffron	3793	206	5.4%
Castle	8950	439	4.9%
Belgrave	5443	236	4.3%
Fosse	6236	242	3.9%
Western	7489	281	3.8%
Eyres Monsell	4711	145	3.1%
Stoneygate	6572	202	3.1%
Abbey	7493	206	2.7%
Braunstone Park and Rowley			
Fields	8592	211	2.5%
Humberstone and Hamilton	5909	145	2.5%
Troon	4691	108	2.3%
North Evington	6041	139	2.3%
Wycliffe	4203	96	2.3%
Aylestone	4839	105	2.2%
Evington	6174	116	1.9%
Knighton	6734	117	1.7%
Thurncourt	4189	70	1.7%
Beaumont Leys	7117	107	1.5%
Spinney Hills	3763	52	1.4%
Rushey Mead	5698	70	1.2%

Complaint types used: Noise (DIY), Playing of Music (domestic), Neighbour (bangs, bumps, voices etc), Noise on the Street, Noise from Vehicle.

Relates to all households rather than private rented properties, as it is not possible to determine whether a noise complaint was about a private rented property or not.

Appendix Six B: ASB cases referred to CrASBU 20186

Ward	Total Number of Households	Number of Case in 2018	Percentage of cases by Household
Westcotes	4488	161	4%
Saffron	3793	129	3%
Eyres Monsell	4711	145	3%
Western	7489	185	2%
Fosse	6236	149	2%
Spinney Hills	3763	84	2%
Aylestone	4839	108	2%
Beaumont Leys	7117	155	2%
Castle	8950	193	2%
Braunstone Park and Rowley			
Fields	8592	164	2%
Belgrave	5443	88	2%
Stoneygate	6572	102	2%
Abbey	7493	113	2%
North Evington	6041	91	2%
Humberstone and Hamilton	5909	88	1%
Wycliffe	4203	55	1%
Thurncourt	4189	48	1%
Evington	6174	67	1%
Troon	4691	46	1%
Rushey Mead	5698	44	1%
Knighton	6734	46	1%

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⁶ 2598 cases are recorded for 2018. This table excludes those where the Ward is not shown. Locations will be ascertained in further work on the Business Case.

<u>Appendix Seven:</u> Accumulation of Rubbish/Detrimental to the Amenity Complaints by Ward 2016-2018

Ward	Total Number of Household s	Number of Households Complained About (2016-18)	Percentage of Households Complained About (2016-18)
Westcotes	4488	223	5.0%
Belgrave	5443	140	2.6%
Fosse	6236	144	2.3%
North Evington	6041	136	2.3%
Stoneygate	6572	140	2.1%
Saffron	3793	74	2.0%
Troon	4691	81	1.7%
Humberstone and Hamilton	5909	102	1.7%
Castle	8950	143	1.6%
Spinney Hills	3763	53	1.4%
Aylestone	4839	60	1.2%
Rushey Mead	5698	69	1.2%
Beaumont Leys	7117	85	1.2%
Western	7489	87	1.2%
Abbey	7493	85	1.1%
Wycliffe	4203	44	1.0%
Eyres Monsell	4711	46	1.0%
Thurncourt	4189	34	0.8%
Braunstone Park and Rowley			
Fields	8592	63	0.7%
Evington	6174	37	0.6%
Knighton	6734	34	0.5%

Complaint types used: Detrimental to the Amenity, Accum. rubbish - domestic property, Accum. rubbish - entries/alleyways, Accum. rubbish - non domestic land.

Relates to all households rather than private rented properties, as it is not possible to determine whether these complaints are about a private rented property or not.

Appendix Eight: Empty Properties by Ward as at 31/01/2019

Analysis of Empty Properties - By Ward & Empty Du	ard & Emp	tv Duration												
(Excluding Non Privately Owned Properties)	perties)													
As At 31/01/19														
														ĺ
Count of Report Run On	Empty Duration													
	(a) Empty Under	(b) Empty 6-12	(c) Empty 12-18	(d) Empty 18-24	(b) Empty (c) Empty (d) Empty (e) Empty (f) Empty (g) Empty (h) Empty (i) Empty (k) Empty (l) Empty (m) Empty 6-12 12-18 18-24 Over Over Over Over Over Over Over	(f) Empty Over	(g) Empty Over	(h) Empty Over	(i) Empty Over	(j) Empty Over	(k) Empty Over	(I) Empty Over	(m) Empty Over	Grand
Ward Description	6 months mon	months	months	months	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years		Total
Castle	154	204		26	27	12	5		2	1	1	1	11	477
Westcotes	113		16	15			8	2	4	1	4		10	318
Stoneygate	26						ത				2		6	312
Knighton	22	26			15	9	7		3 2		2		8	235
Saffron	09						2			_	_		2	226
Fosse	88						4			2	_		_	211
Abbey	62					9	က်	_	Ψ.	_	2	_	2	174
Evington	79						4		1	1		1	6	174
Humberstone & Hamilton	71						E	2	2	1		1	5	161
Belgrave	63					7	4	4	4	_	_	3	17	155
North Evington	63					6	3			2	_	-	13	154
Rushey Mead	63						င်	. 2	2	_	2	4	9	148
Beaumont Leys	61					10	11		1	9	_		1	1 4
Aylestone	89					3	3		1	1	2		4	132
Western	25					4	င်	_	1			2	7	130
Braunstone Park & Rowley Fields	63		12			3	2	_	2	1	1		9	129
Troon	28					2	2	2		3	1	_	5	125
Spinney Hills	43		8	5	6		9		3		2	1	3	105
Thurncourt	42					3	1		_				7	66
Eyres Monsell	33	11	9			4	1		1			1	2	89
Wycliffe	24	12	9			_	1		3		1		4	62
Grand Total	1437	1077	306	207	196	122	82	99	51	26	28	11	132	3739
This includes all Properties Identified with 0 Adults on	with 0 Adu		cil Tax. (Cla	assed as Er	Council Tax. (Classed as Empty by EHT)	<u></u>								
This includes proparties placed as 3nd homes (Eumished Aut no ones main residence)	ad homos	/ Furnished	or trid	o main reci	(apple)									
וווס וויסומתפס אוסאסוייסס סומססטת מס ד	3 2 2	, cilionica,	7 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	S IIIaiii S	ותבווכב י.									

Appendix Nine: Barriers to Housing and Services by LSOA

						1	1	
Broad area	Ward name	MSOA name	LSOA	Barriers to Housing and	All_households	Private_rented	% PR	Cumulative Total
Central	Castle	#N/A	E0103286 7	4411	813	558	69%	558
East	Humberstone and Hamilton	#N/A	E0103286 2	4894	693	253	37%	811
Central	Castle	#N/A	E0103287 5	5365	423	215	51%	1026
Central	Wycliffe	St Matthews and St Peters	E0101375 4	5704	705	55	8%	1081
Central	Castle	#N/A	E0103286 8	5933	483	358	74%	1439
North West	Abbey	Mowmacre and Stocking Farm	E0101360 3	6267	798	59	7%	1498
West	Braunstone Park and Rowley Fields	Braunstone West	E0101364 0	6769	636	29	5%	1527
North West	Beaumont Leys	Beaumont Leys	E0101361 7	7140	936	221	24%	1748
Central	Wycliffe	St Matthews and St Peters	E0101375 5	7660	720	29	4%	1777
Central	Wycliffe	St Matthews and St Peters	E0101374 8	7881	682	82	12%	1859
West	Western	New Parks West	E0101373 1	8213	648	66	10%	1925
West	Braunstone Park and Rowley Fields	Braunstone West	E0101363 8	8669	664	27	4%	1952
Central	Castle	City Centre and St Andrew	E0101364 7	8881	947	250	26%	2202
North West	Beaumont Leys	Beaumont Leys	E0101362 0	8905	694	47	7%	2249
West	Braunstone Park and Rowley Fields	Braunstone West	E0101363 2	9004	740	20	3%	2269
Central	Wycliffe	St Matthews and St Peters	E0101374 6	9667	724	65	9%	2334
Central	Castle	#N/A	E0103287 3	9732	887	485	55%	2819
North	Troon	Rushey Mead	E0101373 3	9915	619	105	17%	2924
Central	Castle	#N/A	E0103287 2	9981	778	590	76%	3514

South	Saffron	Saffron	E0101369 2	1032 7	483	13	3%	3527
East	Evington	Crown Hills	E0101366 7	1049 8	678	50	7%	3577
East	Humberstone and Hamilton	#N/A	E0103286 3	1097 8	612	195	32%	3772
Central	Stoneygate	Spinney Hill	E0101376 0	1132 0	698	335	48%	4107
North West	Beaumont Leys	Castle Hill	E0101361 9	1144 8	639	47	7%	4154
Central	Stoneygate	Spinney Hill	E0101376 1	1147 2	619	175	28%	4329
Central	Castle	City Centre and St Andrew	E0101364 6	1153 2	1099	644	59%	4973
West	Western	New Parks East	E0101372 6	1154 3	885	49	6%	5022
East	Evington	Crown Hills	E0101366 1	1154 6	633	71	11%	5093
South	Aylestone	Aylestone	E0101361 1	1192 5	604	54	9%	5147
East	Troon	Hamilton	E0101369 7	1216 4	921	147	16%	5294
East	Humberstone and Hamilton	Hamilton	E0101369 6	1240 0	818	128	16%	5422
North West	Abbey	Abbey	E0101360 7	1248 1	1136	379	33%	5801

Appendix Ten: Crime rank by LSOA

Broad area	Ward name	MSOA name	LSOA	Crime Rank (where	All_household s	Private_rented	% PR	Cumulative Total
West	Braunstone Park and Rowley Fields	Braunstone West	E01013640	96	636	29	5%	29
West	Fosse	New Parks East	E01013725	104	528	43	8%	72
Central	Castle	#N/A	E01032867	112	813	558	69%	630
North West	Fosse	Newfoundpool	E01013684	117	894	431	48%	1061
West	Braunstone Park and Rowley Fields	Braunstone West	E01013631	242	544	30	6%	1091
West	Braunstone Park and Rowley Fields	Braunstone West	E01013638	291	664	27	4%	1118
North West	Abbey	Mowmacre and Stocking Farm	E01013601	352	644	50	8%	1168
North West	Abbey	Mowmacre and Stocking Farm	E01013603	371	798	59	7%	1227
West	Fosse	Western Park	E01013786	378	700	171	24%	1398
North West	Abbey	Abbey	E01013607	407	1136	379	33%	1777
West	Braunstone Park and Rowley Fields	Braunstone East	E01013633	416	681	52	8%	1829
West	Western	Western Park	E01013785	505	542	40	7%	1869
West	Braunstone Park and Rowley Fields	Braunstone West	E01013632	541	740	20	3%	1889
Central	Castle	#N/A	E01032868	597	483	358	74%	2247
West	Western	New Parks East	E01013728	605	542	43	8%	2290
West	Beaumont Leys	New Parks East	E01013721	607	658	68	10%	2358
West	Westcotes	West End	E01013774	640	704	436	62%	2794
West	Braunstone Park and Rowley Fields	Rowley Fields	E01013777	670	731	342	47%	3136
Central	Castle	#N/A	E01032872	783	778	590	76%	3726
West	Braunstone Park and Rowley Fields	Rowley Fields	E01013775	815	968	577	60%	4303
West	Westcotes	West End	E01013776	822	754	476	63%	4779

South	Knighton	West Knighton	E01013690	852	656	134	20%	4913
North West	Abbey	Mowmacre and Stocking Farm	E01013602	909	797	120	15%	5033
North West	Abbey	Mowmacre and Stocking Farm	E01013604	943	648	64	10%	5097
North West	Fosse	Newfoundpool	E01013683	1141	980	468	48%	5565
West	Westcotes	West End	E01013782	1466	673	230	34%	5795

Appendix Eleven: Living Environment by LSOA

Broad area	Ward name	MSOA name	LSOA	Living Environment	·	Private_rented	% PR	Cumulative Total
Central	Castle	#N/A	E0103286	5	813	55 8	69%	558
Central	Castle	City Centre and	E0101364	26	1099	64	59%	1202
Contrai	Cuotio	St Andrew	6	20	1000	4	0070	1202
Central	Castle	#N/A	E0103286	66	483	35	74%	1560
			8			8		
West	Westcotes	West End	E0101377	95	893	59	67%	2154
			9			4		
Central	Stoneygate	Spinney Hill	E0101376	123	698	33	48%	2489
			0			5		
West	Westcotes	West End	E0101377	218	754	47	63%	2965
			6			6		
Central	Castle	#N/A	E0103287	276	778	59	76%	3555
		_	2			0		
North	Fosse	Newfoundpool	E0101368	335	772	38	50%	3943
West	Coffice	Autorioro Donis	1	240	707	8	470/	4000
South	Saffron	Aylestone Park	E0101368	342	737	35 0	47%	4293
Central	Castle	#N/A	E0103287	535	423	21	51%	4508
Central	Castic	#IW/A	5	333	423	5	3170	4300
West	Fosse	West End	E0101378	777	768	42	56%	4936
			1			8		
West	Westcotes	West End	E0101377	879	704	43	62%	5372
			4			6		
West	Westcotes	West End	E0101378	918	525	23	45%	5606
			4			4		
Central	Castle	#N/A	E0103287	1017	887	48	55%	6091
			3			5		

Appendix Twelve: Index of Multiple Deprivation by LSOA

Broad area	Ward name	MSOA name	A C	Index of Multiple Deprivation Rank (where 1 is most	All_households	Private_rented	ProportionPR	Cumulative Total
		_	LSOA		,			
West	Braunstone Park and Rowley Fields	Braunstone West	E0101363 2	161	74 0	20	3%	20
South	Saffron	Saffron	E0101369 1	171	60 6	23	4%	43
West	Western	New Parks East	E0101372 6	172	88 5	49	6%	92
West	Braunstone Park and Rowley Fields	Braunstone West	E0101363 8	196	66 4	27	4%	119
West	Fosse	New Parks East	E0101372 5	286	52 8	43	8%	162
North West	Abbey	Mowmacre and Stocking Farm	E0101360 3	365	79 8	59	7%	221
South	Saffron	Saffron	E0101369 3	405	52 2	18	3%	239
South	Saffron	Saffron	E0101369 2	425	48 3	13	3%	252
West	Braunstone Park and Rowley Fields	Braunstone West	E0101364 0	450	63 6	29	5%	281
West	Western	New Parks West	E0101373 0	733	75 8	48	6%	329
North West	Beaumont Leys	Beaumont Leys	E0101362 0	763	69 4	47	7%	376
South	Eyres Monsell	Saffron	E0101367 9	1057	52 0	39	8%	415
North West	Beaumont Leys	Beaumont Leys	E0101362 1	1092	74 3	55	7%	470
Central	Wycliffe	St Matthews and St Peters	E0101375 4	1150	70 5	55	8%	525
South	Eyres Monsell	Eyres Monsell	E0101367 4	1354	77 4	37	5%	562

Appendix Thirteen: Health Deprivation and Disability by LSOA – Top 15

Broad area	Mard name Washin	WSOA name	VOST E01013691	Health Deprivation and Disability Rank	O All_households	S Private_rented	업 상 4%	က Cumulative Total
West	Western	New Parks East	E01013726	355	885	49	6%	72
West	Braunstone Park and Rowley Fields	Braunstone West	E01013632	672	740	20	3%	92
West	Western	New Parks West	E01013730	777	758	48	6%	140
North West	Abbey	Mowmacre and Stocking Farm	E01013603	784	798	59	7%	199
Central	Castle	City Centre and St Andrew	E01013646	810	1099	644	59%	843
Central	Castle	City Centre and St Andrew	E01013647	861	947	250	26%	1093
West	Western	New Parks West	E01013727	870	649	56	9%	1149
South	Saffron	Saffron	E01013693	1005	522	18	3%	1167
West	Braunstone Park and Rowley Fields	Braunstone West	E01013638	1060	664	27	4%	1194
North	Belgrave	Belgrave	E01013628	1092	645	118	18%	1312
South	Saffron	Saffron	E01013692	1289	483	13	3%	1325
West	Braunstone Park and Rowley Fields	Braunstone East	E01013639	1491	538	63	12%	1388
North West	Beaumont Leys	Beaumont Leys	E01013622	1561	729	53	7%	1441
West	Fosse	West End	E01013781	1661	768	428	56%	1869
East	Evington	Crown Hills	E01013661	1711	633	71	11%	1940
West	Fosse	New Parks East	E01013725	1774	528	43	8%	1983

Selective licensing of privately rented homes

Overview

Leicester City Council is considering the introduction of Selective Licensing to areas of the city where there are high levels of private rented accommodation. These include parts of:

- . Braunstone Park and Rowley Fields
- Castle
- Fosse
- Saffron
- Stoneygate
- Westcotes

The scheme could also be introduced to other parts of the city if it was considered appropriate.

Under Selective Licensing anyone who rents out a property in a designated area would be required to be licensed by Leicester City Council. The council will check that the landlord is a 'fit and proper person' and, through compliance with licensing conditions, is providing safe and well managed accommodation. A landlord in breach of their licence may be issued a civil penalty or be prosecuted.

Selective Licensing schemes and other measures that might be necessary to improve the social or economic conditions of the area are funded by licensing fees. The schemes run for a period of up to five years.

Selective Licensing schemes have been established in many places around the country, with local authorities reporting the following benefits for their communities:

- Better housing
- · Increased housing demand
- Reduced crime and anti-social behaviour
- · Image of the neighbourhood is improved and more desirable to live in
- · Improved security and more settled communities
- · Reduced number of empty properties
- Reduced environmental problems, such as graffiti, litter and fly-tipping
- Protection of vulnerable people who currently live in poor condition properties.

Leicester City Council is working towards a Selective Licensing scheme for less that 20% of the city's private rented sector and less that 20% of the city's geographical area. This means that the designation can be made by Leicester City Council and does not require confirmation by the Secretary of State.

Why we are consulting

This is an initial consultation to seek the views of local residents and stakeholders about the introduction of a scheme of Selective Licensing of privately rented homes. Your responses will help development of the case for Selective Licensing.

About you

Please note that the information you provide via this survey will be kept in accordance with terms of current Data Protection legislation. It will be used to help us make a decision about the proposed implementation of a selective licensing scheme.

Once a decision has been made, we will use your contact details to send you information about this consultation if you click the relevant authorisation option below. Your details will not be passed on to any other individual, organisation or group. You do not have to provide contact details if you do not want to.

Leicester City Council is the data controller for the information on this form for the purposes of current Data Protection legislation.

1 Your name
2 Email address
f you enter your email address then you will automatically receive an acknowledgement email
when you submit your response.
Email

3 In what capacity are you filling in this consultation?
Please select only one Item
Private landlord who owns and rents out a property in Leicester
O Letting agent / managing agent operating in Leicester
Private tenant who rents a property in Leicester Home owner in Leicester
OSocial housing tenant in Leicester
Business owner / service operator within Leicester
Representative of a community or voluntary organisation within Leicester Other
If Other, please specify
4 If you are a private tenant, what type of tenancy do you have?
Please select only one Item
○N/A ○ Assured Tenancy ○ Assured Shorthold Tenancy ○ Licence
Onn't have a tenancy agreement / licence Onn't know Other
If Other, please specify
5 What is your postcode? (your home if you are a private tenant, your
property if you are a private landlord)
Please note: we collect postcode data to gain a better understanding of which parts of the city /
county respond to our consultations. We cannot identify individual properties or addresses from
this information.
6 If you are a private landlord, letting agent or managing agent, how
many properties do you currently own or manage in Leicester?
Please select only one Item
○N/A ○1 ○2-10 ○11-50 ○51-100 ○ More than 100
7 Please tick if you would like us to contact you with details of the
consultation once a decision has been made
(leave unticked if you do not want us to contact you)

8 Thinking about your experiences of living, working or running a business in the area(s) being considered for selective licensing, what are your views on the following statements?

	Agree	Disagree	No opinion	Don't know / not applicable
Property conditions are a problem in these areas Please select only one Item	0	0	0	0
There are lots of rented properties in the areas Please select only one Item	0	0	0	0
Poor property conditions have an impact on the health of the person who lives there Please select only one Item	0	0	0	0
The council should take steps to improve property conditions in these areas Please select only one Item	0	0	0	0
The value of properties in these areas is low compared with other areas Please select only one Item	0	0	0	0
Rent levels in these areas are low compared with other areas Please select only one Item	0	0	0	0
The demand for housing in these areas is low Please select only one Item	0	0	0	0
Long-term empty				

9 Do these areas have a problem with any of the following? (please tick all that apply)
Please select all that apply
Absent landlords Badly-managed properties Burglary Car crime
Community cohesion issues Dog fouling Graffiti
Fly-tipping or dumped rubbish Litter Loud music
Poor quality properties Properties being overcrowded Rats or other pests
Vandalism Other
If Other, please specifiy
10 Overall, do you think Leicester City Council should introduce a license scheme for all privately rented properties in the areas listed at the top of this page?
Please select only one item
OStrongly agree OAgree ONeither agree nor disagree Obisagree
OStrongly disagree No opinion / don't know
11 Are there any other areas of the city that should be considered for Selective Licensing?