

Subject:	Proposed Selective Licensing Scheme for privately rented homes		
Date of Meeting:	15 November 2017		
Report of:	Executive Director of Neighbourhoods, Communities & Housing		
Contact Officer:	Name:	Martin Reid	Tel: 01273 293321
		Diane Hughes	01273 293159
	Email:	Martin.reid@brighton-hove.gov.uk Diane.Hughes@brighton-hove.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 The purpose of this report is to outline the proposals for a Selective Licensing Scheme for the private rented housing sector within Brighton & Hove following public consultation.
- 1.2 The introduction of further licensing in the city aims to improve management and housing conditions across the private rented sector. Benefits would include:
 - Responsible landlords would gain from the improved clarity of their role in raising property and tenancy management standards while action is taken to tackle those who flout their legal responsibilities.
 - Tenants would be clear on what they can expect from both the homes that they rent and the landlord that they rent it from, with minimum standards resulting in better managed, quality and safer homes.
 - Communities would benefit from a consistent approach towards proactively assessing and improving housing conditions across an area.
- 1.3 If the Selective Licensing Scheme is approved, it is proposed that permission is then sought from the Secretary of State to proceed. If approval is given, statutory notification requirements will need to be followed.
- 1.4 The report also sets out the proposed fee structure and conditions for approval to apply to a Selective Licensing Scheme.

2. RECOMMENDATIONS:

That the Housing & New Homes Committee:

- 2.1 Notes the results of the consultation undertaken in relation to the proposed Selective Licensing Scheme as summarised in this report and detailed in the appendices 1 and 2.
- 2.2 Designates the following wards as subject to selective licensing under section 80 of the Housing Act 2004
 - St Peters & North Laine
 - Regency
 - Moulsecoomb & Bevendean
 - Hollingdean & Stanmer
 - Queens Park
 - Hanover & Elm Grove
 - Brunswick & Adelaide
 - East Brighton
 - South Portslade
 - Central Hove
 - Westbourne
 - Preston Park
- 2.3 Authorises the Executive Director Neighbourhoods, Communities and Housing to submit an application for confirmation of the designation to the Secretary of State.
- 2.4 Agrees the fee structure for a Selective Licensing Scheme as set out in paragraph 3.36.
- 2.5 Approve the Selective Licensing Scheme conditions attached at Appendix 3.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The Housing Act 2004 has given councils the power to introduce selective licensing of private rented properties to improve conditions for tenants and the local community in certain circumstances.
- 3.2 Housing & New Homes Committee on 16 November 2016 approved the recommendation to go out to consultation on the preferred options for private rented discretionary licensing across Brighton & Hove with persons who are likely to be affected by the designation. Having considered the evidence base the preferred option was:
 - Citywide additional HMO licensing covering properties defined as HMOs for the purposes of Part 2 of the Housing Act 2004 that are two or more storeys and not covered by mandatory licensing
 - Selective licensing of non-HMO private rented sector homes in the 12 worst affected wards where the evidence demonstrates a clear link between poor property conditions and anti-social behaviour with the private rented sector.

- 3.3 Housing & New Home Committee on 14 June 2017 approved a proposed fee structure and scheme conditions for both the Additional Licensing Scheme and Selective Licensing Scheme for consultation.

Consultation on proposed schemes

- 3.4 Section 80(9) of the Housing Act 2004 states that prior to designating areas subject to licensing the local authority must:
- Take reasonable steps to consult persons who are likely to be affected by the designation, and
 - Consider any presentations made in accordance with the consultation and not withdrawn.
- 3.5 The Secretary of State's Guide for Local Authorities on 'Selective Licensing in the Private Rented Sector' advises that *'The consultation should be informative, clear and to the point, so that the full details of the proposal could be readily understood. It should inform local residents, landlords and letting agents and businesses about the proposed designation, giving the reasons for proposing it, why alternative remedies are insufficient demonstrating how it will tackle specific problems together with other specified measures, and describing the proposed outcome of the designation.'*
- 3.6 A Selective Licensing Scheme consultation where Secretary of State approval is required should not be less than 10 weeks. A 12 week public consultation began on the 19 June 2017 and concluded on the 10 September 2017.
- 3.7 The council consulted with local residents, including tenants, landlords, managing agents, key interested parties (i.e. Landlord Groups, Police, Fire Service, Universities) and other members of the community including business owners and voluntary and community groups who live or operate businesses or provide services within the areas of the proposed designations. Consultation also took place in the surrounding areas (with Lewes, Eastbourne, Mid Sussex and Adur & Worthing councils) that may be affected by the introduction of the proposed schemes.
- 3.8 This consultation consisted of an online survey available on the council's website and available as a printed version at council public offices and the city's libraries. The survey was accompanied by an information booklet on the proposed scheme, frequently asked questions and a copy of the draft conditions.
- 3.9 Printed information was made available in the form of posters displayed in libraries and other public locations in the local authority's area. Postcards publicising the consultation were sent to a sample of 3,000 residents in the proposed and surrounding areas. The council also commissioned a door knocking exercise, in line with similar exercises completed in 2012 and 2015 at a sample 1,000 properties. Information relating to the consultation was circulated by email to current HMO licence holders, letting/managing agents, key interested parties, neighbouring authorities and voluntary and community groups.
- 3.10 The council publicised the consultation via press releases and social media, with an advert placed in the local online paper Brighton & Hove News throughout

August 2017. News items were also included on the council's website. In addition, offers of meetings to discuss proposals were open / offered to a range of organisations and / or stakeholders. Officers and members accepted invitations to attend meetings with a number of stakeholder groups, including landlord groups and Local Action Teams, to raise awareness about the consultation and to answer any queries. We also understand some stakeholder groups met regarding our proposals without the presence of officers and / or members. Meetings attended were:

- Southern Landlords Association Pre consultation presentation on 5 April 2017, 26 July 2017, 27 September 2017 and 25 October 2017
- North Laine Community Association 18 July 2017
- Coombe Road Local Action Group 10 July 2017
- Local Action Group Forum 13 July 2017

3.11 The consultation responses have been analysed by an independent research company ARP research with their findings reported in Appendix 1.

Evidence to support the scheme

3.12 In order to introduce selective licensing the council must demonstrate that the proposed area has a high level of privately rented housing stock and that one or more of the following criteria are met:

- That the area is suffering from low housing demand
- That the area is experiencing a significant and persistent problem caused by anti-social behaviour
- That the area is suffering from poor property conditions
- That the area has high levels of migration
- That the area has high levels of deprivation
- That the area has high levels of crime

3.13 In 2011, 17 of the city's 21 wards exceeded the regional and national average of 15% of households living in private rented homes and the sector is expected to have grown in the 6 years since 2011. Three wards have half or more than half of households in homes rented through private landlords or lettings agents (Regency, Brunswick & Adelaide and Central Hove).

3.14 Independent evidence collated by Mayhew Harper Associates Ltd was considered at Housing & New Homes Committee on 16 November 2016, which concluded there was a clear link between poor property condition and anti-social behaviour with the private rented sector.

3.15 Local authorities must obtain express confirmation from the Secretary of State for any selective licensing scheme(s) which cover more than 20% of their geographical area or affect more than 20% of their private rented sector. The proposal within Brighton & Hove exceeds this criteria and this consent would be required.

3.16 The proposed scheme will cover approximately 27,000 properties. The scheme will last five years.

Outcome of consultation

- 3.17 A total of 804 responses were received consisting of 293 questionnaires completed via the council's online consultation portal (of which 11 were originally received as paper copies), 500 through the door knocking exercise and 11 individual email submissions.
- 3.18 Of those who responded, overall 81% were in favour, 16% against with 3% indicating no preference. The majority of private landlords who responded were against the scheme.
- 3.19 A detailed evaluation document has been prepared for the proposed scheme and this can be found at Appendix 1.
- 3.20 In addition, a copy of the responses received about the scheme has been made available in the Members Room.
- 3.21 A number of consistent themes emerged throughout the consultation process, which can be broadly categorised as follows:
- Rents going up and impact on the sector
 - Airbnb and party houses excluded from the proposals
 - Utilising existing powers
 - The perceived lack of correlation between the issues identified and the private rented sector
 - That the scheme is a money making scheme for the council
 - Resources needed to administer the scheme and enforcement of the scheme.

Responses to key themes and questions arising from the consultation can be found at Appendix 2.

- 3.22 Airbnb and party houses formed a significant theme within the consultation with respondents wanting to know why they are not included in the proposals.
- 3.23 There are a number of exemptions set out in the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006. These exemptions include "*a tenancy or licence that is granted to a person in relation to his occupancy of a house or dwelling as a holiday home*". Therefore 'party houses' and 'airbnb' do not generally come under the licensing provision if they are holiday lets and therefore they are beyond the scope of the scheme. The vast majority of Airbnb lettings will be holiday lets but in circumstances where they are not, selective licensing could be applied.
- 3.24 The council is aware that this is an increasing issue for residents in the city. A scrutiny review panel on short term holiday lets (Party Houses) was held in 2014 and made a number of recommendations for improved management practices. Further research has been commissioned by Planning to review the scale of the issue within Brighton & Hove and to make recommendations for future possible responses.

- 3.25 The Housing Health & Safety Rating System, which relates to the safety of occupiers and visitors also applies to all residential properties irrespective of tenure and could apply to Airbnb properties that are subject to council tax. Like owner-occupied properties and conventionally let properties, they could be inspected should appropriate safety concerns arise.
- 3.26 As a direct result of these themes a number of changes have been made to the original proposals. These are summarised in table 1, set out below and discussed in more detail in the sections that follows:

Table 1

Theme	Pre Consultation	Post Consultation
Fee structure	No allowance made for accreditation	Adjusted fee available to accredited members of nationally accredited landlord/letting agent association – National Landlords Association (NLA), National Approved Letting Scheme (NALS). Other schemes that meet the criteria will be considered and if agreed added to the approved list. The licence holder must maintain their accreditation each year. If accreditation lapses the licence holder will be liable to pay the difference between this fee and the standard fee. A periodic review on the reduced fee will be undertaken to ensure no adverse impact on the local authority.
Licence Conditions	Draft proposed conditions	Amendment to condition 10.1 to state reasonable is in line with tenancy agreement provisions. Amendment to condition 10.2 to be clear that it relates only to issues for which licence holders are responsible. Addition of licence condition 16 for those licence holders receiving a reduced fee due to

		accreditation. This requires landlords to maintain their accreditation for the duration of their licence.
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3.27 Fee Structure

A proposed fee structure was published as part of the consultation. Of those who responded, overall 72% were in favour, 16% against with 12% indicating no preference.

3.28 Views on the proposed fee structure varied from:

- Fees seem fair and reasonable
- Fees seem low - do they cover everything?
- Too expensive and a money making scheme for the council
- Difference between the standard and prompted fee needs to be higher
- Much higher than other local authorities
- Put in place staged payments

3.29 The fee structure was calculated to ensure cost recovery taking into account existing law and guidance on fees. The council proposes to set a fee at a level that would ensure full cost recovery for the scheme and be a balance between a reasonable cost for landlords, whilst also seeking to ensure the scheme would be successful, properly funded and appropriately resourced. We do not feel that to increase the prompted fee is appropriate. The fee should only cover the work that is required and it is not appropriate to increase the upper fee as this has been calculated on this basis. Our proposed fee is lower than a number of our peers and is a progressive fee structure. This is a deliberate policy to try and ensure licensing of rented property is made in a timely manner, thereby avoiding additional costs in identifying unlicensed properties.

3.30 We have further considered the option of staged payments. A fee is required at the time of application. The administrative burden this would also place upon the council would necessitate a higher fee structure across all levels. We do not feel that increases in the fee levels would be welcome. We do not consider that the fee is too onerous (less than £2 per week over a five year scheme) and it is fully tax deductible.

3.31 Normally licences are awarded for the length of the scheme (up to 5 years). As part of the consultation the council asked whether respondents agreed there should be shorter licences where there are outstanding planning permission or other issues at the property. 78% of respondents agreed there should be. Whilst only 43% of landlords agreed, only 21% of landlord respondents actively disagreed. The council therefore proposes to issue shorter licences where there is outstanding planning permission or other issues at the property.

3.32 The council does not propose to change the progressive fee structure or levels of fees except for the addition of an adjusted fee for accreditation. In line with current HMO licensing schemes no fee will be payable where the applicant is a registered charity. Fees will be kept under review periodically.

Accreditation

- 3.33 A common view amongst all types of respondent was that landlords should pay a lower fee if they are already accredited. Homeowners, tenants, businesses and landlords thought a lower fee would be fair and that it would incentivise landlords to agree to the scheme. Whilst the vast majority of landlords were opposed to the fee structure, it should be noted that many also agreed with the notion of a lower fee for accredited landlords as an incentive.
- 3.34 Of those who responded, overall 85% were in favour, 8% against with 7% indicating no preference.
- 3.35 Consideration has been given to this, with two proposals received from the National Landlords Association and the National Approved Lettings Scheme. Both schemes offer overarching professional oversight and support for landlords and letting agents, including timely updates on legislative changes, 24/7 online resource library, telephone advice for immediate issues, training courses and a complaints service. Other schemes that meet the criteria will be considered and if agreed added to the approved list. A periodic review on the reduced fee will be undertaken to ensure no adverse impact on the local authority.
- 3.36 The fee will be a reduction of £50 as listed in table 2. It is recommended that this only applies to non-prompted applications. Licence holders will need to remain accredited for the duration of their licence.

Table 2 – Fee structure for a Selective Licensing Scheme

Type	Fee	Comments
Standard application fee	£460	
Accredited standard fee	£410	
Prompted application fee	£600	It is proposed that this would apply where a licence application has not been made proactively and the council has to carry out investigation and/or chase up work to ensure that an application is made

Selective Licensing Scheme Conditions

- 3.37 Feedback was sought on the draft conditions. Of those who responded, overall 83% supported the view that the scheme will improve the standard of rented properties in Brighton & Hove with 77% agreeing that the proposed licence conditions will reduce anti-social behaviour. Some suggestions for change were made and responses to common themes have been included in Appendix 2.

Some minor amendments to words and examples have been outlined in table 1. A revised set of conditions are included at Appendix 3.

Other considerations - cost to the private rented sector and risk of homelessness

- 3.38 A common theme across all groups was concern for how the cost of the scheme would affect the private rented sector as a whole. Over 100 comments were received about the potential for costs to be passed on to tenants in the form of increased rents. This factor led many to worry that they or their tenants may become homeless or be forced to move due to not being able to afford rent payments.
- 3.39 Many landlords suggested that they would need to sell the properties and it was stated that a reduction of housing supply in an area of high demand could create additional demand for social housing or Local Housing Allowance, thus placing a greater burden on the local authority. It is felt, however, that the proposed scheme and the standards it requires all landlords to meet are those which they should already be meeting in accordance with existing legislation or best practice. The additional financial impact should only be the fee itself which when averaged over the life of the scheme would amount to £1.77 per week.
- 3.40 It will be the choice of landlords whether these costs are passed down or not. Landlord costs can go down as well as up over time (e.g. low interest rates) and there is little evidence that these savings are passed onto tenants. Therefore rents are not always set according to landlord costs and are driven by the market instead. Our experience to date with HMO licensing is that HMOs have continued to grow in the city and HMO landlords, where they have sold, have generally sold to other HMO landlords. We therefore do not anticipate the scheme to have a significant adverse effect on property supply.
- 3.41 Taking all into account it is felt, on balance, that the benefits likely to accrue from the introduction of such a scheme outweigh any negative impact.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 An options appraisal was carried out which identified six alternative options, which assessed their strengths and weaknesses and evaluated them against our vision.

Option A: Do nothing		
Option description	For	Against
This option would involve the council doing nothing to intervene in the sector, leaving the housing market as the driver for landlords carrying out improvements to their properties	<ul style="list-style-type: none"> • No additional resource costs • Meets aspiration for many landlords for self-regulation 	<ul style="list-style-type: none"> • Would not meet statutory obligations • Community concerns not addressed • Concerns of people renting not addressed • Reliance on the

		<p>current market may not yield widespread housing improvement</p> <ul style="list-style-type: none"> • Could lead to further decline
Option B: Use existing reactive powers		
Option description	For	Against
<p>This option envisages council intervention in the sector being limited to a 'complaint response' service with action by other departments and agencies on a largely ad hoc basis using powers such as the Anti-Social Behaviour Crime and Policing Act 2014; injunctions using Section 222 of the Local Government Act 1972; directions regarding the disposal of waste (for example under section 46 of the Environmental Protection Act 1990); and Powers under the Noise Act 1996</p>	<ul style="list-style-type: none"> • Responds to tenants' expressed concerns • Ensures council meets basic statutory responsibilities towards standards in rented housing • If pursued rigorously sends a strong signal to the erring landlord, may lead to subsequent voluntary improvement • Should produce worthwhile improvements in neighbourhood environment, external appearance, structural integrity, fire safety in cases where these tackled 	<ul style="list-style-type: none"> • Reliance on the market may not yield widespread housing improvement in the current climate • Reactive intervention not strategic • No impact beyond subject property • Wider issues in rented stock not addressed • Most Planning, Building Regulations enforcement powers would not reach longer established stock where need is greatest • Underreporting due to fear of retaliatory eviction • Labour-intensive, so costly • Council funded • Falls short of meeting Housing Strategy goals
Option C: Use of Interim Management Orders and Final Management Orders		
Option description	For	Against
<p>Interim and Final Management Orders are for non-licensable HMOs or Special Interim Management Orders with regard to antisocial</p>	<ul style="list-style-type: none"> • An effective response to the most serious problems • Local Authority taking control 	<ul style="list-style-type: none"> • Powerful reactive enforcement action, not designed to secure overall stock improvement

<p>behaviour if problems are associated with a small number of properties. Once made, the Order is implemented until the property was fit either to be handed back to the landlord or if necessary, sold to a Registered Provider</p>	<p>means work done to proper standard, management issues resolved optimally</p> <ul style="list-style-type: none"> Action sends a strong message that poor standards will not be acceptable 	<ul style="list-style-type: none"> Strict statutory criteria for use of the power; these will apply to a small proportion of the overall stock Highly resource intensive for council Lengthy legal processes leads to delay Minimal impact on the overall level of poor quality rented housing Council funded Not in itself a proportionate response
<p>Option D: Area-Based Voluntary Accreditation</p>		
<p>Option description</p>	<p>For</p>	<p>Against</p>
<p>Accreditation schemes are a set of standards (or codes) relating to the management or physical condition of privately rented accommodation that recognise and reward landlords who manage their properties to a good standard</p>	<ul style="list-style-type: none"> Accreditation's proven track record in parts of the country Easy set-up through access to existing local and national accreditation models Rewards responsible landlords for their efforts Prospective tenants signposted to quality accommodation run by responsible landlords 	<ul style="list-style-type: none"> Accreditation would tend to attract the responsible landlord, be ignored by the irresponsible No particularly strong incentive for poor agents/landlords to join Brighton and Hove is a high demand area – impact of area based accreditation likely to be minimal Limited sanctions available if a member of an accreditation scheme does not adhere to scheme standards/codes
<p>Option E: Informal Area Action</p>		
<p>Option description</p>	<p>For</p>	<p>Against</p>
<p>A non-statutory Action Area zone would be</p>	<ul style="list-style-type: none"> Targeted action Choice of area can 	<ul style="list-style-type: none"> Informality of approach can

<p>declared. The impetus for housing improvement would come from a combination of the council's activity in the area (a mixture of advisory surveys, council-landlord-agent dialogue and, where necessary, the threat of follow up enforcement action), landlord peer pressure, and the prospect of an enhanced and thus more credible sector</p>	<p>be need and risk-based</p> <ul style="list-style-type: none"> • Tailored solutions to area's housing and other problems possible • Should lead to comprehensive area improvement • Concentration of resources can lead to economies of scale • Message that the council is active in an area gets around, this facilitates resident cooperation, promotes voluntary landlord action • Partnership working to resolve management problems • Utilises existing frameworks 	<p>result in extended timescales</p> <ul style="list-style-type: none"> • Traditional, resource intensive enforcement the only available response to non-cooperation • Additional funding or resources needed to implement, particularly if working city-wide • Pulls resources away from other areas • Relies on agents / landlords participation Not all landlords/agents will participate which may leave some tenants vulnerable
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Option F – Reduced scope of Selective Licensing Scheme

Option description	For	Against
<p>Introduction of selective licensing in fewer wards in the city.</p>	<ul style="list-style-type: none"> • If scheme reduces significantly Secretary of State approval would not be required • Less resources required to license properties within 5 years • Targeted to worst affected areas • Scope for marked impact in chosen area <ul style="list-style-type: none"> - Economies of scale - Fairness – all landlords in area would be required to participate - Credibility, 	<ul style="list-style-type: none"> • Evidence supports introduction of selective licensing in 12 wards • Overall support for citywide scheme during consultation • Not as strategic as would not tackle all areas where the evidence supports selective licensing • Risk of wider displacement to other areas in the city

	standing of rented sector enhanced as 'approved' rental housing pool enlarges - Strong sanctions for non- compliance	
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5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Extensive consultation has taken place on the proposed scheme, and in total 804 people responded to the consultation. A summary of the approach taken is included at paragraphs 3.4 – 3.9 of this report with detailed analyses of responses included in Appendices 1 and 2.

6. CONCLUSION

- 6.1 Consultation and evidence indicates that a Selective Licensing Scheme in 12 wards in the city, as recommended, is both an appropriate and proportionate response to the issues identified in this report. It is therefore recommended that designation of a Selective Licensing Scheme be approved with a referral made to the Secretary of State for final approval.
- 6.2 If the scheme is approved an application for confirmation of selective licensing designations should be submitted to the Department of Communities and Local Government (DCLG). Subject to approval this will take place in December 2017. The DCLG's *Selective Licensing in the private rented sector: A Guide for Local Authorities* March 2015 provides full details of the process. The council will be required to evidence how the scheme meets the required criteria and should include copies of the consultation material and published summary of responses, a copy of committee minutes resolving to make the designation and a copy of the authority's Housing Strategy. The aim is for the DCLG to make a decision within 8 weeks, but processing applications may take longer if information is missing, further information or research is required, or if the case is complex. Should Secretary of State permission be given a three month statutory notice of the designation would then need to be made. It is anticipated that the earliest a scheme would come into effect would be May 2018. If the Secretary of State declines to give consent he will where appropriate give reasons for this decision. There is no appeal against the decision, although it can be subject to judicial review.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The proposed fee structure for this selective licensing scheme is calculated to recover costs over a five year period with the aim to be cost neutral for the council.

Legal Implications:

- 7.2 The Committee has delegated powers to exercise the council's functions in relation to Houses in Multiple Occupation. The recommendations in the report are therefore within its powers. Part 3 of the Housing Act 2004 provides a framework for the introduction of selective licensing schemes. Its principal provisions are summarised in the report.

The scale of the proposed scheme is such that confirmation of the designation is required from the Secretary of State. The legislation provides that he may either confirm or refuse to confirm the designation, as he considers appropriate. There is no statutory requirement to give reasons for the decision. If confirmation is refused, the absence of reasons will make a challenge by way of judicial review difficult.

Lawyer Consulted:

Name *Liz Woodley*

Date: 03/11/17

Equalities Implications:

- 7.3 A draft full Equalities Impact Assessment has been undertaken in relation to the new proposed scheme attached in Appendix 4. No significant negative consequences relating to groups with protected characteristics were identified.

Sustainability Implications:

- 7.4 The evidence has identified poor property conditions in the private rented sector. Action to tackle this is expected to improve the quality of the city's housing stock, thereby improving its sustainability. The conditions for the scheme supports improved sustainability of properties including energy efficiency, heating and insulation.

Any Other Significant Implications:

Crime & Disorder Implications:

- 7.5 The evidence has identified anti-social behaviour linked to properties in the private rented sector. 77% of respondents agreed that the proposed licence conditions will reduce anti-social behaviour. Action to tackle this is expected to reduce anti-social behaviour and nuisance associated with these properties.

Risk and Opportunity Management Implications:

- 7.6 The scale of the scheme will require careful planning in terms of making sure sufficient staffing and resources are in place to effectively implement and manage them.

Particular consideration will need to be given to staff numbers and the ability to recruit suitable officers, location and the support for those staff and any phasing

of staff requirements to reflect workloads which are likely to be more significant in the implementation/early phase of the scheme.

A risk log is in place managed in line with the council's risk management strategy.

Public Health Implications:

- 7.7 Poor housing conditions, management and anti-social behaviour impact negatively on health, as evidenced in the city's Joint Strategic Needs Assessment. Improvements to housing quality and management will have a positive health impact on tenants and neighbours.

Corporate / Citywide Implications:

- 7.8 The long term impact would be a higher quality and better managed private rented sector to the benefit of owners, tenants and neighbours. Improvements sought in management and standards and reductions in anti-social behaviour related to private rented homes would have wider beneficial impacts, not anticipated to have a significant adverse effect on property supply.

SUPPORTING DOCUMENTATION

Appendices:

1. Selective Licensing Scheme Consultation Analysis Report
2. Consultation questions and responses
3. Selective Licensing Scheme Conditions
4. Equalities Impact Assessment

Documents in Members' Rooms

1. Full consultation feedback and comments
2. Mayhew Harper Associates Ltd – The case for an extension to discretionary property licensing in Brighton & Hove (appendix to November 2016 Housing & New Homes Committee report)
3. Frequently Asked Questions: Selective Licensing Scheme (as published during the consultation)

Background Documents

1. Housing & New Homes Committee Private Rented Sector Licensing Schemes Reports 16 November 2016, 14 June 2017

2. Part 3 of the Housing Act 2004
3. The Selective Licensing of Houses (Additional Conditions) (England) Order 2015
3. Department of Communities and Local Government '*Selective Licensing in the private rented sector: A Guide for Local Authorities*' March 2015