

# Selective Licensing Scheme - Community Impact Assessment

## Section 1 - Overview

Whilst the Council acknowledges that many landlords provide decent well-managed and well maintained accommodation there are examples in our borough where properties are poorly managed and have a negative impact on the local community.

Recently concerns have been raised by a number of key stakeholders including the Police that Telford & Wrekin has a number of neighbourhoods which have a high proportion of privately rented properties where there is low housing demand and demonstrable evidence of Anti-social behaviour and crime. These areas exist despite the council and our partners using our enforcement powers and providing guidance and assistance to the private rented sector landlords to improve standards over many years

In order to address this challenge the Council is proposing the adoption of a Selective licensing scheme in addition to the mandatory House of Multiple Occupation (HMO) licensing scheme already in operation. A Selective licensing scheme is available at the discretion of a local planning authority where specific conditions are met. It requires all private landlords (with certain exemptions) operating within a designated zone to operate under the terms of a licence awarded by the local authority. Licence conditions typically include a range of requirements aimed at ensuring that properties are safe and are managed in a satisfactory way.

Such a scheme provides the local authority with an additional tool to help better regulate privately rented accommodation and to uplift standards of management within the area. This improvement in standards supports wider initiatives and plans to help uplift and regenerate areas. Selective license schemes last for five years and there is a fee payable to apply for the licence which covers the cost of the administration and implementation of the scheme, including any required enforcement activity for non-compliance.

These schemes typically improve the environment for all sections of the community. In particular they support the improvement of living conditions of those most likely to require rented accommodation. A breakdown of the demographic profile for the areas that meet the criteria for selection is included in Appendix 1.

This report is seeking approval to consult on a selective licensing scheme for properties within four zones who meet the criteria for this type of licensing scheme identified in the following wards: Hadley & Leegomery, The Nedge, Malinslee & Dawley Bank, Brookside, Woodside, Madeley & Sutton Hill. (Appendix 2)

This policy will affect;

- Customers/service-users
- Partners
- Internal services such as Revenue and Benefits, Housing Options or Cohesion
- Tenants in the following wards: Hadley & Leegomery, The Nedge, Malinslee & Dawley Bank, Brookside, Woodside, Madeley & Sutton Hill

This policy is proposed to run from November 2017 – November 2022

Name of person completing impact assessment and their post	Nicky Minshall, Service Delivery Manager, Public Protection
Telephone	01952 382320
Date started	26 January 2017
Other officers/Stakeholders involved	Damion Clayton, Senior Research & Intelligence Officer Richard Taylor-Murison, Consultation and Equality Officer

## Section 2 – Impact analysis Assessment

Positive and negative impacts should be assessed with regard to the General Equality Duty;

- eliminate unlawful discrimination, harassment and victimisation
- advance equality of opportunity
- foster good relations between different groups

	Impact (X)		
	Positive	Negative	None
People of different ages	x	x	
People with ill health or people with a disability	x	x	
People of different gender	x	x	
People who are transgender	x	x	
Different racial groups	x	x	
People with different religion or beliefs	x	x	
People of different sexual orientation	x	x	
Women who are pregnant or breast-feeding			x
People that are married or in a civil partnership			x
People affected by deprivation	x	x	

### Impact detail

Within the communities covered by the proposed selective licensing scheme there are likely to be significant positive impacts.

It is believed that selective licensing will have a positive impact on all the communities of the four proposed zones of Hadley & Leegomery, The Nedge, Malinslee & Dawley Bank, Brookside, Woodside, Madeley & Sutton Hill which will include but is not limited to:

For these diverse communities positive impacts include;

- Improved community cohesion and stability by reducing the turnover of occupants
- Reduced number of empty properties and the length of time they remain unoccupied
- Reductions in the level of anti-social behaviour.
- Improved local environment
- Tenants, landlords and agents being more aware of their responsibilities and appropriate behaviours for maintaining their tenancy and property

Tenants will benefit from;

- Improved quality of properties in the area.
- More responsible and fit landlords
- Improved health inequalities
- Greater awareness of rights to protection from harassment and illegal eviction

Selective licensing schemes have been shown to improve the profile and public image of areas encouraging more responsible tenants and landlords into the market with reputable investment. This improves the health of the overall housing market in an area and can lead to significant improvements in the overall living standards of local community members.

Careful monitoring is required to make sure that unwanted activities, such as anti-social behaviour, are not displaced to near by areas.

### **Engagement and consultation**

If the recommendation to go out to consultation is accepted by Cabinet then there will be a minimum 10 week consultation period required by legislation.

A full consultation and engagement plan will be developed to ensure that we conduct a lawful and robust exercise.

It will include;

- Consultation with landlords tenants and local businesses in the four proposed zones and in the surrounding zones
- A range of communication channels to promote it to the target communities including the Council's web site and digital routes
- Validation against the demographic profile of each zone (Appendix 1) so that as far as possible we have engaged with a representative sample of stakeholders in each area.

A full equality impact analysis will be developed following consultation.

## Appendix 1 – Selective Licensing Scheme Population Statistics

### Population & Gender

	Zone 1	Zone 2	Zone 3	Zone 4	total
Total					
Population	1,402	4,604	7,185	6,898	20,089
% Male	47.2	52.0	49.5	47.6	49.3
% Female	52.8	48.0	50.5	52.4	50.7

### Age

%	Zone 1	Zone 2	Zone 3	Zone 4	total
Age 0 to 4	11.1	8.4	10.1	10.6	10.0
Age 5 to 7	4.8	3.9	4.3	5.2	4.6
Age 8 to 9	4.0	2.5	2.8	3.2	3.0
Age 10 to 14	9.8	6.2	7.2	8.6	7.6
Age 15	2.1	0.9	1.5	2.0	1.6
Age 16 to 17	3.9	3.0	3.1	3.7	3.3
Age 18 to 19	3.7	2.5	2.8	3.1	2.9
Age 20 to 24	5.8	7.6	8.0	6.9	7.4
Age 25 to 29	9.3	10.3	8.4	7.2	8.5
Age 30 to 44	21.3	23.7	19.5	20.8	21.0
Age 45 to 59	12.8	17.6	16.3	15.0	15.9
Age 60 to 64	3.7	4.9	4.5	4.9	4.7
Age 65 to 74	3.3	5.3	7.3	5.7	6.0
Age 75 to 84	3.3	2.5	3.3	2.3	2.8
Age 85 to 89	1.1	0.5	0.6	0.6	0.6
Age 90 and over	0.1	0.2	0.3	0.2	0.3

### LTLI

%	Zone 1	Zone 2	Zone 3	Zone 4	total
Limited a lot	10.1	9.1	10.6	9.3	9.8
Limited a little	9.0	9.1	10.6	10.3	10.0
Not limited	81.0	81.8	78.8	80.5	80.2

### Ethnicity

%	Zone 1	Zone 2	Zone 3	Zone 4	total
White	69.9	87.1	94.3	95.2	91.2
Mixed	4.4	3.0	2.3	2.6	2.7
Asian	20.8	5.8	1.9	1.3	3.9
Black	4.4	4.0	1.6	0.8	2.0
Other	0.6	0.2	0.1	0.2	0.2

**Appendix 2 – Map of identified Zones**

