



EAST STAFFORDSHIRE BOROUGH COUNCIL

REPORT COVER SHEET

Title of Report:	Selective Licensing Pilot Consultation Report
Meeting of:	Cabinet
Date:	12 June 2017
Is this an Executive Decision:	YES
Is this a Key Decision:	NO
Is the Report Confidential:	NO
If so, please state relevant paragraph from Schedule 12A LGA 1972:	N/A

Essential Signatories:

ALL REPORTS MUST BE IN THE NAME OF A HEAD OF SERVICE

Monitoring Officer: **Angela Wakefield**

Date Signature

Chief Finance Officer: **Sal Khan**

Date Signature

EAST STAFFORDSHIRE BOROUGH COUNCIL

Report to Cabinet

Date: 12th June 2017

REPORT TITLE: Designation of a Selective Licensing Pilot

PORTFOLIO: Regulatory Services

HEAD OF SERVICE: Mark Rizk

CONTACT OFFICER: Rachel Liddle Ext. No. x1838

WARD(S) AFFECTED: Anglesey

1. Purpose of the Report

1.1. To provide detailed feedback following the selective licensing consultation on the proposed implementation of a selective licensing pilot and to provide further recommendations based on the findings of the consultation report.

2. Executive Summary

2.1. Selective licensing is a discretionary power that is available to use to improve housing standards in the area.

2.2. Generally the private rented sector provides good quality accommodation in East Staffordshire with landlords providing decent, well managed properties. However there are a concentrated number of landlords that neglect their responsibilities for safe housing, overcrowding their properties and abusing their role as landlord.

2.3. In August 2016 the Council's Cabinet approved a 10 week consultation on the proposal to introduce selective licensing to an area in the east of Anglesey ward.

2.4. Following the consultation all responses have been collated and considered and are detailed within the selective licensing report. The responses show a

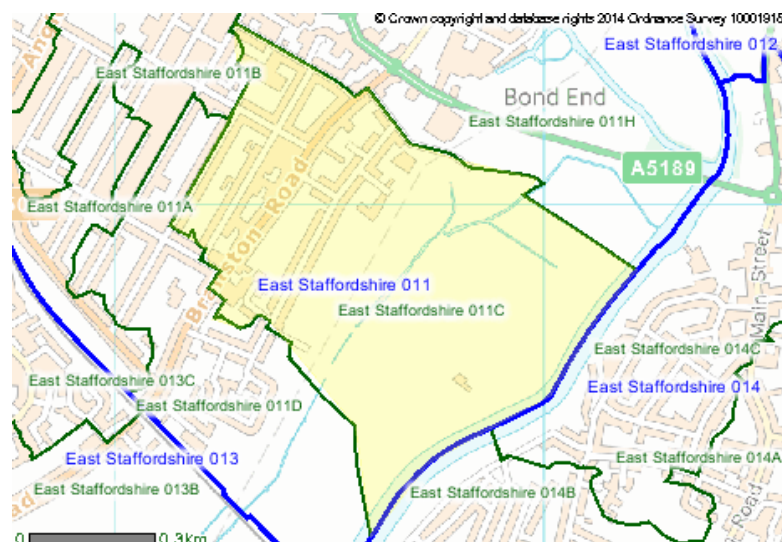
split in views with tenants largely in favour and landlords in opposition of the scheme. Similarly some key stakeholders were in support of the scheme, such as Staffordshire Police and Staffordshire Fire and Rescue and some were opposed such as the National Landlords Association and the MP for Burton.

- 2.5. The feedback provided useful information detailing the issues that residents and tenants experience including poor property conditions, poor management, ASB and fly tipping.
- 2.6. The majority of concerns raised were in relation to the fee, and concerns that it will be passed on to tenants, possibly increasing homelessness and suggestions that the current enforcement powers are sufficient.
- 2.7. The concerns in relation to the fee have been considered and the fee has been revised and reduced to a reduced fee of £300 for landlords that are a member of an accreditation scheme and that pay early to obtain a licence, compared to the original price of £500 for a standard licence.

3. Background

- 3.1. In August 2016, the Council's Cabinet approved a 10 week consultation on the proposal to introduce a selective licensing designation in East Staffordshire.
- 3.2. The Selective Licensing Scheme Proposal document detailed the background evidence to support a selective licensing scheme in East Staffordshire, the proposed details of the scheme and how it would work in practice. The Selective Licensing Scheme Proposal document was written in accordance with non-statutory guidance detailed in the DCLG guidance document 'Selective Licensing in the private rented sector: A Guide for Local Authorities'.
- 3.3. The report outlined the context of the private rented sector in East Staffordshire as a growing sector, with some wards experiencing a high concentration of rented properties, significantly higher than the national average.
- 3.4. Whilst the private rented sector performs an essential role in the Council's housing market, there has been a significant increase in the amount of complaints received in relation to poor housing conditions. Since 2011, housing complaints have increased by 109%. These complaints tend to focus on the areas in which there is a high proportion of rented accommodation.
- 3.5. Following the completion of the private sector housing stock modelling exercise in April 2014 and a review of the local trend in relation to increasing housing complaints, East Staffordshire Borough Council identified the condition of private rented accommodation as a major challenge facing East Staffordshire.

- 3.6. An appraisal of additional provisions to improve the standards of housing conditions in the private rented sector was completed in 2016 which identified selective licensing as a suitable option that the council can adopt to proactively improve the housing conditions of poorly managed privately rented properties in the pilot area. The Council recognises it has tools to respond reactively to complaints from tenants. Selective licensing goes further.
- 3.7. The Housing Act 2004 gives the council the power to introduce selective licensing to private rented homes within a designated area, with the aim of improving the ongoing management and condition of these properties to ensure they have a positive impact on the neighbourhood.
- 3.8. Following the designation of a selective licensing pilot, all private landlords must obtain a license and if they fail to do so, or fail to achieve acceptable management standards, the local authority (LA) can take enforcement action.
- 3.9. The Selective Licensing Scheme Proposal Report considered neighbourhood and local data to identify a pilot area based within the eastern area of Anglesey Ward that would benefit from the introduction of selective licensing.
- 3.10. This specific area contains 667 households with a population of 1681, 40% of properties (271) fall within the private rented sector.
- 3.11. The area suffers from a wide range of issues including poor property standards, poor management, low housing demand, high levels of anti-social behaviour and crime and is classed as one of the more deprived areas in England. In particular this area of Anglesey ward accounts for the highest amount of housing related complaints within East Staffordshire; house prices are below the average for East Staffordshire with a high amount of vacant properties and the rates for anti-social behaviour and crime are also relatively high for the area. The concentration of private rented properties in the area is significantly higher than average and the impact is therefore more keenly felt by the community.
- 3.12. The following streets and postcodes fall within the area which is proposed to be designated as a selective licensing area:
Streets: All Saints Croft, Bailey Street, Blackpool Street, Branston Road, Broadway Street, King Street, Queen Street, Rose Cottage Gardens, Trent Street, Watson Street, Wood Street.
Postcodes: DE14 3AB, DE14 3AE, DE14 3AF, DE14 3AG, DE14 3AH, DE14 3AL, DE14 3AN, DE14 3AP, DE14 3AQ, DE14 3AR, DE14 3AS, DE14 3AT, DE14 3AW, DE14 3BB, DE14 3BS, DE14 3BT, DE14 3BY, DE14 3EA, DE14 3GP, DE14 3LR, DE14 3NB, DE14 3TW



- 3.13. The aims of selective licensing are:
- 3.13.1. To protect private rented tenants and vulnerable groups from the social and health effects of poorly managed and maintained properties within privately rented accommodation
 - 3.13.2. To create sustainable private rented sector tenancies attractive to good tenants
 - 3.13.3. To make the area safer and a desirable place to live and work in by reducing the detrimental effects of poor tenancy management
 - 3.13.4. To encourage good landlords to operate within the area
- 3.14. The objectives of selective licensing are:
- 3.14.1. To improve property conditions and reduce overcrowding within the designated area.
 - 3.14.2. To improve the management of properties within the designated area
 - 3.14.3. To improve landlord and tenant awareness of their responsibilities and rights
 - 3.14.4. To reduce anti-social behaviour caused by private rented tenants
 - 3.14.5. To reduce the number of empty properties
 - 3.14.6. To reduce the number of problems associated with private rented properties that contribute to a high level of deprivation
 - 3.14.7. To improve the image and perception of the area making it a more desirable place to live
- 3.15. The pilot scheme will ensure that all privately rented properties within the designated area are managed to a satisfactory standard, in accordance with legal requirements and best practice. Landlords will be made aware of their responsibilities and tenants of their rights. Other benefits can include:
- properties will be inspected without the need for a tenant to complain about conditions
 - tenants will know where to get help when their housing/tenancy concerns are not addressed
 - all landlords will have to meet the management standards of the better landlords

- improved housing conditions
 - reduction in anti-social behaviour
 - improved image and perception of the area
- 3.16. The consultation report considered whether there were alternative courses of action available that would achieve the same objectives as the selective licensing scheme. These include special interim management orders, empty dwelling management orders, demolition orders and clearance orders, additional licensing of houses in multiple occupation and private landlords' accreditation schemes. Whilst each of these tools focus on a specific issue such as anti-social behaviour, poor housing conditions or low demand, they do not collectively address the range of issues that selective licensing aims to achieve and are therefore insufficient to provide a strategic approach to achieve the full range of objectives detailed above. The proposal concluded that there are no practical and beneficial alternatives to the designation of a selective licensing scheme.
- 3.17. Following Cabinet approval in August 2016, a consultation programme on the proposal was commenced in October 2016 for a period of 10 weeks in order to obtain the views of tenants, residents, landlords, letting/managing agents and stakeholder/representative organisations.
- 3.18. This report presents the findings of the consultation and details how the designation may be considered based on the responses, comments and representations that have been made during this process.
- 3.19. A report on the selective licensing consultation is included in Appendix 1 which details the relevant issues that were raised in the consultation and details what the long term impact will be on the proposed scheme. The report details the various strategies and policies that support the pilot scheme to provide a co-ordinated approach in dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector in combination with the selective licensing scheme.
- 3.20. A Selective Licensing Policy has been developed to provide a framework for the delivery of selective licensing by the Environmental Health Team along with internal and external partners detailing the systems in place to monitor compliance. This can be seen in Appendix 2.
- 3.21. The Housing Enforcement Policy has also been reviewed and is included in Appendix 3. This details how the enforcement measures that are in place which may be used to tackle non-compliance in relation to selective licensing.

4. Contribution to Corporate Priorities

- 4.1. Protecting and Strengthening Communities- Love Where You Live: The improvement of housing conditions will contribute to the provision of a strong, healthy and vibrant private sector housing market that offers security, stability and decency to tenants and landlords.

5. Selective Licensing Consultation

5.1. Overview of consultation and key findings

5.2. A consultation programme on the proposal was commenced in October 2016 for a period of 10 weeks in order to obtain the views of tenants, residents, landlords, letting/managing agents and stakeholder/representative organisations to gauge public opinion and gather feedback before a designation could be considered.

5.3. The consultation launched on 10th October 2016 and closed on the 19th December 2016. The selective licensing proposal was detailed on the consultation pages of the Council's website along with a copy of the full consultation document. The consultation process included:

Date	Activity
W/c 10 th October 2016 & w/c 5 th December 2016	1000 letters and questionnaires hand delivered to properties within and on the outskirts of the proposed pilot area.
20 th October 2016	Presentation to the Landlord Forum detailing the scheme and provision of the full consultation document and questionnaires
25 th October 2016	Landlord and tenant drop in session held at Queen Street Community Centre where officers were available to discuss the proposals and answer any questions. Full proposal documents were made available along with consultation questionnaires.
W/c 21 October 2016	Letters sent to key stakeholders including: <ul style="list-style-type: none"> • Staffordshire Police • Staffordshire Fire and Rescue Service • Social Services (Staffordshire) • Letting/ managing agents operating in East Staffordshire • Landlord organisations including RLA and NLA • Housing Associations operating in East Staffordshire • GP surgeries within the affected area and surrounding area • Primary and secondary schools within the area and within the surrounding area
10 th November 2016	Presentation to the Parish Council detailing the scheme and handing out additional information and questionnaires
Prior to and during consultation period	Advertisements and press releases within the local paper
Throughout consultation period	Promotion via social media- Twitter and Facebook
3 rd January 2017	Consultation update meeting requested by landlords followed by a Petition in opposition to the scheme
Copies of this proposal and associated leaflets were available to view at The Maltsters and the Customer Service Centre for the duration of the consultation.	

5.4. Following the closure of the consultation period the responses to the questionnaire have been evaluated, and can be viewed in detail in appendix 1 (Selective Licensing Consultation Report). This will also be published on the Council's website as part of the designation process. In summary the key findings to the questionnaires are as follows:

5.5. **Resident and Tenant Feedback**

5.6. 183 residents and tenants responded with a fairly equal split of responses from tenants and residents.

5.7. The questionnaire identified a high proportion of residents and tenants that have experienced a problem with private rented accommodation. Most of the responses highlighted poor property conditions, ASB and nuisance, rubbish and fly tipping and poor management.

5.8. Tenants highlighted a number of concerns that they have in relation to their current accommodation, with particular emphasis on the poor condition of the property, poor management and inadequate fire safety

5.9. Overall, the majority of responses agreed or strongly agreed with the proposal to introduce a pilot, indicating that it would improve management standards and property conditions. Additional comments were provided supporting the pilot and detailing how the scheme would improve the area. However, concerns were also raised about the price of the fee and that it would lead to an increase in rent.

5.10. **Landlord and Letting Agent Feedback**

5.11. 101 Landlords and agents responded to the online survey of which only 66 indicated that they owned property within the area.

5.12. Only a handful of landlords and agents felt there was an issue with private rented accommodation, reporting poor property conditions and nuisance and ASB as the main issues identified.

5.13. Overall, the vast majority of responses strongly disagreed or disagreed with the pilot proposal, indicating that it would not improve the condition of properties or the standard of management. Additional comments were provided through the online questionnaire and through individual responses from landlords. The majority of comments raised concerns about the licence fee which they believe is a form of taxation to assist with council budget cuts along with an indication that the licence fee would be passed on to tenants. One landlord that responded individually reported that they were generally in favour of the scheme.

5.14. **Business Feedback**

- 5.15. 3 businesses provided a response to the consultation, of which two were based within the pilot area.
- 5.16. Overall, one business based within the pilot area indicated that they strongly agreed with the proposal to introduce selective licensing with the 2 other respondent indicating that they strongly disagreed. All businesses indicated that the scheme would not improve management standards or the condition of properties, would not reduce ASB and would not improve the area.
- 5.17. There were two additional comments provided which were in opposition to the scheme stating that the fee is an additional tax that will cause an increase in rent, causing more problems.
- 5.18. **Key Stakeholder Feedback**
- 5.19. Key stakeholders provided responses to the consultation, including Staffordshire Police, Staffordshire Fire and Rescue, Shelter, Housing Options, Anglesey Parish Council, Residential Landlords Association, National Landlords Association, and the Member of Parliament for Burton.
- 5.20. Staffordshire Police, Staffordshire Fire and Rescue and Shelter provided comments in support for the scheme detailing how, through partnership working, it would make an improvement to the area and work towards achieving common goals. Opportunities for additional partnership working were identified which would enable the scheme to resolve wider issues such as crime, ASB and fire safety.
- 5.21. Landlord Associations provided comments in objection to the scheme stating that the current enforcement powers are sufficient, problem tenants may be displaced, and that the documentation fails to indicate that sufficient funding will be available.
- 5.22. **Consultation response**
- 5.23. The consultation has highlighted opposing opinions on licensing. Residents of the proposed pilot area largely support licensing although some tenants have reservations, whilst landlords and agents on the whole are opposed to it. Comments and feedback has been collated in to general themes as part of the report, however three themes; fees, enforcement powers and rent increase were most widely reported which are detailed below.
- 5.24. Fee- The main issue to be raised in the consultation response is in relation to the fee. Tenants were concerned that the fee would be added to the rental, which may reduce the affordability of the property, and landlords echoed that concern, stating that they would pass the cost of the fee on to tenants to offset the additional cost. A number of landlords objected to paying a fee due to other 'rogue' landlords and felt that the single fee for all was unfair and that additional discounts should be incorporated for good landlords that are compliant with the scheme. Further comments related to the single fee for all properties, as some properties are let to several families as a HMO which

falls outside of the mandatory HMO licensing, and would require a longer inspection than a single let property.

5.25. A suite of fees and discounts have been identified in relation to the type of property that the licence applies to, the membership of an accreditation scheme and an introductory discount for early applications. Enforcement costs have been removed from the fee which will be charged to landlords that are subject to enforcement action. This has enabled the fee to be reduced and reflects comments that were provided through the consultation response. It provides a reduced fee of £300 for landlords that are a member of an accreditation scheme and that pay early to obtain a licence, compared to the price of £450 for a standard licence.

5.26. The following fees and discounts are proposed and will be subject to review each year:

Type of Application	Fee
Application for a new licence for a single property	£450
Application for a licence for a HMO not subject to mandatory licensing	£550
Application for a temporary exemption notice	£50
Discounts (which may be applied to the above). These discounts are cumulative and more than one may be applied, if relevant.	
Introductory Offer This discount will only apply where a valid application for a new licence is submitted within 6 weeks of a scheme coming into force. Alternatively, within 6 weeks of a property becoming licensable due to a change of tenure.	£100
Accredited Landlord Discount This discount may only be applied where the proposed licence holder is a member of a nationally recognised landlord accreditation scheme, a list of which of available on the Council's website. In order to verify the accredited status of an applicant the scheme provider will be contacted for confirmation.	£50
Multiple properties This discount applies where 2 or more applications are submitted at the same time, and is applicable for the cost of the second and subsequent applications.	£50

5.27. Enforcement powers- Whilst the Council has enforcement powers in relation to poor property conditions and poor management, it is difficult to identify the extent and nature of problems caused by poor landlords, as we rely on concerns being raised by tenants or neighbours. However, vulnerable tenants can be afraid to raise these issues due to fear of eviction or harassment, or unaware of their rights.

Housing officers have a good level of intelligence about housing conditions in the area and about the landlords operating locally, especially where enforcement action had been taken about a landlord. 11 Landlords were

identified at the landlord meetings that have had housing enforcement action taken against them previously including improvement notices and prohibition notices.

- 5.28. The most effective means to removing landlords who demonstrate these behaviours is to adopt a proactive strategy of identifying, taking enforcement action and where necessary prosecuting landlords. Selective Licensing is a tool that utilises proactive inspection and enforcement to ensure a minimum standard of management is met by landlords; preventing properties being rented in a poor, unsafe condition.
- 5.29. The introduction of the Selective Licensing pilot enables the local authority to ensure all locally private rented stock in the designated area meets the legal standard by ensuring all housing meet the conditions set out within the licence.
- 5.30. Many of the provisions relating to selective licensing are similar to those relating to the mandatory and discretionary licensing of HMOs and ensure a minimum standard of management is met by Landlords. Legislation is anticipated later this year to extend the legal requirements for mandatory HMOs (properties that are three or more storeys and have five or more tenants from two or more households) to include all HMOs, removing the rule for three storey properties and also introducing minimum room sizes.
- 5.31. Whilst comments have not been received in relation to the licence conditions, these have been reviewed and reduced to include only mandatory conditions and discretionary conditions that are deemed appropriate to meet legal requirements and best practice, including guidance included in the how to rent booklet that landlords must give to tenants. This ensures that landlords are not required to undertake works over and above the legal requirement or best practice. These are detailed as an appendix to the consultation report in Appendix 1.
- 5.32. Additional enforcement powers are awaited as part of the housing and planning act which aims to continue to drive up safety and standards in the private rented sector, and drive out rogue landlords. Additional powers include the introduction of banning orders to remove the worst landlords or agents from operating, a rogue landlord database and the introduction of civil penalties that can be issued by Councils to landlords as an alternative to prosecution. These powers do not assist with proactive enforcement but will assist in the enforcement of the scheme, further reducing the costs of any required legal action due to non-compliance following the introduction of civil penalties and banning orders for those that persistently fail to comply with housing legislation.
- 5.33. Rent Increase- It is anticipated that the reduced fee will reduce the impact on any rent increases due to landlords passing the cost of a licence to tenants. Government guidance also provides advice to tenants in relation to rent increases as detailed below. A tenant can also apply to a tribunal to decide on certain rent disputes in England.

- 5.33.1. For a periodic tenancy (rolling on a week-by-week or month-by-month basis) a landlord can't normally increase the rent more than once a year without the tenant's agreement.
 - 5.33.2. For a fixed-term tenancy (running for a set period) a landlord can only increase the rent if the tenant agrees. If the tenant does not agree, the rent can only be increased when the fixed term ends.
 - 5.33.3. Generally for all tenancies, a landlord must get the tenants permission if they want to increase the rent by more than previously agreed and the rent increase must be fair and realistic, i.e. in line with average local rents.
- 5.34. This viewpoint is mirrored by national government who are consulting on additional legislation, as part of the housing white paper, to reduce fees that are passed on to tenants by letting agents. Whilst this legislation does not appear to tackle licensing fees, it is hoped that the reduction in letting agents' fees will provide a reduction in rent for tenants.
- 5.35. All feedback and comments received as part of the consultation are available as background papers to this report.
- 5.36. Should a decision to be made to designate the area for the purposes of selective licensing, the designation would become operative following a 3 month standstill period and last for a maximum period of five years.
- 5.37. If the scheme is adopted the Council will undertake an annual review of the operation of the selective licensing scheme along with an annual review of the licence fees. The review will monitor the designation to measure whether it is having the desired effect and achieving its aims and objectives. Should the review indicate that the designation has worked and the issues that it intended to resolve have been resolved then the local authority may consider that the designation is no longer needed and may be revised or revoked. Alternatively if a designation is failing to tackle the issues then the designation should be revised or revoked and alternative measures may be considered to address the issues. Consideration will also be given to the possibility of extending the scheme into other areas of East Staffordshire, for which a further period of consultation will be undertaken.

6. Financial Considerations

This section has been approved by the following member of the Financial Management Unit: Anya Murray

- 6.1. The main financial issues arising from this Report are as follows:
- 6.2. The selective licensing scheme shall recoup the total costs of the scheme adopted over the schemes 5 year duration.
- 6.3. The costs below have been calculated in accordance with recommended accounting practice and reflect the expected time taken to complete all the

identified aspects of the work required for the licensing scheme for the standard licence of £450 profiled over the 5 year duration of the scheme.

Project Cash Flow	2017/18	2018/19	2019/20	2020/21	2021/22	
	Yr1	Yr2	Yr3	Yr4	Yr 5	Total
	£	£	£	£	£	£
Set up Costs	10,750					10,750
Annual Operating Costs	32,726	35,986	17,606	14,645	14,286	115,250
Total Expenditure	43,476	35,986	17,606	14,645	14,286	126,000
No of licences per year	100	80	40	30	30	280
Fee per licence						450.00
Total Income	45,000	36,000	18,000	13,500	13,500	126,000
Yearly surplus(+)/deficit(-)	1,524	14	394	-1,145	-786	0

- 6.4 Where a variation to fee is applicable, this has been calculated based on the reduced or additional amount of work required to recover the relevant costs. In this instance, income and expenditure is still budgeted to match over the 5 year of the licence.

7. Risk Assessment and Management

- 7.1. A risk assessment has been undertaken and is available as a background paper.

- 7.2. The main risks to this Report and the Council achieving its objectives are as follows:

7.3. **Positive** (Opportunities/Benefits):

- 7.3.1. Improved housing conditions and a reduction in overcrowding
- 7.3.2. Improved image and perception of the area making it a more desirable place to live
- 7.3.3. Improved ability and assistance for landlords to deal with rogue tenants
- 7.3.4. Reduction in crime and anti-social behaviour
- 7.3.5. Improved waste management/reduction in overgrown gardens
- 7.3.6. Increased number of compliant landlords
- 7.3.7. Higher standards of management by ensuring landlords and agents are clear about their responsibilities

7.4. **Negative** (Threats):

- 7.4.1. Impact on neighbouring areas due to unprofessional landlords or challenging tenants moving into surrounding areas
- 7.4.2. Increase in rented properties sold to avoid licence fee
- 7.4.3. Increase in rent due to fee being passed onto the tenant
- 7.4.4. Higher than planned volume of licensing applications
- 7.4.5. The fee may be insufficient to cover costs.
- 7.4.6. Lack of compliance from landlords
- 7.4.7. Insufficient management and monitoring of the scheme
- 7.4.8. Large numbers of appeals are made to the Residential Property Tribunal Service
- 7.4.9. Legal challenge through judicial review

7.5. The risks do not need to be entered in the Risk Register. Any financial implications to mitigate against these risks are considered above.

8. **Legal Considerations**

*This section has been approved by the following member of the Legal Team:
Angela Wakefield*

8.1. The main legal issues arising from this Report are as follows.

8.2. Part 3 of the Housing Act 2004 sets out the scheme for licensing 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 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.

8.3. With effect from 1st April 2015 a local housing authority will now need to apply to the Secretary of State for Communities and Local Government (Secretary of State) for confirmation of any scheme which would cover more than 20% of their geographical area or that would affect more than 20% of privately rented homes in the local authority area.

8.4. Under the new arrangements if a local housing authority makes a designation that covers 20% or less of its geographical area or privately rented properties, the scheme will not need to be submitted to the secretary of state, provided that the authority has consulted for at least 10 weeks on the proposed designation.

8.5. The proposed designated area covers 4% of privately rented properties and less than 1% of the geographical area of East Staffordshire. The designation has therefore been available for consultation for at least 10 weeks.

8.6. Should the scheme be designated then the selective licensing scheme will come into force three months after the designation has been made.

9. **Equalities and Health**

9.1. **Equality impacts:** The subject of this Report is a policy, strategy, function or service that is new or being revised. An equality and health impact assessment is attached as Appendix 4.

9.2. **Health impacts:** The outcome of the health screening question requires a full Health Impact Assessment to be completed. An equality and health impact assessment is attached as Appendix 4.

9.3. The main equality or health issues arising from this Report are as follows:
9.3.1. Although the proposals are not believed to specifically have an adverse impact on groups, the risk of rent increases could have an impact on all sections of the community. However, benefits include suitable housing

conditions and a reduction of ASB, deprivation, crime and increased housing demand.

9.3.2. The private rented sector in the proposed pilot are in east Anglesey is made up of a range of ethnic groups. The feedback from landlords state that there is a higher proportion of landlords of Asian descent in these areas but the Council has no data supporting this to confirm with accuracy.

9.3.3. Overcrowding is likely to be an issue in some areas and illegal conversions of properties particularly affect some communities.

9.3.4. Potential benefits were identified as improved quality and safety of accommodation for all tenants in the rental market due to the compliance with licensing conditions. Life chances/opportunities are affected by housing. As accommodation improves outcomes should improve.

9.3.5. Positive health outcomes were identified through Positive through improved housing conditions and improvement in management standards

9.4. The equality and health impact assessment identified the following actions to be carried out:

Is it a Health or Equality action?	Issue/impact identified	Recommendation/Action required	Lead officer and timescale	Resource allocation
Equality	Social Cohesion	Use of landlords forum to support landlords and assist in educating and supporting legal compliance with the scheme	Rachel Liddle 2 years	Landlord forum and landlord liaison officer to assist with the landlord forum
Health	Improved property conditions/ASB	Awareness raising from all tenants and to educate to make aware of the scheme and to increase compliance	Rachel Liddle 5 years	Newsletters

10. Human Rights

10.1. There are no Human Rights issues arising from this Report.

11. Sustainability (including climate change and change adaptation measures)

11.1. Does the proposal result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures) Yes

11.2. Please detail any positive/negative aspects:

11.2.1. Positive (Opportunities/Benefits

11.2.2. Improved energy efficiency of private rented accommodation

11.2.3. Negative (threats)

11.2.4. None

12. **Recommendation(s)**

12.1. Consider and note the extensive efforts and findings of consultation work undertaken during late 2016/ early 2017; and

12.2. Approve a selective licensing pilot scheme for the East Anglesey area as defined with a revised smaller fee arrangement following consultation as set out; and

12.3. Approve and adopt the selective licensing policy and amended Housing Enforcement Policy

13. **Background Papers**

13.1. Selective Licensing Proposal Consultation

13.2. Resident and Tenant Questionnaire Comments

13.3. Landlord and Letting Agent Responses and Comments

13.4. Business Comments

13.5. Key Stakeholder Responses

13.6. Landlord Petition and Response Paper

13.7. Risk Assessment

13.8. Equality and health impact assessment

13.9. Selective Licensing in the Private Rented Sector- A guide for local authorities, DCLG

14. **Appendices**

14.1. Appendix 1: Selective Licensing Consultation Report

14.2. Appendix 2: Selective Licensing Policy

14.3. Appendix 3: Housing Enforcement Policy

14.4. Appendix 4: Equality and Health Impact Assessment