

Appendix 2

Lynn Hall

Strategic Manager for Housing
Selective Licensing

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What is Selective Licensing

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 Licensing 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 Licensing work to Date

- Data collection using information from
 - DCC teams
 - Police
 - Fire
- Fees
- License conditions

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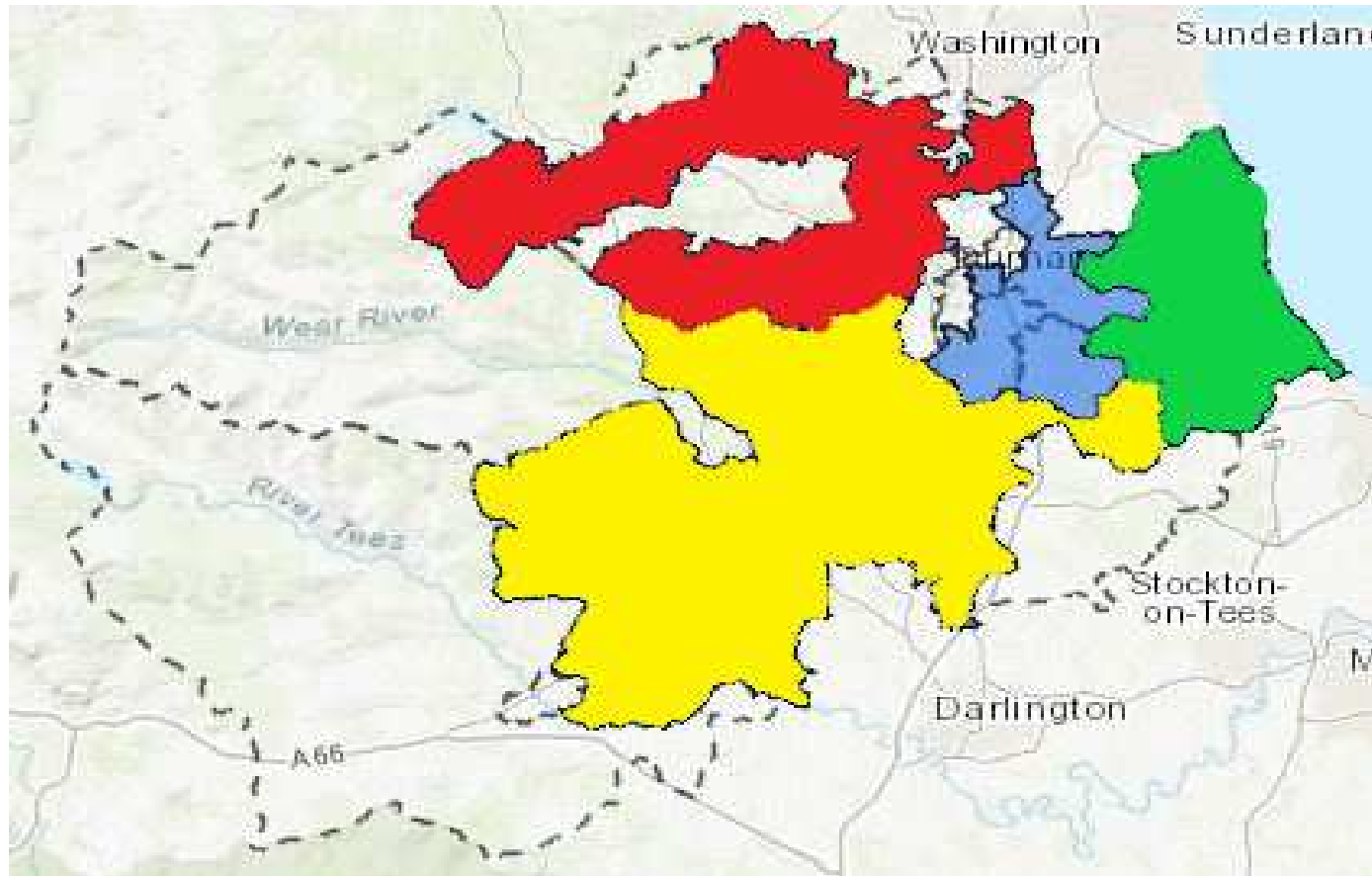
Selective Licensing – interim work

- **Focus Group of Landlords** – has been set up to collate information and contribute to the development of the business case including fees and license conditions.
- **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. This is now being offered free to landlords within the former selective licensing designations.
- **Tenant Training** – Training for tenants will be offered. Housing Solutions staff have been trained by crisis on their tenancy training module to deliver this training. The training programme is to be development with landlords to ensure it includes elements of training they feel is required
- **Tenant Support** – Support is to be offered to landlords and tenants who are struggling with Universal Credit

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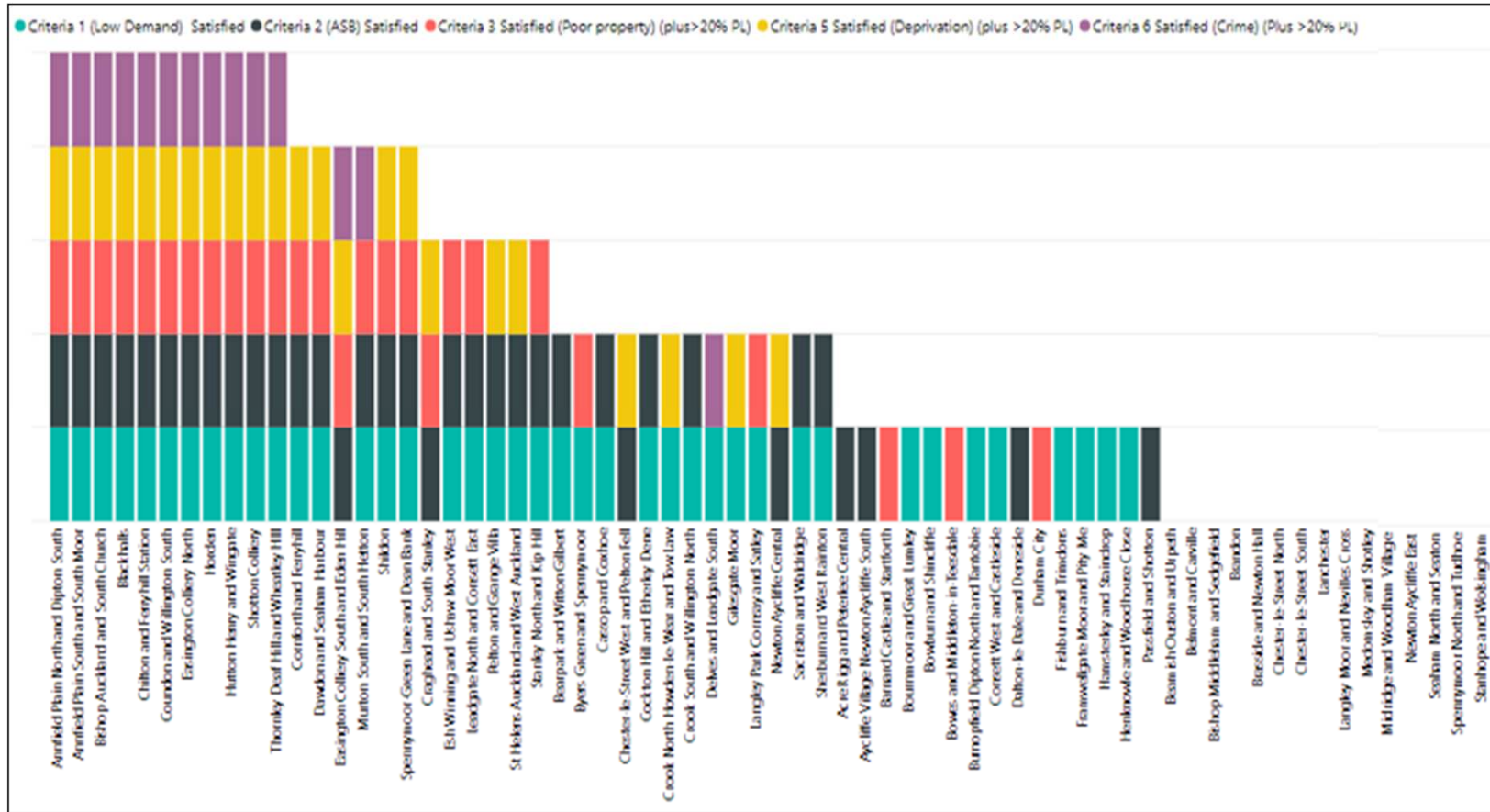
Selective Licensing – possible designations



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Selective Licensing – Data



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Next Steps

- Cabinet on November
- Consultation – Dec 19 to Feb 20
 - Designations
 - Fees
 - License conditions
- Submissions to Secretary of State
- Implementation

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