

Proposed Tool	Any necessary legal tests	Analysis of legal tests	Advantages	Disadvantages	Additional resources necessary	Other issues
1 Use of the mandatory legal tools and the continuation of the code of practise for shared student accommodation	None	Not applicable	the code of practice		None	
2 Use of the mandatory legal tools and accreditation of HMOs	None	Not applicable	Different levels of the scheme could be provided e.g. scores on the doors. Could focus on particular issues such as management and landlord development as well as standard of property. Scheme could be potentially funded from a number of sources not just the council. Link with	Relies on ensuring that the scheme promotes good landlords - there must be "buy in by the landlord. The scheme will not identify properties or landlords which are failing but will enable enforcement resources to be more targetted	Yes	
3 Use of the mandatory legal tools and implementation of additional licensing for HMOS	Yes - the council may designate either the area of their district, an area in their district or a type of HMO. The council must consider a significant proportion of the HMOs which are to be included are being managed sufficiently ineffectively as to give rise to be likely to give rise to problems either for the occupiers of the HMOs or for members of the public	We currently do not have the evidence that we have trialled an accreditation scheme.	The scheme if city wide would cover all types of HMOs and would ensure that we had comprehensive database that we could use to develop an inspection regime. There is no opt out for all landlords. Areas covered will include management and standard of property. The mandatory licensing paperwork could be adapted.	More staff required. - estimated approximately 2000 HMOs (not including existing licence HMOs /converted self contained flats). Additional licensing if applied on an area bases could push HMO development in to other areas. Additional licensing is time limited - 5 year. increased legal costs	Yes	Time limited. Difficulty to quantify but shared student market could be considered to be better than other part of the private rented market
4. Use of mandatory legal tools Implementation of selective licensing	Yes the council must be demonstrate that the area is one of the low demand that the area is experiencing significant and persistant problems caused by anti social behaviour and that at least some of the private sector landlords who have premises in the area are failing to take appropriate action to combat the problem. That the authority must consider that the designation will when combined with other measures either eliminate of reduce the problem.	We currently do not have the evidence that we either an area or the city has a problem with low demand or anti social behaviour	Covers all private rented accommodation not just Houses in Multiple Occupation - there would be no opt out for landlords- comprehensive database and be able to target all landlords.	Don't have the evidence to put forward a case.	Yes	Time limited