

# Economy and Enterprise Overview and Scrutiny Committee

10 January 2019

## Selective Licencing - Overview



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### Report of Ian Thompson, Corporate Director of Regeneration and Local Services

#### Electoral division(s) affected:

Countywide

#### Purpose of the Report

- 1 The purpose of this report is to update members on the recent report to Cabinet seeking the approval of the business case for county wide selective licencing and to inform members of next steps prior to a presentation by the Strategic Manager for Housing focusing on: what selective licencing is; detail of the business case for selective licencing; next steps and learning from existing selective licencing schemes (appendix 2).

#### Executive summary

- 2 County Durham has a population of almost 224,000 households across 290 settlements. The county stretches from the North Pennines Area of Outstanding Natural Beauty (AONB) in the west to the North Sea Heritage Coast in the east.
- 3 The county has a dispersed settlement pattern of towns and villages which is a legacy of the rise and fall of mining, steel and other heavy industries. The housing offer in the county reflects issues of its post-industrial history. Whilst there are some beautiful places to live in the county, with a mix of traditional, older housing and more modern family accommodation which are well connected to labour markets and for which very strong demand is clearly evident, there remains a general oversupply of poorer quality terraced housing. In localised areas, this stock can be subject to lower demand and can be associated with higher than average proportions of longer term empty properties.

- 4 The Housing Act 2004 gave local authorities the powers to introduce selective licensing of privately rented homes in order to tackle problems in their areas that result from low housing demand and/or significant anti-social behaviour. This means that landlords who rent out properties in an area that is subject to selective licensing are required to obtain a licence from the local authority for each of their properties in order to rent them out.
- 5 Selective licensing is a discretionary scheme for local authorities and covers privately rented properties. The Housing Act 2004 allows local housing authorities to designate areas for Selective Licensing to support the improvement of privately rented properties, providing certain conditions are met.
- 6 In areas designated, landlords must apply for a licence if they want to rent out a property, this includes landlords who rely on lettings agents to manage their properties on their behalf. This means the council can check whether they are a “fit or proper person” to be a landlord or letting agent, as well as making other stipulations concerning management of the property and appropriate safety measures. The stipulations are listed in the licence conditions and the conditions are at the discretion of the local authority although there are 5 mandatory conditions.
- 7 Failure to do this could result in a fine and/or a criminal conviction. There are positive impacts for both tenants and landlords associated with selective licencing in problematic areas.

It can lead to:

- more reliable, longer term tenancies,
- better quality and safer property standards,
- less empty properties,
- reduced levels of homelessness,
- increased property and rent values,
- safer, more pleasant areas to live due to lower levels of crime, littering and other anti-social activity.

Landlords have access to:

- help to deal with problem tenants,
- a tenant referencing scheme to vet prospective tenants,
- support and advice on how to be a better landlord,
- opportunities to join landlords' forums and be involved in the development of future local initiatives.

- 8 In April 2015 additional criteria was introduced which extended the conditions for designating an area to include: areas experiencing poor property conditions; an influx of migration; a high level of deprivation; and high levels of crime, thus enabling local authorities to make effective use of selective licensing to address specific problems in certain areas.
- 9 Under the amendments introduced in 2015, should a local authority decide to make a designation that covers more than 20% of its geographical area or more than 20% of the private rented stock, an application to the Secretary of State will be required.
- 10 For selective licensing to work effectively, it should form part of a wider strategic approach to an area. Local authorities should ensure selective licensing compliments other measures where other measures alone are not enough to tackle the underlying housing problems of a specific area.
- 11 Selective licensing must be consistent with the Council's overall housing strategy and be co-ordinated with procedures for homelessness, empty homes, anti-social behaviour and housing market renewal activity. The authority must also demonstrate the role of other partners such as police and social services in ensuring the designation reaches its goal.
- 12 In October 2018 Durham County Council's Cabinet agreed:
  - Authorise the Corporate Director for Regeneration and Local Services to consult relevant stakeholders on the proposal to introduce Selective Licensing across the county;
  - Request the Corporate Director for Regeneration and Local Services to prepare a business case on the merits of Selective Licensing across the County and to report to a future meeting of the Cabinet.

## **Recommendations**

- 13 The Economy and Enterprise Overview and Scrutiny Committee is asked to note and comment on the information provided in the report and presentation.
- 14 That the Economy and Enterprise Overview and Scrutiny Committee include in its work programme for 2019/20 a progress report in relation to the business case for introducing Selective Licensing.

## Background

- 15 The Housing Act 2004 gave local authorities the powers to introduce selective licensing of privately rented homes in order to tackle problems in their areas that result from low housing demand and/or significant anti-social behaviour. This means that landlords who rent out properties in an area that is subject to selective licensing are required to obtain a licence from the local authority for each of their properties in order to rent them out.
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- 18 Failure to do this could result in a fine. There are positive impacts for both tenants and landlords associated with selective licensing in problematic areas.

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- 20 Under the amendments introduced in 2015, should a local authority decide to make a designation that covers more than 20% of its geographical area or more than 20% of the private rented stock, an application to the Secretary of State will be required.
- 21 For selective licensing to work effectively, it should form part of a wider strategic approach to an area. Local authorities should ensure selective licensing compliments other measures where other measures alone are not enough to tackle the underlying housing problems of a specific area.
- 22 Selective licensing must be consistent with the Council's overall housing strategy and be co-ordinated with procedures for homelessness, empty homes, anti-social behaviour and housing market renewal activity. The authority must also demonstrate the role of other partners such as police and social services in ensuring the designation reaches its goal.
- 23 A designation can run for a maximum of five years and the administration of the scheme can be funded from the licence fee.
- 24 The Government announced in June 2018 that they will use independent commissioners to complete a review of how selective licensing is used and find out how well it is working. The commissioners will gather evidence from local authorities and bodies representing landlords, tenants and housing professionals and the findings will be published in Spring 2019.

## **County Durham Housing in Context**

- 25 County Durham has a population of almost 224,000 households across 290 settlements. The county stretches from the North Pennines Area of Outstanding Natural Beauty (AONB) in the west to the North Sea Heritage Coast in the east.

- 26 The county has a dispersed settlement pattern of towns and villages which is a legacy of the rise and fall of mining, steel and other heavy industries. The housing offer in the county reflects issues of its post-industrial history. Whilst there are some beautiful places to live in the county, with a mix of traditional, older housing and more modern family accommodation which are well connected to labour markets and for which very strong demand is clearly evident, there remains a general oversupply of poorer quality terraced housing. In localised areas, this stock can be subject to lower demand and can be associated with higher than average proportions of longer term empty properties.
- 27 Long term empty properties can be clustered in particular locations, tenures or even settlements. The council understands the impact that long term empty homes can have on a community and will work to bring stock back into use where possible.
- 28 It is recognised that without local or government funding to tackle housing regeneration in deprived communities these areas will continue to decline. Lack of funding is likely to constrain the ability of local areas to respond to regeneration needs.
- 29 Prior to Large Scale Voluntary Transfers (LSVTs) in Durham social housing stock was brought up to the decent homes standard then following LSVT social housing providers have continued investment in their stock and areas.
- 30 Following austerity savings in local government, the resource available to services within the private rented sector (PRS) continues to reduce and as a result, quality can lag in the PRS. Without any investment, it will continue to do so.
- 31 A new Housing and Homelessness Strategy for County Durham will be published later this year. This will show how the proposed selective licencing will be co-ordinated with procedures for homelessness, empty homes, antisocial behaviour and housing market renewal activity.
- 32 This application for selective licencing will demonstrate the role of other partners such as police and social services in ensuring the designation reaches its goal.
- 33 There is already commitment shown from the police and from Durham Police Crime and Victims Commissioner as well as support from Phil Wilson MP who is currently taking a private members bill through parliament for more mandatory regulation within the PRS.

- 34 At recent town and villages regeneration meetings attended by the Portfolio Holders for Economic Regeneration and Strategic Housing and Assets, the issues within the PRS were consistently raised by local Members.

### **Conditions for applying for a selective licence designation**

- 35 The Housing Act 2004 (amended 2015) sets out the conditions required for a selective licencing designation. The designation may be made if the area to which it relates satisfies one or more of the following conditions:
- low housing demand;
  - anti-social behaviour;
  - poor property conditions;
  - high levels of migration;
  - high levels of deprivation; and
  - high levels of crime.
- 36 In considering whether to designate an area for selective licensing on the grounds of the above, consideration should be given to whether the area has a high proportion of property in the private rented sector. Nationally the private rented sector currently makes up 20% of the total housing stock in England, according to the most recent English Housing Survey of 2015/16.
- 37 In addition, when considering whether to make a selective licensing designation the local authority must first identify the objective it intends designation will help it achieve. It must also consider whether there are any other courses of action available that would achieve the same objective.
- 38 It is also important in any application to demonstrate how selective licensing will work in partnership with other existing initiatives (e.g. landlord accreditation). Selective licensing itself is not a stand-alone tool.
- 39 Overall, the Government intends that selective licensing be used only where absolutely necessary and whilst it is often seen as the only solution in local communities, the criteria surrounding it means that it is a complex and extremely time-consuming approach, but where appropriately used it can be part of an overall solution to particular challenges.

- 40 If the problems of anti-social behaviour are only associated with a small number of properties, Interim Management Orders (IMO) should be considered rather than a selective licensing designation. In certain circumstances the local authority is empowered to make Interim Management Orders in respect of privately rented properties.
- 41 This authorises the council to take control of the residential property, however, it should only be used as a last resort for the most problematic of properties and only for one or two properties in a street, not for whole streets of properties.
- 42 Once an IMO has been made, the council effectively becomes the temporary landlord of the premises concerned. Whilst it does not obtain any interest in the property, it becomes responsible for its proper management and for ensuring that any immediate health, safety or welfare concerns are dealt with as soon as possible. Once an IMO has been made, the landlord may not become involved in the management of the property or create tenancies or licences. However, the council may only issue new tenancies and licences with the approval of the landlord. IMO's are therefore only a single measure in the council's response to issues in the private rented sector.

### **Consultation requirements**

- 43 In seeking to progress a selective licensing designation, local authorities must take reasonable steps to consult persons who are likely to be affected and consider any representations made in accordance with the consultation. Consultation should include local residents, including tenants, landlords and where appropriate, their managing agents and other members of the community who live or operate businesses or provide services within the proposed designation.
- 44 Consultation should be widely publicised using various channels of communication. Once the consultation has been completed the results should then be published and made available to the local community, including a summary of the responses received and should demonstrate how these have either been acted on or not, giving reasons.
- 45 If a designation does not require confirmation from the Secretary of State the local authority must consult for at least ten weeks. If however, confirmation is required, the suggestion is still to consult for at least ten weeks unless there are special reasons for not doing so.
- 46 Any consultation will be completed before a further report and business case are presented to Cabinet.



47 Where a designation does not require confirmation from the Secretary of State, it cannot come into force until three months after it is approved by the council. Where it requires confirmation, it cannot come into force until three months after it has been confirmed by the Secretary of State.

## **Selective Licensing in County Durham**

48 Previously there were three designations in operation across County Durham:

- Dean Bank, Ferryhill
- Chilton West, Chilton
- Wembley, Easington Colliery

49 The Dean Bank and Chilton West designations came to an end in March 2018 and the Wembley designation is due to expire in July 2019. All three designations will have run for a period of ten years.

50 All three areas were initially designated for licensing by the former district councils on the grounds of low housing demand and significantly high levels of anti-social behaviour. The designations formed part of a wider master plan for the areas and had originally contained an element of housing renewal such as selective clearance and group repair alongside a multi-agency approach to managing the issues in the areas.

51 The number of properties in each designation were / are; Dean Bank, 648; Chilton, 154; Wembley, 197. This is the total number of dwellings per designation as opposed to total number of licenced properties.

52 Table 1 shows the percentage of private rented properties across the three designations as at autumn 2017. All of the localities have seen an increase in the percentage of properties within the PRS within the lifetime of the designations.

53 The following information is a summary of data available for some of the areas in Durham and is intended to give a snap shot of the varying issues within a selection of the villages. The full business case will include data collection for all of Durham and from all of our partner organisations as well as DCC data.

**Table 1**

% private rented stock across three designations			
	2008	2012	2017
Dean Bank	34%	41%	45%
Chilton	41%	35%	51%
Wembley	53%	68%	71%

**Initial Data Intelligence**

- 54 According to the 2011 census, the number of households in Durham was 223,803 with 28,142 within the Private Rented sector (12.57%).
- 55 Information from the Office of National Statistics (ONS) indicates the private rented sector would continue to grow with numbers reaching in excess of 41,000 by 2015 (17.36% of the households in Durham). See table 2.

**Table 2**

PRS predictions									
	2012		2013		2014		2015		
	No.	%age	No.	%age	No.	%age	No.	%age	
North East	169,505	14.33%	183,780	18.48%	193,583	16.25%	197,034	16.44%	
Durham	32,707	13.93%	37,889	16.06%	40,790	17.23%	41,279	17.36%	

- 56 There is no information available to show the breakdown of the numbers of private rented properties within local areas in Durham.

57 There are areas in Durham where the numbers of private rented properties is increasing at a higher rate than that predicted in table 2, for example Horden.

**Table 3**

Year	RSL (empties)	PRS	O/Occ	Empty (inc in PRS figure)
2014	199	292	163	174
2017	43	479	132	163
%age change	-78%	64%	-19%	-6%

58 In 2015 social housing provider, Accent disposed of properties by auction with the majority of these going into the PRS. As a result we have seen an increase of 64% of properties in the private sector in this area, although at this point many remain empty.

59 However, using local intelligence table 3 below shows Horden (numbered streets area) and Easington Colliery (A & B streets) have a high percentage of private rented accommodation, significantly higher than the regional and County Durham average shown in Table 2.

**Table 4**

Area	%
Horden ( numbered streets area)	72.17
Easington Colliery (A & B streets)	74.09
South Moor	46.56
Dene Valley	41.06
New Kyo	45.15

60 The number of long-term empty homes across Durham is currently 6,410 as at mid May 2018; this figure does not include social housing stock or student accommodation.

61 Table 5 below shows the top 10 areas with the highest number of empty properties. Some areas such as Barnard Castle have a high proportion of holiday lets and this should be taken into account when comparing areas.

**Table 5**

Long-term empty properties	
Area	Number
Shildon and Dene Valley	330
Weardale	314
Barnard Castle West	258
Easington	212
Ferryhill	188
Horden	179
Evenwood	167
Trimdon and Thornley	165
Deerness	163
Bishop Auckland Town	160

- 61 Table 6 below shows the worst 10 areas for fly tipping – an activity very often prevalent in areas with high levels of empty properties. Overall, there were 7,674 incidents of fly tipping across the County in 2017-2018.

**Table 6**

Fly Tipping 2017-18	
Elvet and Gilesgate	405
Bishop Auckland Town	323
Pelton	286
Shildon and Dene Valley	284
Ferryhill	252
Horden	248
Woodhouse Close	245
Blackhalls	231
Coudon	209
Crook	201

- 62 The number of reported and confirmed incidents of ASB across County Durham for 2017-2018 shows 587 cases. Table 7 below highlights the top 10 worst affected areas.

**Table 7**

Anti-Social Behaviour	
Trimdon and Thornley	86
Peterlee East	85
Elvet and Gilesgate	79
Willington and Hunwick	75
Shildon and Dene Valley	70
Ferryhill	65
Sacriston	63
Bishop Auckland Town	57
Chester-le-Street West Central	55
Coxhoe	55

- 63 In addition to the above mentioned ASB cases and fly tipping, there have been a number of cases dealt with for the following variety of issues which also could be associated with ASB:

**Table 8**

Other Reported Incidents	
Abandoned Vehicles	1,316
Sharps	37
Litter	354
Dog Fouling	736
Untidy Gardens	3,598
Noise Nuisance	2,512
<b>Total</b>	<b>8,553</b>

- 64 If we include the figures in table 8 together with the numbers for fly tipping (7,674) and ASB (587) this provides an overall figure of 16,814 reports / incidents in 2017-2018.
- 65 In considering whether an area suffers from a high level of crime in the context of a potential selective licensing designation, the local authority should give consideration to whether the area has displayed an increase in crime over a relatively short period, such as in the previous 12 months.

- 66 Police figures for 2017-2018 show an increase in overall crime across County Durham, rising from 46,550 crimes in 2016-17 to 66,357 crimes in 2017-2018. A rise of almost 20,000 crimes (42.5% increase).
- 67 Local housing authorities can address poor property conditions through their powers in Part 1 of the Housing Act 2004, which are not extensive. The Housing Health and Safety Rating System (HHSRS) gives local authorities powers to target health and safety issues within a property and the curtilage of a property. The HHSRS is used by local authorities to assess the condition of homes and is an assessment of 29 hazards.
- 68 The HHSRS comprises of two categories: Category 1 hazards which oblige local authorities to take action or insist the landlord takes action to rectify the problem; where Category 2 hazards are found, local authorities have the discretionary power to act.
- 69 In 2013, Building Research Establishment (BRE) were commissioned by DCC to provide information on key housing and domestic energy variables with a focus on private sector housing. We do not have any up to date property condition surveys, however, by using the information from the BRE as a proxy it shows that a significant number of properties in County Durham suffer from: Category 1 hazards; disrepair; and fuel poverty due to a combination of low household income and thermally inefficient housing stock. See table 7.
- 70 It should be noted that disrepair is not part of HHSRS; it was included in the BRE model as the decent homes standard was still a provision for the private rented sector. This is no longer the case therefore to determine the condition of properties in an area a stock condition survey would be necessary.

**Table 9**

Ward	Dwellings	HHSRS Cat 1 Hazards			Disrepair	Fuel Poverty	Low Income Households	SAP
		All Hazards	Excess Cold	Falls Hazards				
Barnard Castle West	3,052	37%	23%	8%	10%	17%	18%	46
Weardale	3,103	35%	18%	9%	10%	15%	21%	47
Evenwood	3,080	32%	15%	9%	8%	14%	24%	50
Blackhall	2,851	29%	16%	7%	7%	15%	29%	51
Crook North and Tow Law	2,563	29%	10%	11%	10%	13%	28%	53
Craghead and South Moor	2,994	24%	4%	12%	10%	10%	37%	59
Coundon	591	22%	5%	10%	8%	11%	34%	57
Easington	2,875	23%	11%	7%	7%	13%	33%	54
Horden	2,621	21%	7%	8%	6%	11%	39%	57
Chilton	3,205	20%	4%	10%	8%	10%	34%	59
Ferry Hill	3,136	18%	2%	9%	7%	9%	36%	61
Seaham	3,149	16%	5%	6%	5%	8%	22%	58

- 71 The 2014/15 English Housing Survey found that 29% of private rented properties would fail the Government's decent homes standard (DHS) compared to 14% of social housing. The DHS is a non-statutory standard which is most frequently referred to in relation to the social rented sector.
- 72 Shelter's 2014 report, Safe and Decent Homes, found that over 6 in 10 private sector renters (61%) have experienced at least one of the following problems in their home over the past 12 months: damp, mould, leaking roofs or windows, electrical hazards, animal infestations and gas leaks. With 10% saying their health had been affected because of their landlord not dealing with repairs and poor conditions in their property in the last year.
- 73 All social housing stock throughout County Durham now meets the Decent Homes standard and Registered Providers continue to invest in their stock with a number including stock improvement programmes in their business plans.
- 74 In addition, some social housing providers are looking at new development opportunities across the county which will see the provision of modern, high specification, thermally efficient dwellings being built which will help to raise standards even further in the social rented sector.

- 75 The initial data collected shows different issues in different areas across the county from Horden seeing a high number of PRS properties to Shildon seeing a high number of empty properties although some areas do appear in the top 10 of each condition.
- 76 Further data collection will be required to provide a strong business case which will include migration, health and fire service data. In addition, local intelligence will also be included.

### **Selective licencing in other neighbouring local authorities**

- 77 The majority of the neighbouring authorities (shown below) have selective licencing designations in parts of their authority areas which are due to expire from October 2018 onwards, therefore no evaluation of their effectiveness has been completed to date:
- Redcar and Cleveland
  - Gateshead
  - Newcastle
  - Hartlepool
  - Middlesbrough
- 78 In 2014 the Chartered Institute of Housing (CIH) on behalf of Sunderland City Council completed an evaluation of the selective licence designation in Hendon. The report highlighted there was strong evidence that levels of crime and ASB had reduced since the introduction of the designation.
- 79 There was also an initial impact on the reduction in the number of empty properties; however, that number has since risen again.
- 80 CIH's overall view was that the scheme had been successful in tackling a range of issues. However, there still remained a number of challenges i.e. the need to continue to bring down the number of empty properties and long standing management issues.
- 81 Since the government changed legislation and required local authorities to seek consent from the Secretary of State for designations that cover more than 20% of its geographical area or more than 20% of the private rented stock, the London Borough of Newham is the only local authority to have introduced a selective licensing designation covering 100% of their PRS market.



## Liverpool City Council

- 82 Liverpool City Council has implemented a city wide selective licensing scheme approximately 4 years ago (prior to government changing consent requirements for such work) with the aim of tackling low demand and driving up standards in the private rented sector.
- 83 The scheme was introduced with a belief that nearly 25% of the city's housing stock was in the private rented sector although the census and ONS information suggested 23.3%. Since the introduction of the city wide scheme the figure is believed to be around 30%.
- 84 There were huge demands put upon mainstream services such as health and police and the council was receiving circa 4,000 complaints per annum about properties in the private rented sector.
- 85 Since its inception, over 43,000 licences have now been issued across the city and the council's intelligence on private landlords and the city's private rented accommodation has increased significantly which anecdotally has seen an improvement in property standards and a decrease in complaints thus far.
- 86 Furthermore, Liverpool have seen in excess of 100 successful prosecutions as well as warnings and cautions. Over 10,000 compliance checks have been completed with over 76% found to be non-compliant.
- 87 Although there appears a high level of non-compliance and subsequent prosecutions, Liverpool City Council feel that there is a subsequent positive direction of travel as they are seeing conditions and management practices improve within the PRS.
- 88 Liverpool now have far improved engagement with PRS landlords and greater knowledge of properties and are seeing an improvement in the quality of the PRS offer within the city.
- 89 Appendix 2 shows the number of landlords Liverpool were aware of before and after the introduction of city wide selective licensing. These maps clearly show a huge difference in the knowledge of where private landlords operate.

## Summary

- 90 In order to submit an application to the Secretary of State for Selective Licensing, further work needs to be undertaken on the volume of premises affected to ensure the statutory requirements are met.
- 91 It is proposed that Selective licensing will be used in Durham as part of an overall solution to the challenges within the PRS. Other measures will continue and it is hoped that Selective Licensing will drive forward the improvement of the PRS stock.
- 92 Selective Licencing is only one tool to tackle issues in the PRS, however this does give the powers to intervene and enforce positive change in property management - in turn help reduce the volume of reactive complaints.
- 93 The initial data collected shows different issues in different areas across the county from Horden seeing a high number of PRS properties to Shildon seeing a high number of empty properties. Although some areas do appear in the top 10 of each condition.
- 94 The data information from Liverpool clearly shows with the introduction of mandatory selective licencing, Durham could have a much-improved engagement with PRS landlords and greater knowledge of properties and see an improvement in the quality of the PRS offer within the county.
- 95 Further data collection will be required to provide a strong business case which will include migration, health and fire service data. In addition, local intelligence can also be included.

## Interim Measures

- 96 There are a range of interim measures to be put in place leading up to the submission of the business case:
- **Working Group** – has been set up to collate and consider all data collection and contribute to the business case.
  - **Referencing** – tenant referencing is currently undertaken in the 3 selective licencing designations and consideration will be given to the continued use of this valuable information in these areas and subject to Police resources, also across the wider DCC area.

- **Landlord Data collection** – various teams internal and external to DCC currently work and hold landlord information. In line with data protection required a shared database will be developed.
- **Landlord Accreditation** – the current landlord accreditation scheme will continue and following a positive press statement it is hoped further landlords will sign up to accreditation prior to the introduction on county wide selective licencing.

## **Conclusion**

- 97 Members will be aware of the selective licencing proposals for County Durham.
- 98 Overview and Scrutiny will continue to monitor the further progress of the proposed scheme via updates on the development of the scheme to be included in the committee's work programme for 2019/20.

## **Background papers**

- Guide to Selective Licencing for Local Authorities

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## **Appendix 1: Implications**

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**Legal Implications** – Under the Housing Act 2004 the introduction of Selective Licensing requires the Council to demonstrate that the conditions triggering eligibility for the imposition of such restriction are applicable in all or part of the area. If more than 20% of the Council's area is to be the subject of Selective Licensing, approval is required from the Secretary of State

**Finance** - Interim measures to be funded from reserves. New licensing activity will be funded from the license fees, although any further issues encountered will be flagged in the business case.

**Consultation** - Consultation required with staff, local residents and members.

**Equality and Diversity / Public Sector Equality Duty** – Not Applicable

**Human Rights** – Not Applicable

**Crime and Disorder** - The aim of this approach is to reduce crime and antisocial behaviour in certain geographical areas.

**Staffing** - Within existing staffing resource although further reports maybe presented highlighting additional staffing implication.

**Accommodation** – Not Applicable

**Risk** - The areas may decline if selective licensing designation is not introduced. An application requiring Secretary of State approval might not be approved. Landlords opposed to Selective Licensing could mount a legal challenge

**Procurement** – Not Applicable