

Lynn Hall

Strategic Manager for Housing
Selective Licencing

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Overview of Selective Licencing

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What is Selective Licencing

Selective licensing is where the whole or part(s) of a county/borough are subject to a designation under the Housing Act 2004.

The designation makes it compulsory for all private rented accommodation in that area to get a license from the local authority.

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Selective Licencing Powers

- Housing Act 2004 gave local authorities the power to introduce SL of PRS homes
- A designation can be made of an area is suffering from one or more of:
 - low housing demand;
 - anti-social behaviour;
 - poor property conditions;
 - high levels of migration;
 - high level of deprivation; and
 - high levels of crime.
- If the a designation 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.

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Selective Licencing

- Local Authority may only make a designation if the area has a high proportion of property in the private rented
 - 2011 census data -number of households in Durham was 223,803
 - ONS data - 28,142 within the Private Rented sector (12.57%) with a prediction of rising to in excess 41,000 by 2015 (17.36%)
- Local Authority must consider when making a designation:
 1. The objective the designation will achieve
 2. Whether there are any other courses of action available to it that would achieve the same objective or objectives

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Selective Licencing – Business Case

- Before proposing a designation the local housing authority must:
 1. Identify the problems affecting the area to which the designation will apply
 2. Provide evidence to support the existence of the problems.
 3. Decide what other measures the LA with its partners will take to eliminate or mitigate the problems
 4. Assess what outcomes will be delivered through the making of a scheme

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Next Steps

- Steering Group set up which will oversee sun groups to:
 - Collect data and form business case
 - Interim measures
- Membership from DCC, Durham Constabulary , PVCV and DurhamFire and Rescue
- Further report to cabinet with recommendation

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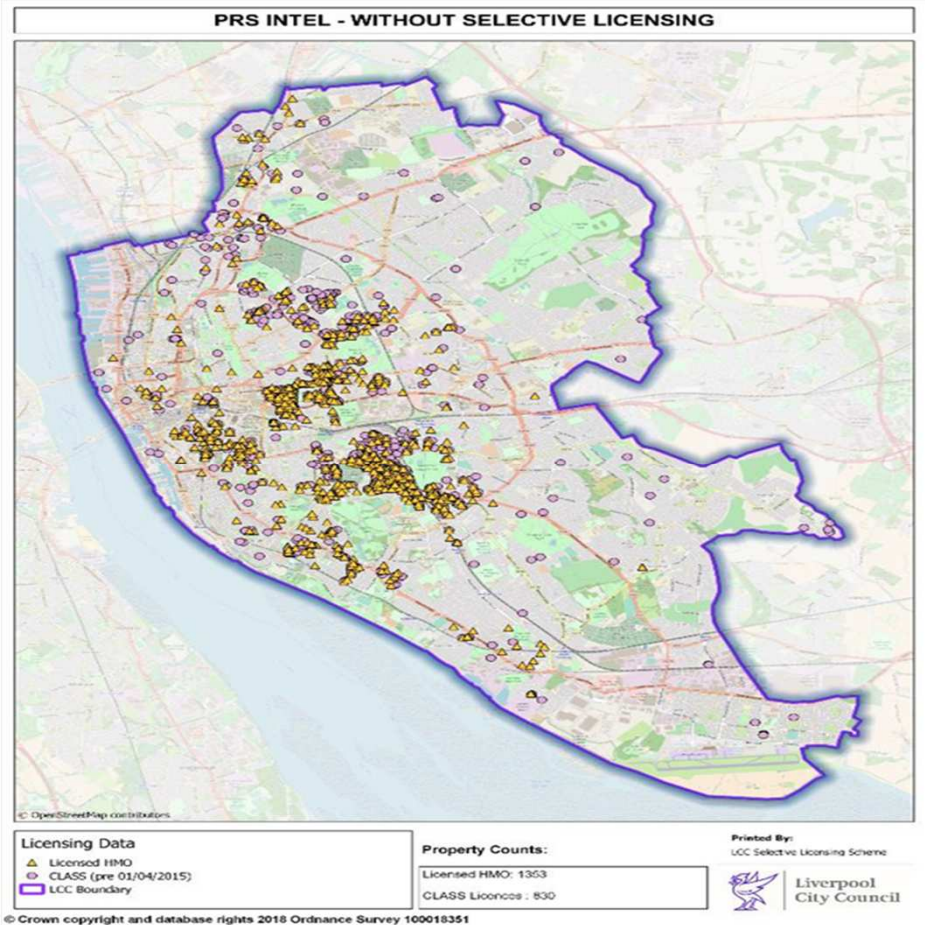
Learning to date

- Visit to Liverpool and Newham
 - Mustn't underestimate the amount of work involved
 - Upfront resource required
 - Administration of scheme can be self funding if we get licence conditions right
 - Good data collection
 - Liverpool took 2 years from initial thought to implementation
 - Put the right work in upfront will see success
 - Newham completed submission in ward areas
 - Different reasons in different wards
 - Will hopefully stop challenges from MHCLG

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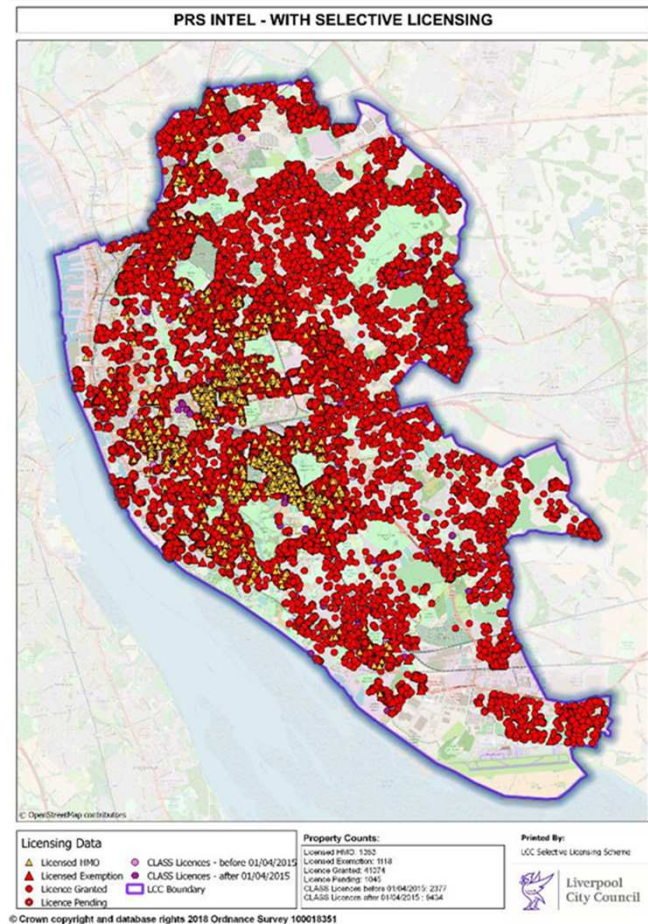
Liverpool – before Selective Licencing



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Liverpool – after Selective Licencing



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