

**CABINET****Monday, 22 July 2019****APPROVAL OF BUSINESS CASE AND CONSULTATION APPROACH**  
**FOR PROPOSED SELECTIVE LICENSING****Councillor Stuart Whittingham, said:**

*Wirral's private rented sector has almost doubled in recent years. In order to ensure this sector remains healthy, the Council needs to address some of the housing and related social issues which continue to affect specific areas to the east of the borough where there are particularly high concentrations of poor quality private rented properties. Many landlords act responsibly however Wirral's existing Selective Licensing Scheme and the evidence base undertaken has highlighted the need to continue the scheme in some areas and extend this targeted approach to other parts of Wirral. This will ensure the enforcement of minimum standards and help protect vulnerable residents and tenants in these areas.*

**REPORT SUMMARY**

This report sets out a proposal to continue Wirral's Selective Licensing Scheme through re-designating the four areas that have been in place since 2015 and are due to end on 30<sup>th</sup> June 2020 and extending the scheme into two further areas, all in East Wirral. Selective Licensing is a scheme to improve private rented sector homes within specific designated neighbourhoods by requiring private landlords to obtain a license and comply with certain agreed conditions. A Business Case which supports the extension of the scheme and relevant appendices are attached to this report. Members are asked to agree that this evidence is the subject of a statutory consultation exercise to seek wider view on the proposal.

The Scheme contributes to the Wirral Plan 2020 Pledge; 'Good quality housing which meets the needs of residents' by improving the quality of Wirral's housing offer for our residents which is a key component of Wirral's Housing Strategy and aims to improve 2250 private sector properties by 2020.

Wards affected include Birkenhead & Tranmere, Claughton, Liscard, Oxton, Prenton, Rock Ferry and Seacombe.

This is a key decision.

## **RECOMMENDATION/S**

Cabinet is requested to:-

- 1) approve the draft proposal for Selective Licensing in the following six areas from July 2020 until June 2025 in the Borough based on the robust evidence base:
  - Birkenhead South (LSOA E01007129);
  - Egerton North (LSOA E01007179);
  - Egremont Promenade South (LSOA E01007215);
  - Egremont South (LSOA E01007275);
  - Seacombe Library (LSOA E01007278); and
  - Tranmere Lairds (LSOA E01007291);
- 2) approve the consultation plan and draft Business Case as attached to this report as the basis for public consultation on Selective Licensing; and
- 3) give delegated authority to the relevant Director and Cabinet Member for Housing and Planning to undertake minor amendments to the Business Case should further evidence be made available which should be included in the consultation.

## **SUPPORTING INFORMATION**

### **1.0 REASON/S FOR RECOMMENDATION/S**

- 1.1 There is clear evidence within the Business Case on the rationale for commencing with a ten week consultation process on the proposed continuation of Selective Licensing in the four existing designated areas in the borough which commenced in 2015 and the introduction of Selective Licensing in two further areas. There is a requirement to undertake a consultation exercise with those stakeholders affected. The consultation will obtain the views of tenants, residents, landlords and stakeholders and is a requirement of the approval process required by the Ministry of Housing, Communities & Local Government.

### **2.0 OTHER OPTIONS CONSIDERED**

- 2.1 The Council can cease operating the Selective Licensing Scheme that was declared in 2015 once it comes to an end on 30th June 2020 and could decide not to consider consulting on any further areas. The evidence base from the Wirral Intelligence Service has recently identified that while there has been a very slight improvement in the ranking of the initial four areas, they all are still in the top 10 LSOAs for Wirral in terms of the indicators that contribute to low demand and poor property condition. This evidence is supported by a recent residents' survey in the first four Selective Licensing areas which has shown that while there has been an improvement in the property condition, there is still a need for improvement in the external environment to make these areas more attractive. It is suggested that the sustainability of the areas is not guaranteed without ongoing intervention for a further period. It is therefore proposed that this option is not taken forward.
- 2.2 A Borough wide approach to Selective Licensing was also considered but the Selective Licensing of Housing (Additional Conditions)(England) Order 2015 requires new schemes to be introduced in areas where the private rented stock is greater than the national average at 19% without Secretary of State approval. Whilst local authority areas with less than 19% can still request a designation by the Secretary of State, officers are not confident that they can demonstrate a need for a Borough wide initiative due to the fact that in Wirral there are very distinct housing markets where the private rented sector is significantly higher which are clearly concentrated in small pockets in the east of the borough. Some local authorities that introduced borough or city-wide schemes did so prior to the 2015 order. In Wirral, there are also areas of high demand where the levels of private renting are much lower than the national average. Recent evidence from the Wirral Intelligence Service (Business Case Appendix 1) supports the fact that there is significant polarisation of the housing markets in the borough. It is recommended therefore that the Council should focus resources in the areas displaying the worst problems of low demand and poor property condition.
- 2.3 Extending the scheme to more select areas was also considered, but this option would have generated a cost to the Council in additional staffing resources and associated overheads, as only specific elements of running a selective licensing scheme can be recovered from the license fee. Enforcement of poor property condition for example, cannot be paid for from the license fee. It is also considered that restricting Selective licensing to a distinct and tightly defined boundary will enable the impact of the

scheme to be better measured and complementary interventions to be targeted, without them being diluted over a greater area.

### **3.0 BACKGROUND INFORMATION**

- 3.1 Wirral introduced its first Selective Licensing Scheme in the Borough on 1<sup>st</sup> July 2015 into four designated areas in Birkenhead, Tranmere, Seacombe and Egremont. Over 1,300 Licence applications have been granted in these areas representing over 99% of known licensable landlords. In October 2018, Cabinet Members approved the designation of four further Selective Licensing areas in Birkenhead and Seacombe which commenced on 1<sup>st</sup> April 2019. In the 2015 Selective Licensing scheme areas, inspections have so far been completed to 825 privately rented properties. The compliance rate with license conditions has been found to be very poor at only 30% of the properties inspected. The scheme demonstrates that without pro-active Council intervention in these areas, vulnerable tenants would continue to live in poor quality, often hazardous housing.
- 3.2 The Council has provided training events and advice to landlords in Selective Licensing areas to improve standards and management practices, but it has also had to take a tough approach to enforcement. It has successfully secured 21 prosecutions against both individual landlords and managing agents for failing to license rented properties. In addition, of the 825 inspections completed so far, 62% have needed informal action to ensure compliance with licensing conditions and a further 8% (66 properties) have required formal action. This approach seems to have been successful with only 29 successful prosecutions or simple cautions being issued for breaching licensing conditions or not complying with formal enforcement notices. While prosecutions are restricted to the very worst performing landlords, the Council has seen a 300% increase in the number of prosecutions taken since the start of Selective Licensing.
- 3.3 Other complementary activity in the areas has included:
- 57 empty property grants being approved in the first selective licensing areas, 27 of which have been refurbished and are once again occupied;
  - 1884 Healthy Homes Surveys completed and 4566 referrals made to over 48 referral partners including Energy Projects Plus, Tomorrow's Women, Stop Smoking Services, Inclusion Matters and other NHS services;
  - 450 properties accredited in the same SL areas;
  - In 2018/19 28 Households in Selective licensing areas received floating tenancy support to enable them to maintain their tenancy.

Whilst the Healthy Homes complementary activity has been offered to all households, not every household requires assistance or engages with the Healthy Homes Team. In addition, some households may have been helped previously through other schemes or engage directly themselves with the referral partners.

- 3.4 Officers had hoped to have inspected all of the privately rented properties in the 2015 scheme areas by 30<sup>th</sup> June 2020, which is the end of the current 5 year designation period. However, the current rate of complex and time consuming prosecutions has reduced the rate of compliance checks in recent months, so there is a risk that not all the properties will have been inspected by the end of the 5 year period.

- 3.5 It is acknowledged by government that “licensing may have to be a long term strategy and that it will not provide instant solutions.” It further appreciates that “if in the initial phase there has been little improvement in an area, this does not necessarily mean that a designation is a failure”. It is suggested that extending the scheme for a further 5 year period will not only make certain that all properties have had a compliance check, but it will enable all the properties where serious hazards have been identified, to receive a further check over the next 5 years to ensure the property doesn’t fall back into disrepair. Extending the scheme for a further 5 years will also enable the Council to target further training at landlords where breaches in licensing conditions were identified to ensure they are fully aware of their legal obligations.
- 3.6 It will also enable the continued targeting of complementary activity for tackling poor management including property accreditation, healthy homes, floating tenancy support, as well as interventions for affordable warmth and empty properties.
- 3.7 The Selective Licensing Scheme demonstrates that the targeted approach has accurately identified areas where the rate of sub-standard private rented properties is substantial. The hypothesis that many vulnerable residents do not feel able to complain about their housing conditions has been proven, therefore without Selective Licensing it is highly likely that a large number of vulnerable tenants in these areas would have continued living in hazardous housing at a cost to their own health and wellbeing as well as the associated costs to frontline services and the wider societal costs.
- 3.8 It is too early to fully assess whether or not the 2015 Selective Licensing Scheme has had its intended impact of reducing low housing demand as there is a time-lag with many nationally produced data sets. However, the evidence base appended to this report clearly shows that the four areas declared in 2015 are all still struggling to show significant improvement in the wide range of socio-economic factors impacting on residents in these areas, for example they still have lower relative house prices, lower rates of house sales and higher rates of empty dwellings.
- 3.9 In addition to using indicators of low housing demand and property condition to inform a decision on whether to introduce a 2020-25 scheme, the Council has carried out two surveys of residents, landlords and letting agents to seek views on perceptions of how the areas have changed since the 2015 scheme was introduced. The results of the first survey in 2017 showed that after 18 months residents did not yet see big changes in Selective Licensing Areas but feedback was positive in many aspects such as a high overall satisfaction with the areas and improving property conditions. However whilst perceptions of property condition have improved, the high rate (70%) of properties non-complying with licence conditions demonstrates this is still an issue and there is still some way to go. The 2019 survey showed that overall, residents seem reasonably happy with the areas in which they live and have seen an improvement to their properties since the introduction of Selective Licensing. The living environment-related issues for residents, although showing a slight improvement on the 2017 survey, remain a concern. The majority of respondents perceive issues to have worsened or remained the same, showing a continued requirement for a multi-agency approach to tackle wider issues in the Selective Licensing areas.

## **4.0 WHAT IS SELECTIVE LICENSING?**

- 4.1 Selective Licensing is part of a suite of legislative tools that specifically relates to the private rented sector and excludes owner occupied and social housing. Part 3 of the Housing Act 2004 contains provisions for local authorities to license the private rented sector in some circumstances. Before 2015, the criteria for introducing Selective Licensing schemes were either 'low demand' or 'anti-social behaviour'. This was revised with the Selective Licensing of Housing (Additional Conditions) (England) Order 2015 which stated that evidence must demonstrate that an area is experiencing one or more of the following factors:
- 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.
- 4.2 Wirral's 2015 Selective Licensing Scheme was declared on the basis of tackling Low Housing Demand, however over the course of the scheme it became clear that property condition was a major failing that also needed addressing and so further indicators were included, for example the rate of Category 1 hazards which are serious hazards in the home defined under the governments Housing Health and Safety Rating System). These indicators, along with deprivation and property crime indicators as influencing factors have helped to define the proposed 2020-25 Selective Licensing areas.
- 4.3 A Selective Licensing designation can be in force for a maximum of five years and in making the designation, all private rented properties within the designated boundary area will require a licence to be able to let their property.
- 4.4 Owners of rented properties will be required to make an application to the Council for a licence and will need to nominate either the manager or the owner to be the licence holder. Wirral Council will assess applications and will determine the proposed licence holder as a 'fit and proper' person in terms of their suitability to manage their properties before issuing a licence.
- 4.5 Landlords will require a licence for any properties they rent out within the designated areas and it contains a series of conditions that the licence holder will be required to comply with. These conditions include items relating to the management of the property, fire safety and anti-social behaviour. There is also a requirement that landlords provide references for tenants that move on from their properties. Cabinet Members approved a slight update to the Selective Licensing Conditions in October 2018 due to a need to address changing legislation since 2015 and the addition of items such as internal decoration and security. The licensing conditions are detailed in the Business Case Appendix 4 attached to this report. In summary they include conditions relating to safety requirements and maintenance of installations and equipment, tenancy management, alley gates, pests and infestations, fire safety, anti-social behaviour, external area refuse and waste and energy performance.

## **5.0 WHY CONTINUE WITH SELECTIVE LICENSING IN WIRRAL?**

- 5.1 The 2011 Census reported that in Wirral almost 16% of properties (22,275) rent from a private landlord and this has significantly increased by nearly 80% since 2001.
- 5.2 Despite Wirral committing resources to tackle poor housing in the private rented sector, the main findings from the Housing Stock Condition Survey for Wirral in 2018 identified that rates of Category 1 Hazard failure under the Housing Health & Safety Rating System were higher within the private rented sector at 15% of homes compared to 12% within the owner occupied sector and 6% within social stock.
- 5.3 Poorly managed rented properties are frequently associated with areas suffering from low demand due to high levels of long term empty properties, environmental blight, criminal damage (anti-social behaviour), poor repair and high levels of benefit claimants. Many of the areas which suffer from these indicators require regular intervention from Council services and partner agencies and suffer from low levels of activity in the housing market, particularly in the private rented sector.
- 5.4 The continuation and implementation of Wirral's Selective Licensing Scheme in certain targeted areas of low demand and poor property condition would help continue to stabilise neighbourhoods by declaring an intention to keep driving up property management practice and property standards in the private rented sector as well as aligning other interventions including targeted activity to help bring empty properties back into use, Healthy Homes and energy efficiency interventions. In addition, the use of Selective Licensing would continue to help solve other neighbourhood issues that are contributing to low demand within a neighbourhood through a multi-agency approach with wider public, community and voluntary sector stakeholders and residents within an area, for example a number of residents associations have been established in two selective licensing neighbourhoods to tackle issues such as anti-social behaviour and environmental blight.
- 5.5 Wirral's Housing Strategy focuses a range of activity in the borough to achieve the Wirral Plan 2020 Pledge; 'Good quality housing which meets the needs of residents'. The strategy is clear that access to good quality homes is a foundation upon which people can build happy and successful lives and is a crucial component of strong and sustainable communities. The strategy focus is on three clear themes:
- Building more homes in Wirral to meet our economic growth ambitions;
  - Improving the quality of Wirral's housing offer for our residents;
  - Meeting the housing and support needs of our most vulnerable people to enable them to live independently.
- 5.6 Whilst the role of the private rented sector runs through all of these themes, this sector is and will continue to be vital in meeting the borough's housing needs, particularly given the continuing pressure for affordable rented homes.

## **6.0 EVIDENCE BASE AND SELECTION OF PROPOSED DESIGNATED AREAS**

- 6.1 Earlier this year, the Wirral Intelligence Service were commissioned to undertake research into a wide range of evidence from a variety of data sources to help identify potential areas where the Council could make a significant impact in specific neighbourhoods through either continuation of a Selective Licensing scheme in some

or all of the areas declared in 2015 or the introduction of Selective Licensing in completely new areas.

- 6.2 The evaluation involved an analysis of 17 individual data sets for the worst performing small geographical areas across the borough called Lower Super Output Areas. These are the smallest geographical areas where official data which is collected at a national level can be used for analysis. The LSOAs are determined nationally and to change these boundaries would affect the robustness of the analysis. Data analysed included for example the number of long term empty properties, low sales values and sales rates, high numbers of private rented properties, as well as other data that reflects areas suffering from low-demand. Whilst a range of indicators are used, Selective Licensing will directly impact upon property condition, low demand and property management standards whilst having an indirect impact upon other indicators, many of which can be improved through the complementary activity referred to in section 3.3.
- 6.3 Each of the indicators was given a score of either one or two points. Those indicators which according to Government guidance demonstrate low housing demand and poor property condition scored two points. Supporting indicators which demonstrate deprivation, anti-social behaviour and high levels of crime scored one point. Table 1 shows the list of indicators and points awarded for each in the matrix. This is the same methodology used for both the 2015 and 2019 schemes which has proved to be robust. In addition, the Council's Selective Licensing methodology for choosing areas has also been nationally recognised, having won a Local Areas Research & Intelligence Association award in 2018 in the category of "Best Use of Local Area Research".

Table 1 – Matrix points awarded per indicator

2 points	
	<ul style="list-style-type: none"> <li>• Percentage of privately rented properties</li> <li>• House sales</li> <li>• House prices</li> <li>• Long term empty properties</li> <li>• Length of time long term empty properties are left empty</li> <li>• Deliberately started fires</li> <li>• Environmental Health Complaints</li> <li>• Housing Team Interventions</li> <li>• Housing Health &amp; Rating System Cat 1 Hazards</li> </ul>
1 point	
	<ul style="list-style-type: none"> <li>• Deprivation (overall and living domains of 2015 IMD)</li> <li>• Out of work and disability benefits (ESA, JSA and UC)</li> <li>• Educational Attainment</li> <li>• Injuries (sustained in the home)</li> <li>• Criminal damage</li> <li>• Housing benefit paid to private landlords</li> </ul>

- 6.4 All of the 207 LSOAs in Wirral were ranked based on these indicators and the worst performing 10 LSOAs were entered onto a master matrix document. This represented the worst 5% of LSOAs in terms of the low demand and property condition criteria that



was evaluated. The LSOAs in the matrix are only those that have appeared in one or more of the 10 worst performing LSOAs.

- 6.5 The evidence highlighted that the four LSOAs in Wirral's first Selective Licensing Scheme still score in the top 10 worst performing LSOAs in Wirral, as do the four areas from the 2<sup>nd</sup> Selective Licensing Scheme which commenced in April 2019. There are two new LSOA's that perform particularly poorly, namely Egremont South and Tranmere Lairds in 4<sup>th</sup> and 5<sup>th</sup> place respectively.
- 6.6 The proposal would look to redesignate the scheme in the 4 areas from the 2015 Selective Licensing Scheme as well as extending it into the two new LSOAs areas shown in Table 2 below. The matrix does of course acknowledge that there may be negative issues in the private rented sector in other areas within the evidence base. However, this methodology identifies the worst 5% areas and targeting these allows the council to focus resources to those areas demonstrating poor performance across a wide set of indicators.

Table 2 – Six proposed Selective Licensing areas to operate 2020-2025

LSOA name	Wards	Constituency	Total no. of households	Total no. of private rented households	Proportion of private rented households
Birkenhead South	Birkenhead & Tranmere, Clughton, Oxtan	Birkenhead	761	287	38%
Egerton North	Birkenhead & Tranmere, Prenton	Birkenhead	612	231	38%
Egremont Promenade South	Liscard	Wallasey	784	293	37%
Egremont South	Seacombe	Wallasey	680	238	35%
Seacombe Library	Seacombe	Wallasey	658	235	36%
Tranmere Lairds	Birkenhead & Tranmere, Rock Ferry	Birkenhead	917	240	26%

- 6.7 The full supporting evidence and rationale is contained in the Business Case Appendix 1 attached to this report.

## **7.0 BUSINESS CASE AND CONSULTATION PLAN**

- 7.1 The Ministry of Housing, Communities and Local Government (MHCLG) has a procedural document on the subject of selective licensing in the private rented sector, A Guide for local authorities, 2015. Within this document the MHCLG has set out what local authorities must do in order for them to confirm that the designation is appropriate.
- 7.2 In meeting MHCLG guidelines, it is best practice for local authorities to prepare a business case setting out the reason for the designation of an area. Wirral has

prepared a full Business Case and is using this as the basis of the consultation process with key stakeholders. The business case sets out the following key information:

- The evidence base justifying the selection of the proposed areas which is summarised in sections three, four and five of this report;
- Explanation of how such a designation will be part of the overall strategic borough wide approach and how it fits with existing policies on homelessness, empty properties, anti-social behaviour;
- The possible effects of making a designation and the inclusion of any risk assessment that may have been carried out;
- How the areas will benefit from the designation of a selective licensing area;
- The current position with regards to activity and programmes, demonstrating how the area would benefit from the combination of existing policies and selective licensing; and
- The operation of the scheme including the conditions for licensing.

7.3 For Selective Licensing, the Housing Act 2004 states that before considering making a designation for Selective Licensing the local housing authority must:

- a) Take reasonable steps to consult persons who are likely to be affected by the designation; and
- b) Consider any representations made in accordance with the consultation.

7.4 The Council has set out a Consultation Plan (Business Case Appendix 3 to this report) detailing a full consultation programme to be undertaken in considering the designation of selective licensing. Consultation will be undertaken with local residents, including tenants, landlords and where appropriate their managing agents and other members of the community who live or operate businesses or provide services within the proposed designation. It will also include local residents and those who operate businesses or provide services in the surrounding area outside the proposed designation that could be affected or who consider they live within the same locality of a proposed scheme. The Business Case will be used as the main document for the consultation process and this will be available on the Council's website or a paper copy will be provided if required. It is proposed however that an Executive Summary will be produced and will be distributed to all those people affected by the proposed designation.

7.5 The consultation period required by MHCLG is ten weeks. This is the period adopted for the consultation on the proposed Scheme and will commence subject to Cabinet approval in August 2019. This will be carried out by staff within Housing Delivery Services in conjunction with support from the Council's Communications Team.

7.6 At the end of the consultation period Cabinet will be provided with a further report summarising the outcome of the consultation exercise. Cabinet will then also take a decision on whether to approve the re-designation of a Selective Licensing scheme in the first four areas and extending it to a further two areas resulting in a requirement for all private landlords to obtain licenses for the properties that they are letting in these defined areas.

## **8.0 FINANCIAL IMPLICATIONS**

- 8.1 The cost of the public consultation will be met from existing resources and should a scheme be introduced in 2020, the cost can be re-charged from the new Selective Licensing Scheme income.
- 8.2 The final costs for operating a Selective Licensing scheme will not be determined until after the consultation has ended and all results have been analysed, specifically feedback on the proposed fee structure which can be used to offset against the service costs including staffing. Whilst the legislation on Selective licensing allows the council to recover costs, the fee will be based on the actual cost of administering the scheme and needs to reflect the overall costs of the administration of the licence and property inspection process. Following consultation, the final costs and fees for implementing a scheme will be highlighted in a future report for Cabinet's final consideration.

## **9.0 LEGAL IMPLICATIONS**

- 9.1 The Housing Act 2004 contains provisions for local authorities to license the private rented sector in some circumstances. Selective Licensing is one form of licensing that can be used.
- 9.2 Legal services have been working alongside officers within Housing Services to advise them and guide on the legislative requirements and process for designating a Selective Licensing area and to ensure that Wirral's Business case is sufficiently robust to support any challenges if Members agree to the proposal to consult on an additional Selective Licensing Scheme.

## **10.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS**

- 10.1 If a new scheme were to be introduced there would be additional costs associated with operating the Selective Licensing Scheme that are not permitted to be charged for out of the license fee. This includes for example enforcement resources to remove serious hazards which will need a Council contribution or existing staff re-aligned from within housing services to take on delivery of this role.
- 10.2 It is anticipated that the current process of modernisation of housing services will enable this to be delivered within existing resources, however if any pressure points are anticipated, Members will be advised in the subsequent report that will be brought to Cabinet in early 2020 after the completion of the consultation exercise.
- 10.3 There are no IT implications for the Council arising from this report.

## **11.0 RELEVANT RISKS**

- 11.1 As with Wirral's 2015 and 2019 Selective Licensing Schemes, the proposed extended licensing scheme is likely to be met with opposition from some landlords and it is important to engage with them through meaningful consultation as part of the process. There is also the need to ensure that the evidence base is robust and can withstand any potential challenges from landlords seeking a Judicial Review. This along with other risks associated with the introduction of such a scheme have been identified in

Business Case Appendix 5 attached to this report. The risk assessment identifies the controls which will be put in place to mitigate these factors. When the consultation has been completed and all stakeholders' views have been collated the risk assessment will be reviewed and any further issues identified. A full risk assessment will then form the basis of a report to Cabinet for consideration as part of any final decision on implementing Selective Licensing in Wirral.

## **12.0 ENGAGEMENT/CONSULTATION**

- 12.1 It is proposed that a ten week consultation programme will commence in August 2019. The full consultation programme has been set out in the attached Consultation Plan (Business Case Appendix 3 to this report). It is proposed to use a variety of consultation mechanisms to engage with a range of stakeholders including tenants, residents, landlords, service providers, council staff, members and National and Regional Landlord organisations. It is proposed to undertake some specific detailed targeted consultation with those landlords, tenants and stakeholders who directly live or operate in the proposed Selective Licensing areas or those immediately surrounding the areas and are deemed likely to be affected. This will be in the form of letters, posters and drop in sessions within the proposed areas.

## **13.0 EQUALITY IMPLICATIONS**

- 13.1 It is anticipated that the proposed implementation of Selective Licensing will have a positive impact on stakeholders in the affected areas through improvements in the standards and management of private rented properties, improving the Boroughs Housing Offer and improved access to quality housing in these additional four Lower Super Output Areas. The introduction of a Selective Licensing Scheme is consistent with the priorities identified in Wirral's Housing Strategy of which an Equality Impact Assessment (EIA) was completed. A full Equality Impact Assessment (EIA) will be presented to Members as part of a further report to consider expanding Selective Licensing.

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## **APPENDICES**

1. Business Case
2. Business Case Appendix 1: Evidence Base
3. Business Case Appendix 2: Maps & Address Lists
4. Business Case Appendix 3: Consultation Plan

5. Business Case Appendix 4: License Conditions
6. Business Case Appendix 5: Risk Register

## BACKGROUND DOCUMENTS

1. *Approval Steps for additional and selective licensing designations in England*, Ministry for Housing, Communities and Local Government, Revised edition 2010.
2. *Selective Licensing of Privately Rented Housing December 2013*, House of Commons
3. *Selective Licensing of Housing (Additional Conditions)(England) Order 2015*, Ministry for Housing, Communities and Local Government.

## SUBJECT HISTORY (last 3 years)

Council Meeting	Date
1. Cabinet – Approval of business case and consultation approach for the proposed extension of Selective Licensing	27 <sup>th</sup> November 2017
2. Cabinet – Consideration of proposal to implement Selective Licensing following consultation	1 <sup>st</sup> October 2018