

**Response to public questions of Andy Shallice**

- 1) Do officers consider there to have been any improvements in Page Hall since the SL scheme was introduced (e.g. either re tenant management; state and condition of repair; overcrowding; or other aspects of the local neighbourhood)?

**Yes. The report named 'Selective Licensing One year on', was attached as an Appendix to the Scrutiny Committee report. It provides information about the many improvements that we've seen. This includes rises in the number of tenancy agreements issued, gas safety certificates, accurate information about landlords, agents and owners – including where they are not deemed to be Fit and Proper, many more repairs being done than before and much more. Over 100 landlords have attended our one day training course, and given it an 88% satisfaction rating. Many landlords accepted that they were not fully au fait with their legal responsibilities, and were looking forward to putting their knowledge into practice. Landlords that have failed to take these seriously have been successfully prosecuted to ensure they are clear that the Council takes the matter seriously.**

**By inspecting the property, we have also identified important issues regarding the bypassing of gas and electricity meters, Safeguarding issues and matters relating to benefit claims. The message about overcrowding is definitely out and officers have assisted in introducing landlords to tenants wishing to move so they can continue to educate about tenants' rights as well as their obligations. It is important to reiterate that Selective Licensing is a housing tool and does not regulate neighbourhood issues. However, our continuing work with landlords and tenants will be about responsible letting and tenancy management.**

- 2) Has there many any noticeable change (or anecdotal evidence) of the mix of the (private rented) tenant population since the introduction of SL e.g. the proportion of tenants who are "economic migrants", or EU migrants, or Roma?

**This is not something that we have measured or been recording or reporting on.**

- 3) How many voluntary registrations of landlords have there been in the wider, coterminous neighbourhoods around the SL designated area?

**There have been 5 applications for the Voluntary Registration scheme.**

- 4) When the officers used the phrase "they're not displacing - they're still arriving" (p52) in the PowerPoint slides attached on the March 2015 agenda, did they mean landlords, or tenants? If the reference is to tenants, is this suggesting that an ambition of SL was to alter the composition of the local tenant population?

**This phrase is in response to claims heard in the consultation; that introducing Selective licensing would simply 'shift' the problems into a different area. People have said that the problem has been displaced as they have noticed irresponsible lettings and an increase in Roma families in other neighbourhoods. It is therefore important to reiterate that more Roma families are choosing to come to Sheffield, and not being able to find a home in Page Hall, are choosing to live in surrounding areas. This is not caused by Selective licensing, and it was not an ambition of Selective Licensing to alter the composition of the local tenant population.**

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Private Housing Standards, 28 July 2015