



## Report to Safer and Stronger Scrutiny and Policy Development Committee Thursday 13<sup>th</sup> December 2018

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**Report of:** Policy and Improvement Officer

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**Subject:** London Road, Abbeydale Road & Chesterfield Road (LAC)  
Selective Licensing – update post implementation

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This item is in the work programme to monitor the impact of the scheme over 6/12 months of its implementation, a check and balance, performance monitoring role for the Scrutiny Committee. A further update is scheduled for Safer and Stronger Scrutiny and Policy Development Committee March 2019.

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**Type of item:** The report author should tick the appropriate box

Reviewing of existing policy	
Informing the development of new policy	
Statutory consultation	
Performance / budget monitoring report	<b>X</b>
Cabinet request for scrutiny	
Full Council request for scrutiny	
Call-in of Cabinet decision	
Briefing paper for the Scrutiny Committee	
Other	

**The Scrutiny Committee is being asked to:**

- Consider and provide comment on the London Road, Abbeydale Road & Chesterfield Road (LAC) Selective Licensing project highlight report and the initial performance picture it presents immediately post implementation of the scheme

**Background Papers:**

**Category of Report:** OPEN

# **London Road, Abbeydale Road & Chesterfield Road (LAC) Selective Licensing Project Highlight Report**



<b>Project Manager:</b>	Catherine Hughes	<b>Report Date:</b>	3 December 2018
<b>Designation Date:</b>	1 <sup>st</sup> November 2018	<b>RAG Rating</b>	Green

## **1. Project Summary:**

### **Note to Scrutiny**

*This is the report template that will be used for monitoring the scheme. The scheme has been live for only 4 weeks, so information will be limited at this early stage. We welcome comments about any other data that would be useful.*

**Michelle Houston, Service Manager**

The Selective Licensing scheme on LAC was approved by Cabinet on the 20<sup>th</sup> June 2018. The Cabinet Report set out the evidence that shows extensive and wide spread poor property condition in the private rented sector. For more information on this please see the Cabinet Report.

Selective Licensing runs for 5 years, this scheme came into force on the 1<sup>st</sup> November 2018 so will end on the 31 October 2023. Within these 5 years ALL properties will have been inspected, some multiple times, and compliance will be achieved. Where properties do not comply our service will set out the remedial work required and work with the landlords to encourage them to carry out the works. Where compliance is not achieved by working with the landlord we will seek to take enforcement action which can include a financial penalty or prosecution.

This report sets out the overall achievements of the project and reports on the performance indicators as set out in the Cabinet Report of the 20<sup>th</sup> June.

## **2. Number of LAC Applications**

### **Overall applications to date:**

The licensing designation covers around 668 properties in total. This is based on council tax data, GIS mapping and door knocking exercises/inspections over the years we have been working in the area.

This number will always change as properties will become empty/let, owner occupied or exempt as per the legislation. Our investigations will allow us to continuously update our database.

As per end November 2018 we have received 363 applications. This is in line with our forecasts.

We are clear that we have gone over and above the required communications about the start of the licensing scheme, and those that have failed to apply are in breach of the law. Investigations into those that have failed to apply are already in progress.

## 2. Number of LAC Applications

### 3. Progress to Date (*1<sup>st</sup> November 2018 – present*)

#### Number of inspections carried out:

*Planned start date for licence inspections: Feb 2019.*

We are on track to start the licence inspections as planned.

The application and verification process is the priority at this stage, and officers have been investigating properties where no application has been received. This has led to the Civil Penalty Notices as below

#### % of properties compliant with licence conditions:

*N/A*

#### Number of properties where a serious hazard has been removed:

*N/A*

#### % of landlords attended training course:

*N/A.*

We have now completed the tender and procurement process to seek a delivery partner. The Residential Landlords Association (RLA) have been appointed and courses will begin in February 2019 and run regularly throughout the SL designation.

### 4. Enforcement Summary:

#### Number of Financial Penalties Served:

**15** Civil Penalty Notices for Failure to Licence. (To be served 04.12.2018)

These have already been investigated and been through the process required in accordance with our Civil Penalties policy and the legislation.

#### Number of Prosecution cases:

*None required to date.*

<b>Indicator</b>	<b>Performance</b>
Number of properties where fire risk is removed/reduced	-
Number of landlords/agents checks carried out	43
Number of follow up checks/investigations carried out	2
Number of Fit and Proper refusals	-
Number of properties where management handed over to responsible/reputable agent	-
Number of legal Notices served	-
Number of breaches addressed	-
No. of properties where illegal activities reported/addressed via multiagency operations	-
% of landlords provided with landlord information packs:	-
Number of cases referred to safeguarding	-
Number of cases referred to HMRC	-
Number (%) of residential properties empty	29 found as of report date
Number of properties brought back into use?	-
Approximate investment amounts into properties	-