

Selective Licencing update – 3 March 2021

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- The scheme became live in May 2020 at the height of the first lock down and the Council granted a 6 months extension to the application process due to the difficulties encountered by Landlords and Agents. This extension ended in November 2020. However, this has delayed the number of applications received. From November the Council has actively pursued the Selective licensing application process and has engaged heavily contacting Landlords, Agents and Conveyancers and has now applied a penalty fee to the licence for an Additional £100 making the current licence application fee £690 + £250 enforcement fee.
- The number of properties required to licence has increased from 854 to 915 due to additional landlords being identified and applying.
- Currently the number of properties to be licenced in South Wigston ward is 915 out of 3856 properties, representing 23.7 % of properties.
- Received 517 Applications representing 55.8% of required applications.
- Received and issued 16 temporary exemptions certificates.
- Currently seven properties are exempt from licensing due to being vacant and requiring major works.
- Total percentage engagement with the Scheme of 59%
- 4, 1 year licences issued due to faults in property, all resolved within the two week consultation period and issued 5 year licences (We are also engaging with multiple properties to arrange inspections, due to previous issues being raised before the scheme was in place)
- Issues identified through the licensing application;
 - Failed EPC certificates (Below legal requirement of E rating) – 5 Properties
 - Failed Electrical Test certificates (Unsatisfactory EICR supplied to Selective Licensing) – 3 (two actioned immediately by the landlord to resolve, one currently under investigation)
 - Other minor faults within properties

Way forward:

- All licence application have been entered onto the Council's computer system and all records have been scanned ensuring the council's commitment to a paperless organisation can be obtained.

- Final checks are being undertaken due to Landlords agents missing documentation and 1year licences are provisionally being issued, requiring 2 weeks to rectify faults or provide missing information. If no response is received the 1 year licence will be issued and an additional end of term licence will need to be obtained with all issues within the application and property resolved at an additional cost of £135 + £250 enforcement.
- Landlords and Agents that have not licenced will be actively pursued Approx. 396 properties.
- Enforcement action can involve a Civil penalty of up to £30,000 per offence. Not holding a licence on an eligible property is an offence under the Housing Act 2004 and the Council has identified under its civil penalties procedure that the non-licensing of an eligible properties should be subject to a fine of £1500.
- Major developments within the Ward have been identified, and officers are actively working with the owners to resolve issues and apply for a licence for their properties.