

# **Driving Up Standards for the Private Rented Sector**

## **Licensing Schemes – Objectives, Measures and Targets - Final Proposals**

**Appendix 8**

**19 October 2021**

## Introduction

The objectives, which formed part of the consultation process have been given measures and targets which will apply to the schemes as set out below.

### **1. Reduction in ASB and repeat ASB incidents in PRS properties – applies to Selective Licensing Designation 1**

#### 1.1. Measure

- Reduction of repeat incidences of ASB in the PRS and over all in borough

#### 1.2. Quantified Measure

- Action taken against 80% of properties with more than 1 ASB incident over 5 years
- 30% of repeat ASB cases resolved over the 5 years
- 5 cases per year
- Ensure compliance with licence conditions in at least 75% of properties

#### 1.3. Baseline

- 755 ASB complaints against 351 PRS properties (over a 3 year period)
- 114 properties with repeat ASB
- 1,790 Selectively Licensable properties in Designation 1

#### 1.4. Actual Target

- Action taken against 91 properties with repeat ASB in PRS over the 5 year scheme 5 repeat ASB cases per year resolved
- Checks and inspections of 1,343 over 5 years

### **2. Improve property conditions in single family dwellings – applies to Selective Licensing Designation 2**

#### 2.1. Measure

- Reduction in housing hazards (cat 1)
- Resolution of Cat 2 hazards
- Number of enforcement activities carried out
- Number of properties inspected annually
- Increase in landlords with inspection programme/insurance/ service repair contracts

#### 2.2. Quantified Measure

- Designation 2 Reduction in number of Cat 1 hazards in licensable single-family dwellings by 25% over 5 years ( in designated areas)
- Ensure compliance with licence conditions and improve property standards in at least 75% of properties
- Inspect 100% of properties over 5 years
- Ensure that at least 80% of licensable properties are licensed over the 5 years

### 2.3. Baseline

- Predicted 712 properties with Cat 1 hazards in designation 2
- 4,989 SL properties in designation 2

### 2.4. Actual Target

- 178 properties with Category 1 hazards identified and dealt with over 5 years
- Checks and inspections of 3,742 SL properties over the 5 year scheme

## **3. Improve property conditions in HMOs – applies to Mandatory and Additional licensing schemes**

### 3.1. Measure

- Reduction of Category 1 hazards in HMOs

### 3.2. Quantified Measure

- Mandatory & Additional HMOs- Reduction in number of Cat 1 hazards in HMOs by 25% over 5 years ( in designated areas)
- Check compliance with licence conditions in 100% of properties and improve property standards in at least 75% of properties where improvements are required
- Inspect 100% of properties over 5 years
- Ensure that at least 80% of licensable properties are licensed over the 5 years

### 3.3. Baseline

- 5,031 HMOs need to be inspected before licences are issued
- 4,342 HMO properties with Cat 1 Hazards

### 3.4. Actual Target

- 1086 HMO properties with Cat 1 hazards identified and dealt with over 5 years

**4. Ensure that the maximum number of licensable properties are licensed – applies to all phase 1 licensing schemes**

4.1. Measure

- Increase in licence applications and licences issued
- Monitor compliance against predicted number of licensable addresses

4.2. Quantified Measure

- 80% of licensable properties licensed over 5 years
- Monitor compliance by ward and target communications and enforcement action as required

4.3. Baseline

- Previous schemes: SL 1,305
- Predicted selective licensable properties: add estimate for phase 1
- Current Additional Licensing 2,784
- Predicted additional HMOs 4,531\*\*

4.4. Actual Target

- 5423 selective licences over 5 years
- 3,624 additional licences over 5 years

**5. Improve the professionalism of landlords**

5.1. Measure

- Number of landlords signed up to the Gold/Platinum Standard
- Landlord forum programme developed and promoted (50% increase)
- All licenced Landlords invited to sign up for the newsletter during the 5 years

5.2. Quantified Measure

- 90 licensed landlords signed up to Gold /PL over the 5 years
- 4 landlord forums held per year
- 2 renters forums per year
- 6 landlord newsletters per year, sent to 75% of all landlords

5.3. Baseline

- 2 landlords forums/yr.
- 124 landlords attended consultation event
- 666 landlords signed up for the newsletter
- 20% of landlords signed up actually came to the forum

5.4. Actual Target

- All known landlords invited to sign up for the newsletter over the 5 years
- 4 landlord forums held per year
- 2 renters forums per year