

Selective Licensing of Private Landlords

11 March 2020

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What is Selective Licensing?

- Introduced under Part 3 of the Housing Act 2004
- Allows a local authority to designate either part or the whole of its area for selective licensing providing certain conditions are met.
- It applies to all privately rented properties within a designated area and landlords will need to apply to the local authority for a licence.

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Selective Licensing Criteria

- Low Housing Demand
- A significant and persistent problem caused by anti-social behaviour
- Poor Property Conditions
- High Levels of Migration
- High Levels of Deprivation
- High Levels of Crime

In addition for all conditions apart from low housing demand and ASB the area must have high levels of privately rented accommodation

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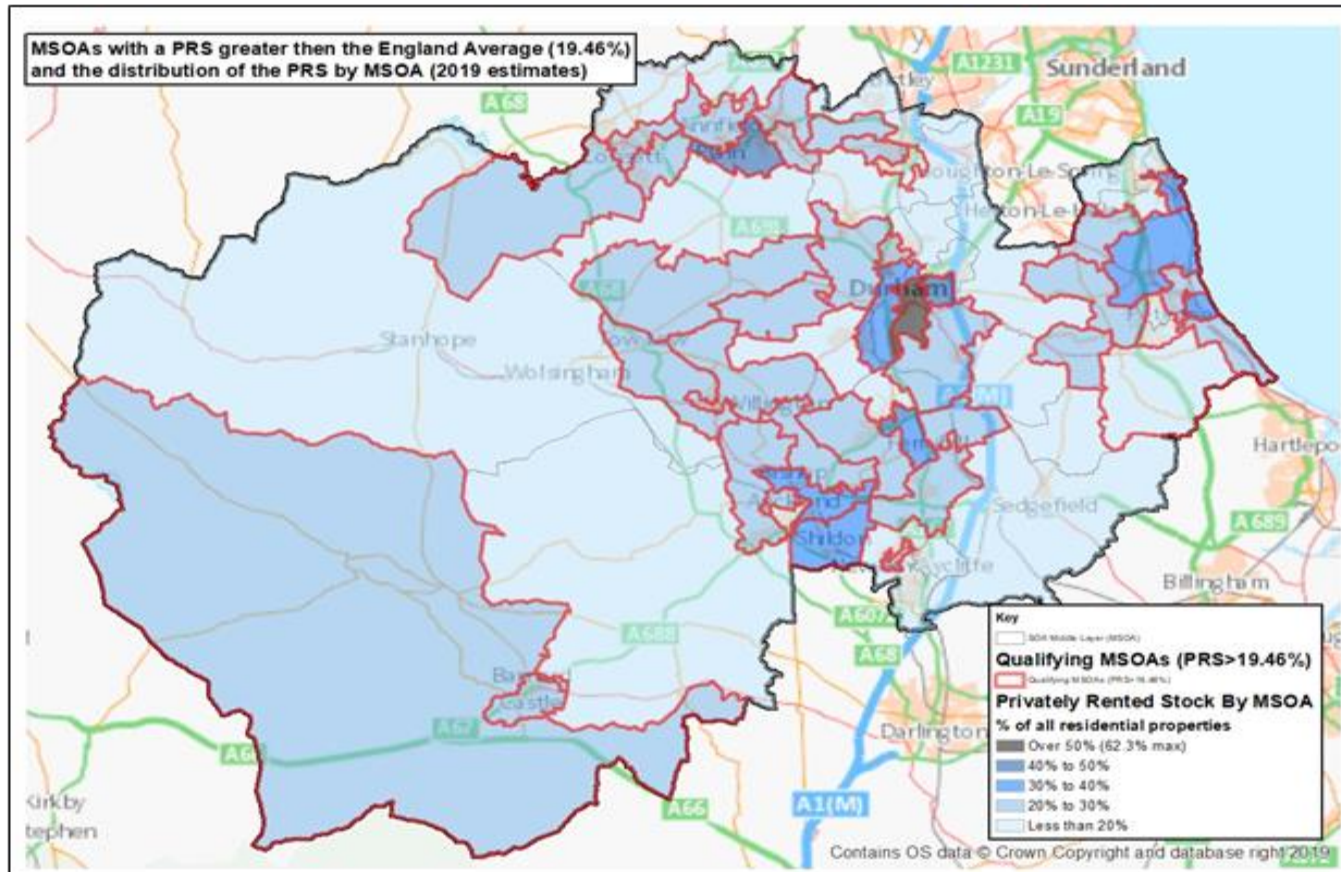
Why Selective Licensing?

- Poor housing and management can lead to housing market decline/failure
- Housing strategy – objective to improve the quality and management of privately rented properties in County Durham
- Better protect tenants
- Tackle poor landlords offering unsatisfactory accommodation and poor management practices
- Provide support and training to landlords and tenants

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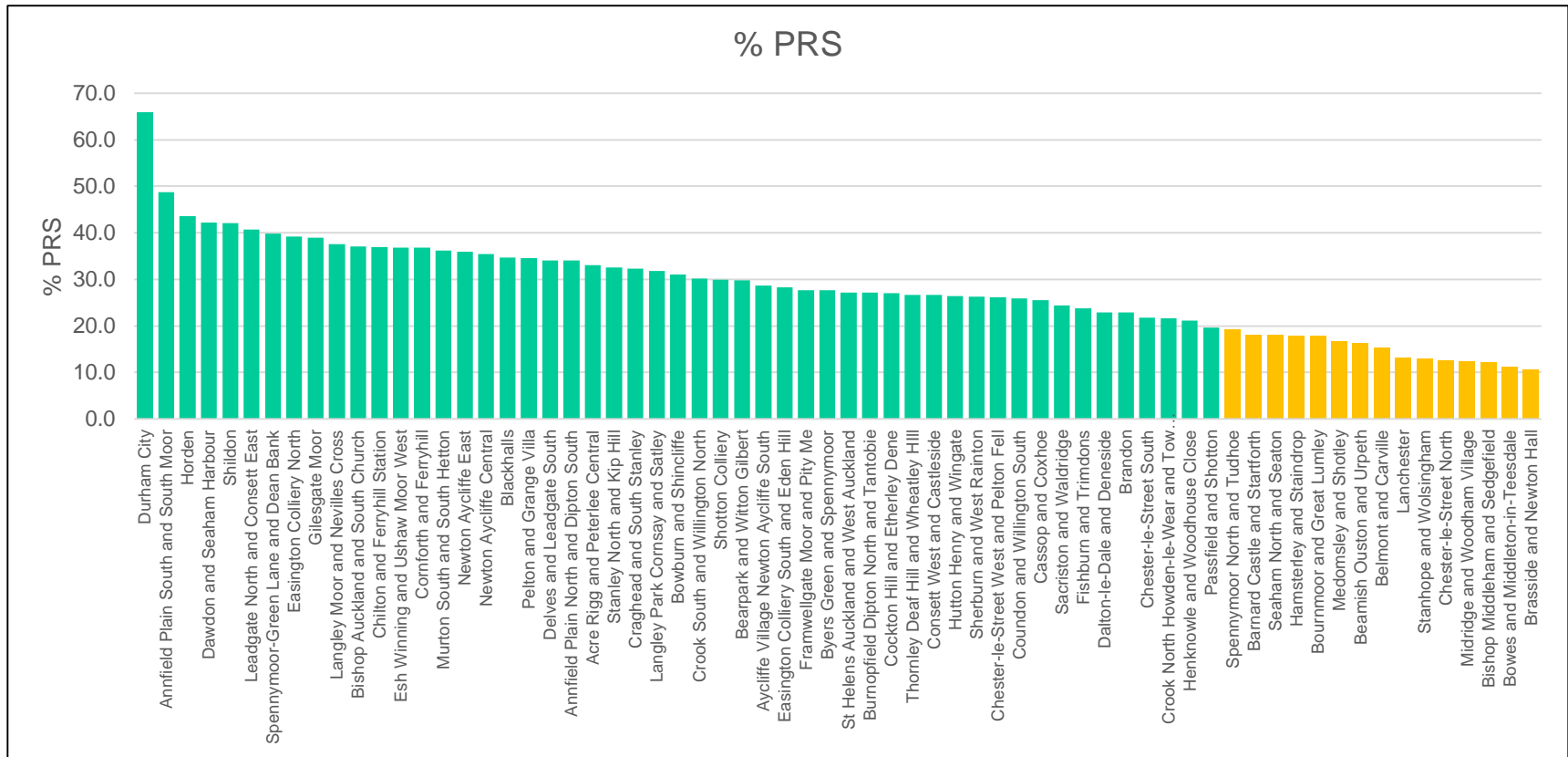


Private Rented Sector Map



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PRS Statistics



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Proposals

- Data collected across the county
- Broken down by Middle Super Output Area (66 in total)
- 43 areas included in the proposals as meet one or more of the conditions (approx. 65% of the MSOAs or 75% of the PRS stock)
- We will not be replying on the conditions of migration, poor property conditions or crime
- Evidence focussed on low demand, anti-social behaviour and deprivation

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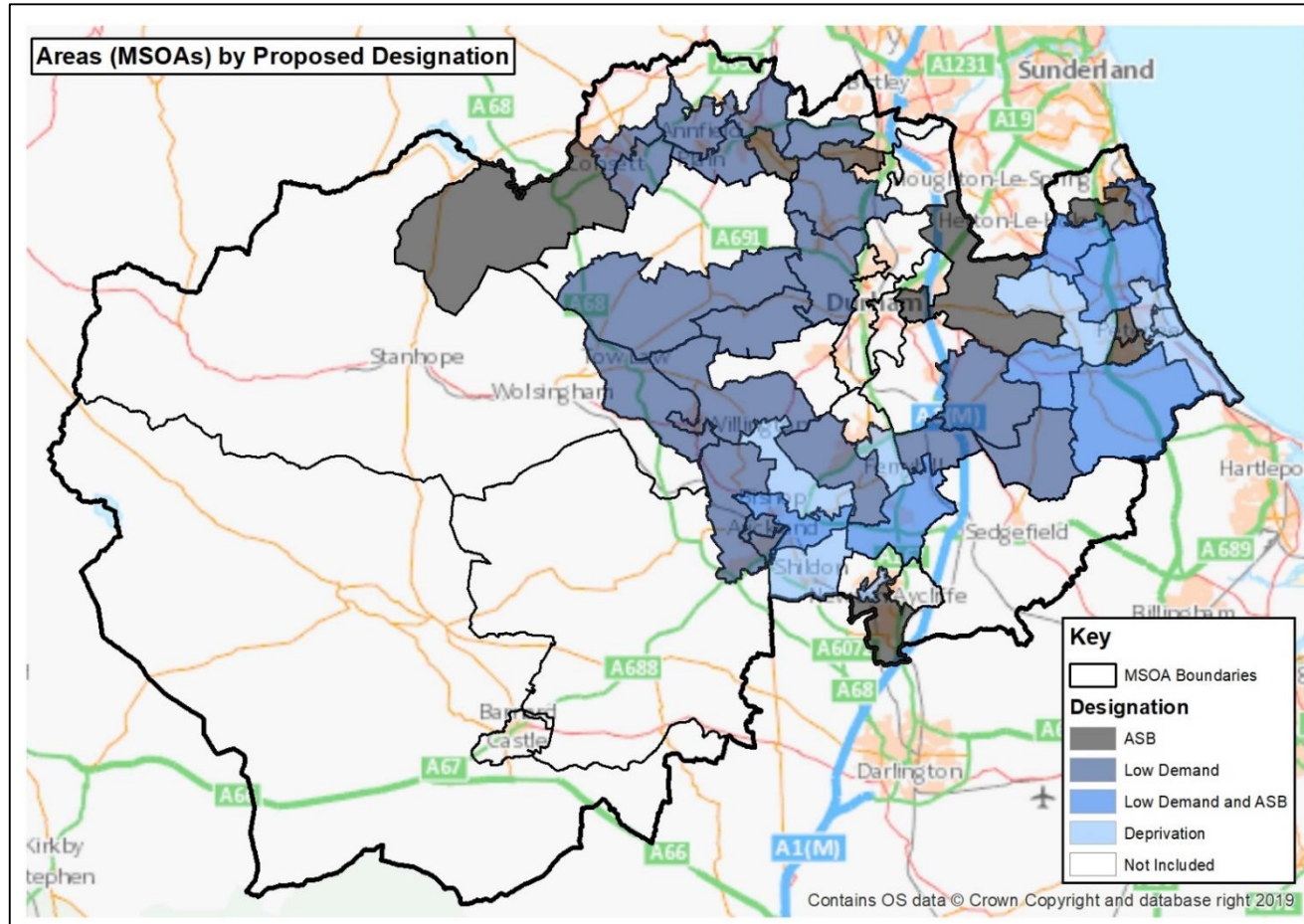
Designations

- Designation 1 – Low Demand
- Designation 2 – ASB
- Designation 3 – Low Demand & ASB
- Designation 4 – Deprivation

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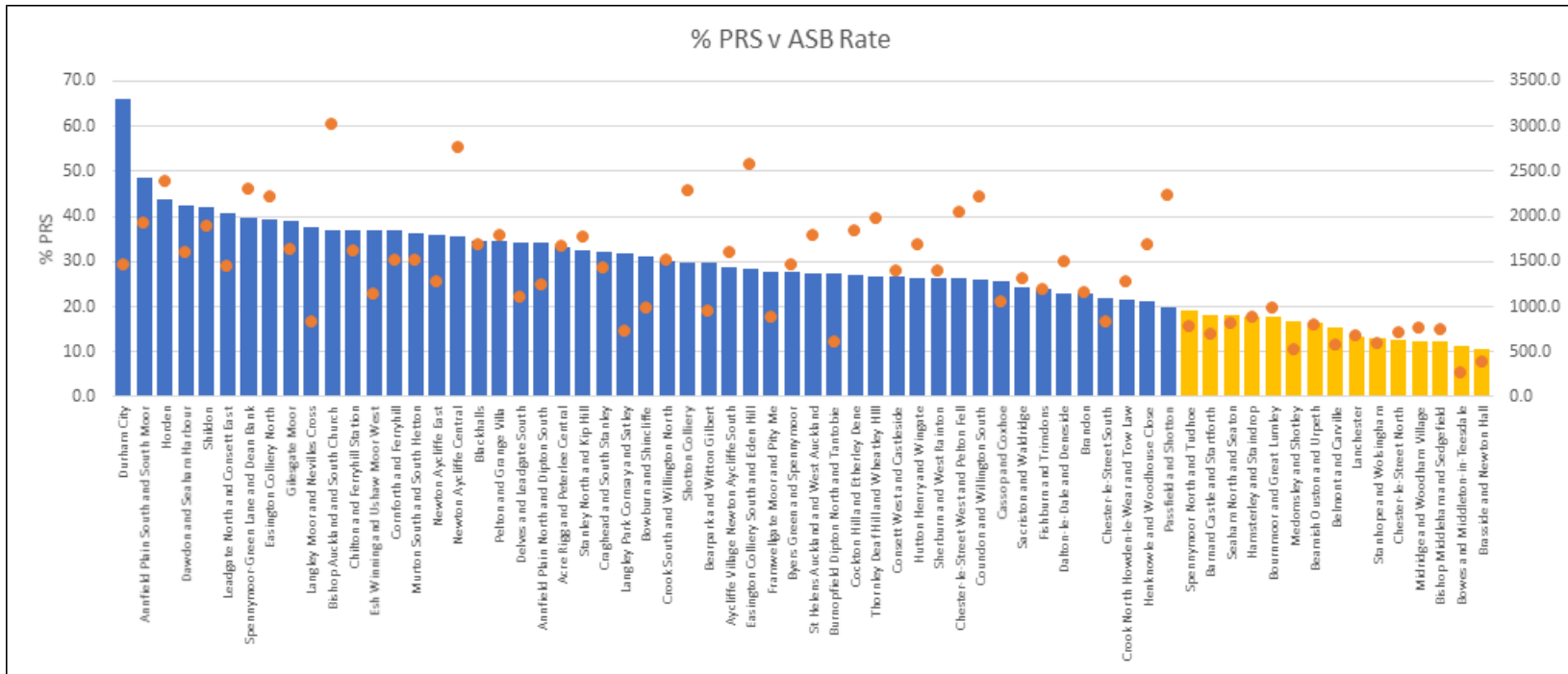


Map of all areas included in proposals



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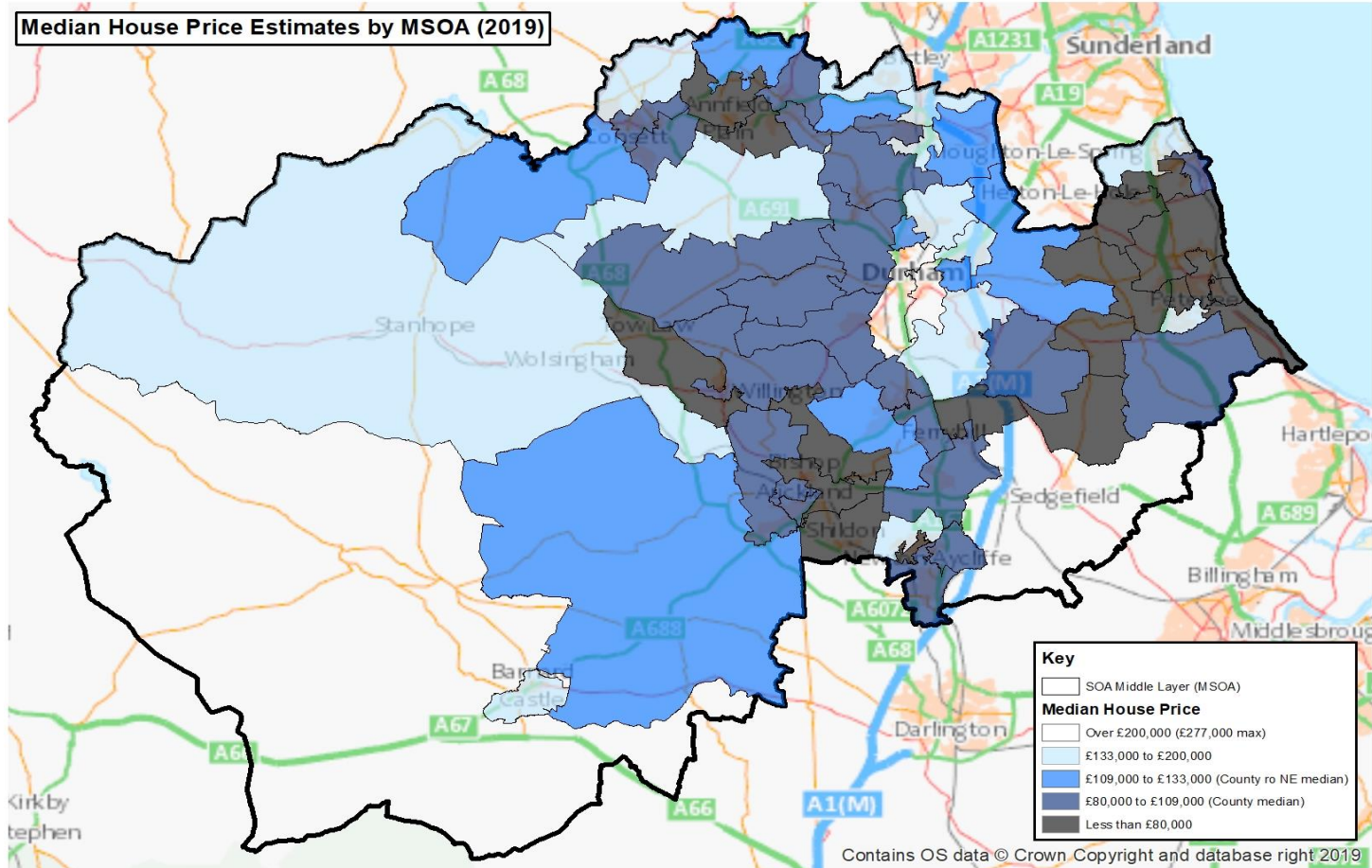
Anti-social Behaviour



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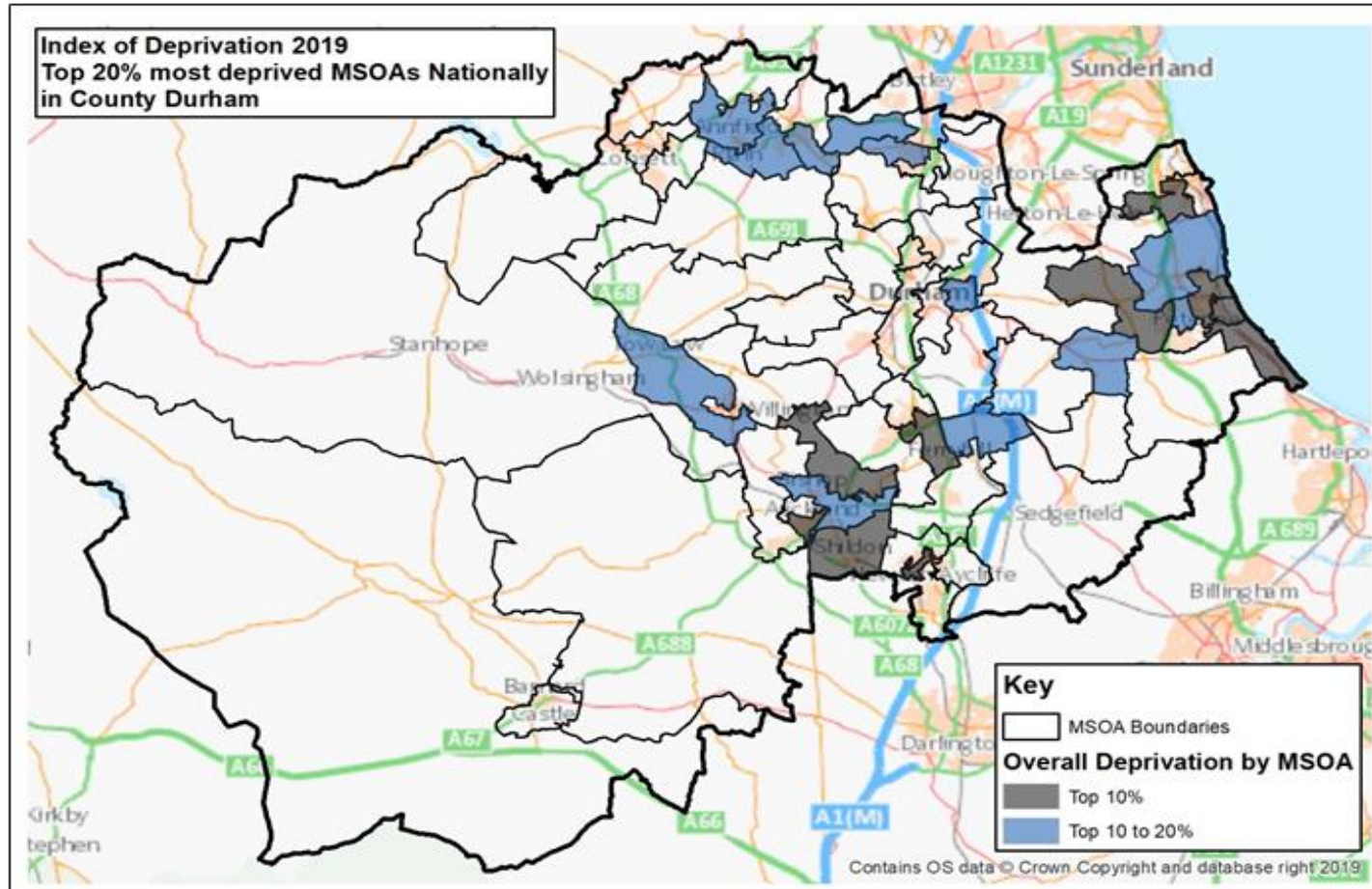


House Prices



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Deprivation



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Licence Conditions & Fees

- Mandatory conditions set by legislation
- Additional local conditions relating to
 - Tenancy Management
 - Property Management
 - Anti-social Behaviour
- The licence fee is proposed to be approximately £500 and payable in two parts

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Penalties

- Landlords who fail to obtain a licence or breach licence conditions could face prosecution or civil penalty notice
- Rent Repayment Orders (RRO)
- Banning Orders
- Rogue Landlords Database

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Consultation

- 17th February – 27th April 2020
- 2 landlord events
- 21 drop in sessions for residents across county
- Attendance at planned meetings
- Raise awareness of consultation & how people can take part
- Support and assist residents to “Have their Say”



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We want to hear people's views

Online at

www.durham.gov.uk/consultation

Or contact us on 03000 268000

selectivelicensing@durham.gov.uk

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Next Steps

- Formal consultation
- Analyse the results of the consultation
- Feedback to everyone who took part
- Cabinet to make a decision on whether to submit a business case to secretary of state

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