

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



Project Manager:	Matt Woolston	Report Date:	1 st February 2023
Designation Date:	1 st November 2018	RAG Rating	

1. Project Summary:

The Selective Licensing scheme on LAC was approved by Cabinet on the 20th June 2018. The Cabinet Report set out the evidence that shows extensive and widespread poor property condition in the private rented sector.

For more information on this please see the Cabinet Report and other supporting documentation regarding the scheme can be found here:

www.sheffield.gov.uk/laclicence

Selective Licensing runs for 5 years, this scheme came into force on the 1st 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 the Private Rented Standards Team 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.

The scheme's aim is to ensure that private rented properties within the designation area are safe and well managed.

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 20th June 2018.

2. Number of LAC Applications

Overall applications to date: 457

These numbers will fluctuate throughout the lifetime of the scheme as properties will become empty/let, owner occupied or exempt as per the legislation. Our investigations will allow us to continuously update our database and to monitor the properties in the area to ensure that licences are applied for where required.

We carried out extensive communications about the start of the licensing scheme and this has resulted in a high number of applications received when the designation came into force.

Those landlords that fail to apply for a licence are in breach of the law (unless they have a valid exemption) and the team will investigate these and where necessary will take formal

2. Number of LAC Applications

enforcement .

3. Progress to Date (*1st November 2018 – 1st February 2023*)

Number of inspections carried out:

451 first inspections and 153 revisits. Total: 604

Number of properties yet to receive an initial inspection:

30

Number of properties where a serious hazard has been identified:

188

Number of properties where a serious hazard has been removed:

149 (305 serious hazards removed across these properties)

Landlord Training:

The Covid-19 pandemic disrupted the administration of NRLA Selective Licensing training courses in Sheffield. Courses weren't available between December 2019 – December 2020.

Eight Selective Licensing training sessions have now been delivered, run by the National Residential Landlord Association (NRLA), with 172 attendees (approx 52% of total Selective Licensing Licence Holders in Sheffield).

Attending this training or having undertaken similar training which we feel is satisfactory is a licence condition, and not attending the training could result in enforcement action being taken against the licence holder.

4. Enforcement Summary:

Number of Financial Penalties Served:

8 Civil Penalty Notices for Failure to Licence (*Part 3. s95(1)*) have been issued (with 1 subsequently withdrawn)

Number of Prosecution cases:

1 Prosecution pending for failure to licence

5. Performance Indicators	
Indicator	Performance
Number of properties where fire risk is removed/reduced	91
Number of landlords/agents checks carried out	264
Number of Fit and Proper refusals	0
Number of properties where management handed over to responsible/reputable agent	1
Number of informal notices served	170 in total, comprising: <ul style="list-style-type: none"> • 157 x C21 <i>informal notice of disrepair</i> • 13 x C25 <i>informal notice of disrepair – (HM2)</i>
Number of formal notices served	54 in total, comprising: <ul style="list-style-type: none"> • 22 x S235 – <i>to require the production of documentation</i> • 25 x S16 – <i>to request certain information about a property</i> • 3 x S80 – <i>statutory nuisance</i> • 1 <i>Improvement Notice</i> • 2 <i>Suspended Imp. Notice</i> • 1 <i>Hazard Awareness Notice</i>
Number of management breaches addressed	14
No. of properties where illegal activities reported/addressed via multiagency operations	2
Number of landlords provided with landlord information packs:	100%
Number of cases referred on to other agencies	7 in total, comprising: <ul style="list-style-type: none"> • 1 x Building Control • 1 x Police • 1 x Environmental Services • 1 x DWP Organised Fraud Team • Food Safety • 2 x Homeless – <i>Insanitary & Unsuitable</i>
Number of residential properties empty	38
Approximate investment amounts into properties	£201,170

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