



## Introduction & Background

- Selective Licensing (SL) initial proposals considered by O&S – November 2016.
- SL Business Case approved by Cabinet December 2016
- Selective Licensing (SL) and Additional HMO Licensing scheme approved by Cabinet in September 2017.
- SL scheme to 'go live' on 1<sup>st</sup> March 2018.
- How will the Council evaluate the effectiveness of this scheme?

# Objectives of Working Group

- To review the business case evidence on which the licensing schemes are based & justified.
- To consider the most suitable sources of information to gauge the impact on each of the criteria used to justify its schemes.
- To agree a Performance framework



# Current Licensing Business Case – Justification based upon:

- Significant anti-social behaviour;
- Poor property conditions;
- A high level of deprivation;
- High levels of crime.



# How was the current business case regarding SL developed? (1)

- Assessed against Govt. guidance and requirements.
- Scheme should not cover >20% of LA's geographical area, or affect >20% of total PRS without SoS approval.
- The LA can only introduce a SL designation in an area where there is a high proportion of privately rented homes (> 19.6%)

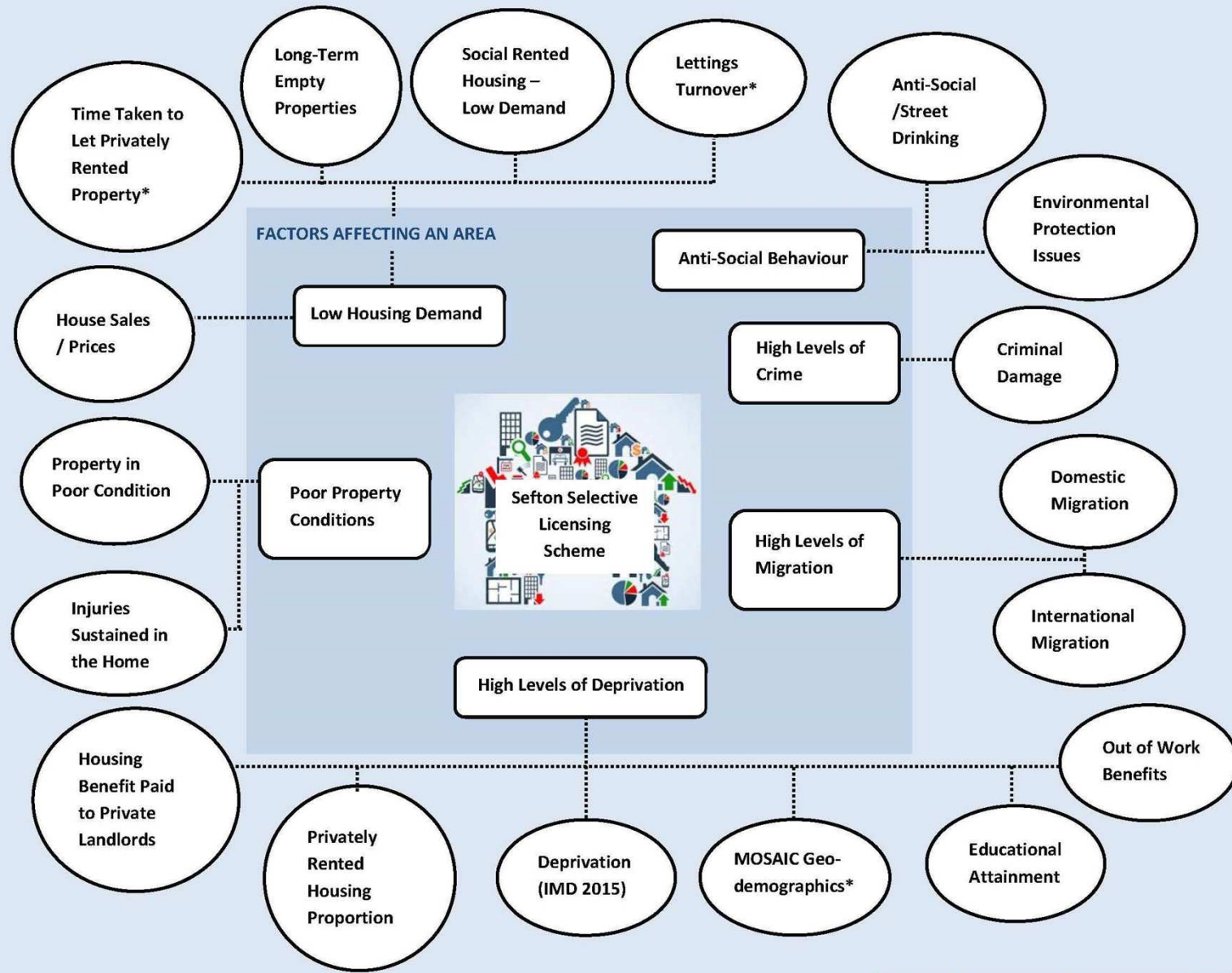


# How was the current business case regarding SL developed? (2)

- A range of evidential sources identified & evaluated
- Comparing areas in Sefton to identify those where introduction SL scheme could make a difference & provide a range of benefits inc.
  - Improving PRS management standards
  - Reducing PRS anti social behaviour
  - Improving the housing quality in areas where licensing schemes are introduced.



EVIDENCE USED TO DETERMINE APPROPRIATE AREAS FOR SELECTIVE LICENSING



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1	SOA Code	Ward Location	Proportion of PRS Properties	Rank	Number of PRS Properties	Cumulative Proportion of total Sefton PRS (%)	Average House Price	Rank	Pop Change 2011-2014	Rank	IMD Overall Rank	Rank	Income Rank	Rank	Employment Rank	Rank	Education Skills Training Rank	Rank	Health Deprivation Rank	Rank
2	E0100696	Dukes	54.7	1	575	3.6	99000	8	45	8	989	7	2860	9	802	7	6388	6	310	2
3	E0100700	Linacre	32.2	11	183	4.8	58000	1	-8	20	349	3	482	3	219	2	2782	4	383	4
4	E0100700	Linacre	28	16	183	6.0	101000	14	91	4	308	2	300	2	172	1	2382	3	81	1
5	E0103309	Dukes	51.5	2	291	7.8	99000	8	-22	23	894	6	3742	11	257	3	8286	11	506	6
6	E0100700	Linacre	19.3	29	117	8.5	58000	1	-49	27	417	4	552	4	332	4	3094	5	481	5
7	E0100696	Derby/Linacr	28.4	15	180	9.7	69500	6	-46	26	260	1	150	1	396	6	1969	1	1109	8
8	E0100695	Cambridge	50.7	4	406	12.2	99000	8	42	10	2920	11	5218	12	1922	11	14440	20	336	3
9	E0100696	Derby	24.7	21	156	13.2	69500	6	-39	25	1797	8	2049	7	1786	10	7852	8	1763	11
10	E0100695	Church	22.5	23	193	14.5	105000	14	-16	22	2166	10	2473	8	369	5	12121	13	918	7
11	E0100701	Litherland	32.9	10	225	15.9	58000	1	34	12	737	5	1098	5	819	8	2186	2	1434	9
12	E0100701	Litherland	20.7	26	124	16.7	58000	1	2	17	3202	12	3729	10	2717	12	7999	9	2475	14
13	E0100696	Derby	23.9	22	154	17.6	58000	1	13	13	1839	9	1692	6	872	9	6578	7	2859	15
14	E0103309	Dukes	51.5	3	309	19.6	99000	8	74	5	4626	13	6525	14	4050	17	17838	25	1578	10
15	E0100697	Dukes	48.3	5	372	21.9	140000	19	99	3	6450	16	8056	19	5047	19	13720	18	4729	20
16	E0100695	Church	30.5	13	207	23.3	141250	24	-5	18	6525	17	8019	18	3889	16	20686	27	5872	23
17	E0100694	Cambridge	39.4	7	316	25.3	99000	8	-7	19	5400	14	6222	13	3615	13	13516	17	2420	13
18	E0100696	Dukes	40.5	6	270	27.0	99000	8	6	16	6838	18	6901	15	5452	20	12645	15	3489	17
19	E0100695	Church	30.8	12	221	28.4	141250	24	50	7	5946	15	7189	16	3766	14	15622	21	4122	19
20	E0100699	Kew	35.1	8	228	29.8	140000	19	-51	28	7134	20	7593	17	4734	18	14221	19	4091	18
21	E0100697	Dukes	26.6	17	215	31.2	200000	29	-23	24	13165	27	17015	29	9344	25	26666	29	6482	24
22	E0100694	Cambridge	25.5	19	230	32.6	137475	18	37	11	7856	21	8913	21	3857	15	12357	14	1970	12
23	E0100695	Church	20	28	133	33.5	105000	14	-67	29	9975	24	11735	27	6203	22	19159	22	5653	21
24	E0100699	Kew	35	9	226	34.9	140000	19	216	1	6959	19	8961	22	5463	21	15633	22	2884	16
25	E0100699	Kew	29.5	14	206	36.2	140000	19	63	6	11856	26	11337	25	12538	28	13157	16	7401	27
26	E0100700	Birkdale/Kew	21.2	25	142	37.1	145000	26	125	2	9969	23	10113	23	9983	26	8236	10	5697	22
27	E0100695	Church	25.7	18	175	38.2	164000	28	10	15	11087	25	10501	24	9330	24	21075	28	7149	26
28	E0100705	Norwood	25.4	20	160	39.2	140500	23	13	13	9633	22	8622	20	7835	23	17680	24	6642	25
29	E0100705	Norwood	21.6	24	142	40.1	119000	17	-11	21	13751	28	11687	26	14067	29	11793	12	7645	28
30	E0100699	Kew	20.6	27	126	40.9	145000	26	44	9	13902	29	12643	28	12393	27	15735	23	9645	29
31	There are a total of 29 Lower Super Output Areas (SOAs) with a proportion of privately rented sector properties greater than the national average.																			
32	This equates to a total of 6,465 privately rented properties or 40.9% of the total privately rented properties within Sefton.																			
33	20% of Sefton's total Privately Rented Sector = 3161 households																			
34																				

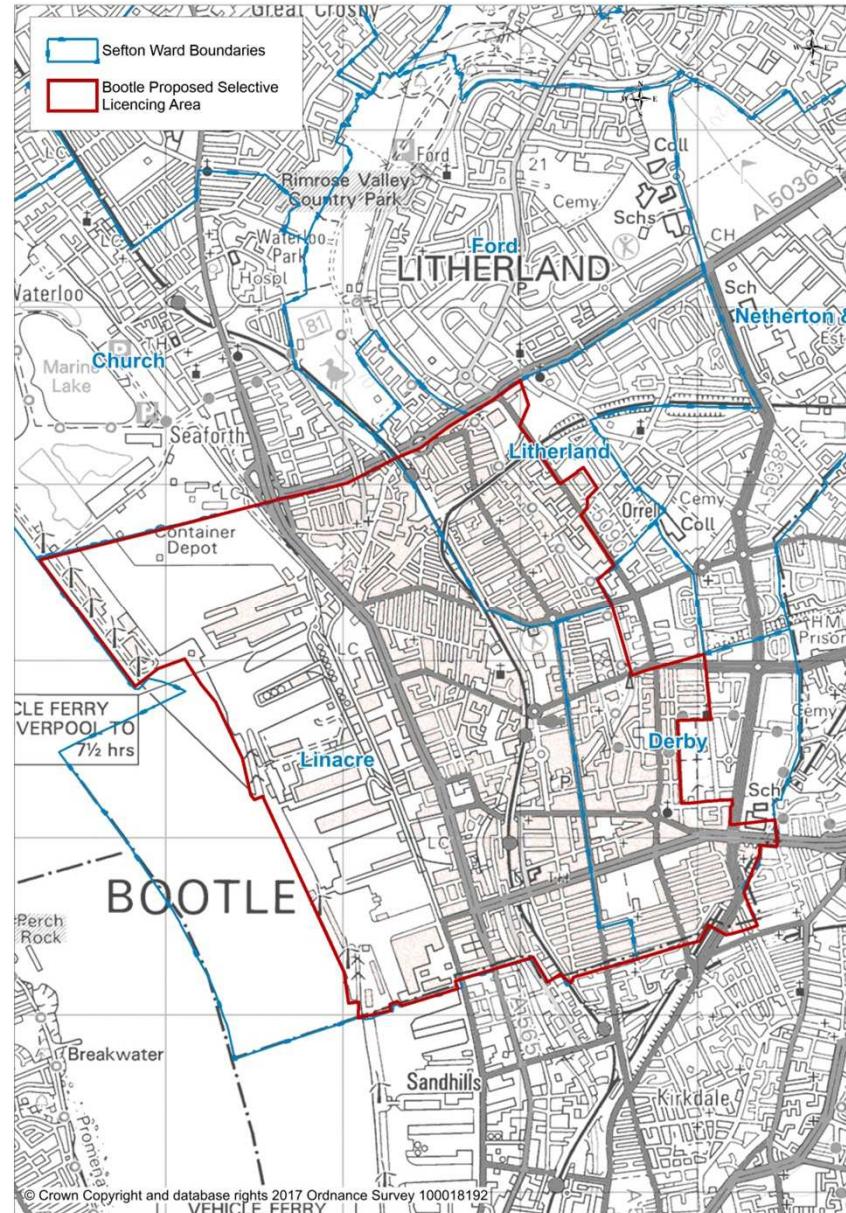


Conditions applying Selective Licensing scheme	SOA Code	E01006964 E01007003 E01007012 E01007013 E01007009 E01006961 E01006963 E01007006 E01007004 E01										
		Derby	Linacre	Litherland	Litherland	Linacre	Derby	Derby/Linac	Linacre	Linacre	Linacre	Lin
	Ward Location											
	Proportion of PRS Properties	23.9	32.2	20.7	32.9	28	24.7	28.4	19.3	15.9		
	Rank	6	2	7	1	4	5	3	8	16		
	Total Number of Properties	645	568	600	684	654	632	633	605	654		
	Number of PRS Properties (Census 2011)	154	183	124	225	183	156	180	117	104		
	Estimated* number of PRS Properties 2016	186	221	150	272	221	188	217	141	126		
	Cumulative Proportion of total Sefton PRS (%)	0.97	2.13	2.92	4.34	5.50	6.49	7.62	8.36	9.02		
0	Poor Property Conditions	Total Service Requests	22	74	15	37	24	42	48	16	19	
1		Rate compared to Sefton Average	12.6	64.6	5.6	27.6	14.6	32.6	38.6	6.6	9.6	
2		Selective Licensing Area Rank	11	1	17	4	10	3	2	16	14	
3		HMO Service Requests	1	0	0	1	2	1	5	1	1	
4		Rate compared to Sefton Average	-0.4	-1.4	-1.4	-0.4	0.6	-0.4	3.6	-0.4	-0.4	
5		Selective Licensing Area Rank	6	13	13	6	5	6	1	6	6	
5		Rat related incidents	13.5	13.2	9.1	11.6	5.8	5.9	9	9.4	15.5	



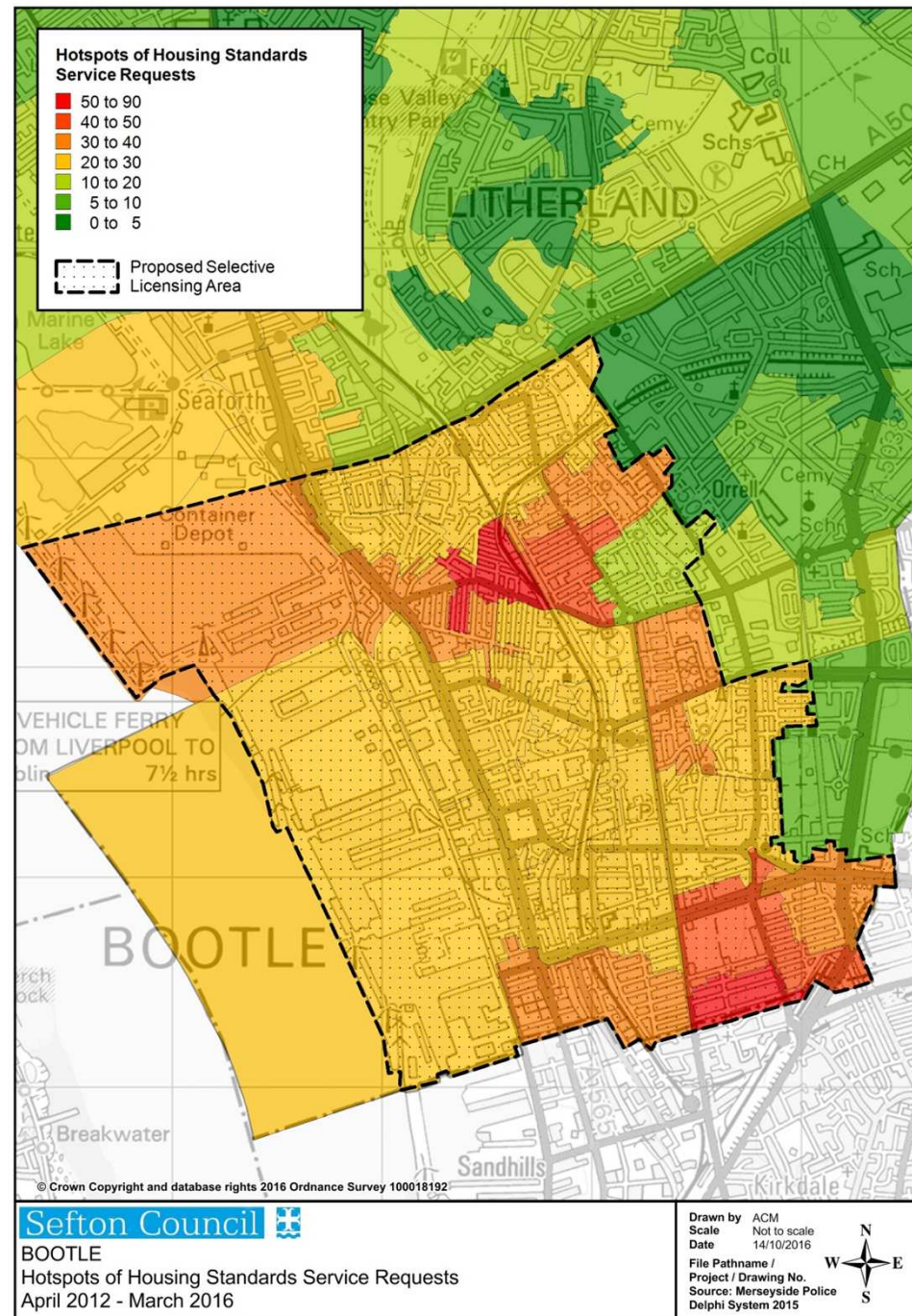


- Through the initial ranking exercise, many of the Super Output Area (SOA) geographies within the Linacre, Derby and Litherland wards were identified as having issues associated with poorer quality private rented sector housing.
- The following boundary was identified for Selective Licensing.



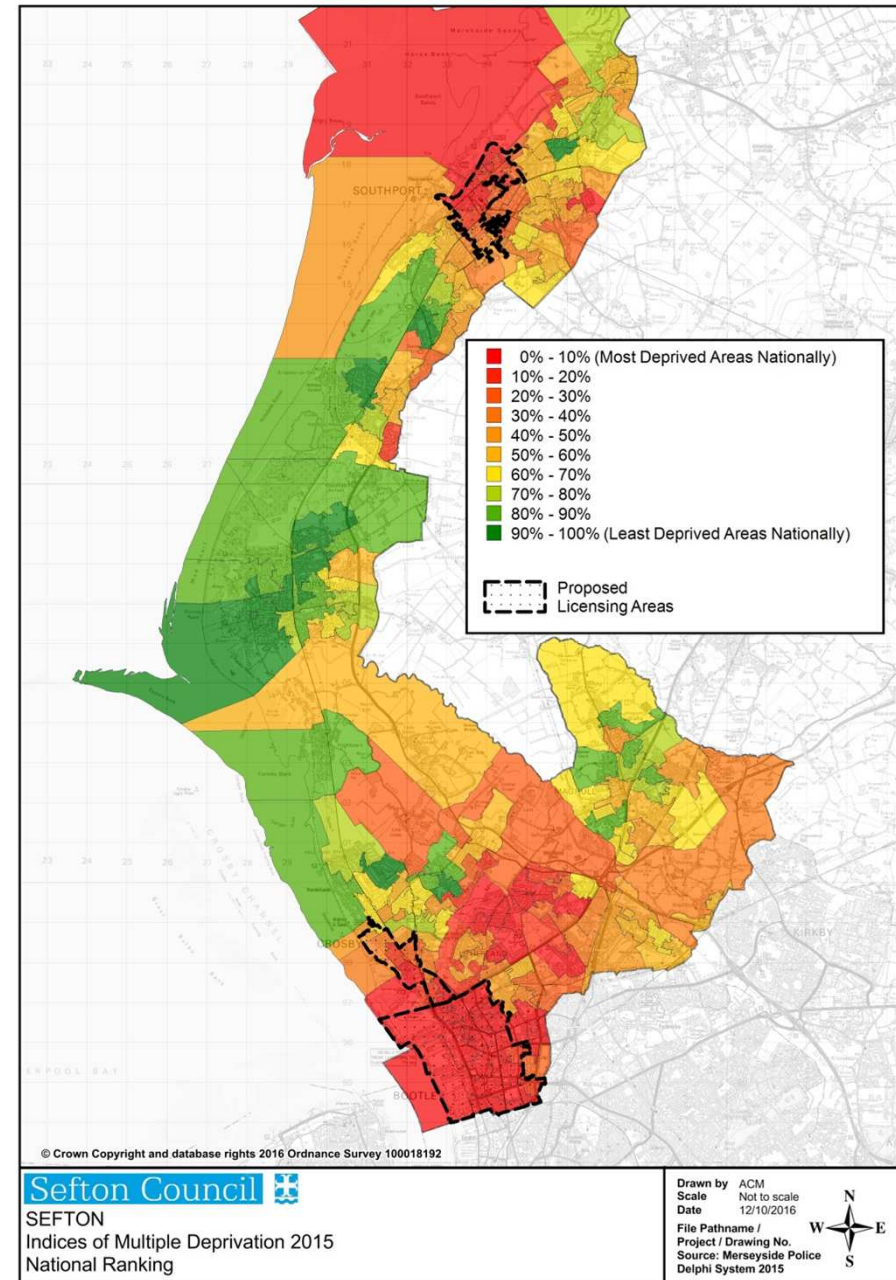
# Bootle - Housing Standards Service Requests

- All of the evidential information sources have been mapped thematically.
- Allowing easy identification of problem areas
- Mapping can be repeated with updated information to assess change over a time period



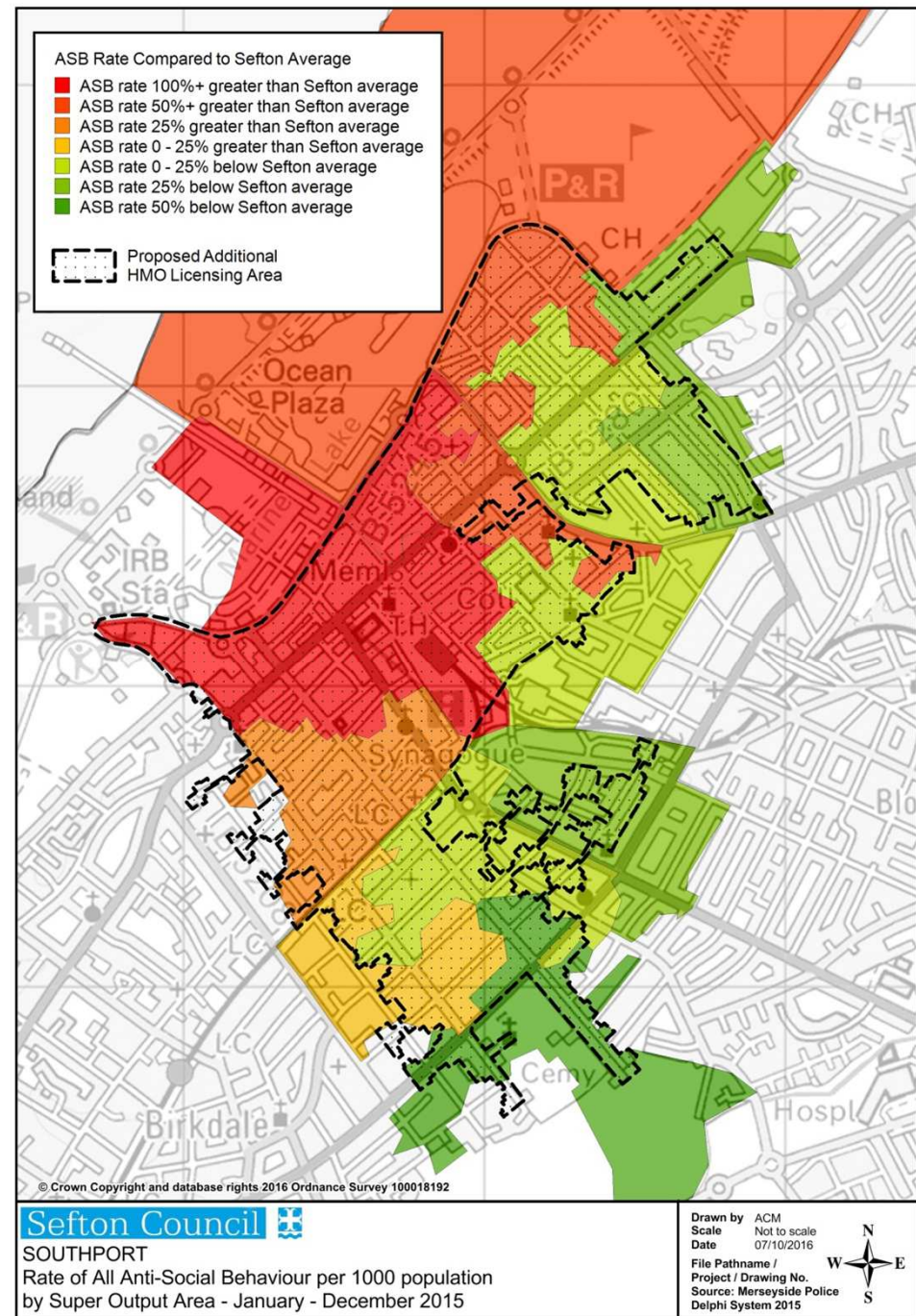
# Sefton - Indices of Multiple Deprivation 2015

- Information /evidence sources cover the whole of the Borough
- Some sources can be benchmarked against sub-regional, regional and national goals as required.



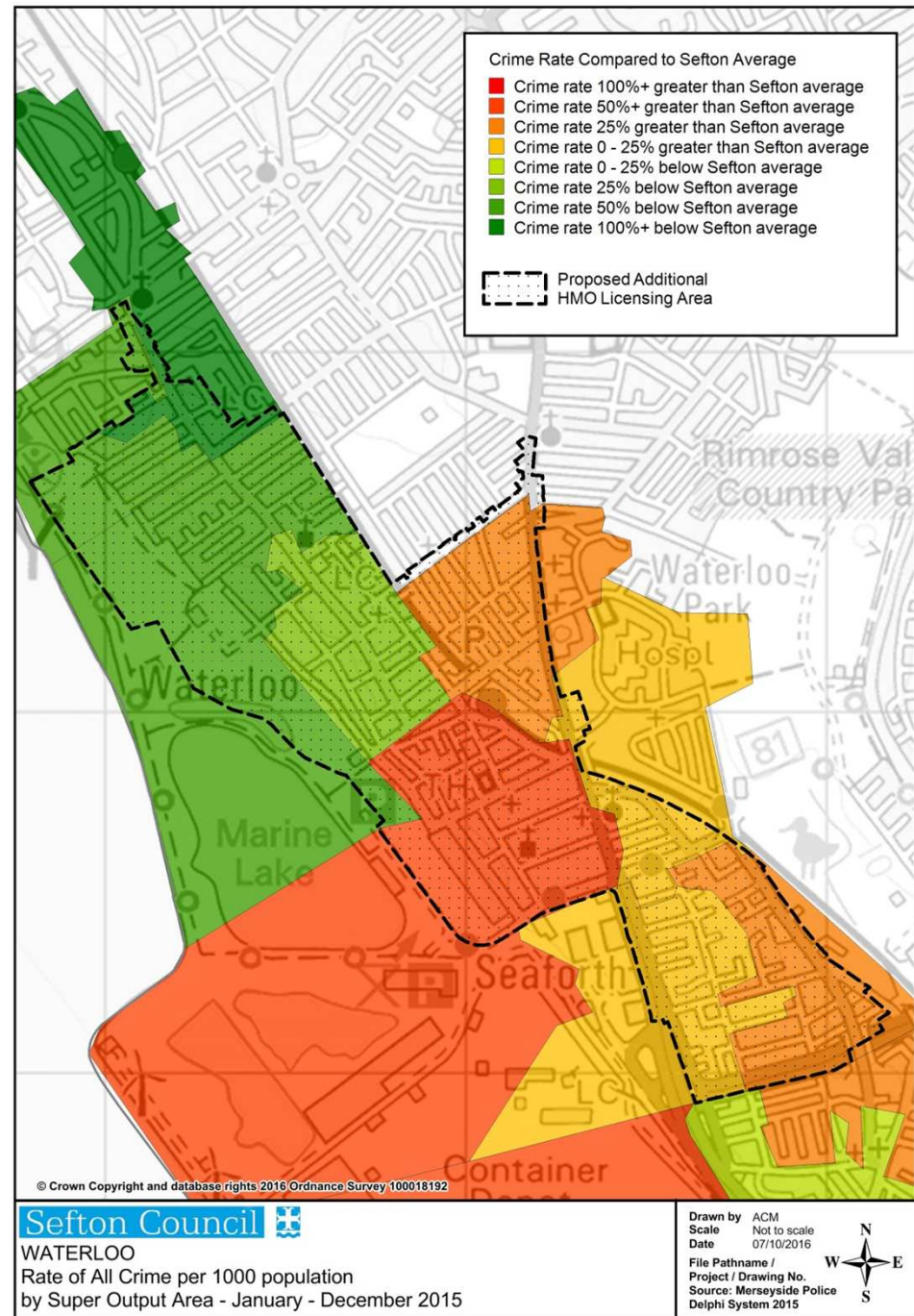
# Southport - Rate of Anti-Social Behaviour

Further examples of information and evidence sources thematically mapped enabling more effective comparison and targeting of resources.



# Waterloo - Rate of All Crime

Further examples of information and evidence sources thematically mapped enabling more effective comparison and targeting of resources.



# Evidence and Information sources must be:

- Robust & from a reputable source;
- Comparable with local and national statistics;
- Collated/repeated on a regular basis;
- Readily available and easy to interpret.



# Reviewing the evidence – Development of a Performance Framework

- Licensing Scheme will be in operation for 5 years
- Before the 5 year lapses, the Council will need to examine whether or not to extend scheme.
- This extension would need to be justified again through a business case **demonstrating that the licensing schemes have made a positive impact – *key evidence***



# Reviewing the evidence – Development of a Performance Framework

In the next meeting we would consider:

- Evidence and information that could be extracted from the new licensing system.
- What type of information would Members wish to see regarding PRS housing?
  - ASB improvements /referrals
  - Number of landlords supported
  - Improved housing conditions/safety
- How would you wish to see the performance evidence reported/displayed?







Thoughts / Comments / Questions ?