

NORTH LINCOLNSHIRE COUNCIL

DEPUTY LEADER – ADULTS, HEALTH, FAMILIES & COMMUNITIES:

SELECTIVE LICENSING OF PRIVATE RENTED ACCOMMODATION

1. OBJECT AND KEY POINTS IN THIS REPORT

1.1 To approve a public consultation and business case to consider a selective licensing scheme in North Lincolnshire.

2. BACKGROUND INFORMATION

- 2.1 Our ambition is for North Lincolnshire Council to be the best place for our people. To achieve this there is a clear commitment to ensuring that we support provision of a safe and healthy place for our communities to flourish and be resilient. The provision of suitable and well managed housing is a fundamental intervention in delivering this outcome.
- 2.2 On the 18 July 2017 Cabinet agreed, subject to the production of a business case and a public consultation exercise to consider a scheme for Selective Licensing. It was determined, in line with guidance, that there were alternative interventions that should be utilised before a scheme be introduced for Selective Licensing. A variety of these alternative interventions have been attempted, since 2017 to date, including a voluntary landlord accreditation scheme.
- 2.3 The option to review the selective licensing scheme is due to the increasing nature of housing management issues, criminal landlord activity, public health, environmental and anti-social behaviour, negatively impacting upon our communities. Existing powers and collaborative working have had little impact and had mixed success in delivering the sustained positive change that achieves our priorities for people and place. We must therefore reconsider the introduction of the more robust powers available through selective licensing.
- 2.4 Councils have discretionary powers to introduce selective licensing schemes requiring all private landlords with houses in a designated area to operate under the terms of a licence. Licence conditions typically cover matters related to the property being safe and well managed.

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- 2.5 Before a selective licensing scheme can be introduced, an evidence-based business case must be produced detailing the objectives of the scheme.

The business case must also identify alternative ways to achieve the same objectives and complementary measures which will be taken alongside the proposed scheme. Only where there are no other practical and beneficial alternatives should a scheme be introduced.

- 2.6 The proposed designated area substantially remains the same as in 2017, please see appendix 1 (selective licensing business case 2017) covering properties in Crosby, Park and Town Wards. Consideration of streets in the Froddingham ward will also be included in the evidence gathering before final designated boundaries are confirmed.

3. OPTIONS FOR CONSIDERATION

- 3.1 Option 1 - To approve a business case and public consultation to be undertaken around a selective licensing scheme.
- 3.2 Option 2 - For NLC not to utilise Selective Licensing as an intervention to help deliver the offer of safe and healthy housing for all.

4. ANALYSIS OF OPTIONS

- 4.1 Option 1 - To give approval to build a business case and consult around a designated area to apply selective licensing, would provide the evidence required to implement a selective licensing scheme.

NLC can then determine, with a good level of evidence and public feedback, the decision whether to introduce selective licensing, as a further intervention to achieve our ambition and offer for people and place.

To progress this option would give us opportunity to build the evidence and change our current interventions and enforcement, specifically targeted at the designated area to trial and learn from.

- 4.2 Option 2 – To not progress would mean that the Council cannot consider implementing a Selective Licensing scheme as a tool to support our priorities.

5. FINANCIAL AND OTHER RESOURCE IMPLICATIONS (e.g. LEGAL, HR, PROPERTY, IT, COMMUNICATIONS etc.)

- 5.1 The preparation of the business case and consultation requirements will be done within existing budgets and resources.

6. OTHER RELEVANT IMPLICATIONS (e.g., CRIME AND DISORDER, EQUALITIES, COUNCIL PLAN, ENVIRONMENTAL, RISK etc.)

- 6.1 The preparation of the business case and consultation will not have an impact of the Crime and disorder act, it will not affect Equalities nor is there any impact on Carbon Net Zero ambition.

It will enable the council to take an evidence-based decision on whether to implement selective licensing to assist in delivery of the council priorities and council plan.

7. **OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

- 7.1 There are no IIA considerations at the stage of preparing a business case and consulting.

8. **OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED**

- 8.1 N/A

9. **RECOMMENDATIONS**

- 9.1 Cabinet Member agrees that they will consider the introduction of a selective licensing scheme, subject to a business case and consultation.

Approval for a business case to be developed and a consultation to be undertaken.

Results from this work will be presented back to Cabinet Member / Cabinet for final decisions around implementation of selective licensing scheme.

DIRECTOR OF ECONOMY & ENVIRONMENT

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Background Papers used in the preparation of this report –

Selective Licensing in the private rented sector – a guide for local authorities (DCLG 2015).

