

Action by Other Councils

Annex D

| Council | Mandatory Licensing | Additional Licensing | Selective Licensing | Accreditation Scheme | Article 4 ? | Comments |
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| Leeds | Yes | No | Yes | Yes | Yes | Selective licensing –very few HMOS in the area chosen Selective licensing introduced to tackle issues of low demand and antisocial behaviour. Additional licensing not being pursued real concerns that it will push the issue of HMOs around the city. Controls accreditation and Article 4 covering specific wards in the city |
| Hull | Yes | No | No | Yes | Yes | <p>Additional licensing – no additional at the moment, however they are to undertake a mini survey of properties across the City, they will proactively inspect 200 properties randomly picked those being a mixture of smaller HMO's, self contained flats etc – this will provide a basis as to whether additional licensing will be required.</p> <p>Selective – no selective licensing as yet but do have a system Pro active Enforcement and Accreditation for landlords (PEAL) this has being running for 18 months and is based on self regulation within 2 geographical areas they ask landlords to attend a training day paid for by the local authority which entails their responsibilities and HHSRS training if landlords do not attend this then there properties will be inspected. This came about because these two geographical areas had antisocial behaviour and empty properties however there was thought not to be enough evidence to apply for selective licensing.</p> <p>Accreditation – yes they have two schemes, one for student properties (since 2004), this is run by an executive of university of Hull, university of Lincoln, Students union representatives of both and the local authority. The fee for this is £50 per year, the university employ a person to carry out inspections of the</p> |

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| | | | | | | <p>properties and run the scheme however this person is funded through the local authority. The local authority runs the second accreditation scheme this is for all other rented properties however this scheme is free and therefore they find student landlords joining this scheme. The local authority employ three people to look after this a senior accreditation officer, an accreditation officer and a tenant accreditation officer, Properties are randomly checked. However currently they are looking at doing a regional accreditation scheme.</p> <p>Decision on serving Article 4 on covering wards near the University due 24th October 2011</p> |
| Bradford | Yes | No | No | No | No | <p>Have decided against any additional or selective licensing due to staffing levels, recently have had to put in place an Interim Management Order (IMO) and are looking at turning that into a final management order (FMO) this has taken a lot of staff time.</p> <p>Have inspected the entire private rented properties in specific areas, they have done this on the back of an area based regeneration.</p> <p>They have had in the past an accreditation scheme (of sorts) they linked this in with the standards that are asked for by Unipol however this is not promoted and is currently inactive.</p> |
| Liverpool | Yes | No | No | No | No | <p>They had considered additional licensing but have decided against it due to the resources it would require however may consider further if the current legislative powers are not working effectively. They have looked at other incentives to avoid this and selective licensing these are their Healthy Homes Programme, which is citywide, Housing Market Renewal and proactive HHSRS inspections.</p> <p>They have veered away from Selective Licensing, as they believe this would displace the problems to other</p> |

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| | | | | | | <p>areas. They also looked at the resources needed and again decided against.</p> <p>Accreditation scheme is tied in with the Universities, they have one for Student properties and one for the private rented but these are very similar schemes</p> |
| Newcastle | Yes | No | Yes | Yes | Yes | <p>Selective – have 3 areas of selective licensing, these are based on geographical areas of low demand of properties within the area and anti-social behaviour which is as a result of the low demand of the properties. In many cases they use area-based regeneration instead of selective licensing.</p> <p>Accreditation Scheme – is split into 2 areas one for family accommodation, this was funded using pathfinder money and offered incentives to put in fire detection and grant aid such things, and these are inspected by the private sector service. The second one is shared housing it is a property based scheme and properties it is run by the local authority they have approached the universities but they have decided that they don't want to be a part of it due to lack of funding</p> <p>They have set an Anti Social behaviour section which deals with the student areas in particular this was to avoid going through additional licensing this is set up with a partnership of Police, Universities and the Council (pollution dept). They provide a 24-hour response team and have night wardens. The police also do additional patrols of these areas.</p> <p>Messy gardens (shared) are dealt with through the HMO team using the Management Regulations however if they do receive calls they use the opportunity to carry out a full proactive inspection of the property.</p> <p>Article 4 Direction confirmed covering parts of the City takes effect 24th November 2011</p> |

| University Cities | | | | | | |
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| Oxford | Yes | Yes | No | Yes | Yes | <p>Additional – Proposal to introduce a citywide additional licensing from 31/10/10. Based on significant number of complaints about HMOS more than 2000/year Licence would be for one year. The fee would be higher in the first year, and reduce on a sliding scale the longer the property was licensed. They hope this would deal with problems of noise, rubbish and congestion.</p> <p>Accreditation – They had registration schemes in the past in certain wards but found problems migrated. The city has a lot of two storey properties with side and rear extensions avoiding the mandatory licensing.</p> <p>Article 4 confirmed for whole Council area, to take effect February 2012</p> |
| Cambridge | Yes | No | No | Yes | No | <p>Mandatory licensing only. Have no additional problems with anti social behaviour as the universities have a lot of on site accommodation, which is tightly policed by the bursars. No problems with private rented outside campus as demand far out strips supply.</p> <p>Accreditation scheme. Landlords receive a 50% discount on licence fee if they are a member of the scheme.</p> <p>Stated he would need additional resources if additional or selective licensing was introduced.</p> |
| Nottingham | Yes | No | No | No | Yes | <p>Looking at additional licensing in certain areas within the city. Complaints about noise, rubbish and condition of properties. Evidence gathered from reports run from FLARE. 18-month period of complaints about the above. Consultation with landlords and residents due to start on 01 November 2010 to 31st January 2011. Also have</p> |

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| | | | | | | lots of old terraced housing in the city, poor thermal efficiency etc. Have 1500 licensed HMO's under the mandatory scheme. Accreditation scheme has been in place for 10 years. This is now managed by UNIPOL. They charge a fee to be a member of the scheme. Article 4 Direction across the city due to take effect March 2012 |
| Derby | Yes | No | No | No | No | No additional or selective licensing planned. He feels the additional licensing guidelines do not control what the residents actually want and he feels that imposing planning restrictions on certain areas would be more effective. Also feels it is not necessary in Derby as many of the uni students are local. Accreditation. Derby City Council has set up an Accreditation Scheme for all private rented property, which incorporates the Derby Student Accommodation Accreditation Scheme, and is designed to encourage better management and standards within let property. The scheme enables Landlords to demonstrate that their property is safe and well maintained. The Derby Accredited Property Scheme is voluntary and free to join for your first two years. On application the properties being put forward for Accreditation will undergo an inspection to ensure that they comply with the standards set out by the scheme. Landlords will commit to good management practices and standards, and will also sign a declaration of a Fit and Proper Assessment, which may be verified by the Council. |
| Bath | Yes | No | No | No | No | No additional or selective licensing. No plans to introduce. Have 350 licensed HMO's. Have no real problems with additional noise, anti social |

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| | | | | | | <p>behaviour, or rubbish.</p> <p>Accreditation. Have an accreditation scheme, which “does really well”. Have 1500 properties in the accreditation scheme. Have other voluntary schemes. For example, they have a scheme where residents can use student gardens as allotments.</p> <p>Article 4 due to be considered at a workshop session in October 2011</p> |
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