

# Selective Licensing

Scrutiny Coordination Committee

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Communities



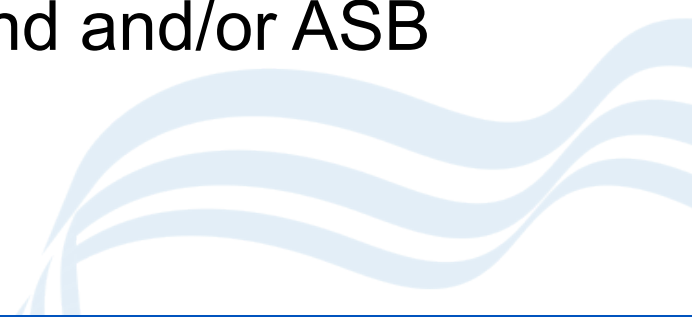
Coventry City Council

[coventry.gov.uk](https://coventry.gov.uk)


# What is Selective Licensing?

- Discretionary power under Part 3 of the Housing Act 2004.
  - Enables the Council to designate the whole or any part of its area subject to selective licensing.
  - Designation is made and applies to all privately rented properties in area(s).
  - All properties require a licence – not HMOs
  - Scheme lasts up to 5 years.
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# Selective Licensing Criteria – Stage 1

- “High level” Private Rented Sector (PRS).
    - Equal or above national average (19%)
  - Less than 19% do not pass Stage 1.
  - Data
    - Stock Condition
    - Census 2021
  - Pass or fail.
  - Where ‘high’ level not met can only apply Low Demand and/or ASB criteria.
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# Selective Licensing Criteria – Stage 2

- The area is one experiencing/suffering from
    - a) low housing demand (or is likely to become such an area);
    - b) a significant and persistent problem caused by ASB;
    - c) poor property conditions;
    - d) an influx of migration;
    - e) a high level of deprivation; or
    - f) high crime levels.
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# Progress so far...

2016 – Public consultation St Michaels ward only.

2018 – Feasibility study carried out for large scale scheme – not citywide.

2019 – Public consultation on larger area.

2020 – Cabinet resolved that proposed Selective Licensing scheme not be progressed at this time.

- Review conclusions of Government review;
  - Conduct an up-to-date statistical assessment using Census 2021 and;
  - Report findings to Cabinet at a future meeting.
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# Progress so far...

2022 – Review Completed


2023 - 24 – Further Options/ information considered

2024 – General Approval changed – discretion of the Council


2026 – Consideration by Scrutiny



# Independent Review of the Use and Effectiveness of Selective Licensing

- Precluded from taking direct enforcement measures against landlords where issues of property condition.
  - Effective when combined with wider interventions.
  - Schemes can face budget and staffing pressures.
  - Requires robust, evidence-led consultation.
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# Findings from statistical review

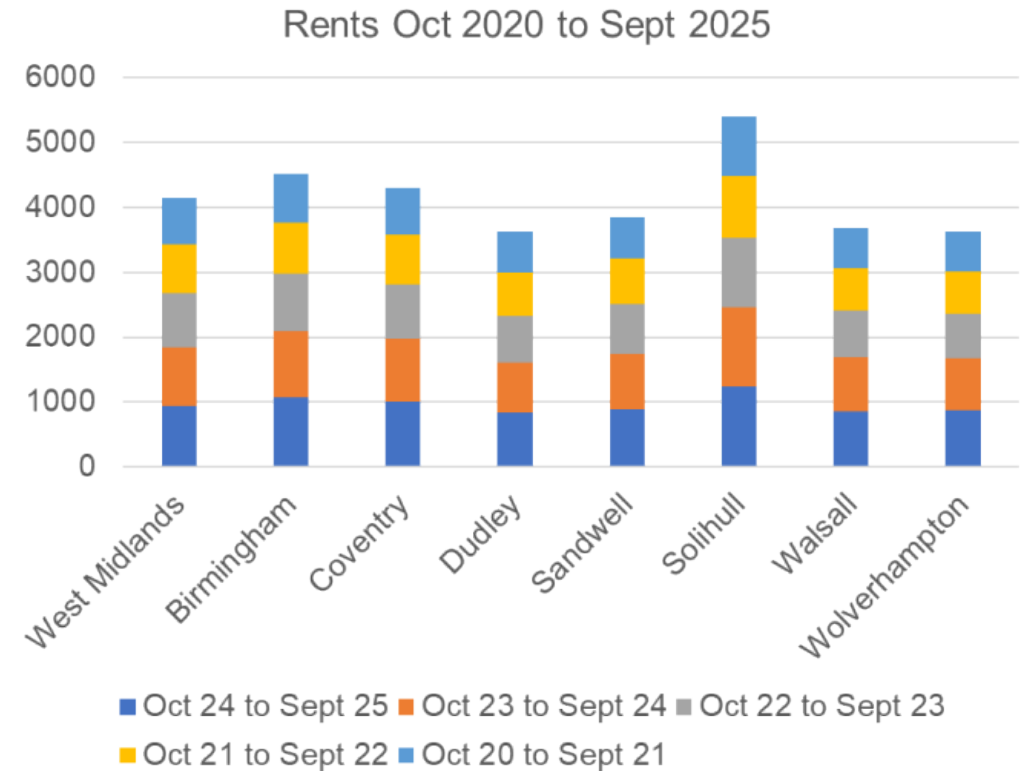
- 16 out of the 18 wards in Coventry have a higher percentage of PRS than that of the national average (19%).
  - 16 wards meet Selective Licensing requirements using any of the criteria.
  - Two wards (Bablake and Binley & Willenhall) do not have the high proportion of PRS i.e. are below the 19% national average.
  - These two wards could only be included under grounds a) low housing demand and/or b) ASB.
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# Clarification on Option Appraisal

Local Authority	Basic Licence Fee	Type of scheme
Birmingham	£700 per licence	25 of the 69 wards
Leicester	£1,090 per licence	6 of the 22 wards
Liverpool	£583 per licence	16 of the 64 wards
LB Newham	£750 per licence	22 of the 24 wards
Nottingham	£887 per licence	10 of the 20 wards
Oxford	£480 per licence	Citywide

- Fees and charges
- Rental increases
- Designation process and multiple schemes
- Visit to other LA's



# Designation Process

- No Secretary of State approval required for any scheme size.
  - Full discretion to designate areas under Selective Licensing.
  - Statutory Criteria must be met.
  - Minimum 10-week public consultation.
  - Publish Outcomes and report to Government.
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# Conclusions

- No policy decision currently exists therefore full discretion to designate.
  - Feasible to introduce multiple schemes for a citywide approach
    - 16 wards in one scheme
    - Bablake and Binley and Willenhall in another scheme.
  - If insufficient evidence, citywide scheme would not be possible (only 16 wards would be included).
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