



# Proposal for a Scheme of Selective Licensing for Privately Rented Houses



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# Introduction

- Key priority to introduce City Wide Selective Licensing (SL) Scheme
  - Improve living conditions for residents in the private rented sector (PRS) and the surrounding community
  - Drive up standards amongst poor landlords.
  - Part of the Council's commitment to safeguarding and protecting vulnerable citizens across the city and in providing quality, safe housing for all
  - Contribute to reductions in levels of Crime and ASB
- Strict criteria to comply with and conditions needed for a scheme to be implemented

Firm proposal developed. Consulting on scheme to submit to DCLG for approval later this year



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# Current Position

- Housing Act 2004 - Mandatory and Discretionary Licensing
- Mandatory licensing
  - large 'Houses in Multiple Occupation' (HMOs)
- Discretionary
  - Additional licensing smaller HMOs. Adopted scheme Jan 2014 covering 3,000 properties
  - Selective Licensing
- SL potentially cover majority of the remainder of the PRS not covered by existing schemes.
- Could be circa additional 30,000 properties.
- To get a scheme that could be described as 'City Wide' an application will need to be approved by the DCLG. Need to ensure proposal is robust, properly considered and presented.

# What is the aim of Selective Licensing?

- Help tackle problems identified in PRS
  - ASB
  - Crime
  - Deprivation
  - Poor Property Conditions
- Improve living conditions for tenants and the surrounding community
- Drive up standards amongst landlords and tackle Rogue Landlords
- Work with landlords and tenants to provide positive advice and assistance



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# Selective Licensing and Health and Wellbeing

- Positive impact better housing on health and wellbeing well known
- Higher level of disrepair and incidence of HHSRS category one hazards in the PRS
  - Licensing used to Improve housing conditions (tackling damp and cold) and improve health.
  - Help tackle mental health problems by improving housing conditions
- Areas greatest deprivation also areas where some of the greatest health inequalities exist
- MOU Health & Housing - action plan identifies PRS as a focus for action

Selective licensing important tool for delivering this action



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# Selective Licensing and Health and Wellbeing

- Working together to achieve housing objectives leads to healthier and happier communities.
- HWB asked to
  - offer its views on the proposal for the scheme
  - actively contribute to the consultation process which ends on 31<sup>st</sup> March 2017.
- On line survey for contributing views
- [www.nottinghamcity.gov.uk/selectivelicensing](http://www.nottinghamcity.gov.uk/selectivelicensing)



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