

# Proposed Selective Licensing Scheme

Open Meeting for Landlords, Letting Agents and  
Estate Agents

7th January 2020 - 12pm - 2pm

9th January 2020 - 5pm - 7pm



# House Keeping

- There is no fire alarm due, so if you here the bell please leave through the door you entered or the one at the rear of the room and wait in the rear carpark to be signed out.
- This meeting will be recorded and will be available on the Councils website
- Please silence your phones
- The toilets are through the front door and through the door on the left hand side of the corridor.



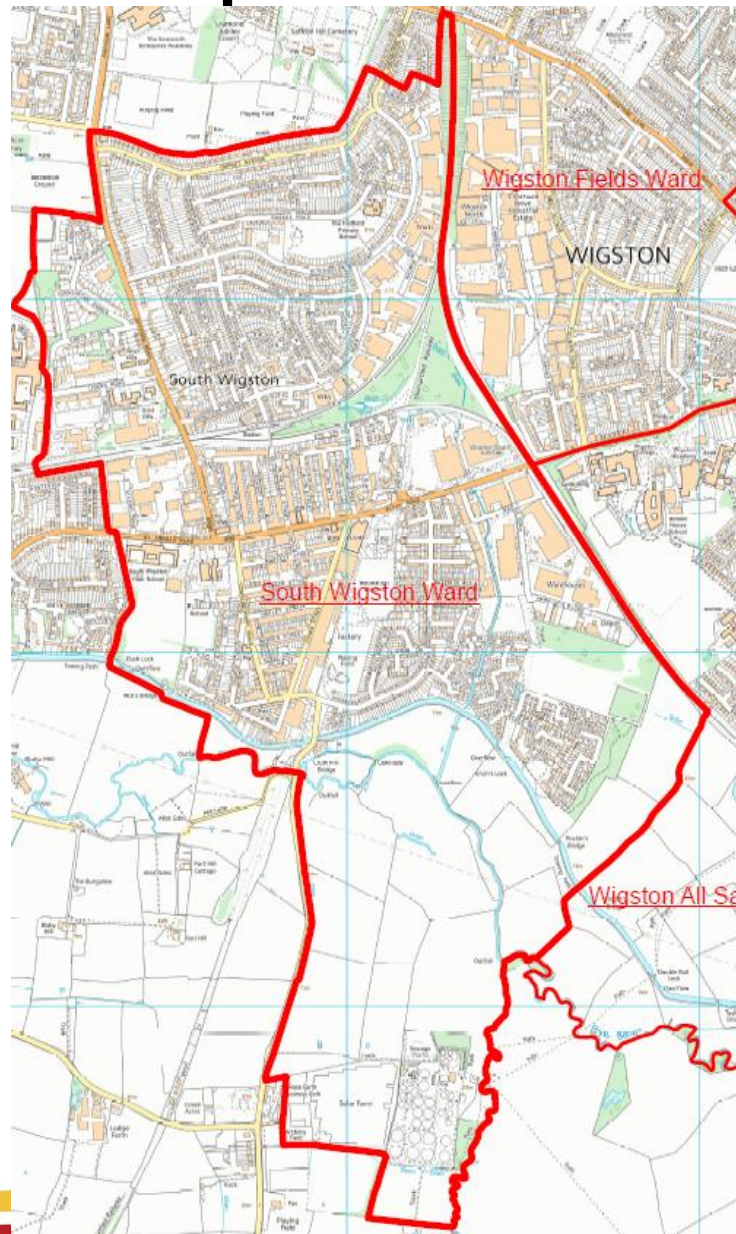
# Why operate a selective licencing scheme?

Environmental Health were tasked in the Councils Corporate Plan 2019 – 2024 with a requirement to:

“Introduce a Selective Licensing Scheme for all Private Sector Housing Rentals with a view to improving general house conditions across the Borough.”



# Proposed area



# Criteria for designating a Selective Licensing Scheme

Part 3 of the Housing Act 2004 (the Act) sets out the scheme for licensing of private rented properties in a local housing authority area.

Under section 80 of the Act a local housing authority can designate the whole or any part or parts of its area as subject to selective licensing.

Where a selective licensing designation is made it applies to privately rented property in the area.





# Criteria for designating a Selective Licensing Scheme

A selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions. The area is one experiencing:

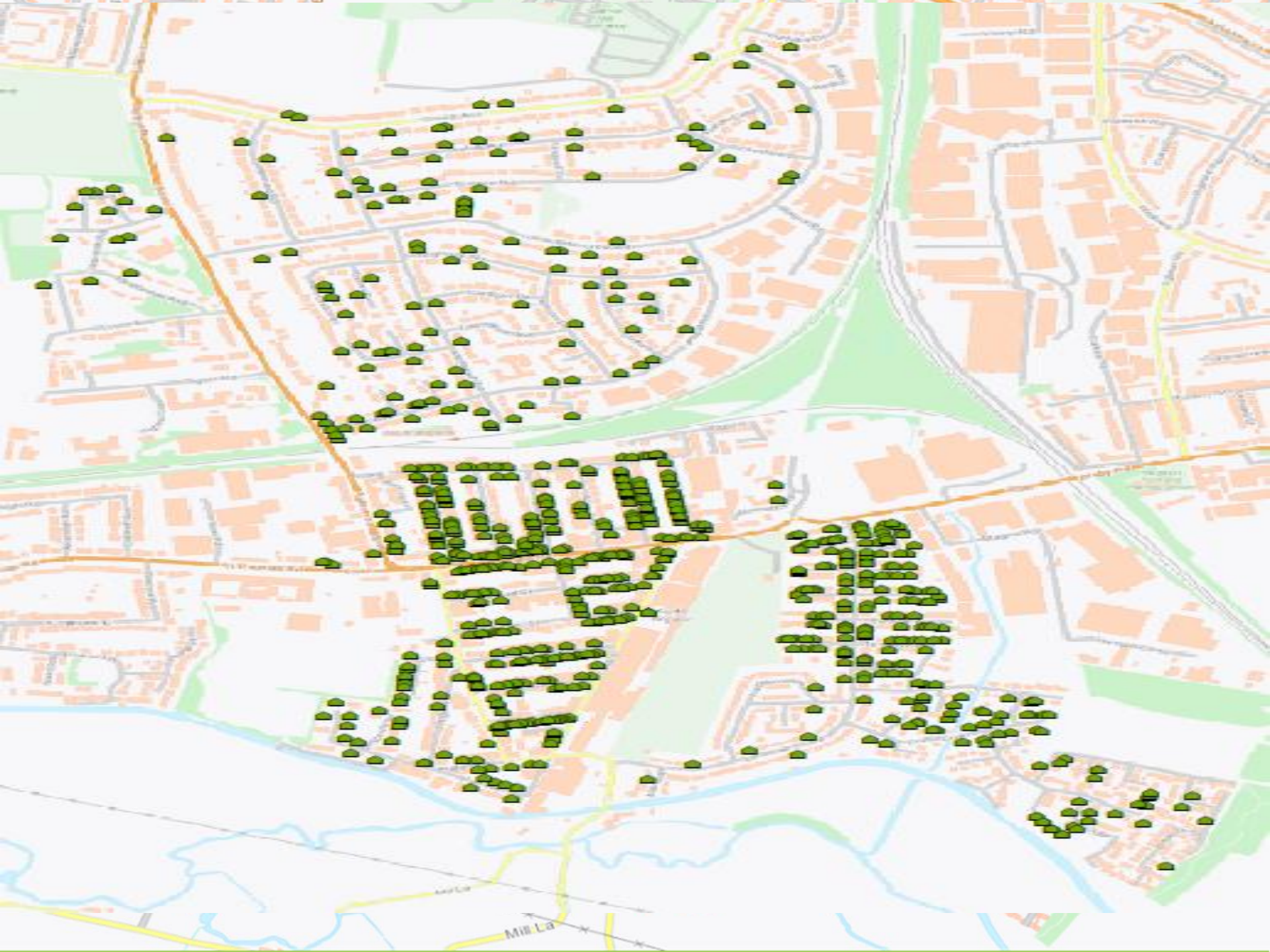
- Low housing demand (or is likely to become such an area);
- A significant and persistent problem caused by anti-social behaviour;
- Poor property conditions;
- High levels of migration;
- High level of deprivation;
- High levels of crime.
- [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/418551/150327\\_Guidance\\_on\\_selective\\_licensing\\_applications\\_FINAL\\_updated\\_isbn.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418551/150327_Guidance_on_selective_licensing_applications_FINAL_updated_isbn.pdf)



# Why choose South Wigston

- High density of private rented sector properties
- High density of housing related private rented issues
- Area of high level of Antisocial Behaviour and Crime.
- Area of low housing demand
- High levels of Deprivation







# Environmental Health involvement in Private rented sector issues

Post code	Number of Housing Complaints
Le18 1	356
LE18 2	281
LE18 3	210
LE18 4	459
LE2 0	1
LE2 2	66
LE2 4	386
LE2 5	325

# EPC certificates within South Wigston

Nos	Rating	%
• 7	G rated properties	1.17%
• 17	F rated properties	2.83%
• 174	E rated properties	29%
• 258	D rated properties	43%
• 113	C rated properties	18.83%
• 31	B rated properties	5.17%
• 0	A rated properties	0



# Antisocial Behaviour and Crime

## Comparison of Crimes October 2018 – September 2019

		Number of residents	Incidents per head of Population		Number of residents	Incidents per head of Population		Number of residents	Incidents per head of Population
Crime Type	South Wigston	8055		Wigston	24574		Oadby	23849	
Anti-social Behaviour	134		1:60	221		1:111	156		1:153
Bicycle theft	9		1:895	28		1:878	29		1:822
Burglary	47		1:171	147		1:167	129		1:185
Criminal damage and Arson	95		1:85	180		1:137	93		1:256
Drugs	12		1:671	39		1:630	32		1:745
other crime	17		1:474	22		1:1117	28		1:852
other theft	43		1:187	86		1:286	215		1:111
Possession of weapons	3		1:2685	10		1:2457	13		1:1835
Public order	71		1:113	139		1:177	108		1:221
Robbery	3		1:2685	13		1:1890	12		1:1987
Shoplifting	36		1:224	78		1:315	86		1:277
Theft from the person	8		1:1007	20		1:1229	12		1:1987
Vehicle Crime	101		1:80	197		1:125	170		1:140

Red Indicates the highest occurrences of incident per head of Population



# Area of low housing demand

- Areas of low housing demand are characterised as a property with low house values
- The majority of house sales in South Wigston during the year 2018-19, were semi-detached properties, selling for an average price of £186,415. Terraced properties sold for an average of £139,310, with detached properties being sold at an average of £245,286. Overall sold prices in South Wigston over the last years were 4% up on the previous year and similar to the 2016 level of £162,503.
- South Wigston, with an overall average price of £166,139 was cheaper than nearby Leicester (£216,967), Wigston (£206,770) and Blaby (£225,562), Oadby, with an overall average price of £299,937, was similar in terms of sold prices to nearby Stoneygate (£310,531) and Knighton (£300,121)
- For semi-detached properties this represents a 60% difference in the values of semi-detached properties between Oadby and South Wigston





# High level of deprivation

- There are six LSOAs in Oadby and Wigston that are in the 30% most deprived areas nationally.
- One of these LSOAs is in Oadby (Oadby Industrial Estate)
- Five are in Wigston (South Wigston Blaby Road and Saffron Road; South Wigston Countesthorpe Road; Guthlaxton College and Wigston Police Station; Wigston Rolleston; and Chartwell Drive Industrial Estate).
- The report “Inequalities in Life Expectancy between Oadby and Wigston” can be found on the Leicestershire County Council website



# Decent Homes Standard

In 2000, the Government brought in rules about the quality of homes tenants rent from councils or housing associations. The standard will be adopted to private rented sector tenants should the selective licensing scheme be adopted by the Council :

A decent home will be warm, weatherproof and have reasonably modern facilities.

The main things taken into account when deciding if a home meets the Decent Homes Standard. A decent home must:

- Be in reasonable repair
- Meet current legal housing standards
- Have reasonably modern facilities and services



This means a property must **meet at least 4** of the following:

- A kitchen that is no more than 20 years old
- A kitchen with adequate space and layout
- A bathroom that is no more than 30 years old
- A suitably located bathroom and toilet
- Adequate noise insulation
- Adequate space and layout in common areas of flats
- Be efficiently heated and effectively insulated



# Proposed Licensing Conditions

It is proposed that the Councils amenity standard that was approved by the Council in 2018 be adopted for the licence conditions in the selective licence area

[https://www.oadby-wigston.gov.uk/files/documents/owbc\\_hmo\\_and\\_private\\_sector\\_amenity\\_standard/HMO%20Amenity%20Standards.pdf](https://www.oadby-wigston.gov.uk/files/documents/owbc_hmo_and_private_sector_amenity_standard/HMO%20Amenity%20Standards.pdf)





# Costs of administering and enforcing the scheme

- The scheme would be self-financing and cover all costs in the issuing of the licence and enforcement.
- The scheme would be operated internally by Oadby and Wigston Borough Council.
- The scheme will be run fairly and impartially and systems put in place to monitor compliance, and enforcement measures are in place where there is non-compliance.
- The Scheme will be open and subject to scrutiny through the residential property tribunal.



# Proposed Fee Structure

The proposed licence fee will be in two parts the application fee and an enforcement fee.

The fee will be paid in two payments, the application fee and the enforcement fee on approval.

Recent case law in the Hemming v Westminster City Council case and the implications for councils more widely, determined that this was the only way a licence fee can be charged.



# Proposed Fee Structure

- Through the online survey we have asked - How much would you be willing to pay in total to gain a license?
- £0 - £250
- £250 - £500
- £500 - £750
- £750 - £1000
- £1000 - £1250
- £1250 - £1500
- Unsure



# Proposed Fee Structure

- It is proposed that there are discounts for accredited landlords whether through the Association of Residential Letting Agents (ARLA), National Landlords Association (NLA) or Decent and Safe Homes (DASH)





# Looking at ways to help

We would like your guidance on certain issues but not limited to:

- Landlords forums
- Training
- OWBC accreditation scheme for landlords etc
- Would short term loans help
- Fixed Civil Penalties for prescribed offences
- Grace period for introduction of the scheme
- Group schemes or joining Council schemes



# Any Questions?

