

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