

SELECTIVE LICENSING CONSULTATION

LONDON ROAD, ABBEYDALE ROAD AND CHESTERFIELD ROAD

A proposal to support landlords in providing safe, well managed homes

Selective Licensing Proposal – London Road, Abbeydale Road and Chesterfield Road

Consultation Report – June 2018

***Produced by:
Private Housing Standards
Sheffield City Council***



1. Background

Local authorities are required to consider the housing conditions in their area and take action where serious hazards are observed. The Council therefore needs to be proactive in developing schemes to improve housing standards within Sheffield.

Over the past two years we received a number of referral complaints about the housing and management standards of a number of properties in the London Road, Abbeydale Road and Chesterfield Road area of the city. A programme of targeted inspections began in October 2015 which included inspection of individual properties. Following these inspections concerns grew as there appeared to be common and inherent problems with layout, hazards and lack of proper management by the landlords.

The targeted inspections revealed that there are serious issues of disrepair, dangerous living conditions and poor management in properties along London Road, Abbeydale Road and Chesterfield Road. This led the team to look at how to best address these serious and extensive issues. Selective Licensing is a tool that local authorities can use to address these issues. A Selective Licensing designation can be made if the area satisfies one or more of the following conditions:

- Low housing demand
- A significant and persistent problem caused by anti-social behaviour (ASB)
- Poor property conditions
- High levels of migration
- High level of deprivation
- High levels of crime

From our analysis of the evidence gathered through the targeted inspections we are satisfied that the 'poor property condition' criterion has been met. It was therefore proposed to designate the area for Selective Licensing, as it was considered this option would best enable the general improvement of property conditions in the area.

When councils are proposing to designate an area for Selective Licensing they are required to take reasonable steps to consult persons who are likely to be affected by the designation and consider any representation made in accordance with the consultation. The government indicate in their guidance that the consultation period should be at least 10 weeks.

Our Selective Licensing proposal was set out in an Individual Cabinet Member (ICM) report, which recommended that the Council go out to consultation on the proposal. Individual Cabinet Member approval was obtained in November 2017 for a 13 week consultation programme to be delivered.

The ICM report set outs the evidence gathered for this proposal and other supporting information including maps showing the proposed designation area and the area in which we carried out the consultation. In recognition of the impact Selective Licensing can have on the wider neighbourhood, the consultation area includes the neighbouring area. This area is referred to as the 'wider area' in this report. You can read the ICM report by copying the link below into your browser or you can contact the Private Housing Standards Team to request a paper copy. The contact details for the team are in section 14.

<http://democracy.sheffield.gov.uk/mglIssueHistoryHome.aspx?lId=24011&optionId=0>)

This Consultation Report sets out details of the feedback received throughout the consultation period and provides the Council's responses. It is important that the views of all affected groups are recorded and responded to along with the evidence gathered by the City Council through the targeted inspection programme.

We would like to thank everyone who took the time to complete the questionnaires and / or attended the events to give face to face feedback.

1.1. When did we consult?

Consultation began on Monday 27th November 2017 and ran until Friday 23rd February 2018. However an extension to allow paper copies of questionnaires was agreed which meant any paper responses were accepted until Friday 2nd March. This was requested by local Councillors following feedback they received from constituents.

1.2. Who did we consult with?

4 main groups were consulted with:

- Landlords within the proposed designation area
- Tenants and Residents within the proposed designation area
- Businesses within the proposed designation area
- Residents and Businesses in the wider area surrounding the proposed designation area

A number of letting agents were also consulted with as were local community groups such as Ship Shape Sharrow Health and Wellbeing and the Abbeydale Stakeholders Group. This report sets out the feedback received from all the main groups but also captures feedback given verbally at consultation events.

1.3. How did we consult?

We used a number of different communication methods to carry out the consultation, to ensure that everyone had the opportunity to have their say.

This included:

- paper questionnaires – hand delivered to all addresses and businesses within the proposed designation area
- online questionnaires on our Citizen Space website
- public drop-in sessions
- public presentations / question and answer sessions
- a dedicated email address for individual questions / enquiries
- meetings with community groups
- articles in the press which encouraged people to contact us about their opinions
- social media posts
- views sought from interested bodies such as the Sheffield and District Landlord Association (SADLA), the Residential Landlords Association (RLA), the National Landlord Association (NLA) and Shelter

All enquiry e-mails received relating to the consultation were responded to and a summary of the feedback is captured within this report in Appendix 1.

Since the introduction of Selective Licensing there have been common questions and issues raised by landlords and / or lobby organisations. This means we were able to provide information dealing with these issues in advance of the consultation. Our Selective Licensing scheme in Page Hall also provided us with a great deal of information about general concerns that we were able to include in presentations and information materials.

1.4. The Questionnaires

Four types of questionnaire were produced and sent out to landlords, tenants and residents, and businesses in the proposed designation area, and to residents and businesses in the wider area.

The information packs were hand-delivered by the team to the tenants, residents and businesses in the proposed Selective Licensing area. The packs for landlords in the proposed area and residents and businesses in the wider area were posted through Royal Mail.

The packs included: a leaflet providing information on the proposals for Selective Licensing, a copy of the relevant questionnaire and a freepost envelope to return it. A total of **7347** information packs were issued altogether.

The team re-issued the paper questionnaire and supporting materials to landlords on the 17th January and also carried out a door knocking exercise to encourage tenants to complete the forms and re-issue them where necessary. The purpose of this was to encourage feedback and ensure that anyone who may have misplaced the information had a replacement.

1.5. Online

All 4 of the questionnaires were available to be completed on our Citizen Space website. A link to this was included in the information packs posted out and included on all publicity materials.

We also created a dedicated page on the Council's website, which had information about Selective Licensing and what it would mean for those impacted by it. A link to the Citizen Space website was also included for people to feedback their views online.

1.6. Social Media

A social media plan was produced, which can be made available on request, to make sure the consultation was promoted regularly on the Council's 'Our Sheffield' Facebook Page and Sheffield City Council's Twitter feed. These posts promoted the consultation but also advertised all the events held throughout the consultation period.

A short 20 second video was also produced for social media to publicise the consultation. This video was shared on Twitter and Facebook regularly throughout the consultation period.

1.7. Consultation Events

A number of consultation events were also held which were open to all stakeholders to attend in order to have a face to face discussion with all groups about the proposal.

We held 6 informal drop-in sessions at different times of the day and at different venues throughout the proposed area, in order to make it as easy as possible for people to attend. This was to make sure that people uncomfortable with public environments felt safe to express their views.

There were also 4 evening meetings which were more formal where officers from the Private Housing Standards team gave presentations to attendees that set out the reasons for the consultation, the evidence for the proposal, and what the next steps would be should a decision to designate a Selective Licensing area be made. These meetings were also held at different venues throughout the proposed area.

Copies of all questionnaires were taken to the drop in events and evening events so that attendees could take away extra copies if required.

A full list of the event dates and type can be viewed on the Council's webpage here;

www.sheffield.gov.uk/selectivelicensing

1.8. Advertising

The details of all the events were listed within the information leaflet which was sent out with all questionnaires. They were advertised on the Council's website, by posts and tweets on the City Council's social media pages, and posters were also produced to advertise the consultation and events. Advertising for the events and setting out how people could engage with the consultation were also placed on buses. A total of 100 advertisements were placed on the interior panels of buses running through the designated area.

Posters were displayed in the area and, where businesses agreed, displayed in shop windows within the proposed designation area. In total 87 venues in the area were used to display posters. These venues were as varied as possible in order for the Council to reach as many of the local community, residents, landlords and tenants as possible. Examples of the venues used are listed below:

- Mini stores / Local Stores
- Corner shops / News agents
- Supermarkets / express markets
- Delicatessens
- Charity shops
- Cafés
- Bars / pubs / food outlets
- Hairdressers
- Medical establishments
- Places of worship

We also advertised the consultation on the front page of the Council's website at the launch of consultation, 27th November to the 8th December and then again for the last 2 weeks, 12th February – 23rd February.

2. Numbers of Questionnaires Delivered and Response rates

Over 7,000 information packs were issued to the relevant stakeholders. The overall response rate was 12%. As set out in section 1.2 of this report questionnaires were devised for specific groups in order to gather information about their individual experiences. We issued the correct questionnaires to the groups and put information on Citizen Space to ensure people completing the questionnaires returned the correct one. However, some people living in the wider area did complete tenant and resident questionnaires and some landlords who do not own properties in the proposed designation area did complete the landlord questionnaires. The information below sets out how we addressed this issue.

Tenants and Residents within the Proposed Designation Area

These questionnaires were for tenants and residents within the proposed designation area. However we received 176 from tenants and residents outside of the proposed designation area. As these views are from people who do not live or rent in the designation area they have been included in the wider area responses as it is important that we separate out the views of the tenants and residents who will likely be directly affected by the proposals from those that are not.

4 respondents did not provide an address so for the same reason as stated above they have been included in the wider area responses.

Finally we received 1 duplicate questionnaire so this was recorded once.

In total there were 180 Tenants and Residents questionnaires which are included in the wider area responses (section 7 of this report) and 1 duplicate received.

Landlords within the Proposed Designation Area

We received 6 questionnaires that were completed by landlords who do not own or manage properties within the proposed designation area. As with the tenants and residents questionnaire these responses have been included in the wider area responses.

A further 7 were received in which no address was provided so have also been included in the wider area responses.

Finally 4 duplicate landlord questionnaires were received so these views have only been included once.

In total there were 13 incorrectly completed questionnaires which have been included in the wider area responses and 4 duplicate landlord questionnaires.

Businesses within the Proposed Designation Area

We received 1 duplicate business questionnaire so these views were only recorded once.

Residents and Businesses in the Wider Area

There were no duplicates received from this group.

3. Overall Opinion on the Proposals for Selective Licensing

Within this report the responses from all 4 groups consulted with are set out individually. Overall we received the following number of questionnaires from each of the 4 groups:

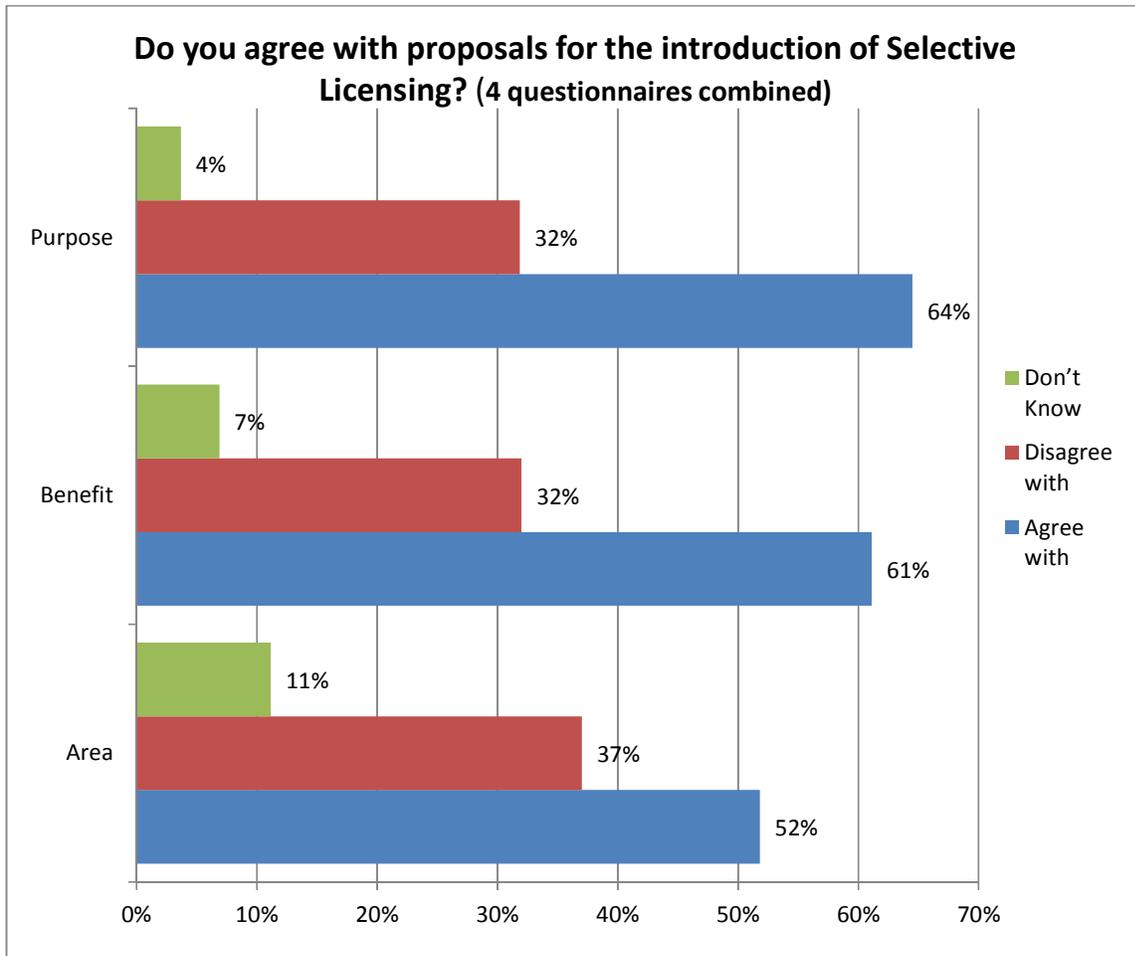
Category	Number of Questionnaires	%
Tenants and Residents	90	10.3
Landlords	72	8.3
Local businesses	56	6.4
Wider area	654	75.0
TOTAL	872	100%

This section groups all responses to the following question:

“Having read the background information in the leaflet for the proposed scheme, do you agree with our proposals for the introduction of Selective Licensing in the London Road / Abbeydale Road / Chesterfield Road area?”

- ***Do you agree with the purpose of the scheme?***
- ***Do you agree with the benefits of the scheme?***
- ***Do you agree with the area covered?***

Below are the overall results to these questions, combining results from all four questionnaire types.



Support for the Selective Licensing proposal was much stronger than opposition. 2 times as many people support the purpose as oppose it, 1.9 times as many support the benefit, and 1.4 times as many support the area. The lower level of support for the area is noted and particular regard was had to this when the final designation area was considered.

4. Tenants and Residents Questionnaire Results

It is vital that we seek views from tenants and residents on the proposals. The questionnaire asked about the tenant, their home, their area in general and about their housing experience. The responses have been split into the 3 main areas in order to draw out the specific issues for each road as we know that often these vary.

Number of Tenants and Residents questionnaires completed, by road:

Respondent Location	Number of Questionnaires	%
London Road	19	21%
Abbeydale Road	55	61%
Chesterfield Road	16	18%
TOTAL	90	100%

Tenure breakdown of respondents:

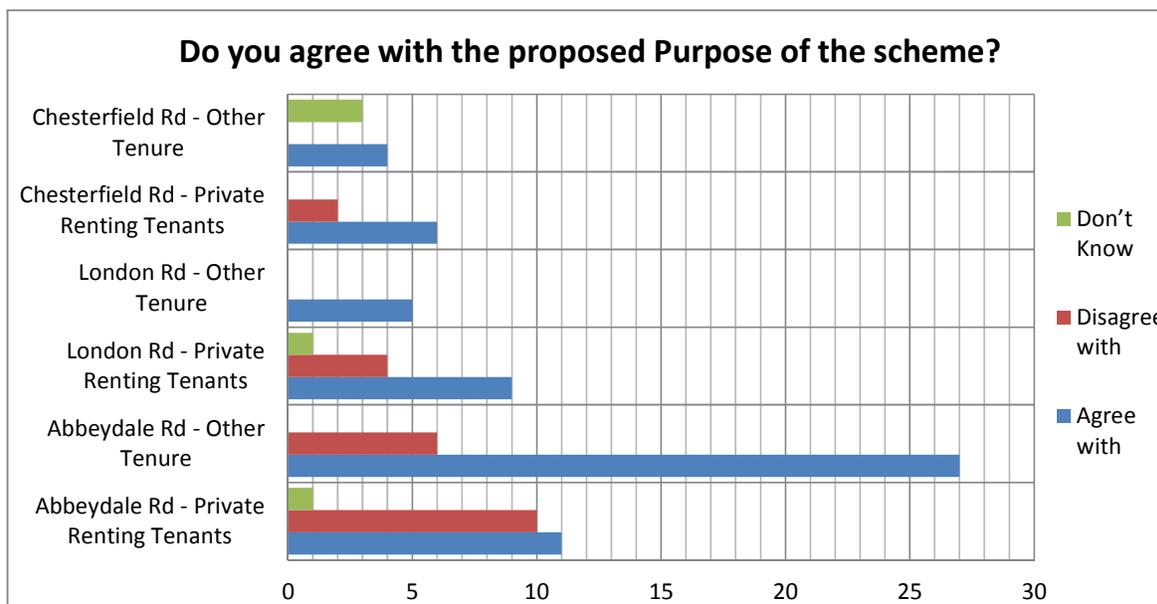
	Abbeydale Rd	London Rd	Chesterfield Rd	Total %
Private rented tenant	43%	74%	50%	51%
Other tenure (owner occupiers & social housing)	57%	26%	50%	49%

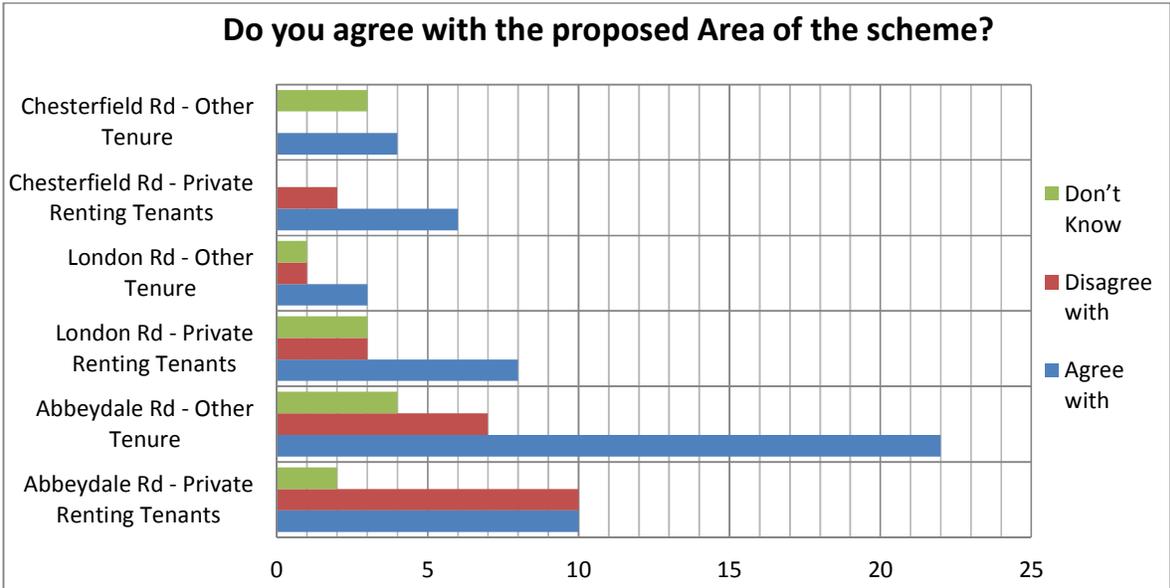
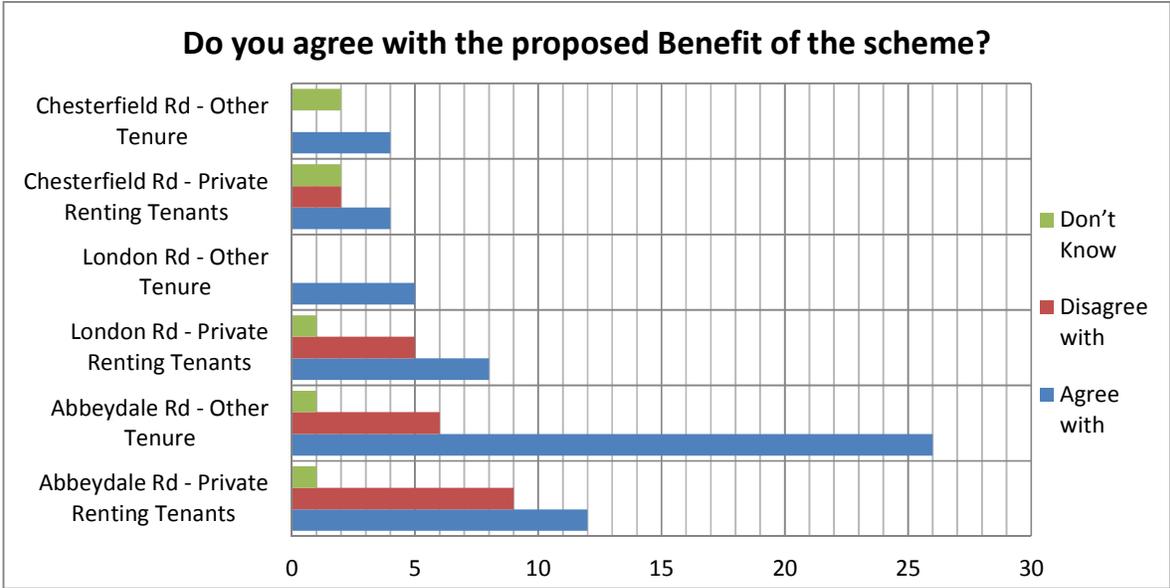
(Note: Respondents in the "Other tenure" category were owner occupiers or social housing tenants)

4.1. Overall opinion on the proposals for Selective Licensing

Having read the background information in the leaflet for the proposed scheme, do you agree with our proposals for the introduction of Selective Licensing in the London Road / Abbeydale Road / Chesterfield Road area?

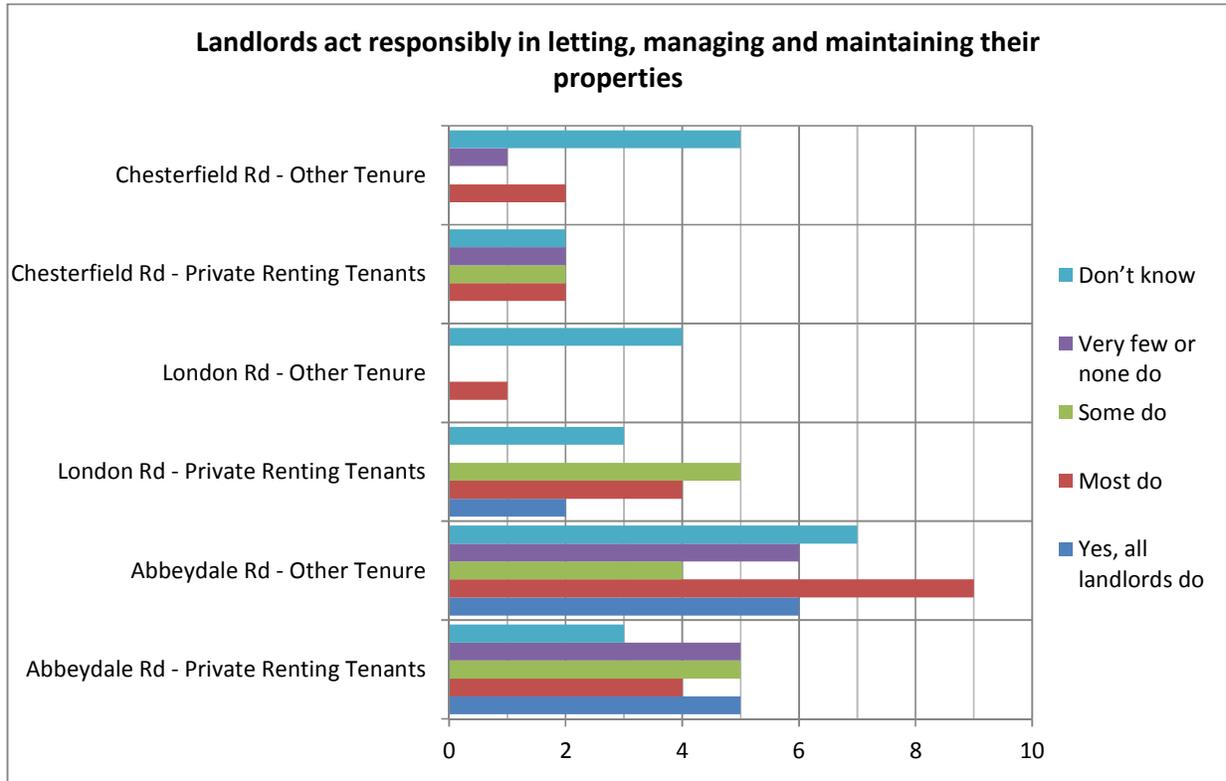
- **Do you agree with the purpose of the scheme?**
- **Do you agree with the benefits of the scheme?**
- **Do you agree with the area covered?**





The majority of tenants and residents that responded agreed with all 3 aspects of the proposals. Generally all tenure types on all of the roads agreed with the three aspects of the proposals; only for the Abbeydale Road private renting tenants was the number disagreeing with the proposed area equal to the number agreeing.

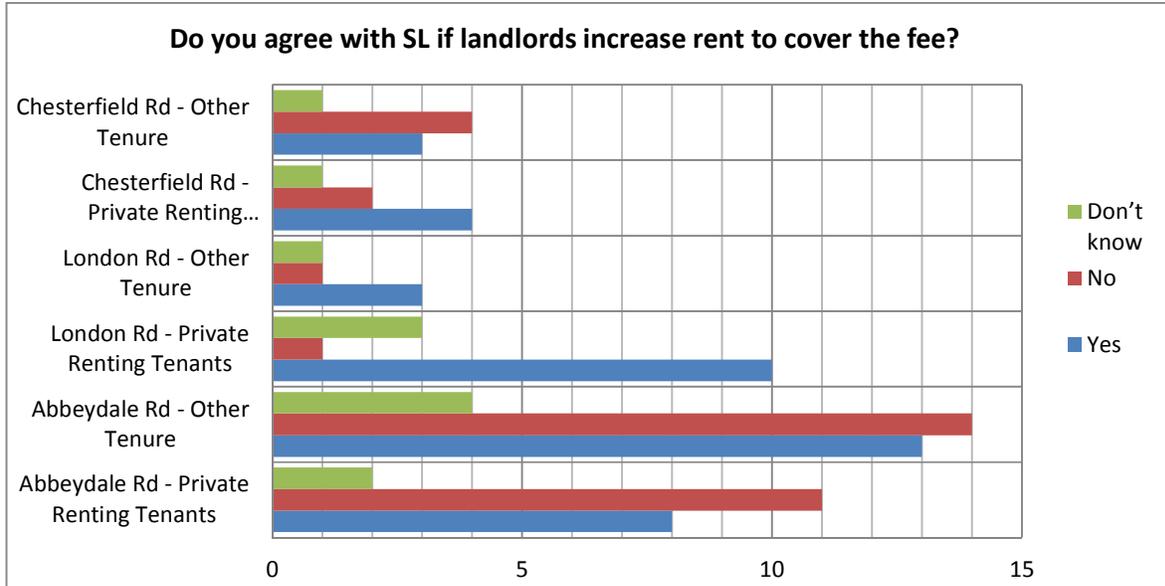
4.2. Overall, would you say that the landlords in the proposed Selective Licensing area act responsibly in letting, managing and maintaining their properties?



The residents hold mixed opinions of landlords: on Abbeydale Road 44.4% said all or most landlords act responsibly, but 37.0% said only some / very few or none do; 36.8% of London Road residents said all or most landlords act responsibly, whilst 26.3% said only some; 25.0% of Chesterfield Road residents said all or most landlords act responsibly, whilst 31.3% said only some/very few or none do.

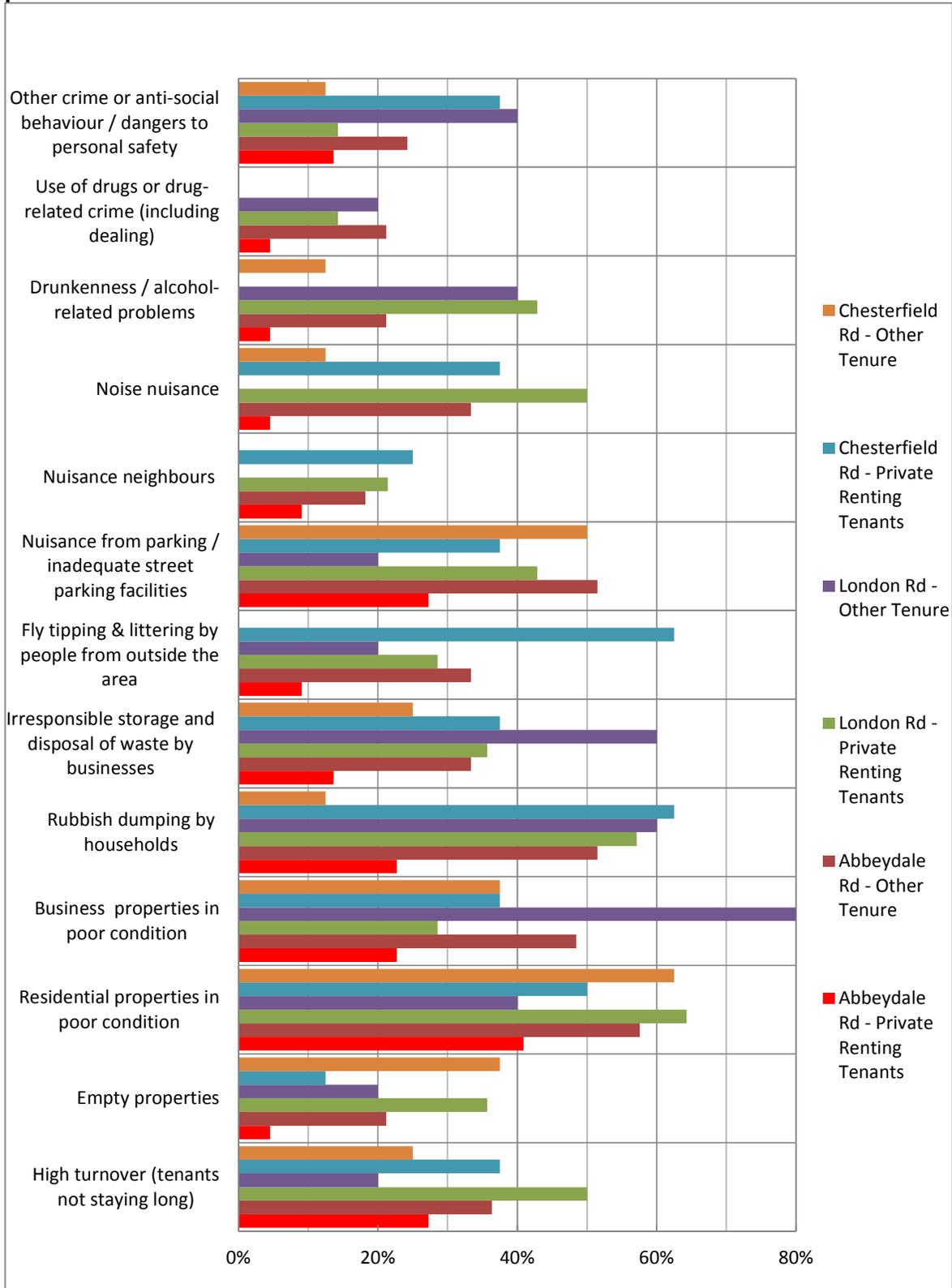
In summary, 39% of respondents think all or most landlords act responsibly in letting, managing and maintaining their properties, and 34% think only “some” or “very few or none” do.

4.3. In order for us to operate a Selective Licensing scheme in the proposed area we are likely to need to charge landlords a fee. Landlords may seek to pass this on to tenants in the rent. If this meant that rents may increase would it affect whether you would support Selective Licensing?



There is an overall majority in support of the scheme even if landlords pass on the fee in increased rents, with 48% in support and 38% against. Support for the proposals is higher amongst private tenants than amongst people in other tenures despite the possibility of rents increasing as a result; this may also demonstrate that, overall, a potential rise in rents does not have a significant impact on tenant support. However, it is noted that the majority of private rented tenants on Abbeydale Road would not support the scheme if the fee resulted in an increase in rent.

4.4. Do you think the proposed Selective Licensing area suffers from the following problems?

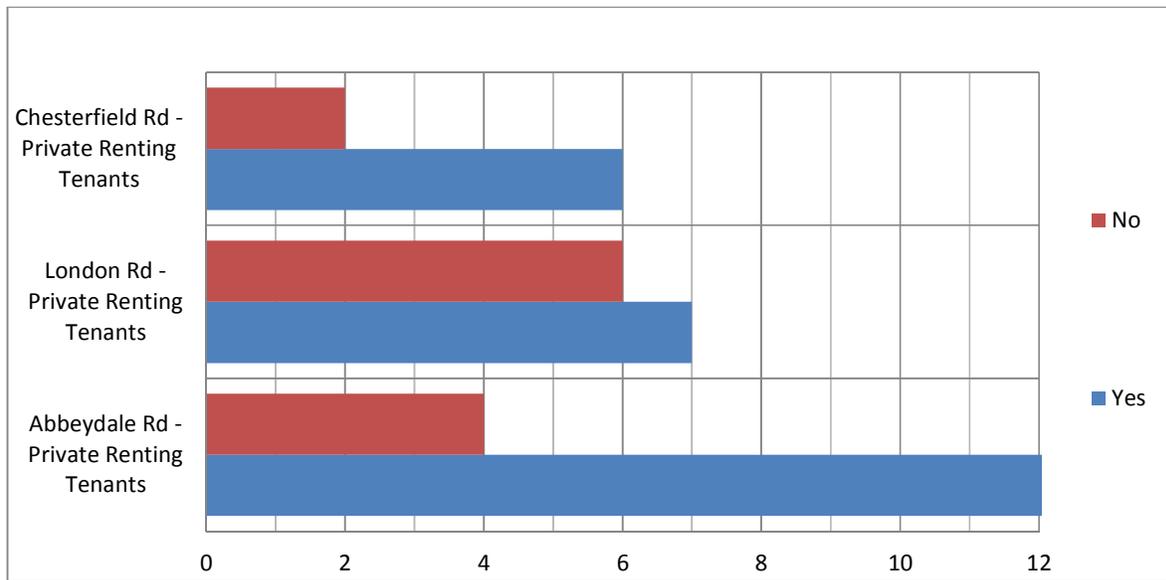


The strongest concern on any issue was 80% of Abbeydale Road non-private renting tenants about 'Business properties in poor condition'. 'Rubbish dumping by households' is

also a strong concern – expressed by over 50% of the people in 4 of the 6 road / tenure categories. However it is noted that Selective Licensing may not directly address business in poor condition or issues relating to rubbish.

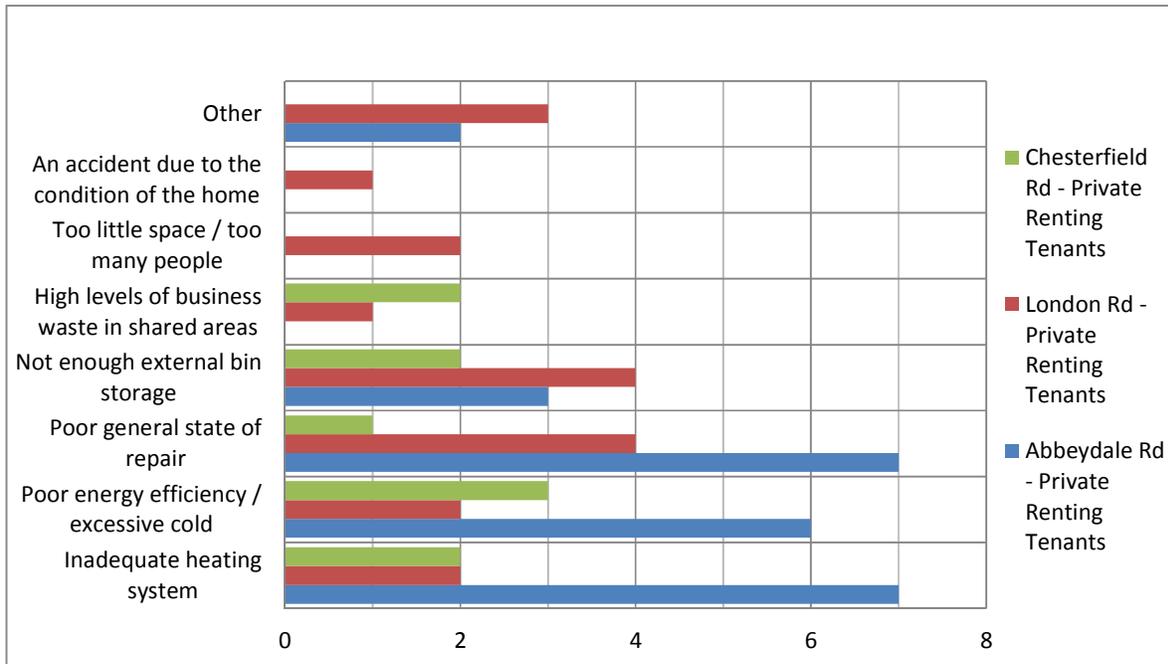
50% of London Road private tenants and 38% of London Road non-private renters think there is a high turnover of tenants in the area and 40% or more of people in every road / tenure category said ‘Residential properties in poor condition’ is a concern. It is considered that these are issues that Selective Licensing maybe able to address.

4.5. Did your landlord (or the letting agency) ask you for references before renting the property to you?



Overall 71% of tenants said they were asked for references, whilst 90% of landlords and agents said they ask for references (see section 5 for Landlord responses). However what this does tell us is that 29% of tenants were not asked for references before taking their tenancy. It is likely that the Selective Licensing conditions will address this issue.

4.6. Have you suffered any of these problems in your home?



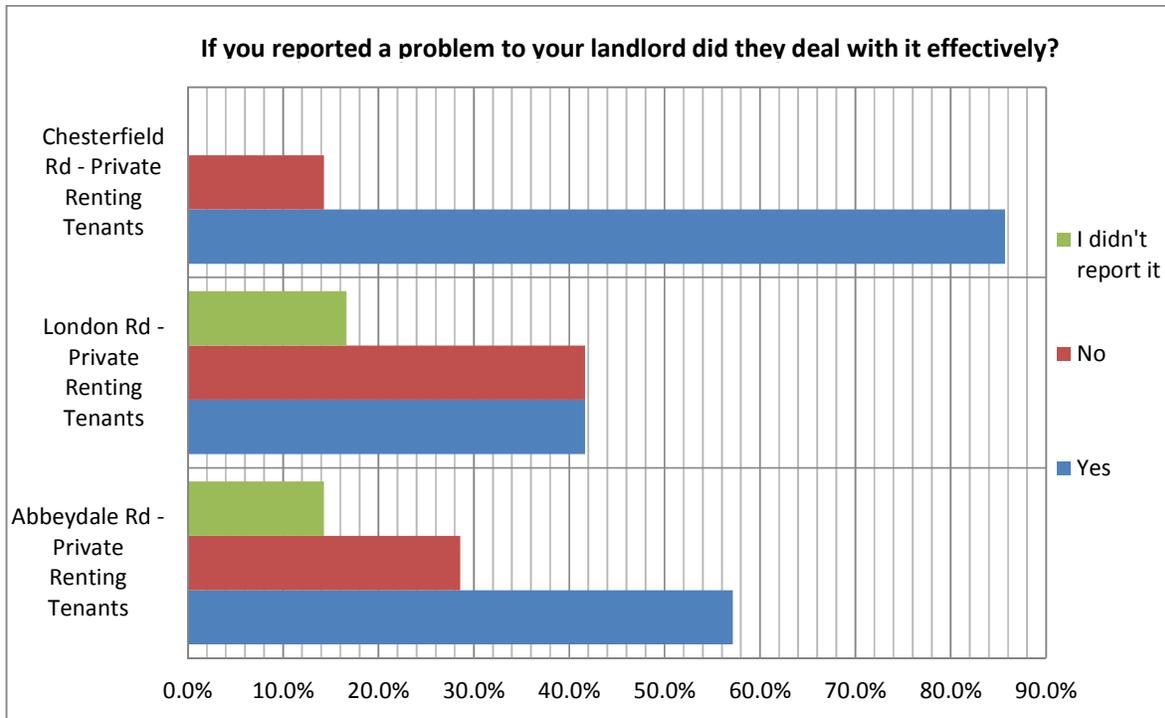
If the responses are presented as percentages the top 3 issues across all roads are:

- Poor general state of repair – 13.3% of respondents
- Inadequate heating systems – 12.2% of respondents
- Poor energy efficiency – 12.2% of respondents

Overall the percentage of tenants reporting one or more problems was:

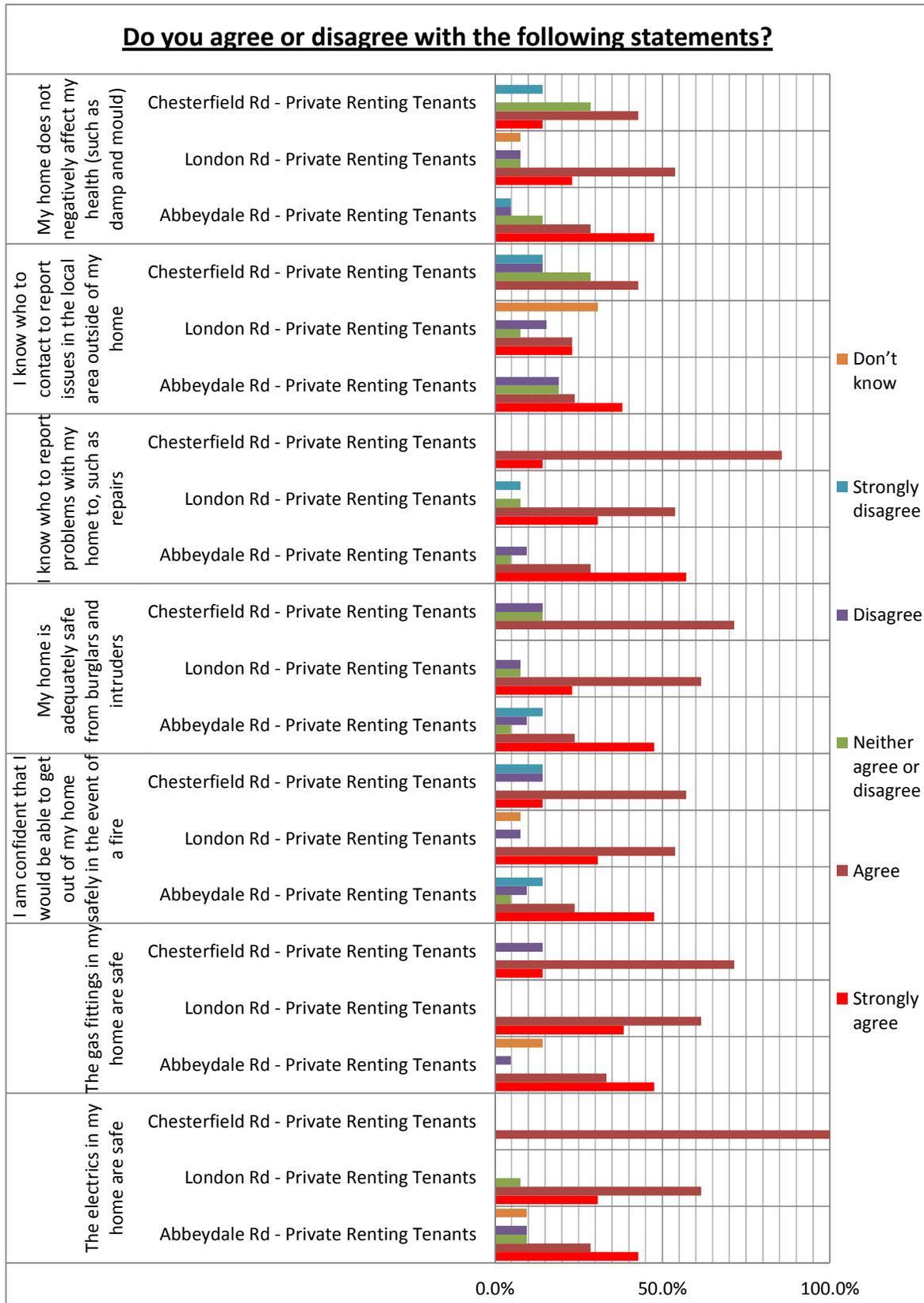
- 40.9% for Abbeydale Road
- 57.1% for London Road
- 75% for Chesterfield Road

4.7. If you reported any of the above problems to your landlord do you feel they dealt with it effectively? (i.e. they fixed it within a reasonable time).



When the responses are combined for the 3 roads 57.6% said they were satisfied with their landlord's response, 30.3% were dissatisfied, and 12.1% didn't report the problem. The graph above presents the responses for each of the 3 roads.

4.8. Thinking about your home, do you agree or disagree with the following statements?



The issues which caused most concerns are:

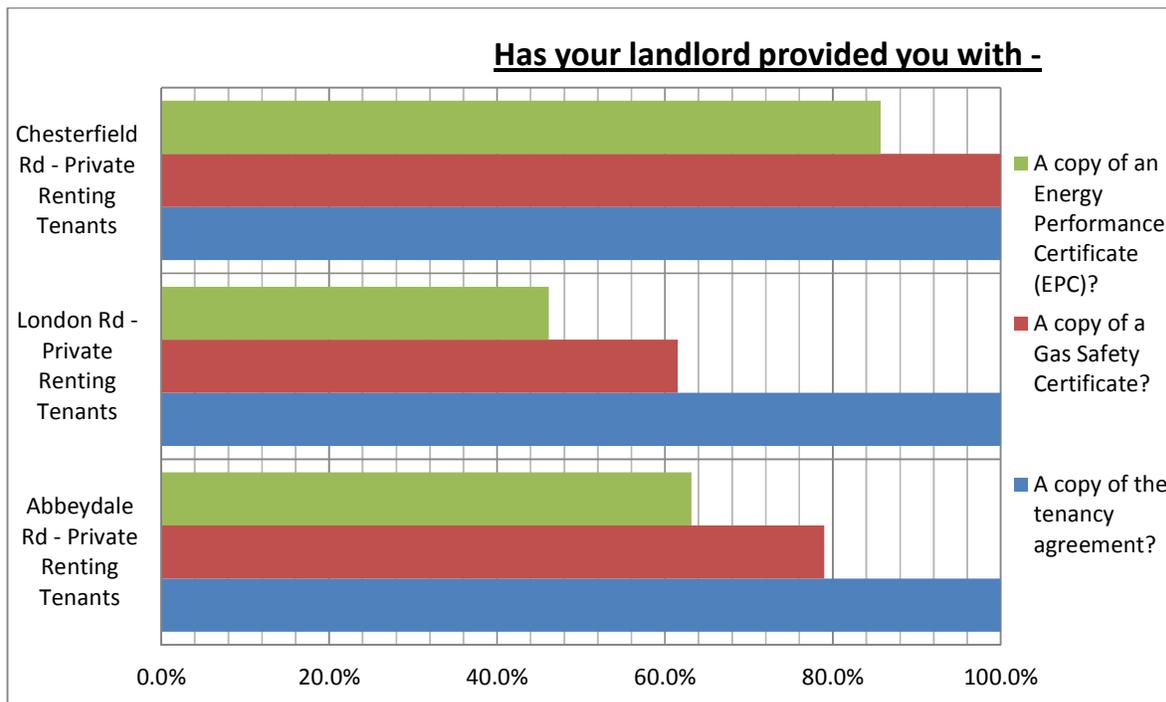
- “I am confident that I would be able to get out of my home safely in the event of a fire” – 23.8% of Abbeydale Road and 28.6% of Chesterfield Road tenants “Disagreed” or “Strongly Disagreed”
- “My home is adequately safe from burglars and intruders” - 23.8% of Abbeydale Road “Disagreed” or “Strongly Disagreed”

On the positive side:

- 100% of Chesterfield Road tenants agreed with the statement ‘The electrics in my home are safe’
- 100% of London Road tenants either agreed or strongly agreed with the statement “The gas fittings in my home are safe”

4.9. Has your landlord provided you with:

- **A copy of the tenancy agreement?**
- **A copy of a Gas Safety Certificate?**
- **A copy of an Energy Performance Certificate (EPC)?**

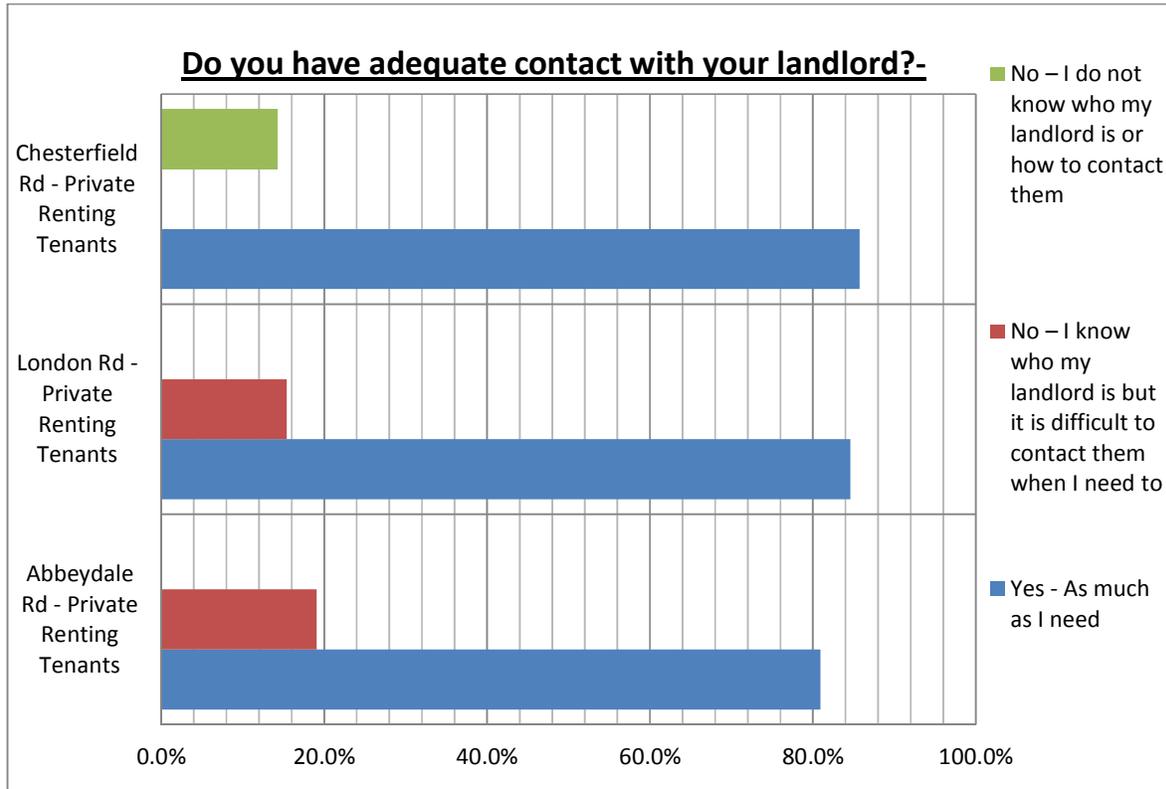


All tenants were provided with a copy of their tenancy agreement, but the provision of Gas Safety Certificates and Energy Performance Certificates (EPC) was not so good:

- Gas Safety Certificates – 100% of Chesterfield Road private tenants received a gas safety certificate. However, only 61.5% of London Road tenants had been provided with one and 78.9% for Abbeydale Road.
- Energy Performance Certificates – scored the worst, with only 46.2% of London Road tenants answering that they had been provided with one, 63.2% for Abbeydale Road, and 85.7% for Chesterfield Road.

It is a legal requirement for landlords to provide these certificates so the fact that not 100% of tenants received one causes concern, especially as gas safety in a property is a critical issue. Furthermore, failure by landlords to issue these certificates prevents them issuing a section 21 notice, under the Housing Act 1988. A section 21 notice is a legal document a landlord can use to end a tenancy. Any section 21 notice issued under a tenancy where the tenant did not receive a current EPC or gas safety certificate is not legally valid.

4.10. Do you have adequate contact with your landlord?



Whilst most tenants reported that they have as much contact with their landlord as they need a significant number reported problems – 19% of Abbeydale Road tenants and 15.4% London Road tenants reported that it is difficult to contact their landlord, and 1 Chesterfield Road tenant said they do not know who their landlord is or how to contact them.

In total 17.1% of tenants reported that they have difficulty contacting their landlord – this is nearly 1 in 6 tenants that have difficulty contacting their landlord. This is concerning as all tenants should know who their landlord is and how to contact them.

4.11. Supplementary Questions

The tenants & residents questionnaire also included several other questions in the section entitled 'About Your Home', asking about property type, number and age of occupants, and length of time respondents had lived in the area. Responses to these questions were not directly relevant to the Selective Licensing proposal, and so are not included in this report. They can be found in an extended report which is available upon request.

4.12. General Comments

Each questionnaire type included the opportunity for the consultee to provide free-text comment responses. Below is a brief description of the main themes the comments covered.

133 comments were made in the tenants and residents questionnaire, with the following themes raised at least five times:

Comment Theme	Response
Concerns that landlords would pass licence fee on to tenant through rent increase (<i>22 mentions</i>)	Addressed in Appendix 1, Section 7
General support for the proposal (<i>20 mentions</i>)	This support was noted, and no further response was required
Report of a specific poor property condition or management issue (<i>12 mentions</i>)	These reports were investigated to ascertain whether further action was appropriate
General opposition to the proposal (<i>12 mentions</i>)	This opposition was noted, and no further response was required
Alternative scheme suggestions (<i>6 mentions</i>)	Addressed in Appendix 1, Section 11
Issues with parking/traffic (<i>5 mentions</i>)	The introduction of Selective Licensing will not directly address issues related to parking or traffic in the area, but these concerns and comments will be passed to the relevant departments within the Council

5. Landlord Questionnaire Results

Landlords and Letting /Management Agents who own or manage property in the proposed designation area would obviously be directly affected if Selective Licensing were to be introduced, and so it was vital that their views were sought by this consultation. The questionnaire asked for their views about the proposal, and about their properties, their management practice, and the area as a whole. The results below have, in general, been divided by geographical area of the property owned, with the responses from Letting or Management Agents also separated out, allowing for any common themes to be identified amongst types of respondent.

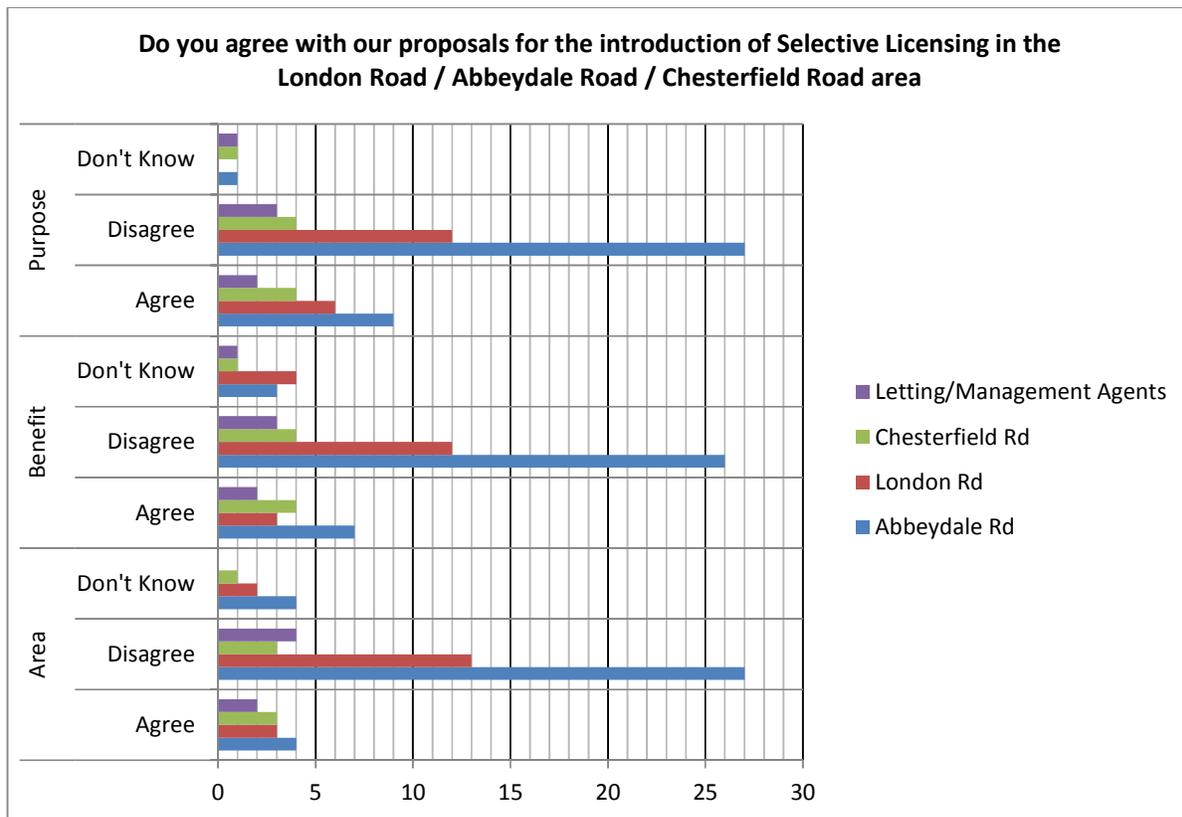
Number of Landlord questionnaires completed, by category:

Respondent Property Location	No. of Questionnaires	%
Abbeydale Road	38	53%
London Road	19	26%
Chesterfield Road	9	13%
Letting / Management Agents	6	8%
TOTAL	72	100%

5.1. Overall opinion on the proposals for Selective Licensing

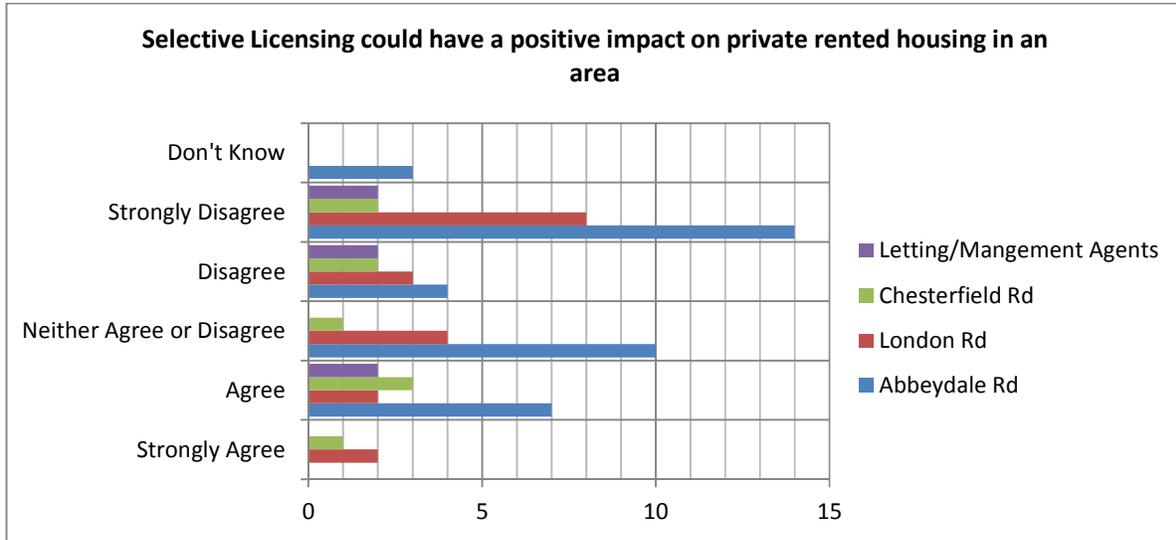
Having read the background information in the leaflet for the proposed scheme, do you agree with our proposals for the introduction of Selective Licensing in the London Road / Abbeydale Road / Chesterfield Road area?

- **Do you agree with the purpose of the scheme?**
- **Do you agree with the benefits of the scheme?**
- **Do you agree with the area covered?**

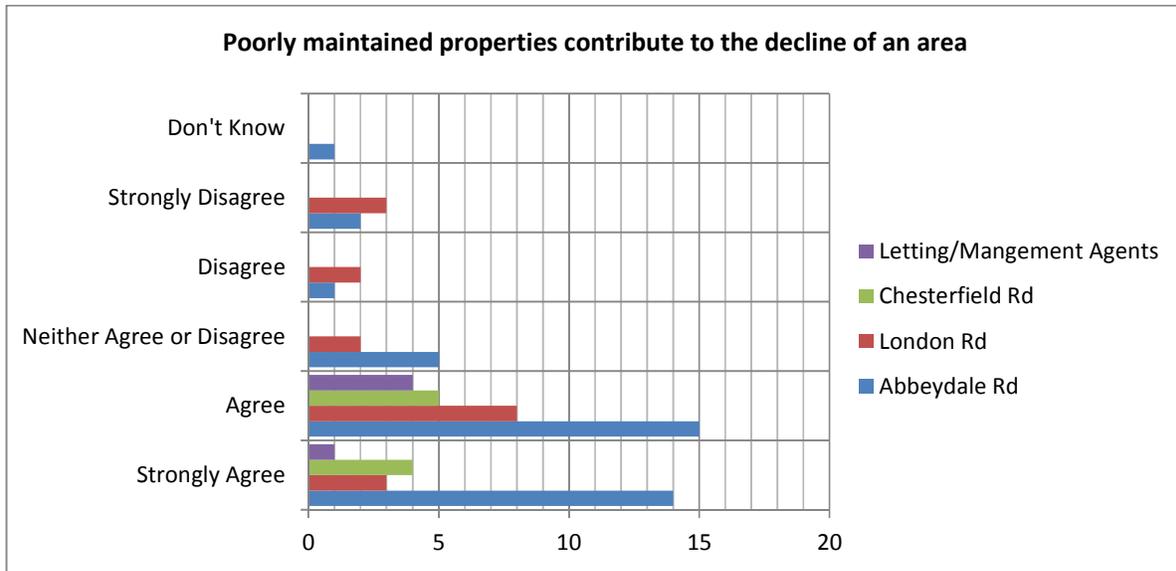


Only 14% of landlords or agents responding agreed with the purpose, benefits and area of the proposed Selective Licensing scheme, whereas 50% of responses to this question disagreed with all three of purpose, benefit and area.

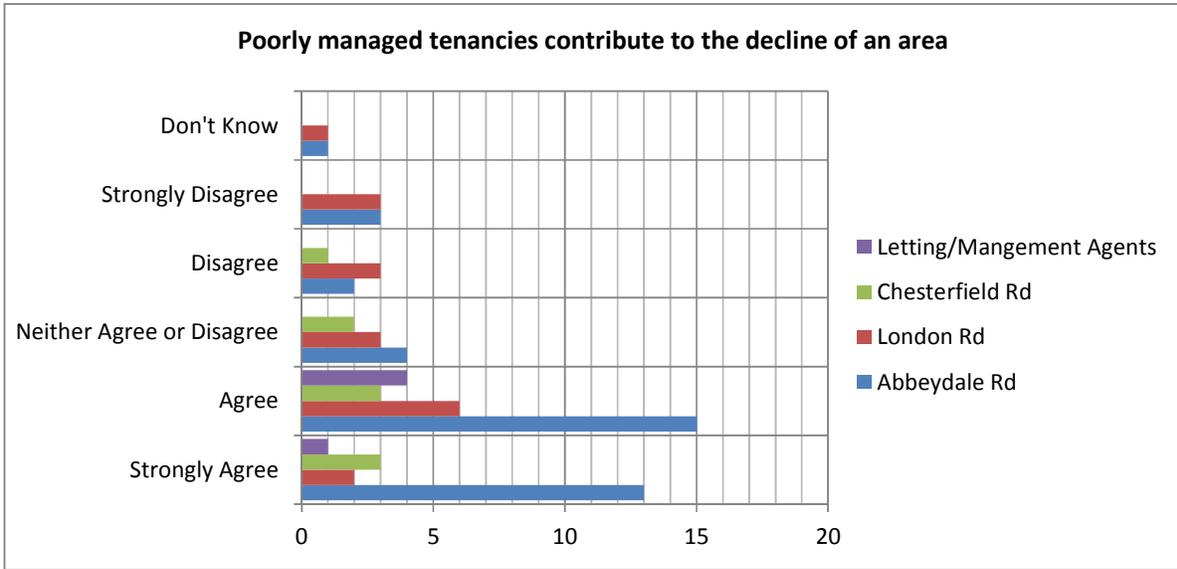
5.2. To what extent do you agree or disagree with the following statements?



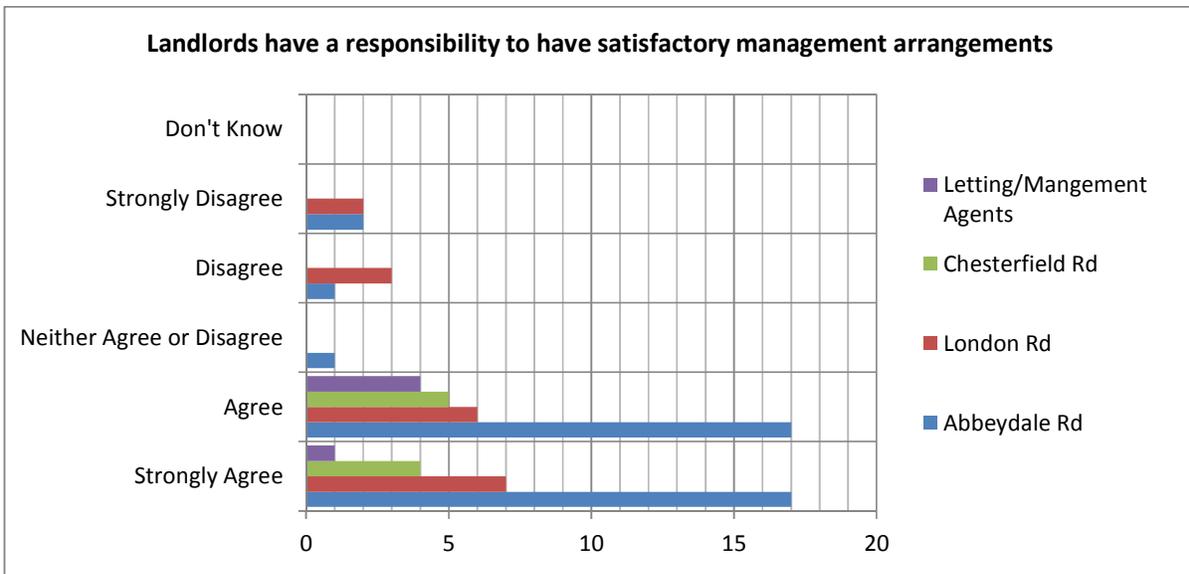
51% disagreed or strongly disagreed that *Selective Licensing could have a positive impact on private rented housing in an area*



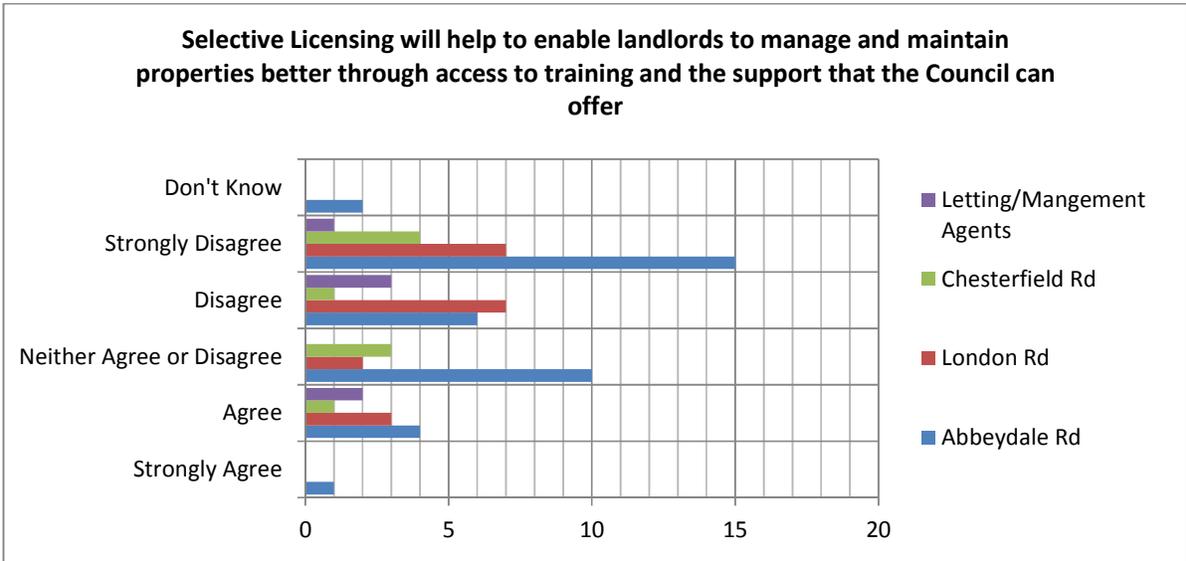
77% agree or strongly agree that *poorly maintained properties contribute to the decline of an area*



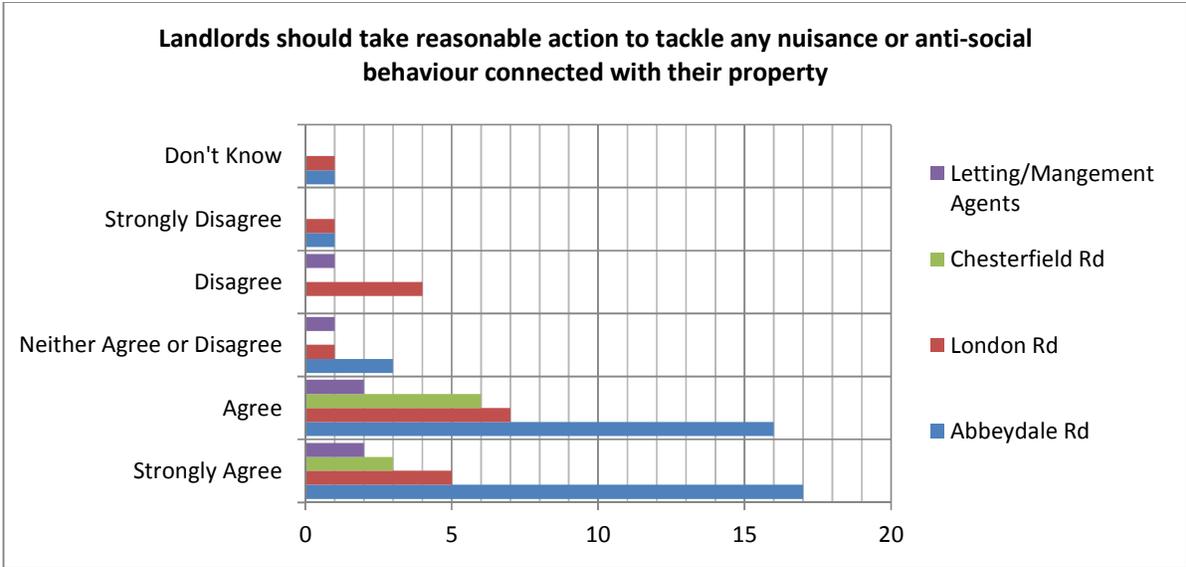
67% agree or strongly agree that *poorly managed tenancies contribute to the decline of an area*



87% agree or strongly agree that *Landlords have a responsibility to have satisfactory management arrangements*



61% disagreed or strongly disagreed that *Selective Licensing will help to enable landlords to manage and maintain properties better through access to training and the support that the Council can offer*



81% agree or strongly agree that *Landlords should take reasonable action to tackle any nuisance or anti-social behaviour connected with their property*

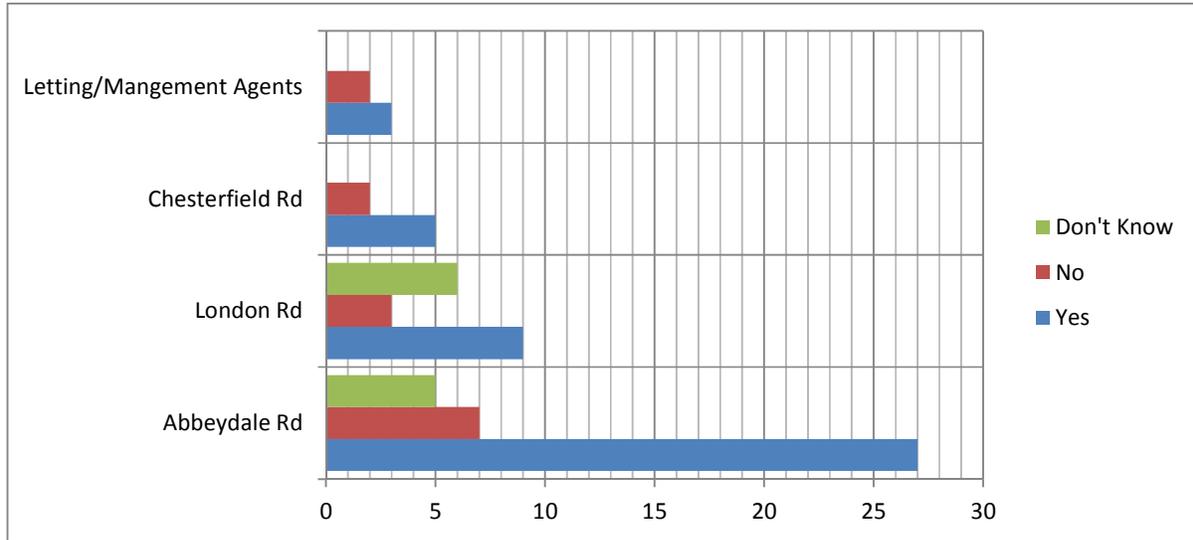


58% disagreed or strongly disagreed that *Selective Licensing can help make areas more attractive to potential renters and business investors, and so increase rental values and property prices*

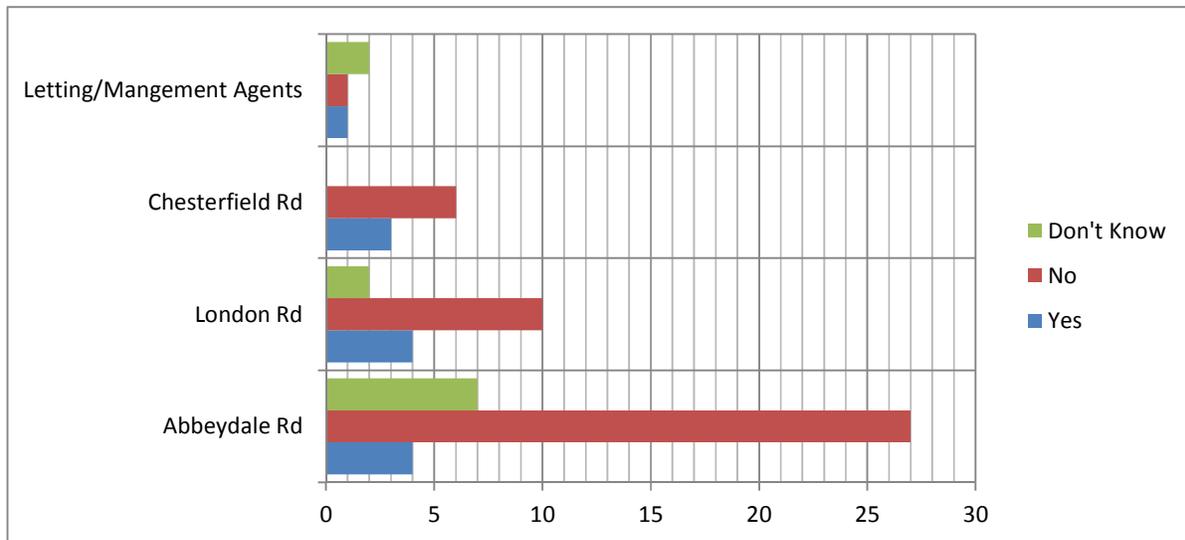
Overall, most landlords and agents agreed with the statements concerning the nature of landlord responsibilities, and the consequences of poorly maintained and managed properties: conversely, most landlords or agents disagreed with the statements concerning the possible benefits of a Selective Licensing scheme.

5.3. If Selective Licensing went ahead, the Council will need to charge landlords a fee for licences in order to cover the cost of running scheme. If selective licensing went ahead, what factors should be taken into consideration when determining the fees?

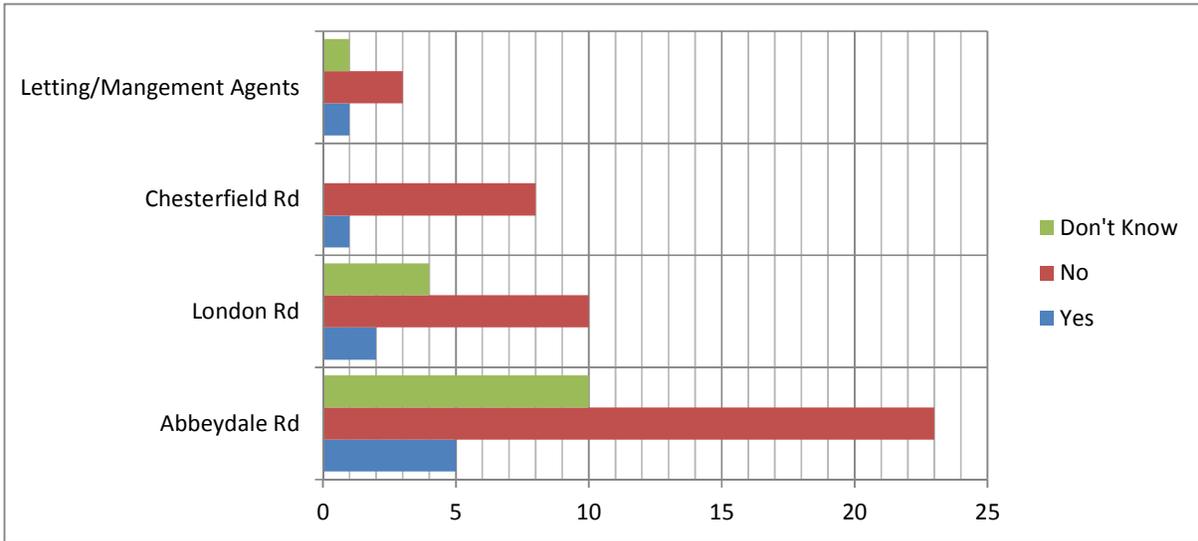
Discount for early submission of full application



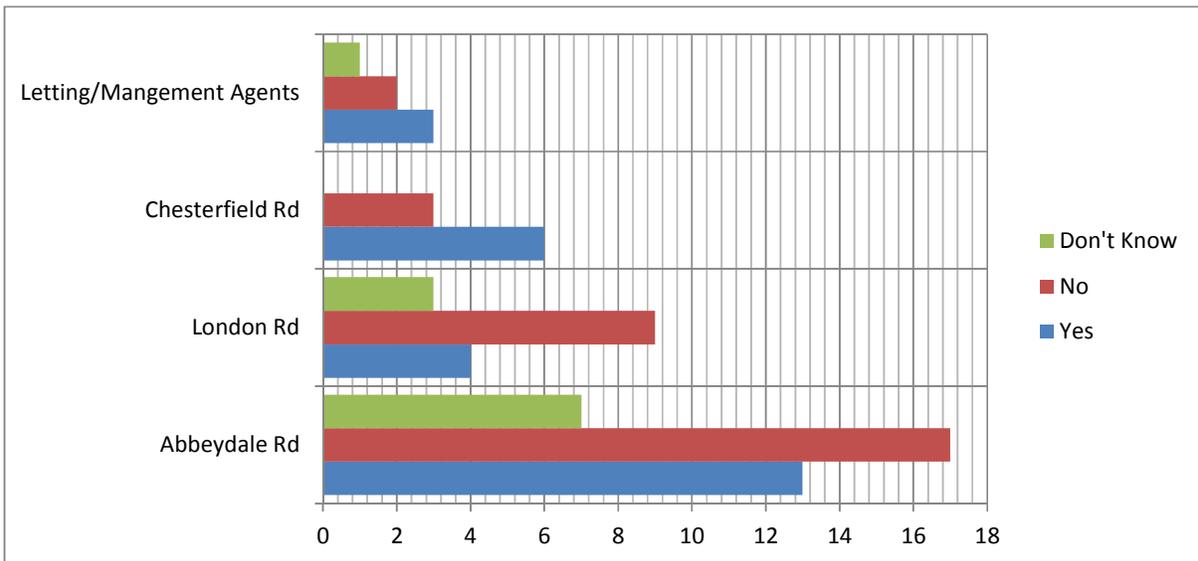
Higher fee for submissions after the scheme commencement date



Higher fee for submissions that are incomplete (e.g. no supporting evidence) or where landlords / agents do not submit an application and the Local Authority has to pursue this, potentially with enforcement action

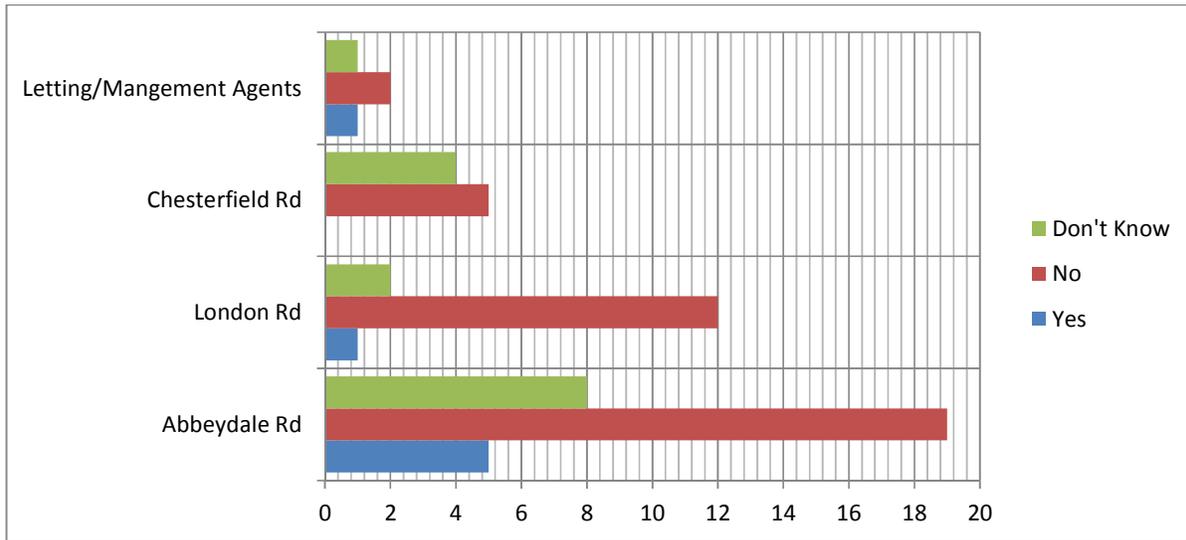


Higher fee for submissions that are not made until the Local Authority pursue the landlord / agent or enforcement action is taken



See section 5.4 below for our commentary on these results.

5.4. At this stage, we think a 5 year licence would cost around £750 for the landlords that apply straight away, rising to around £1,000 for those that don't. It is likely that a further increase, potentially £1,250 would be applied for non-valid applications and a fee of £1,500 be applied to applications that are only submitted after being pursued or enforcement action has been taken. We think this is a fair way to do it, but we will be receptive to feedback. Please indicate whether you support this.

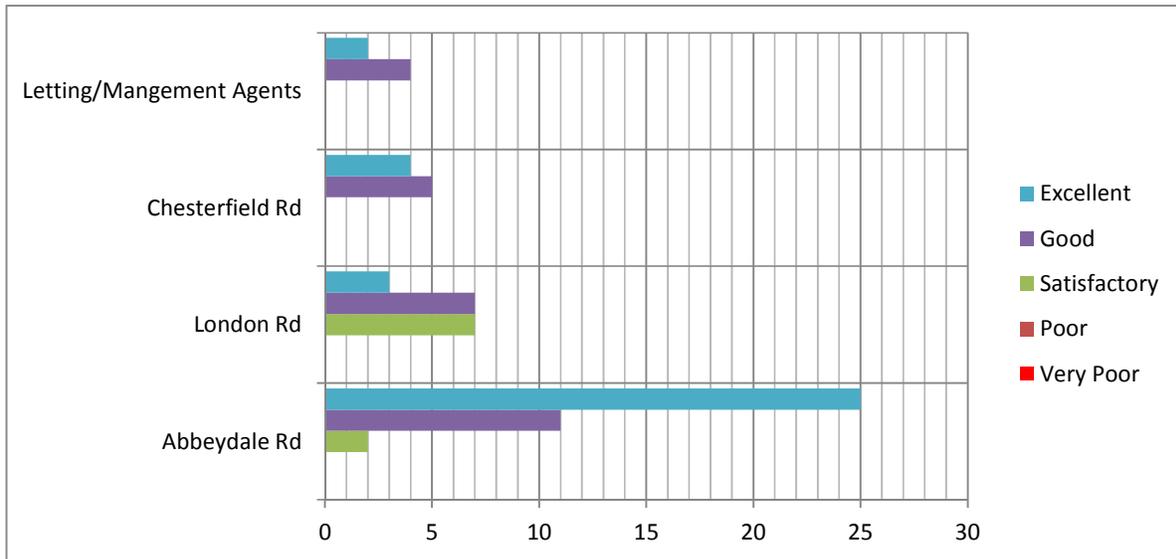


There was broad agreement amongst all landlords and agents that there should be a discount for early submissions of full applications, with 65% of all responses to this question favouring that suggestion. However, the same percentages, 65%, were against the idea of the fee then rising once the scheme commences. Considering these two figures together, suggests that there may not be over all support amongst landlords for an 'early bird' rate.

64% of responses indicated they were against a higher licence fee for incomplete or non-valid submissions, and 45% of responses said they disagreed with the licence fee increasing even when the local authority has had to take enforcement action or pursue the landlord in order to make them submit an application (39% agreed that the fee should rise in these cases).

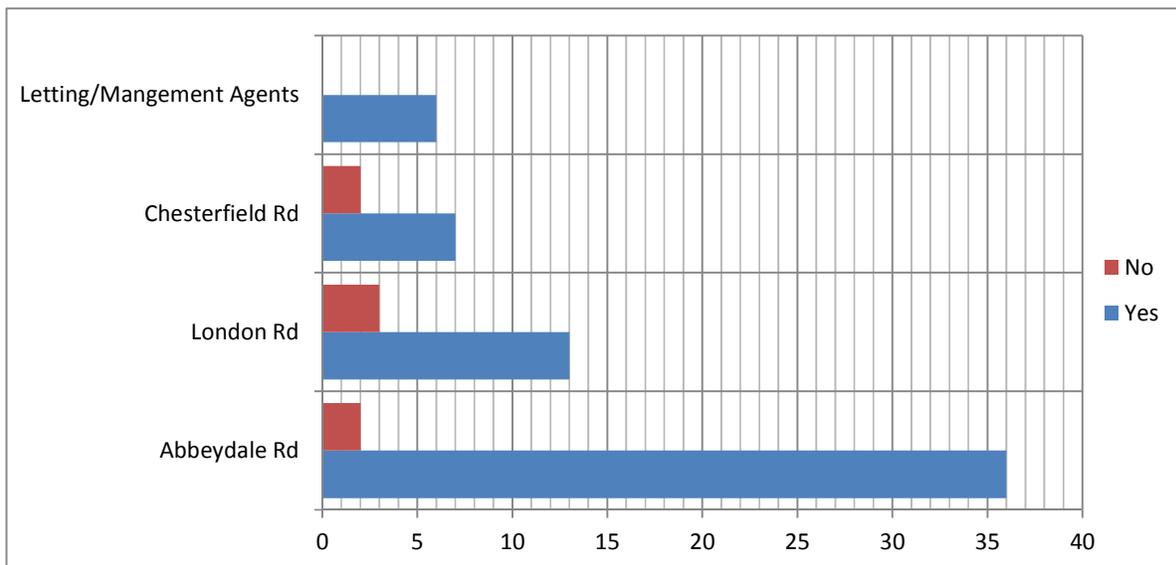
Opposition to the proposed fee structure as a whole was consistent from landlords of property on any of the roads in the proposed designation area, and also from Letting / Management Agents.

5.5. How would you describe the condition of the property you own or manage in the proposed Selective Licensing area?



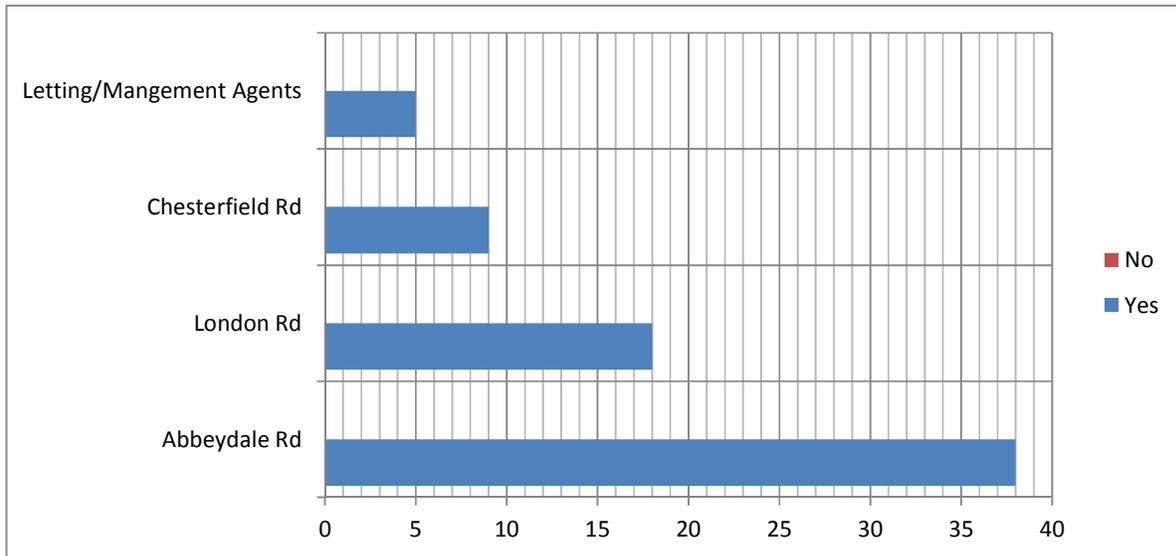
No landlord or agent described the property that they own or manage within the proposed Selective Licensing area as being either poor or very poor. 41% of landlords with property on London Road described their property as being of only satisfactory condition, whereas 64% who own property on Abbeydale Road described the condition of their property as being excellent. The response on Chesterfield road was split between *Excellent* 66% and *Good* 33%.

5.6. Do you take references for your tenants before you will rent them a property?



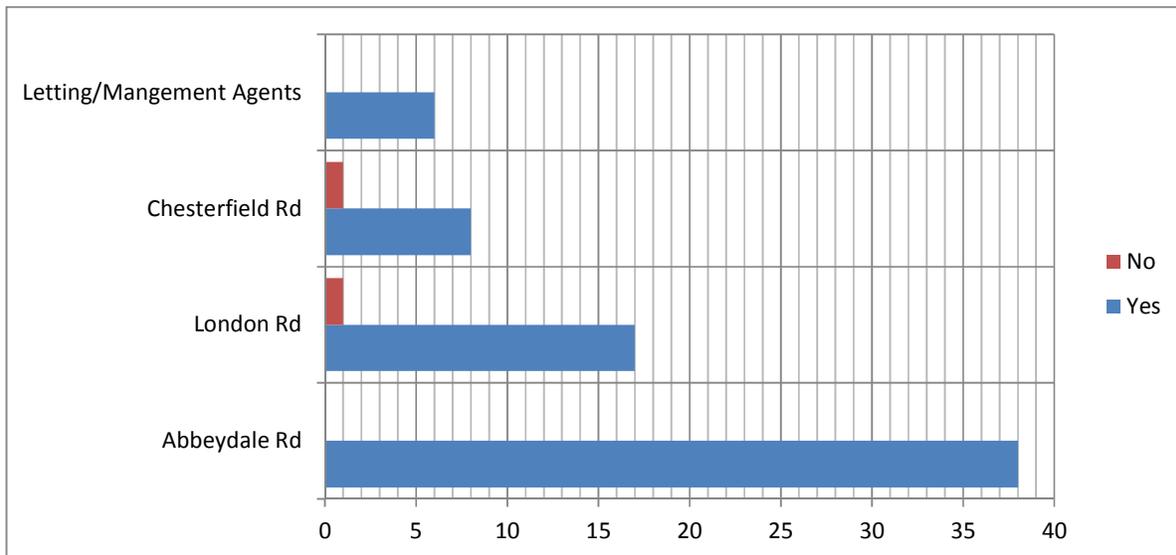
90% of landlords and agents answering this question said they do take references before renting a property to a tenant.

**5.7. Do you provide your tenants with:
- A copy of the tenancy agreement?**



These results mirror those from the tenant & resident questionnaires, where all those who responded said they had been provided with a copy of their tenancy agreement.

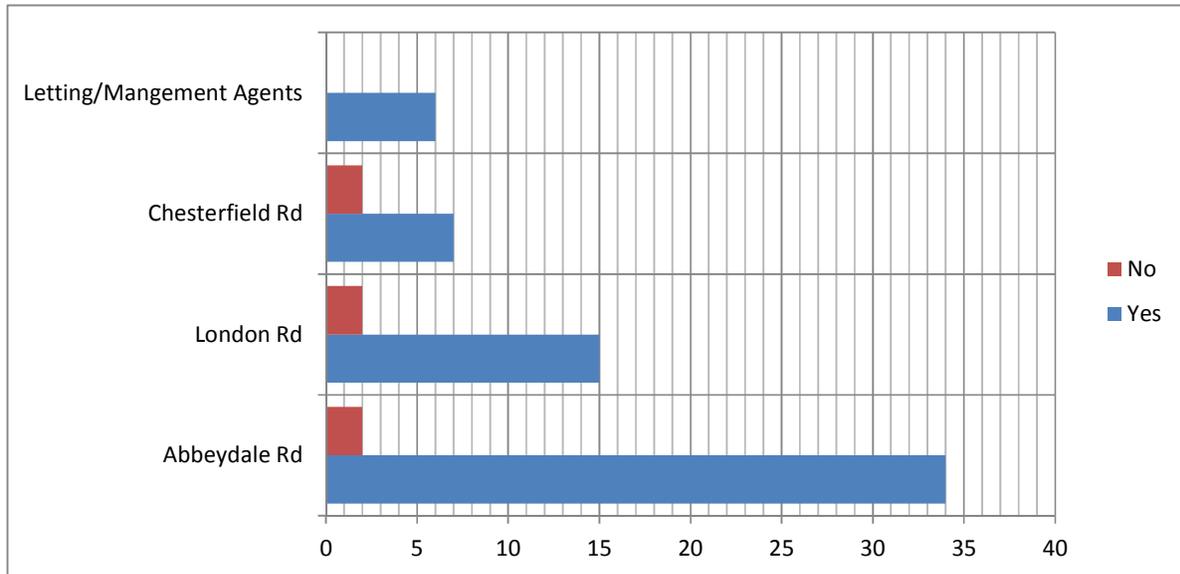
- A copy of a Gas Safety Certificate?



NB – A note stating that no gas connection was present was added to one questionnaire that had a 'No' response to this question.

97% of Landlords indicated that they provide their tenants with the Gas Safety Certificates. In contrast, results from the tenants & residents questionnaire indicated that only 61.5% of private renting tenants from London Road had been provided with a Gas Safety Certificate, and only 78.9% of private renting tenants from Abbeydale Road.

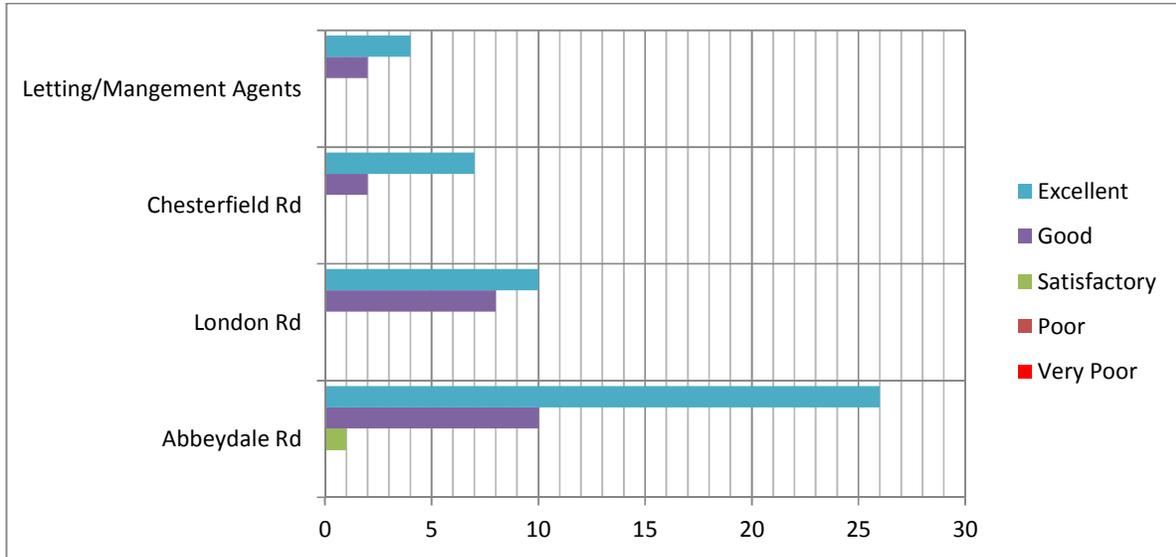
- An Energy Performance Certificate (EPC)?



The EPC question results from Chesterfield Road, where 77.8% of landlords said they provided an EPC, are broadly consistent between landlords and tenants (85.7% of tenants said they had received one). However, there is a marked contrast between the EPC results from landlords and the EPC results from tenants of the other two roads: 94.4% of Abbeydale Road landlords and 88.2% of London Road landlords said they provided EPCs, but only 63.2% of Abbeydale Road tenants and 46.2% of London Road tenants said they had received a copy.

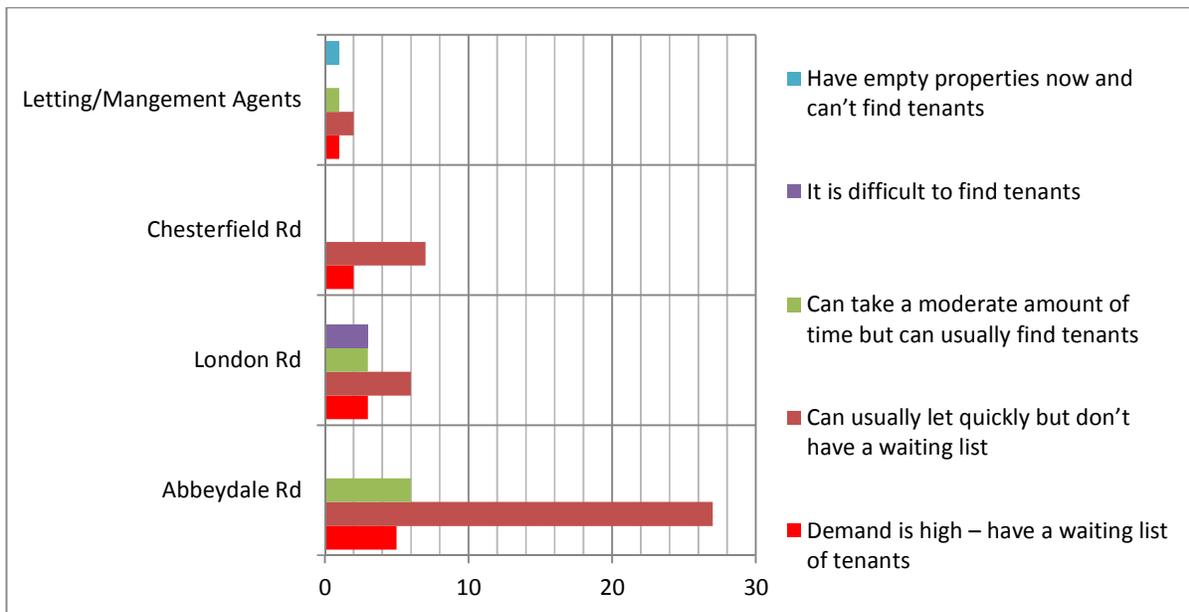
The contrast between results from the tenant & resident questionnaires and the landlord questionnaires in terms of Gas Safety Certificates and EPCs is significant, indicating that landlords do not always provide the required documentation that they have told us they do, or that tenants do not understand or remember what documentation they have been provided, or that the tenants who responded do not reside in the properties owned or managed by the landlords who responded.

5.8. How would you describe your relationship with your tenants?



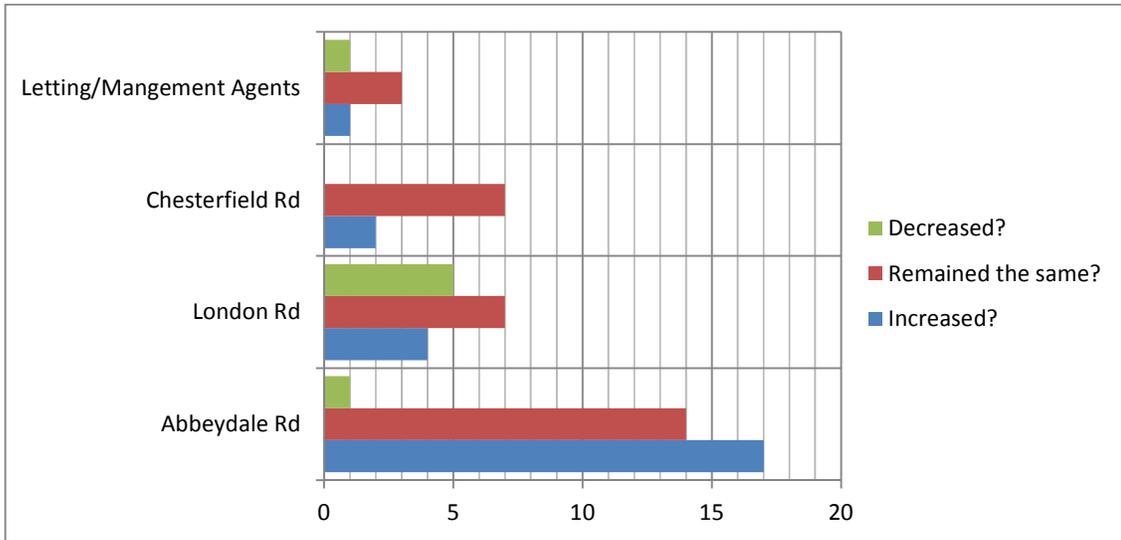
One Abbeydale Road landlord described their relationship with their tenants as being satisfactory. All other replies described excellent or good relationships with their tenants.

5.9. What is the level of demand for your properties?



65% of respondents to this question reported that they could usually let quickly but that they don't have a waiting list, with a further 17% reporting that demand is high and they have a waiting list. Only 3 people indicated that they find it difficult to find tenants, all landlords with property on London Road, with only one person, a Management Agent, reporting that they have empty properties they are unable to fill.

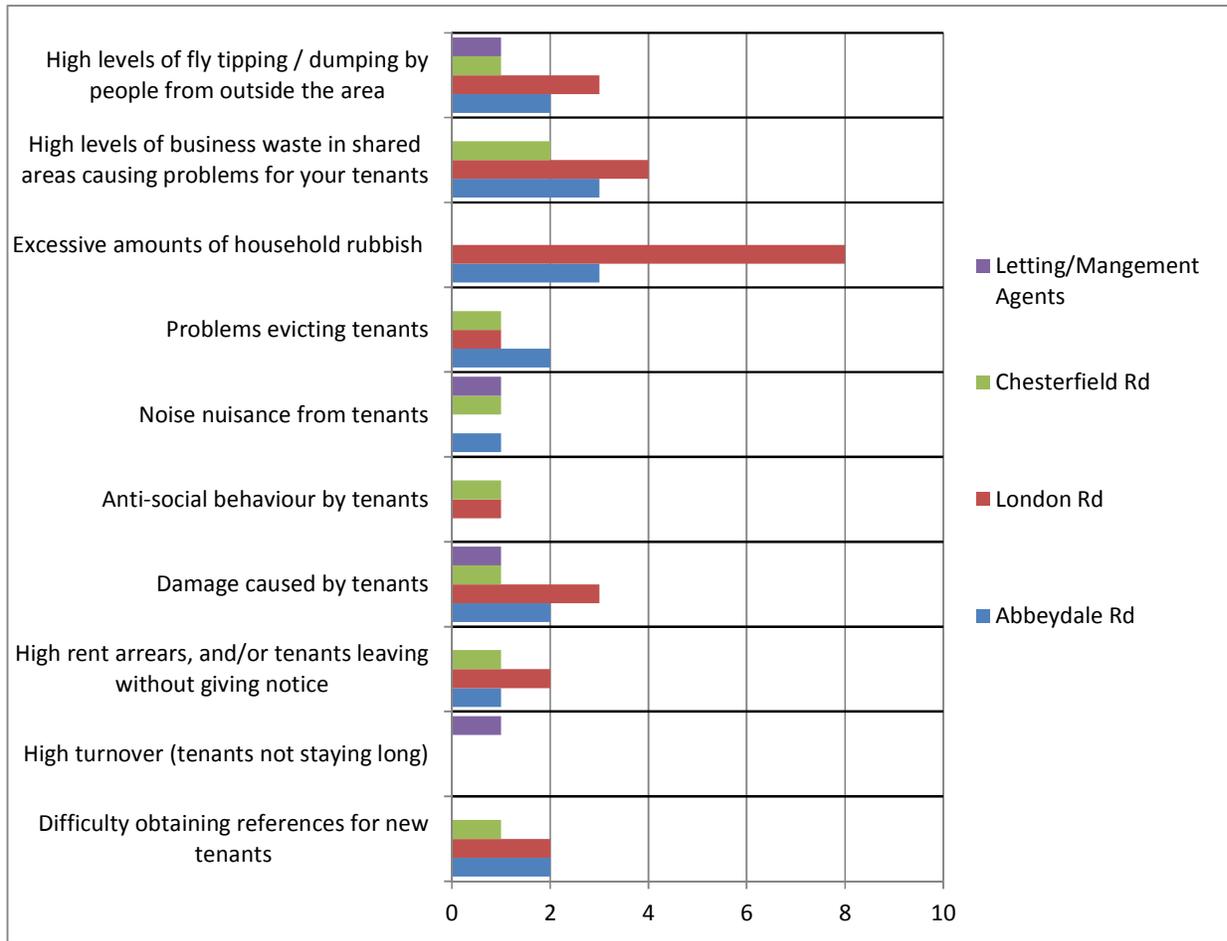
5.10. Has the demand for properties in the area over the last two years...?



Half of all responses to this question indicated that they felt demand for properties in the area had remained the same in the past two years, but 53% of Abbeydale Road landlords answering this question felt demand had increased.

31% of London Road landlords felt they had seen a decrease in demand, as opposed to only 3% (just one landlord) of Abbeydale Road landlords.

5.11. In the past 12 months have you encountered any of the following problems regarding your property?

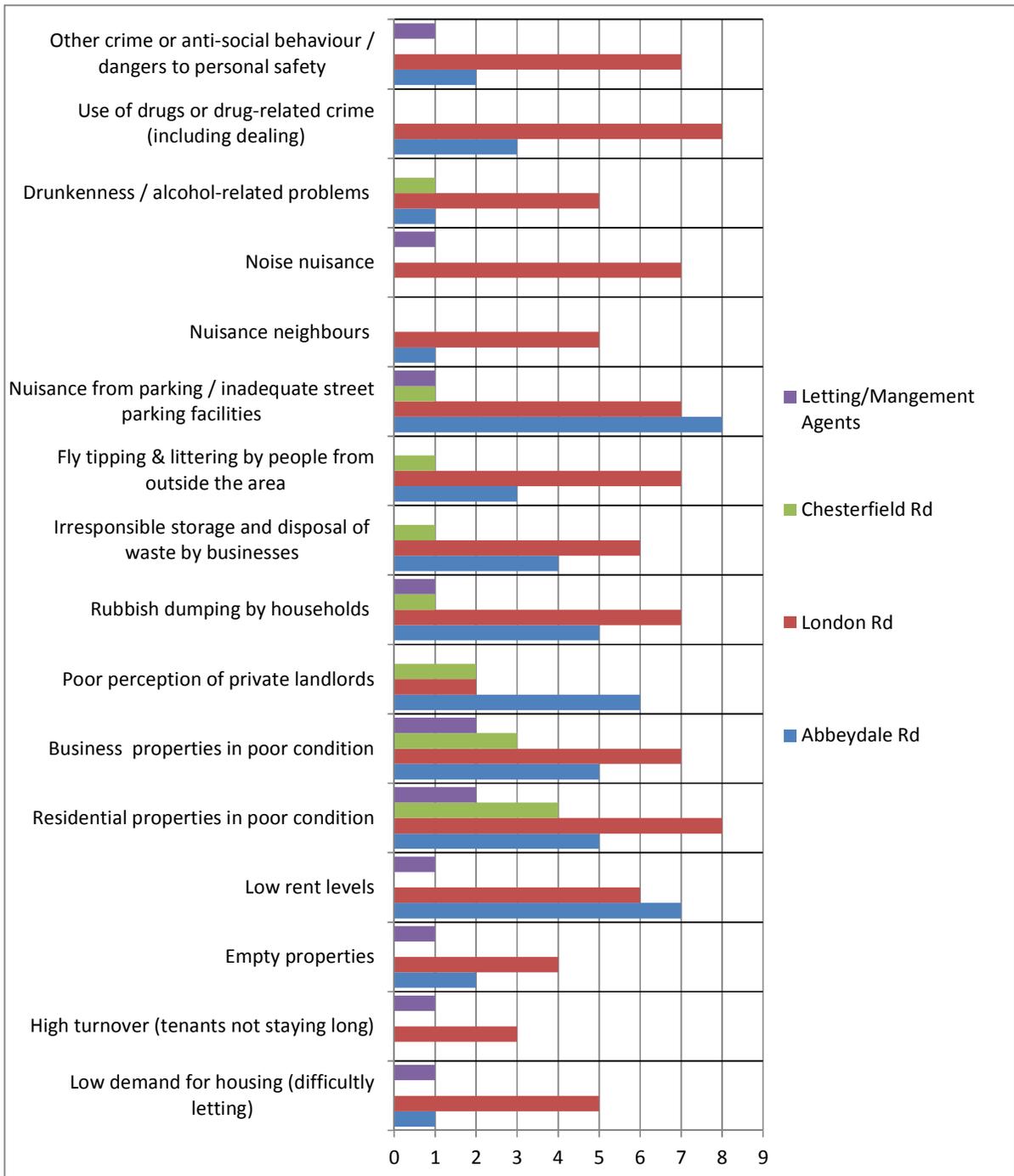


8 landlords from London Road reported *Excessive amounts of household rubbish* was a problem they experienced in the past 12 months, with 4 London Road and 4 Abbeydale Road landlords reporting issues with business waste.

Each issue was reported once by Chesterfield Road landlords, apart from *Excessive amounts of household rubbish* and *High turnover*, which were not reported at all, and *High levels of business waste*, which was reported twice.

Issues related to household and business waste were those most reported overall, rather than any other issues relating to tenancy management or behaviour of tenants.

5.12. Do you think the proposed Selective Licensing area (including, but not limited to your own properties) suffers from the following problems?



The most reported problem in the proposed Selective Licensing area was *residential properties in poor condition*, an issue reported by 26% of respondents. The next most reported issues were *business properties in poor condition*, and *nuisance from parking / inadequate street parking facilities*, each reported by 24% of respondents.

The most reported problems by area are as follows:

- **Abbeydale Road:** 8 reports of *Nuisance from parking / inadequate street parking facilities*
- **London Road:** 8 reports of *Residential properties in poor condition*, and of *Use of drugs or drug-related crime (including dealing)*
- **Chesterfield Road:** 4 reports of *Residential properties in poor condition*

5.13. Supplementary Questions

The landlord questionnaire also included several other questions in the section entitled 'More About You', asking about any other property owned that is licenced under other Council schemes, usage of Council services offered by the Private Housing Standards Team, and the number of properties owned or managed. Responses to these questions were not directly relevant to the Selective Licensing proposal, and so are not included in this report. They can be found in an extended report which is available upon request.

5.14. General Comments

Each questionnaire provided the opportunity for consultees to provide free-text comment responses. Below is a brief description of the main themes the comments covered.

179 comments were made in the landlord questionnaire, and the following themes were raised at least 10 times:

Comment Theme	Response
General opposition to the proposal (25 mentions)	This opposition was noted, and no further response was required
Alternative scheme suggestion (22 mentions)	Addressed in Appendix 1, Section 11
Concern that the proposed level of fees are too high (22 mentions)	Addressed in Appendix 1, Section 7
Concern that the proposal would affect good landlords, as well as bad ones (18 mentions)	Addressed in Appendix 1, Section 8
References to perceived failings of Selective Licensing in Page Hall (12 mentions)	Addressed in Appendix 1, Section 4
Assertion that the proposed area does not suffer from problems around property condition (11 mentions)	Addressed in Appendix 1, Section 3, and the evidence set out in the ICMD Report, and updated in the Cabinet Report to follow
Assertion that the Council already has the necessary powers to combat issues without need for Selective	Addressed in Appendix 1, Section 6

Licensing (<i>10 mentions</i>)	
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6. Businesses

We asked owners of businesses located within the proposed designation for their views on the proposal, the condition of residential property in the area, and any problems that they feel are present in the area.

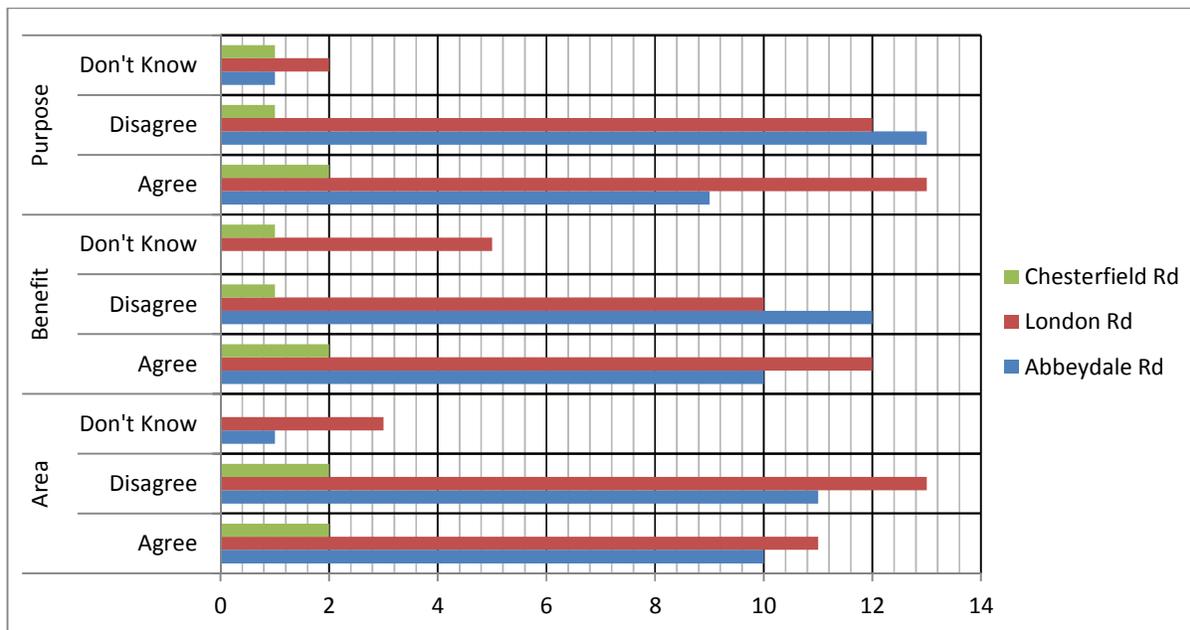
The results below are, in the most part, divided into submissions from owners of businesses on Abbeydale Road, London Road, and Chesterfield Road.

Respondent Location	No. of Questionnaires	%
Abbeydale Road	24	43%
London Road	28	50%
Chesterfield Road	4	7%
Total	56	100%

6.1. Overall opinion on the proposals for Selective Licensing

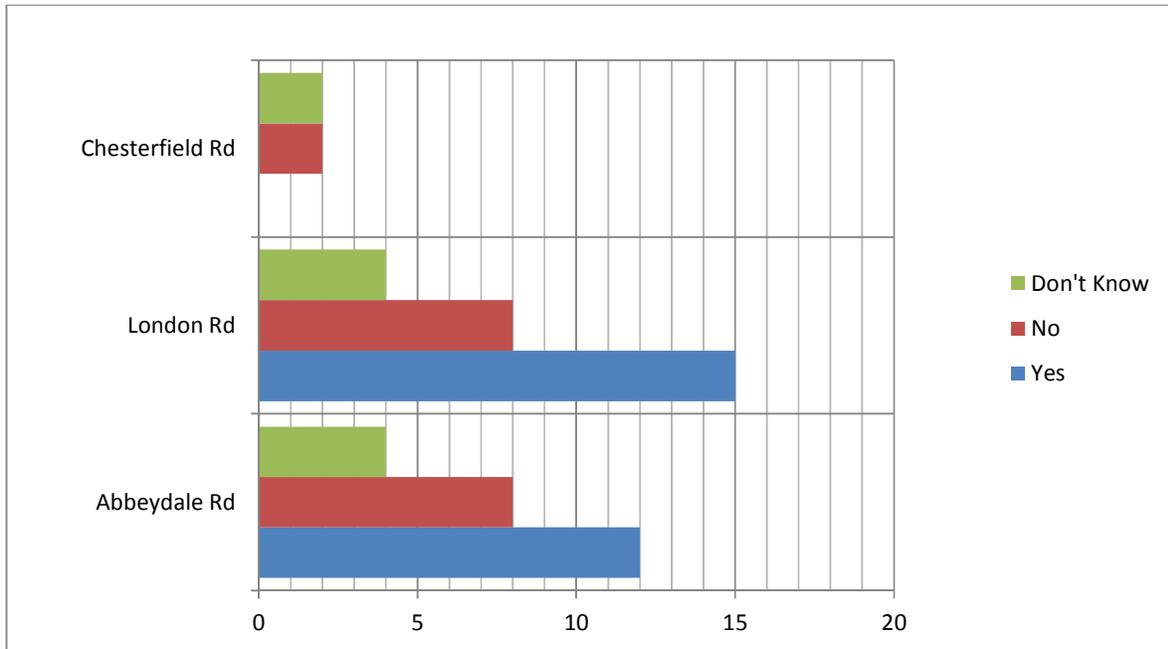
Having read the background information in the leaflet for the proposed scheme, do you agree with our proposals for the introduction of Selective Licensing in the London Road / Abbeydale Road / Chesterfield Road area?

- *Do you agree with the purpose of the scheme?*
- *Do you agree with the benefits of the scheme?*
- *Do you agree with the area covered?*



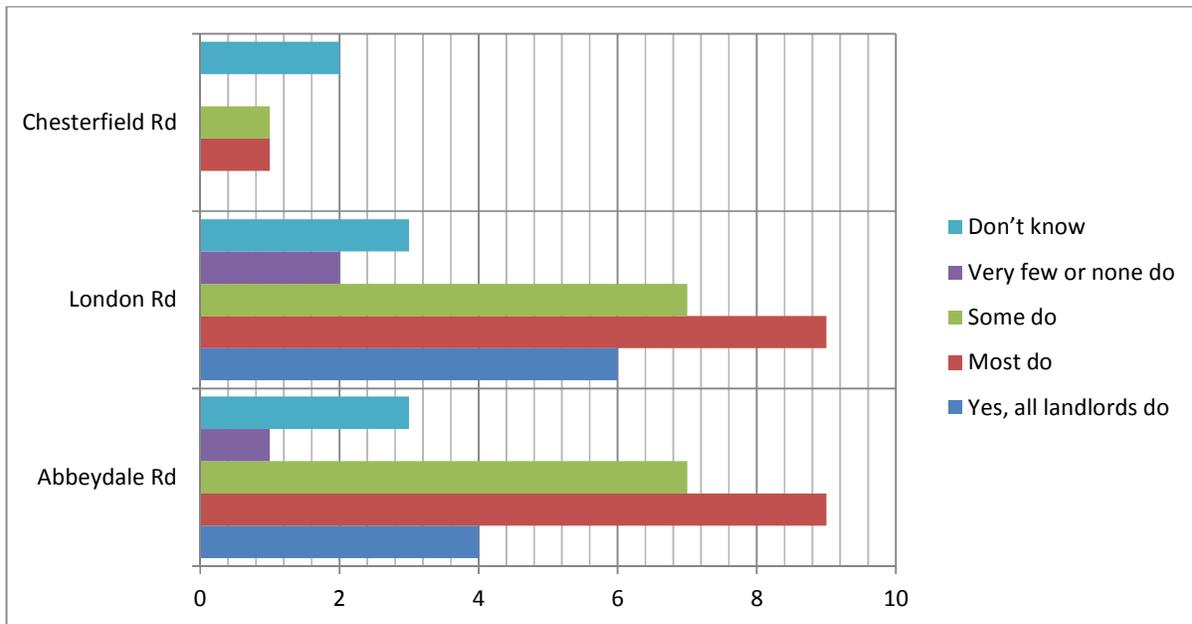
38% of business owners answering this question agreed with all three of the purpose, benefits, and the area of the proposed Selective Licensing scheme, whilst 39% disagreed with all three. Owners of businesses on London Road and Chesterfield Road were, overall, in favour of the purpose and benefits of the proposal, whereas owners of businesses on Abbeydale Road were, overall, opposed.

6.2. Do you think residential properties owned by private landlords in the proposed Selective Licensing area are maintained to a good standard?



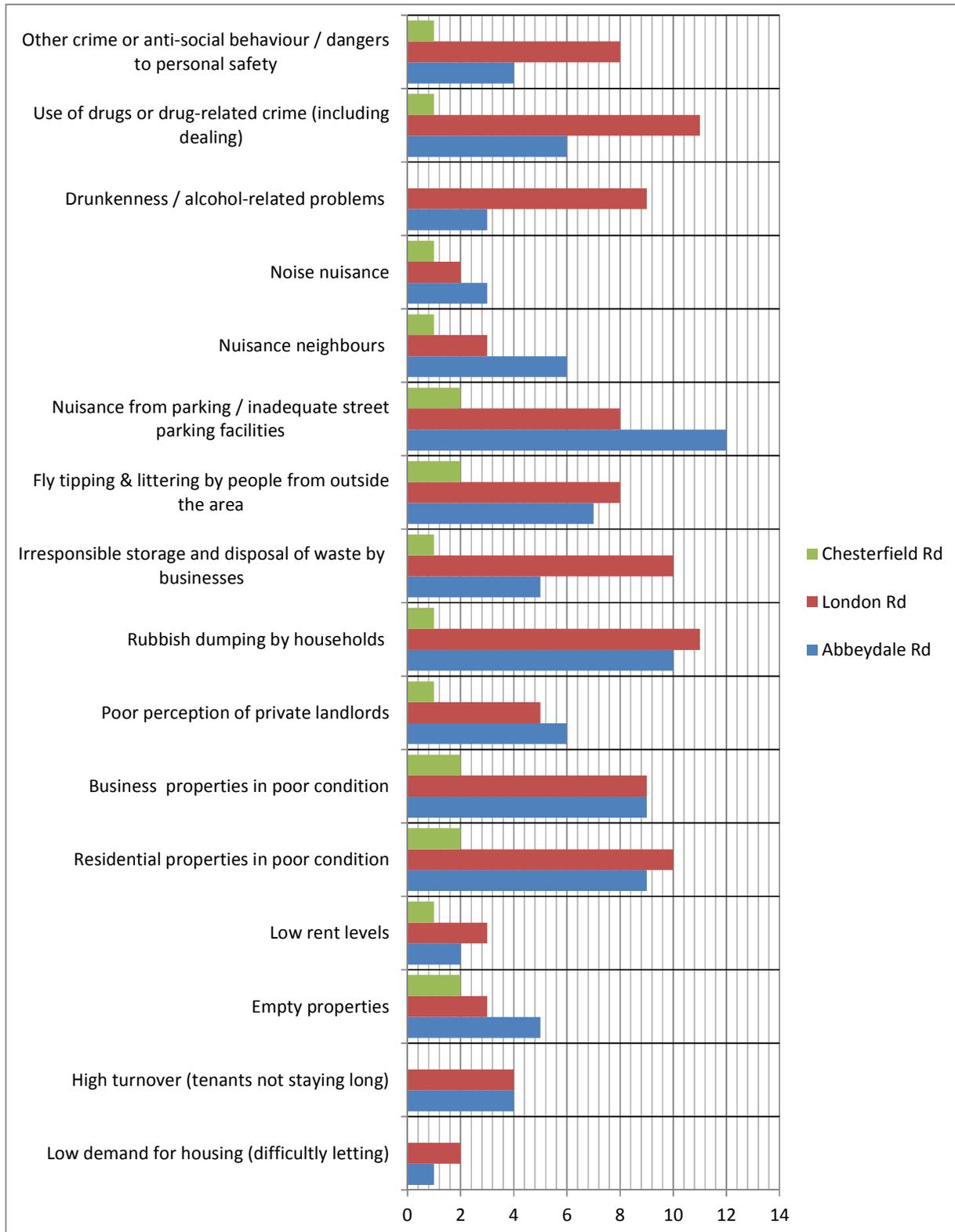
Overall, 49% of those business owners who answered this question felt that residential properties in the proposed Selective Licensing area were maintained to a good standard, although no owners of businesses on Chesterfield Road agreed.

6.3. Overall, would you say that the landlords in the proposed Selective Licensing area act responsibly in letting, managing and maintaining their properties?



53% of business owners felt that most or all landlords in the proposed Selective Licensing area act responsibly in terms of the letting, management and maintenance of their properties.

6.4. Do you think the proposed Selective Licensing area suffers from the following problems?



Over the 3 roads the most reported problems by all those who responded to this question were *Nuisance from parking / inadequate street parking facilities* and *Rubbish dumping by*

households, each with 22 reports. It's noted Selective Licensing may not directly address these issues. Further, 21 reported that *Residential properties in poor condition* were a problem. It is considered that Selective Licensing may be able to address this issue.

Businesses on London Road reported significantly higher levels of *other crime or anti-social behaviour / dangers to personal safety, Use of drugs or drug-related crime (including dealing), Drunkenness / alcohol-related problems, and Irresponsible storage and disposal of waste by businesses* than business owners from Abbeydale Road:

	London Road	Abbeydale Road
Other crime or anti-social behaviour / dangers to personal safety	8	4
Use of drugs or drug-related crime (including dealing)	11	6
Drunkenness / alcohol-related problems	9	3
Irresponsible storage and disposal of waste by businesses	10	5

6.5. Supplementary Questions

The business questionnaire also included several other questions in the section entitled 'About Your Business', asking about property type, number of business properties owned, and length of time operating. Responses to these questions were not directly relevant to the Selective Licensing proposal, and so are not included in this report. They can be found in an extended report which is available upon request.

6.6. General Comments

Each questionnaire type provided the opportunity to consultees to provide free-text comment responses. Below is a brief description of the main themes the comments covered.

47 comments were made in the business questionnaires, and the following themes were raised at least 5 times:

Comment Theme	Response
General opposition to the proposal (7 mentions)	This opposition was noted, and no further response was required
Concern that the proposed level of fees are too high (6 mentions)	Addressed in Appendix 1, Section 7
General support for the proposal (5 mentions)	This support was noted, and no further response was required

7. Wider Area

Any potential Selective Licensing scheme may impact on the surrounding area so it is important for their views to be sought. We asked general questions in order to get their view on the proposed scheme and their general views on the proposed area.

Number of wider area questionnaires completed, by category

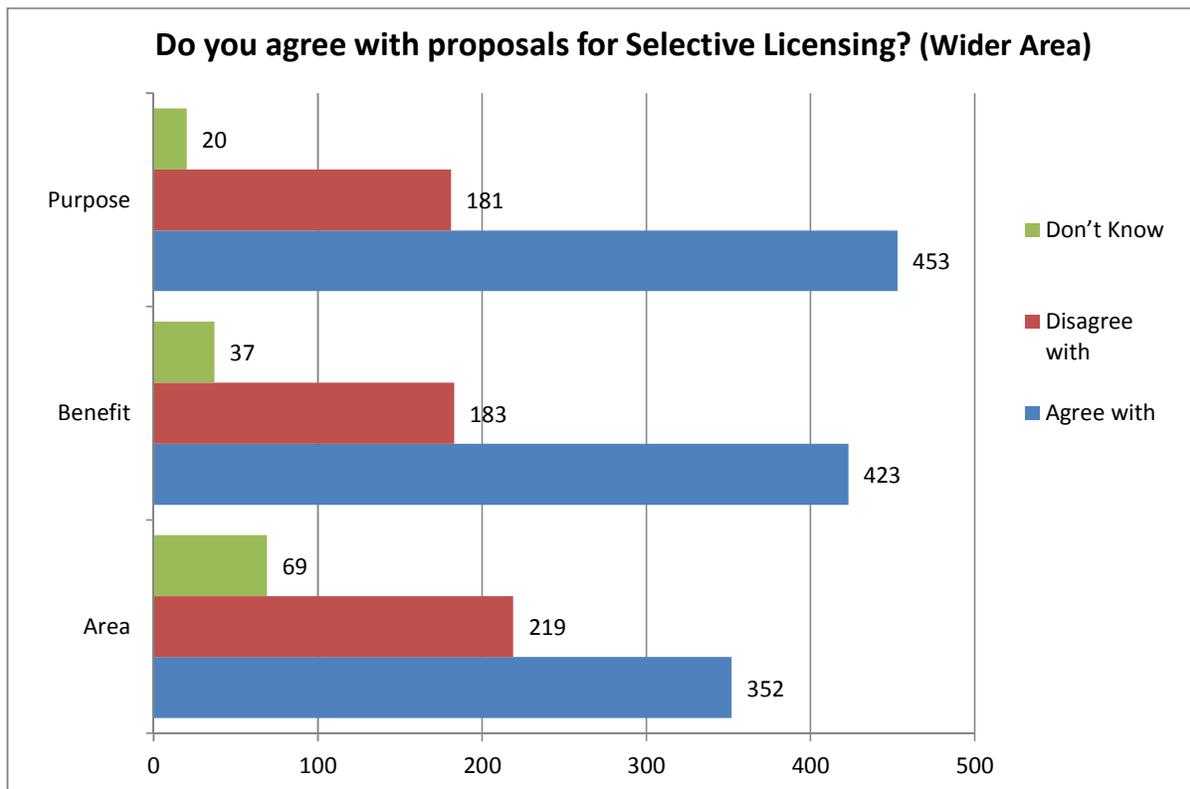
Respondent type	Number of Questionnaires	%
Residents	443	68%
Businesses	22	3%
Out of Area / Duplicates	189	29%
TOTAL	654	100%

The wider consultation area represents the largest group we consulted with, and the highest number of completed questionnaires returned. The addresses we sent consultation packs to were the houses and businesses in the streets surrounding the proposed designation area, so although this group do not live in the area proposed for Selective Licensing itself they have both a good knowledge of the area and a vested interest in what happens there.

7.1. Overall opinion on the proposals for Selective Licensing

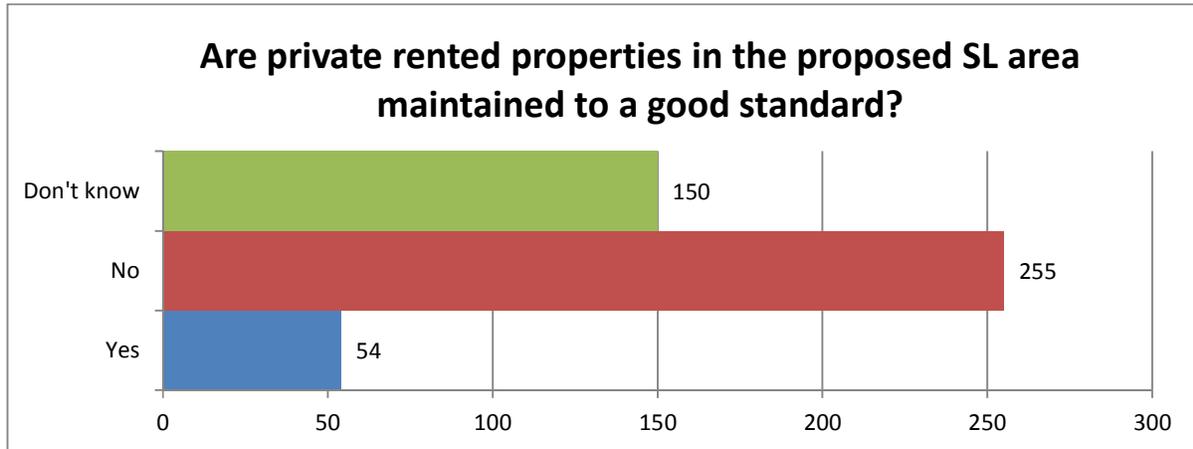
Having read the background information in the leaflet for the proposed scheme, do you agree with our proposals for the introduction of Selective Licensing in the London Road / Abbeydale Road / Chesterfield Road area?

- *Do you agree with the purpose of the scheme?*
- *Do you agree with the benefits of the scheme?*
- *Do you agree with the area covered?*



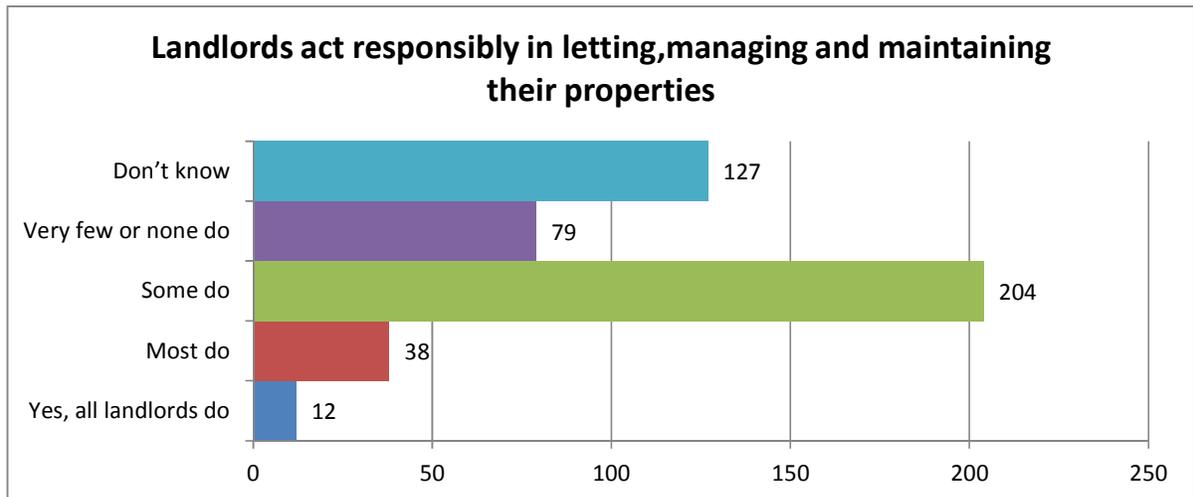
Overall, the majority of people in the wider area said they agree with all three aspects of our proposals. Please note that the responses from the questionnaires that were incorrectly completed (see section 2 for details) have been included in the above question only. The questions below were not asked in the all of the questionnaires so could not be included.

7.2. Do you think residential properties owned by private landlords in the proposed Selective Licensing area are maintained to a good standard?



83% of people who expressed an opinion said they think private landlords do not maintain the residential properties in the proposed Selective Licensing area to a good standard.

7.3. Overall, would you say that the landlords in your area act responsibly in letting, managing and maintaining their properties?



Only 11% of people think that most or all landlords responsibly let, manage and maintain their properties; 44% think some do, and 17% think very few or none do (28% answered "Don't know").

7.4. General Comments

Each questionnaire type provided consultees the opportunity to provide free-text comment responses. All these responses are available upon request in a separate document. Below is a brief description of the main themes the comments covered.

439 comments were made in the wider area questionnaires, and the following themes were raised at least 20 times:

Comment Theme	Response
General support for the proposal (<i>136 mentions</i>)	This support was noted, and no further response was required
Assertion that the proposed area of the scheme is too small (<i>68 mentions</i>)	Addressed in Appendix 1, Section 12
Concerns that landlords would pass licence fee on to tenant through rent increases (<i>35 mentions</i>)	Addressed in Appendix 1, Section 7
General opposition to the proposal (<i>27 mentions</i>)	This opposition was noted, and no further response was required
Assertion that all rental property should be licensed (<i>27 mentions</i>)	Addressed in Appendix 1, Section 12
Alternative scheme suggestion (<i>24 mentions</i>)	Addressed in Appendix 1, Section 11
Concern that the proposed level of fees are too high (<i>23 mentions</i>)	Addressed in Appendix 1, Section 7

8. Feedback Submitted at Consultation Events

We held 10 consultation events throughout the 13 week consultation period. 6 of these were drop in sessions held at different times of the day and different locations throughout the proposed designation area. In addition, 4 evening events were held. These were more formal and were also held at different locations. A list detailing the dates, times and locations can be found on the Council's website (a link can be found in section 1.7 of this report) and were all listed in the leaflet issued with all consultation materials. Details of how these events were advertised are in section 1.8 of this report.

The table provided as Appendix 1 summarises the questions received at these events and details the Council's response.

The main theme of the questions / objections received at these events related to:

- The proposed fee
- Exemptions
- The role of Letting Agents
- Evidence gathered by the Council
- Other licensing schemes
- Reasons for proposing the scheme in this area
- Queries regarding implementation
- Why good landlords are included in the scheme
- Impact on the area, future investment and desirability
- Impact on tenants
- Potential alternative solutions suggested

Generally the consultation events appeared to go well, giving all stakeholders the opportunity to gain a better understanding of the proposals, to ask questions and to comment.

It is important to note that at the last event, which was held at Bramall Lane on the 21st February, there was some disruptive behaviour, with verbal aggression directed at Council officers and others attending during the question and answer session. As a consequence, to ensure officers' and attendees' safety the open question and answer session was stopped.

While it may be expected that proposals for this type of scheme may be challenged it is not appropriate that officers and other attendees should be subject to verbal aggression or be put at risk of physical harm.

After the open question and answer session was ended landlords and some other stakeholders did stay and officers responded to questions in smaller groups. This ensured the meeting ran, as planned, until 9pm.

9. Emails

Throughout the consultation period 14 emails were received by the team asking questions or requesting information. The questions raised in these emails are included in Appendix 1. The general themes of these emails related to:

- The proposed fee
- Evidence gathered by the Council

- Other licensing schemes
- Queries regarding implementation
- Impact on tenants

10. Other Formal Submissions

We received 3 formal submissions to the consultation from:

- National Landlord Association (NLA)
- Sheffield and District Landlord Association (SADLA)
- Acorn (tenants advocacy group)

The submissions from all 3 groups along with the responses from the city council are attached as Appendix 2.

11. Distribution of Consultation Report

All the questionnaires asked people to indicate if they would like us to send a copy of the consultation report either by email or post and those who requested it will receive a copy directly. This report is also available on the Council's website.

12. Summary

We would like to thank everyone who responded to the consultation, either by completing questionnaires or attending the various events. The consultation enabled all stakeholders to raise issues and gave us the opportunity to respond and discuss the proposal in detail.

12.1. Selective Licensing Scheme Response

The analysis of the responses detailed above indicates that, overall, stakeholders within the proposed designation area and the wider area agree with the purpose, benefit and area proposed for Selective Licensing. When this is broken down we do note that landlords are generally opposed to the scheme whilst tenants are in favour. The City Council notes the opposition from landlords but given the poor housing conditions observed we are satisfied that Selective Licensing is the best option in order to bring about the necessary improvement to housing conditions in the area. A Selective Licensing scheme will be recommended to Cabinet. The information below sets out the amendments that will be proposed in the Cabinet Report which you can read online using the following link;

<http://democracy.sheffield.gov.uk/ieListDocuments.aspx?CId=123&MId=6979&Ver=4>

12.2. Licence Fee Response

A main concern raised during consultation related to the licence fee, not only the amount but also the suggestion that the full fee would be required upon application. There will be a licence fee charged which will be in line with the costs set out in the consultation so that the City Council can meet the costs of administering the scheme but we note these concerns. We also note that feedback gathered via the questionnaires appears to indicate that landlords generally do not support an increase in licence fee for those that do not submit complete applications and then a further increase for those who do not submit an application at all or where the council have to pursue them or take enforcement action.

However it is noted that this appears to conflict with feedback received from landlords at consultation events, where a number commented that 'bad' landlords should pay more than 'good' landlords.

In order to respond to the concerns landlords raised at having to pay the licence fee in full upon application, it has been decided that the licence fee will be payable in two stages.

There will be an initial application which will apply to all applications. This will cover the costs of checking the information submitted to ensure it is valid and complete, carrying out ownership checks and cross checking IT systems and other general administrative duties associated with processing applications. It will also include the cost of carrying out Fit and Proper checks, ensuring entrance onto training programmes and risk assessing properties for inspections. A landlord pack will also be provided at this application stage.

Once the applications are received they will be checked and assessed to ensure they are valid. This will include assessing the risk the property may pose and ensuring that supporting information requested is submitted with the application and that the details given are correct.

Valid applications will be classed as low risk and will pay an inspection and monitoring fee before a licence will be issued or the inspection of the property takes place. This will mean that for compliant landlords the fee will be a total of £750 (this would be the total amount of the initial application fee and the inspection and monitoring fee).

Where applications are invalid due to missing information or concerns regarding the property type and layout they will be classed as high risk. This will mean that the inspection and monitoring fee will increase and have to be paid prior to the licence or inspection taking place. This will result in a total fee of £1,000.

Where no application is received this is a failure to licence. These applications will be charged the highest inspection and monitoring fee. This highest charge will also apply to landlords that do apply for a licence but provide false or misleading information. This is in order to reflect that fact that these landlords are non-compliant and will likely have properties that cause the greatest concern. This will mean that the highest total fee will be £1,500.

We believe that this payment structure will ensure that compliant and co-operative landlords pay the lowest fee while non-compliant landlords pay the most.

12.3. Designation Area Response

As part of the consultation we must and will give regard to the consultation responses, along with evidence gathered by the Council regarding property condition prior to and during the consultation, when determining the designated area. We only want to include areas in the final designation where we are satisfied that there are a significant number of properties in poor condition that adversely affect the character of the area and / or the health and safety of occupants. This was backed up by the consultation as a number of stakeholders were keen to feedback that we should focus on the 'bad' landlords. We set the initial boundary to include areas with a high number of flats above shops as these property types are particularly high risk. However, we made it clear throughout the consultation that this would not necessarily be the final designation as we will only include areas where we can evidence poor property condition.

After reviewing the property condition evidence gathered by the Local Authority the proposed designation area has been reduced. Appendix 3 shows the amended proposed Selective Licensing area layered over the top of the original proposed designation. Appendix 4 lists the addresses that now fall within the revised boundary.

The designation has been reduced at the 'city' end of London Road as further examination has taken place on the property types here. We found a number of units at the northern end of London Road which were fairly new purpose built blocks/student housing. These are required to comply with other legislation such as Building Regulations so were removed from the proposed area. We have therefore decided that the boundary along London Road be amended so that it starts at number 42 London Road on the even side (just after Boston Street) and number 101 London Road on the odd side (just after Hill Street).

With regard to Chesterfield Road and Abbeydale Road the boundary will also be reduced to include all properties where Improvement Notices, Emergency Remedial Action Notices and Prohibition Orders have been served. This ensures that the new proposed designation area captures all properties where we know there are serious issues with property condition. In addition the revised area includes properties where there has been lack of co-operation from landlords and therefore requires a programme of inspection and enforcement which will be provided by Selective Licensing.

In total the revised designation area has resulted in the number of private rented properties reducing from 1040 to 668 and an overall reduction in properties from all tenures from 1465 to 893. However, it does result in a higher proportion of private rented properties as this increases to 75%.

12.4. Housing Condition Response

A number of respondents challenged the Council's findings on housing condition identified in its review. However, we are satisfied that the review findings properly reflect the housing conditions observed. We welcomed offers made by some landlords to inspect their properties and noted that on the whole good housing standards were observed, whilst we still identified hazards that hadn't been recognised by the landlord. However, given the evidence gathered by the team the Council continues to have concerns as to housing conditions within the private rented sector in the area and are satisfied that the criteria for poor property condition has been met.

When we began consulting we had looked at 77 properties, we have now almost doubled this amount and have looked at 150 properties throughout the proposed area. Out of these 150 properties a total of 98 (70%) properties were inspected, with serious health and safety hazards being identified in 69 (70%) of these properties. This evidence clearly shows that there are serious issues with property condition in the proposed area which we consider would be best addressed by Selective Licensing. The full details of these further inspections will be set out in the Cabinet report which can be viewed by using the link in section 12.1 of this report.

13. Next Steps

Having given regard to the consultation responses as detailed above, the poor housing conditions observed, and the Council's view that Selective Licensing will best bring about a general improvement of those housing conditions, it is proposed that the amended Selective Licensing area be designated.

The intention is that a Cabinet Report recommending the designation of the Selective Licensing area will be submitted to the Council's Cabinet for consideration on 20th June 2018, which will be reported in line with the legal requirements and made available to view on the Council's website and can be accessed via this link;

<http://democracy.sheffield.gov.uk/ieListDocuments.aspx?CId=123&MId=6979&Ver=4>

14. Contact Us

If you wish to request any supporting information referred to in this document you can contact the Private Housing Standards team by;

Email: selectivelicensing2017@sheffield.gov.uk

Post: Private Housing Standards,
Sheffield City Council
Moorfoot Building
Sheffield
S1 4PL

Telephone: 0114 273 4680

Appendix 1

This document sets out responses to questions received by the team either at consultation events or by email during the consultation period.

Questions from Consultation Events

Throughout the 13 week consultation period we held 6 open drop in sessions and 4 evening events throughout the proposed designation area. During these events landlords, tenants, residents, letting agents and other interested parties attended to discuss the proposals with officers. During these events many questions were raised, this section provides the Council's responses.

The main themes were around the cost of the licence and queries regarding the Council's findings on housing condition as identified in the evidence gathered by the team.

The feedback is shown grouped into categories as set out in the table below.

No.	Question	Response
1. Questions relating to exemptions		
	<ul style="list-style-type: none">• Council properties shouldn't be exempt from Selective Licensing.• Why are family members exempt from Selective Licensing? If they are paying tenants they should receive the same protection like any other	<p>The exemptions from Selective Licensing are set out in legislation and it is not something that we can alter locally.</p> <p>Any exemption request will be fully investigated and evidence will need to be provided to support any application. A full list of exemptions can be viewed on the Council's website.</p>
2. Questions relating to the role of Letting Agents		

	<ul style="list-style-type: none"> • Landlords will stop using estate agents because the licence fee would take precedence over any payment to an agency. • Why can't letting agents administer the selective licensing scheme? 	<p>We have no evidence of this occurring. Landlords have many reasons to use an agent.</p> <p>The Council are the regulatory body for private housing and cannot delegate this function to letting agents.</p>
<p>3. Questions regarding the evidence gathered by the council</p>		
	<ul style="list-style-type: none"> • Evidence isn't statistically valid • Were the 77 properties inspected as a result of complaints? • How many of the 3 prohibition notices served in the area were served on HMOs? • Should halt or stop the SL designation and extend the targeted inspections to check more properties, particularly ones that the service hasn't been involved with previously. • Property conditions have improved over the past 2 years because of the new build blocks in the city centre so competition has increased • How were the properties chosen for inspection? • They're not a geographical spread 	<p>There is no legal requirement to have a statistically valid survey. We are satisfied that our review demonstrates that there are poor housing conditions in the area.</p> <p>We had 35 initial complaints in the area. When officers were inspecting, they saw other properties that were of concern which led us to do some further targeted inspections, 77 altogether. Of these the majority had hazards and poor management arrangements. We served 3 prohibition notices, one on a HMO, and the other 2 were served on flats above shops</p> <p>We do not consider this necessary as we have been able to carry out further inspections whilst the consultation has been underway.</p> <p>Our survey appears to demonstrate that there are poor housing conditions in the area with no apparent improvements in conditions and the city centre purpose-built flats are a different client market to these properties.</p> <p>In total 150 properties have been included in our programme to assess property condition in the area; 20 properties on Chesterfield Road, 53 on London Road and 77 on Abbeydale Road.</p>

<ul style="list-style-type: none"> • What is the proportion and number of private rented properties in the area? 	<p>A full report of evidence will be included in the Cabinet Report. Private sector property numbers change daily. These are the figures as at the end of March 2018.</p>			
		Residential	Privately Rented	%
	Chesterfield Road	162	92	57
	London Road	609	529	87
	Abbeydale Road	694	419	60

4. Questions relating to **other property Licensing schemes** in Sheffield

<ul style="list-style-type: none"> • If I have a licenced HMO do I also have to pay for Selective Licensing • Why can't landlords be licenced rather than properties? • My experience is that 'Snug' scheme doesn't work, why would Selective Licensing? Experience of working with students is that they have many issues with poor property condition and bad management, despite HMO licensing and Snug • The scheme at Page Hall has not fulfilled its aims. 	<p>No. You will need either an HMO licence or a Selective Licence – not both. The legislation provides that it is properties that are licensed.</p> <p>The Snug scheme is effective and over 14,000 students are safer in their homes because of Snug and it has been nationally recognised.</p> <p>The Council considers that Page Hall Selective licensing has been successful. Around £1m has been invested by landlords to improve property conditions. We have around 96% compliance rate. In addition we have refused a number of license applications on the grounds that the landlord or agent was not Fit and Proper, preventing them from operating. We have always been clear that SL was not meant to deal with crime, congregations, litter and fly-tipping. Other departments are continuing to work in the area to address these other issues.</p> <p>Administering a scheme is much more complex than simply inspecting a property. We take our regulatory responsibility seriously and ensure all aspects are checked and monitored. The process used for deciding the fee, which properly reflects the administrative costs to the Council will be detailed in the Cabinet report.</p>
<ul style="list-style-type: none"> • The licence fee is too expensive and is a money generation initiative for the Council. Private sector could do it for £100 as that would be a more reasonable figure (this figure is based on cost of doing and EPC and Fit & 	

	<p>Proper check).</p> <ul style="list-style-type: none"> • When you consulted on the Page Hall scheme the designation area was reduced – why was this? 	<p>The whole of the Page Hall area of Sheffield was included in the consultation which included around 800 properties. During the consultation the Council observed that the majority of housing problems were concentrated within a smaller area that contained around 350 properties. Accordingly the Council decided that this would be the designated area.</p>
<p>5. Reasons for proposing the scheme in this area of the city</p>		
	<ul style="list-style-type: none"> • The scheme should start with smaller area, for example London Road only, and if that scheme does result in improvements and investment in properties then this will scare people into improving the surrounding area. • Can Selective Licensing just be introduced on flats above shops? 	<p>Where we see there are serious property condition issues we have a legal duty to address these. We can't ignore the evidence that the team has gathered which clearly shows there are issues with property condition in this area. However, it is the Council's intention that the designated area will only include areas that it is satisfied there is significant level of poor property condition. Regard will be had to the information gathered during the consultation when deciding this issue.</p> <p>The law provides that Selective Licensing has to be set in a geographical area</p>
<p>6. Questions regarding the implementation of Selective Licensing</p>		
	<p>What does Selective Licensing allow the Council to do that it can't do already?</p>	<p>Selective Licensing enables the Council to develop a register of landlords and privately rented homes, inspect every property and apply conditions to the licence. Also, to award a license we have to be satisfied that relevant persons involved are Fit and Proper and that the management arrangements are satisfactory, which may prevent some landlords/agents from operating in the area.</p> <p>The development of a register of landlords operating in the area increases transparency over who manages the properties which should lead to faster resolution of problematic issues.</p>

	<ul style="list-style-type: none"> • Give landlords a defined time period, say 6 months, to evidence that they comply then take action against those that do not respond or submit the correct information. • How often will properties be inspected? Will things like gas certificates be checked just once at the start of the five years • Will there be a cap on how many properties a landlord can own in the licensing area? • Will this scheme reduce the number of vacant properties in the area? 	<p>In order for landlords to evidence that they comply, officers would need to check all details, records, certificates, carry out the Fit and Proper check then inspect and monitor. Given that these are all functions that would be exercised under the Selective Licensing scheme the Council does not consider that there is any merit in delaying its implementation. Further, it's appropriate that the costs of exercising these functions are met from the licence fee.</p> <p>All properties will be inspected at least twice and one of the conditions of the licence will be that landlords must submit valid gas certificates yearly.</p> <p>No.</p> <p>Part of the Selective Licensing programme would be to identify all the properties that are currently empty and work with the owners. We know this part of the city is a popular place to live because of its proximity to the city centre as well as the wealth of shops and restaurants in the area.</p>
<p>7. Questions relating to the fee for the Licence and the impact of this</p>		
	<ul style="list-style-type: none"> • Costs for the Licence will be passed on to tenants • Won't wait 5 years to recoup the costs, they will be recouped through the rent within 6 months • Fee too high for landlords that can evidence their properties are safe and well managed 	<p>If the fee for Selective Licensing is £1,000 then this is £3.85 per week. We began consulting on the scheme in November 2017. If the scheme is approved, it will not be introduced until at least Oct / Nov 2018 – which means landlords have had a year to prepare for its implementation</p> <p>In a competitive market it is over-simplistic to say that all rents will automatically rise. The Council also runs mandatory licensing scheme on HMOs for which there is a licence fee. Although we have no evidence, it is possible that landlords will pass the cost of this licence to tenants we do not see the justification for dramatically increasing rents.</p> <p>Investing in properties is something all landlords should do. Should a property require a new heating system, which could cost around</p>

- £1,500 is not enough for non-compliance, should be higher for bad landlords who have to be chased, and lower for good landlords.
- Will there be a rebate system for good landlords who meet the requirements and don't require multiple visits?
- Could the payments for the fee be spread across the five years?
- There are many 'accidental' landlords in this area who have inherited property etc. and don't have the financial means to pay the fee.
- Want to see a detailed breakdown on how costs are spent
- Some of the landlords have financial problems and won't be able to pay the fee
- Why is the fee set so high? Other authorities are charging much lower fees – e.g. Peterborough is £80
- Who would pay the fee – landlords or agents?
- Why can't fee be reduced when only have to do 1 Fit and Proper check for multiple properties
- What happens if I pay for a licence and then sell the property within the 5 years – do I get a refund?

£3,000, would landlords seek to pass this cost on to tenants too?
 The Council's proposed fee regime contains different fee levels, reflecting the additional administrative costs where there has been non-compliance and / or there are concerns about poor property conditions. A full breakdown of the costs for the scheme will be fully set out in the cabinet report.

There is a great variation possible in Selective Licensing schemes; some authorities carry out desktop only exercises rather than cross checking all information. If no checks or monitoring are carried out then the cost is much less. The purpose of the proposed scheme is to effectively maintain and improve housing conditions and management in the area, which therefore requires a robust programme of checks and inspections, which is reflected in the fee. The person collecting the rent is eligible to pay the Licensing fee. Carrying out the Fit & Proper check is only 1 part of the administration so we wouldn't make individual reductions for multiple property owners.

8. Why are good landlords included in this scheme

<ul style="list-style-type: none"> • Why are good landlords being penalised? Just target the bad ones • Good landlords are being penalised because of bad landlords. It is unfair and will create a bad relationship between landlords and the Council. The Council is already being funded to do this work. • It is only a tiny minority of landlords causing the problem. Council's approach is inflammatory; should have been more support and assist landlords to bring properties up to standard. 	<p>It is always our intention to have positive working relationships with landlords and we acknowledge that the majority of landlords across the city are good and do comply. However, where we find serious and extensive problems it is our regulatory duty to address these. There are around 40,000 private rented properties across the city and the funding the team receives is to regulate all of these properties. Where we have a concentration of poor properties the team can't stop work across the city to concentrate in only 1 area.</p> <p>The evidence gathered as part of the programme shows it is the majority that have problems not the minority. The Council offers advice and information on property standards via its website and regularly engages with landlords by attending meetings held by the Sheffield Student Landlord Association (SSLA) and Sheffield and District Landlord Association (SADLA). It is considered that Landlords already have the appropriate support to maintain or improve housing and management standards.</p>
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9. Questions relating to **impact on the area, future investment and desirability**

<ul style="list-style-type: none"> • Landlords won't invest in their properties, they will only do what SCC tell them to do and won't invest into house and flats • Good landlords will get tarnished by operating in an area designated as a SL area – may deter future would be tenants 	<p>The aim is to make sure properties are safe and well managed. Landlords will have to invest to carry out any necessary works. If landlords only carry out work that the City Council advise them to do then they will comply and the aims of the scheme will be fulfilled.</p> <p>We have no evidence of tenants avoiding areas of licensing. The properties will be safer and will comply with all the legal requirements which is of benefit to tenants. The feedback from tenants is that they would be reassured by renting a property that had been inspected and was licenced as this would</p>
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<ul style="list-style-type: none"> • Some landlords will decide to sell their properties as they won't be able to afford the fees or the cost of improving the properties. If landlords fall into debt then the tenants will suffer the consequences. • Won't be able to access mortgages because of Selective Licensing • SL affects ability to borrow / get a mortgage. 	<p>provide assurance that the property is safe and managed by a responsible person.</p> <p>If landlords can't afford to ensure properties are safe then we would question their ability to be landlords.</p> <p>UK Finance is the body that the Council of Mortgage Lenders is now incorporated into. We checked with UK Finance in early March this year and they confirmed that licensing was not a barrier to accessing mortgages. As with all lending, there is criteria based on risk and repayment and that prospective landlords should get advice through a broker.</p>
<p>10. Questions regarding the impact on tenants</p>	
<ul style="list-style-type: none"> • Tenant from in the area stated that problems with properties in the proposed area are the norm, not the exception. Her landlord won't deal with a problem which she has reported more than once. • Landlords at the event are being rude to people of a different opinion to them, they refuse to listen to the problems and are not taking them seriously. • There is a risk of landlords moving tenants out so they can move other tenants in who will pay higher rents. These tenants may come from outside Sheffield (London Boroughs are re- 	<p>If a landlord is not dealing with a problem of disrepair it should be reported to the Private Housing Standards service so that we can take action.</p> <p>Noted.</p> <p>We do not think the rental market will stand any significant rent increases and we do not have any evidence that tenants are 'moved out' for tenants out of the borough to move into. There are a number of reasons why people move to an area and it is not considered that Selective Licensing will have a significant impact on the housing</p>

	locating people around the Country).	market.
11. Potential alternative solutions suggested		
	Why can't an alternative solution be found? Why not use a civil penalty based model that would pay for pro-active inspections?	We consider that the Selective Licensing proposal is the best option for tackling the identified poor housing and management conditions in the area. Civil penalties maybe an option where there has been non-compliance with certain enforcement action.
12. Other / General		
	What could landlords' responsibilities be with regard to anti-social behaviour (ASB)?	There will be a requirement within the conditions of licence whereby the licence holder must take reasonable and practicable steps to reduce antisocial behaviour by persons occupying or visiting the house. However, this is no different to action that responsible landlords should take if their tenants are proved to be the cause of ASB.
	Issues around fire safety could be addressed via press coverage, agree properties should be safe. This proposed scheme is creating another layer of unnecessary bureaucracy; we should use existing powers/resources.	Fire safety is vitally important for all property tenures. Property layouts and construction types vary radically and an inspection is needed to ensure fire safety. The Council already successfully uses existing enforcement powers to improve property conditions and make sure tenants are not harassed or illegally evicted. However, given the significant level of poor housing and management conditions observed in the area, the Council considers that the Selective Licensing proposal is the most effective way for remedying the problems.

	<p>Citywide licensing should be introduced, landlords should be more/better regulated than they currently area.</p>	<p>We can only designate an area for Selective Licensing where we are satisfied, in line with the legislation, that there is a need. We consider that the majority of housing in Sheffield is safe and well managed and are therefore not satisfied that a city wide scheme is required. Where we identify areas of poor housing in the future, Selective Licensing is an option we may consider for individual neighbourhoods.</p>
	<p>What happens if a landlord has a good house and the tenant wrecks it, how will you be able to support that landlords?</p>	<p>The Council are sympathetic when this happens. It is a problem and risk that all landlords face whether the property is in a licensing area or not. Where a tenant has left, recourse for the landlord is through a civil claim and, where the damage is wilful, through a complaint to the police of criminal damage. Where the situation is ongoing, the Council will provide guidance and information packs about how to deal with problem tenants.</p>
	<p>How should landlords know whether building regs permission is enough to meet standard of Selective Licensing? Businesses have a commercial licence – why can't issues be picked up in that? Council wants us to pay twice</p>	<p>Building Regulations are different to Selective Licensing standards and conditions. Commercial property licensing is very different and is not within our remit. It deals with different issues although we acknowledge there will be some cross over. It also won't cover all properties within the proposed designation. It also does not cover all the hazards we would check for.</p>
	<p>There is a deposit scheme where landlords have to evidence that tenants' deposits are protected. Why doesn't Council review this process and make sure that landlords are doing this.</p>	<p>The Council does not have the enforcement powers for this. Where tenants ask us for advice (often because they have been told to leave) we will usually check all the deposit details with them. However, where we become aware a landlord has not complied with this requirement, it will be a matter we will have regard to when deciding whether they are Fit and Proper.</p>

	<p>I understand that a second phase of Selective Licensing will be added which will extend the designation to Buttermere Road / Windermere Road</p>	<p>This is not correct. If the Council was considering designating another area this would require a separate designation which would be subject to a separate consultation process.</p>
	<p>It is not always custom and practice to take references for students or people that have not rented previously as they don't have a track record. Can this be taken into account as it may be difficult to obtain references?</p>	<p>This is a legal requirement set out in the legislation. The Council has no option about including this condition in the license.</p>
	<p>How will you know if a landlord does not apply for a licence?</p>	<p>The team gather information on the tenure of properties using council systems. We will have full address lists and will ensure that properties do apply for a licence. Where the Council discover properties that have not applied for a licence then enforcement action will be taken and an increased licence fee will be charged.</p>

Emails Received During Consultation

Throughout the consultation period 14 emails were received via the dedicated email address. A number of emails asked more than one question and all were responded too.

In order to ensure the confidentiality of the people who submitted emails the questions raised have been put into the table below. Some of these questions were also asked at the consultation events, in order to avoid repetition and where relevant a referral to the first section of this appendix has been made.

Below are details of the questions and requests for information we received.

Questions relating to other property Licensing schemes in Sheffield	
What property types were the 4 prohibition orders served on?	3 out of 4 prohibition orders served across the city were in the proposed designation area. Of the 3 served in the designation area the property types were: Flats above shops – 2 Houses in multiple occupation (HMOs) – 1 The 1 served out of this area was served on a mid-terrace property.
HMO licensing doesn't work so why will Selective Licensing	The Council considers that HMO licensing is effective, with all licensed properties being subject to an inspection and meeting required statutory minimum standards of property conditions and safety. We currently have around 1,700 HMO licensed properties in Sheffield. As part of the HMO licence process the Council must be satisfied that licence holders and managers are fit & proper before a licence is issued. Currently 16 applicants have been refused a HMO licence where the Council was not satisfied that a relevant person was Fit and Proper.
Is it the case that in the Page Hall Selective Licensing area of	One of the factors the Council considered when assessing the

<p>305 houses 293 had Category 1 defects as these have all now been resolved?</p>	<p>effectiveness of the Page Hall selective Licensing scheme was the number of houses in the area that are now free of Category 1 Hazards (as defined by the Housing Health and Safety Rating System guidance). Examples of the most serious Hazards are - Gas/Electric Faults, Fire Risks, Damp & Mould, and Excessive Cold. Currently 95% of houses are now Category 1 (serious) hazards free and fully comply with selective licensing conditions. This means that the majority of properties in the area are safer and better managed for tenants to rent.</p>
<p>How was the Page Hall designation reduced from the original consultation area?</p>	<p>Response to this can be found in Appendix 1, question 4</p>
<p>Questions regarding the evidence gathered by the council</p>	
<p>What conditions will be attached to Selective Licensing?</p>	<p>Draft standards to which the Council will have regard to when setting individual licence conditions were set out as an appendix to the Individual Cabinet Members Decision report in November 2017. The final version of these can be read as part of the Cabinet Report which will be submitted to Cabinet in June 2018.</p>
<p>What were the property types of the 77 properties you inspected to gather the initial evidence and what were the property type of the 43 where serious health and safety hazards were found?</p>	<p>Of the 77 the property types were:</p> <p>Flats above shops 62 Terrace houses 10 Commercial 5</p> <p>Of the 43:</p> <p>Flats above shops 36 Terrace houses 7</p>

What are the number and percentages of private rented properties in the proposed designation area? Please split into the 3 roads.	Response to this can be found in Appendix 1, question 3
Questions regarding the implementation of Selective Licensing	
What happens if a landlord applies for a licence, then sells the house soon afterwards – would the landlord get a refund?	No, the landlord wouldn't get a refund as all the checks and inspection of the property would have been carried out so the licence fee would be payable.
Do you envisage any evictions as a result of the introduction of Selective Licensing?	We do not know if landlords will choose to evict tenants due to the introduction of Selective Licensing. However, where a tenancy is ended illegally then we can offer to support the tenant. We can't stop a landlord evicting a tenant but we can ensure that it is done lawfully. Also, the scheme will provide us with far more information about properties and landlords which enable us to better assist tenants, against harassment and illegal eviction.
How does the Fit & Proper process work?	<p>The tests that are applied when assessing a landlord for a new licence application or reviewing a current licence are set out in the Housing Act 2004; the test relating to the licence holder / manager being a Fit and Proper person is one of these tests. The criteria for the tests are set out in the legislation and the processes regarding refusing / revoking a licence are established within a clear statutory framework with the ability for the relevant party to appeal to the First Tier Tribunal against the decision.</p> <p>All decisions regarding refusing/revoking licences including the Fit and Proper test are made by a panel of officers normally consisting of two Legal and Policy Officers and a Team Manager.</p>
Questions regarding the impact on tenants	
Will tenants already living in the area be required to reapply for	This is not the case in Page Hall where we have been running a

tenancies and / or reapply for references?	Selective Licensing scheme for nearly 4 years and won't be the case here.
What will be required from tenants in terms of references?	Landlords should always seek references from either a previous landlord or another relevant person. It is for the landlord to request a reference.
How will tenants that have to move into temporary accommodation (e.g. for repair work to be carried out) be protected from rent increases?	<p>The Selective Licensing scheme aims to make sure that landlords have their properties checked for gas and electric safety primarily. A tenant should only be asked to leave the property whilst works are being carried out if the works are major.</p> <p>We would give advice to tenants as below -</p> <p>Get written confirmation from you landlord of the following:</p> <ul style="list-style-type: none"> • how long the works will last • if you have to pay rent during this period • your right to return to the property after the work is completed • any compensation or costs they are willing to pay <p>Unless it is part of your tenancy agreement, your landlord does not have to provide you with somewhere else to live.</p> <p>Your landlord can apply to the courts for an order for you to leave temporarily if you refuse to move while repairs are being done.</p>
Questions relating to the fee for the Licence and the impact of this	
Why not make the 'bad' landlords pay the licensing fee and leave the 'good' ones out?	Response to this can be found in Appendix 1, question 7
How will you stop landlords passing on the licence fee to tenants? In light of this the query was asking us to look at allowing landlords to pay the licence fee in instalments.	Response to this can be found in Appendix 1, question 7
Other / General	

I understand there will be a 'phase 2' brought in on Buttermere Road and Windermere Road	Response to this can be found in Appendix 1, question 12
Could I have a copy of the presentation given at the evening consultation events	This is available upon request by email selectivelicensing2017@sheffield.gov.uk or by phone 273 4680
Request for a copy of the Individual Cabinet Members Decision (ICMD) paper that approved the consultation on this proposed scheme to go ahead.	This is available on the Council's website If you would prefer a paper copy or to have this report emailed to you please contact our team and we can send this out.
Complaint about bins being left out on the street.	This was forwarded to the relevant service.
What measures are in place and what reassurance can you give me that groups will not be able to sabotage the online and paper questionnaires?	The responses to the questionnaire have been checked by the team and there are measures in place to identify any anomalies and should these be found appropriate action will be taken.
Concerns that a separate charge would be made for training.	It is likely that training will be offered as part of any proposed Selective Licensing scheme but no extra fee would be charged for this. To be clear, we are NOT proposing any charges other than the licence fee and the services the fee covers will be set out in the Cabinet Report.
What impact assessments have been conducted to assess potential negative impact on tenants and how will these be mitigated?	An Equality Impact Assessment (EIA) was carried out for the purposes of the consultation and should the recommendation be that we go ahead with Selective Licensing we will carry out a further EIA.

Appendix 2 – Formal Submissions

- **National Landlord Association**
- **Sheffield & District Landlord Association**
- **ACORN Sheffield**

National Landlords Association

Response to Sheffield Council's proposal for selective licensing

January 2018

Introduction

1. The National Landlords Association (NLA) exists to protect and promote the interests of private residential landlords.
2. The NLA represents more than 72,000 individual landlords from around the United Kingdom. We provide a comprehensive range of benefits and services to our members and strive to raise standards within the private rented sector.
3. We seek a fair legislative and regulatory environment for the private rented sector, while aiming to ensure that landlords are aware of their statutory rights and responsibilities.
4. We thank Sheffield Council for providing us with the opportunity to comment on the selective licensing proposal.

Executive summary

5. Having considered the evidence presented, and having undertaken our own evaluation of the circumstances faced by the residents of Sheffield, our position can be summarised by the following brief points:
 - Landlords have very limited authority when dealing with matters related to antisocial behaviour, especially if it happens outside the curtilage of the property.
 - The council fails to provide evidence of a direct link between recorded housing crime and the private rented sector.
 - The scheme will lead to a further displacement of problem tenants in Sheffield.
 - Selective licensing will have the effect of stigmatising the designated area.
 - The documentation provided fails to indicate that sufficient funding will be available to support the introduction of licensing. Can the council guarantee that every house will be inspected as outlined in law?
 - The council fails to say how it will prevent malicious claims of antisocial behaviour being made, which could result in tenants losing their tenancies. Can this be provided?
 - The document says that Sheffield Council will use all its legal powers. However, if it were to use the powers it already has, it would have solved the issues and would not require selective licensing. The issues of property standards can be solved with the use of existing powers, which leads to a question regarding why those powers have not been used.
 - The council has not published its strategy for dealing with chaotic and antisocial tenants. This should run in conjunction with the current proposal.
 - The council fails to say how the proposal will tackle rent-to-rent and subletting, or even Airbnb.
6. We contend that the flaws in the process and proposals, as outlined above, must be rectified before this application is progressed. Furthermore, once the necessary data has been identified and provided, this consultation exercise should be repeated (if permissible) to ensure engagement with all relevant stakeholders.

General feedback on proposals

7. Licensing is a powerful tool. If used correctly by Sheffield Council, it could resolve specific issues. We have supported many local authorities in the introduction of licensing schemes which benefit landlords, tenants and the community. In this case, the council's lack of evidence does not support its arguments for the introduction of licensing.

8. We believe that any regulation of the private rented sector must be balanced. Additional regulatory burdens should focus on increasing the professionalism of landlords, improving the quality of private rented stock and driving out the criminals who act as landlords and blight the sector. These should be the shared objectives of all the parties involved, to facilitate the best possible outcomes for landlords and tenants alike. Good practice should be recognised and encouraged, in addition to the required focus on enforcement activity. This is not the case here.

9. In addition, the proposal does not take into account rent-to-rent, or those who exploit people (both tenants and landlords). Criminals will always play the system. For instance, there is no provision for landlords who have legally rented out a property that has later been illegally sublet. The council is not allocating resources to tackle the problems that criminals cause. Often, landlords are victims, just as much as tenants. What support will the council provide for landlords to whom this has happened?

10. Newham reorganised the council services to deliver their licensing scheme. A joined-up coordinated approach within the council will be required. Additional costs in relation to adult social care, along with children's services and housing, will be incurred if the council's goal is achieved: yet there is no evidence from the council that this will be done. Can this be provided?

11. The issue of overcrowding is difficult for a landlord to manage if it is the tenant who has overfilled the property. A landlord will tell a tenant how many people are permitted to live in the property, and that the tenant is not to sublet it or allow additional people to live there. Beyond that, how is the landlord to manage this matter without interfering with the tenant's welfare? Equally, how will the council assist landlords when this problem arises? It is impractical for landlords to monitor the everyday activities or sleeping arrangements of tenants. Where overcrowding does take place, the people involved know what they are doing, and that they are criminals and not landlords. The council already has the powers to deal with this. It also raises concerns for the NLA as this is not currently being undertaken by the council.

12. The proposal fails to address the link between homelessness and the effect that licensing will have on tenants in Sheffield. This impact on tenancies due to a selective licensing scheme is absent from the document.

13. Landlords are usually not experienced in the management of antisocial behaviour and do not have the professional capacity to resolve tenants' mental health issues or drug and alcohol dependency. If there are allegations about a tenant causing problems (e.g. antisocial behaviour) and a landlord ends the tenancy, the landlord will have dispatched their obligations under the selective licensing scheme, even if the tenant has any of the above issues. This moves the problems around Sheffield, but does not actually help the tenant, who could become lost in the system. There is no obligation within selective licensing for the landlord to resolve an allegation of antisocial behaviour. Rather, a landlord has a tenancy agreement with a tenant and this is the only thing that the landlord can legally enforce.

14. Sheffield Council has many existing powers. Section 57(4) of the Housing Act 2004 implies that a local authority must not make a designation "unless (a) they have considered whether there are any other courses of action available to them [...] that might provide an effective method [for Sheffield Council to deal] with the problem or problems in question". The council already has powers that can be used to rectify the problems and, hence, the ability to tackle many of the issues that it wishes to overcome in all parts of Sheffield. These include:

- Criminal behaviour orders

- Crime prevention injunctions
- Interim management orders
- Empty dwelling management orders
- Improvement notices (for homes that do not meet the decent homes standard)
- Litter abatement notices (section 92 of the environmental protection act 1990)
- Fixed penalty notices or confiscation of equipment (sections 8 and 10 of the noise act 1996)
- Directions regarding the disposal of waste (e.g. Section 46 of the environmental protection act 1990)
- Notices to remove rubbish from land (sections 2–4 of the Prevention of Damage by Pests Act 1949).

15. The council has failed to prosecute landlords/criminals who are breaking the law: it either does not have the problems it claims to have or it has failed to tackle the issues by failing to use its existing powers. It would be better if the council were to use the powers that it already has to solve issues that it claims to exist before undertaking licensing.

16. At the commencement of a tenancy, the landlord outlines the tenant's obligations in relation to noise (and other matters, such as waste disposal, compliance with relevant laws and having consideration for their neighbours). The landlord can manage a tenant only to the extent of their mutually agreed contract for living in the rented property – not for a tenant's activities in the street outside the property or neighbouring streets. In the case of a noise complaint, the council would have to inform the landlord that the tenant was being excessively noisy. The landlord, then, has the right either to warn the tenant or end the tenancy. If the allegation is false or disingenuous, how is the landlord to know? If the same allegation is made on more than one occasion, the landlord may end the tenancy based on an unproven allegation or because the council says that there is a problem. This does not solve the problem but rather moves it around the city. The same applies to household refuse and antisocial behaviour issues. The tenant could be labelled as guilty without having faced a trial. Under the reference condition of selective licensing, a guilty judgement can be made without an accusation being tested by a court.

17. The ending of a tenancy will be a way for a landlord to resolve an allegation of antisocial behaviour even if it is malicious. This will not resolve the issue of high tenancy turnover – it will exacerbate it.

18. The introduction of licensing is likely to increase the costs for tenants without solving the problems that the council is trying to target. It will likely move the issues around the city and displace them to new landlords. The issues would be better resolved by a more erudite approach to deal with nuisance and a separate policy to tackle criminals acting as landlords.

19. Often, when tenants are nearing the end of their contract/tenancy and are in the process of moving out, they will dispose of excess household waste by a variety of methods. This includes putting waste out on the street for the council to collect. This is made worse when the council does not allow landlords access to municipal waste collection points. Local authorities with a large number of private rented sector properties need to consider a strategy for the collection of excess waste at the end of tenancies. We would be willing to work with the council to help develop such a strategy. An example is the Leeds Rental Standard, which works with landlords and landlord associations to resolve issues.

20. One of the arguments that the council has put forward is that selective licensing is being introduced due to the size of the PRS. Can the council clarify the following; a) is it the council's policy to reduce the PRS in these areas; and b) where does the council wish to see PRS grow in the city?

Negative impacts of discretionary licensing

21. One of the dangers of the proposed selective licensing scheme is that the costs will be passed on to tenants. This would increase costs both for those who rent in Sheffield and the council. The increased costs

to Sheffield residents would particularly hit those most vulnerable and least able to tolerate a marginal increase in their cost of living. Also, the council has failed to explain that, as well as the council's costs for the licence, landlords will likely cover their increased costs by raising rent prices. The failure to explain this shows a lack of understanding of how the private rented sector works. This could mean that landlords will look for tenants from other councils, as they are offering incentives (e.g. Haringey is offering £4,000 plus the Central London Local Housing Allowance rate).

22. The council costs are also higher than neighbouring local authorities: the council should look at other councils to see how it can reduce its costs for the license and council. Savings for the council will allow for the delivery of a more efficient scheme and drive out the criminals who operate.

23. Areas that have been subject to the introduction of selective licensing have seen lenders withdraw mortgage products, thereby reducing the options available to landlords who are reliant on finance. Downstream, this increases overheads for landlords and tenants. The lenders that withdraw mortgage availability from a landlord will appear on that landlord's credit history. Other mortgage lenders will put a higher cost on the landlord, which will ultimately reach the tenant.

24. Defining areas of Sheffield's problem zones in the consultation will not encourage lending or investment into those areas. The stigmatisation will be reflected in property values within them. Sheffield Council, by proposing to introduce licensing, is implying that there are social problems that could deter investment in those areas. The council does not acknowledge the impact that the stigmatisation of discretionary licensing will likely have. It will likely increase all car and house insurance premiums, not just those in the private rented sector, and the council has not told Sheffield residents about this. We assert that failure to provide such information indicates a substandard and, ultimately, superficial consultation exercise.

25. One of the council's reasons appears to be a contradiction: it wishes to increase the rents that landlords will receive in the area, while at the same time it expects them to sell their properties. One of the council's aims in the consultation document is to reduce the number of privately rented properties. Why would landlords sell their properties when the council is trying to make them more profitable for landlords?

26. The social housing sector has made many efforts to remove problem tenants (see table below). How does the council expect landlords to solve these tenants' issues when the social sector has failed? Many of the tenants who have been removed from the social sector are now living in the private rented sector without any support. This selective licensing policy will have a greater impact on the people who are evicted from social housing, as they will not be able to access the PRS as they will fail the reference check (mandatory condition).

Mortgage and landlord possession statistics 2016¹

Year (calendar)	Landlord type		Claims issued
	Private*	Social	
2016	54,583 (39.7%)	82,789 (60.3%)	137,372 (100%)
*includes all accelerated claims			

¹ www.gov.uk/government/statistics/mortgage-and-landlord-possession-statistics-october-to-december-2016

Current law

27. Currently, a landlord must comply with over 100 pieces of legislation, and the laws with which the private rented sector must comply can be easily misunderstood. A landlord is expected to give the tenant a “quiet enjoyment” of the property. Failure to do so could result in a harassment case being brought against the landlord. The law within which landlords must operate is not always fully compatible with the aims of the council. For example, a landlord keeping a record of a tenant could be interpreted as harassment.

28. Licensing is introduced to tackle specific issues. Many of these are related to tenants, which the council has identified. The challenge for local authorities is to work with all the people involved and not simply to blame one group – e.g. landlords. We are willing to work in partnership with the council to develop tenant information packs, assured shorthold tenancies and the accreditation of landlords, along with targeting the worst properties in a given area.

29. We would also argue that a problem which is restricted to poorly managed and/or poorly maintained properties would not be appropriately tackled by a licensing scheme – it is not proportionate. In many situations, the council should consider enforcement notices and management orders. The use of such orders would deliver immediate results. Why, instead, does the council wish to address it over a period of five years and through a licensing scheme? A targeted, street-by-street approach, working on specific issues in a coordinated manner with other relevant agencies, such as community groups, tenants and landlords, would have a much greater impact.

30. We would also like to see the council develop a strategy that includes action against any tenants who are persistent offenders. These measures represent a targeted approach to specific issues, rather than a blanket licensing scheme that would adversely affect all professional landlords and tenants alike, while leaving criminals able to operate covertly. Many of the problems are caused by mental health or drink and drug issues. Landlords cannot resolve these issues and will require additional resources from the council.

31. In relation to the reduction of antisocial behaviour and the authority that landlords have to tackle such activity within their properties, it should be pointed out that landlords and agents can only enforce a contract – they cannot manage behaviour (NB: House of Commons briefing note SN/SP 264, paragraph 1.1). In most circumstances, the only remedy available to landlords who are confronted with serious antisocial behaviour in one of their properties will be to seek vacant possession. In many instances, they will need to serve a section 21 notice, rather than a section 8 notice, identifying the grounds for possession. The former is simpler and cheaper and repossession (at present) is more certain. No reason needs to be given for serving a section 21 notice and, in this case, the perpetrator tenant can hypothetically approach the local authority for assistance to be rehoused (NB: Homelessness Guidelines cl 8.2). Crucially, no affected party needs to offer evidence against an antisocial householder, thereby reducing the risk of intimidation, harassment and, ultimately, unsuccessful possession claims. The issue of antisocial behaviour will, thus, not appear as a factor in the repossession. However, when providing evidence to support a licensing application, the document should clarify the position of all the relevant issues under landlord and tenant law.

32. We would like clarification on the council’s policy in relation to helping a landlord when a section 21 notice is served, the property is overcrowded or the tenant is causing antisocial behaviour, as per what the council says in the consultation. What steps will the council take to support the landlord? It would be useful if the council were to put in place a guidance document before the introduction of the scheme, to outline its position regarding how it will help landlords remove tenants who are manifesting antisocial behaviour.

33. We would like to know what consideration the council has given to homelessness, where these tenants cannot access the private rented sector.

34. The council fails to say what additional services will be provided for mental health. This will have an impact on adult social care budgets for the county council – and this budget is already under pressure. How much money has been allocated from the county to meet this?

Sheffield City Council Response to NLA Submission

Dear Mr Dick

Response to Selective Licensing consultation

Thank you for your comprehensive response which you e-mailed to us on 16 February 2018.

However, I am somewhat confused as your response does not appear to relate to our proposal.

You make specific and regular comments about Anti-social behaviour; yet we make no reference to it as part of our proposal. You also claim that one of our aims is to reduce the size of the private rented sector. I'm unsure why you say this as it is not in the report and is certainly not our aim! You have not mentioned the criteria/evidence we are using, so I wonder if there has been some mistake?

I would welcome your comments about our specific proposals and I would be happy to respond to any concerns, so I have attached a link to our report here.

<http://democracy.sheffield.gov.uk/mgIssueHistoryHome.aspx?IId=24011&optionId=0>

I look forward to hearing from you again when you have considered the issues and circumstances specific to this proposal in Sheffield.

Yours sincerely

Michelle Houston, Service Manager

Sheffield & District Landlord Association Submission

NB. *SCC response included in italics*

SADLA are not against Selective Licensing in principle and see the need for it on Chesterfield Road (although obviously we would prefer SCC to use their powers to prosecute the bad landlords). Our objection is the cost to the good landlord and we would like to see complete transparency on the costing of the scheme.

1. Which properties will be licensed – is it all rented properties or just flats?

It would be all properties within the 'line'. It is likely to be mostly flats and there are some licensable HMOs within the expected line. We found a number of licensable, unlicensed which is one of the factors that suggests that landlords aren't compliant in that area.

2. How the fee structure has been calculated (bearing in mind the council cannot profit from landlord licensing fees)

This will be broken down in the Cabinet report. On licensing so far we have definitely not made a profit. It is then our job to make sure it does not affect the public purse either.

3. What the budget for the landlord licensing scheme pays for ie staffing, visits, overheads etc

Yes, it does and that will all be shown in the Cabinet report.

4. How SCC licensing charges compare with fees charged in other local authorities.

We did look at the fees of other LAs when we did Page Hall. However, there are so many differences in how they operate the schemes it's difficult to compare. Eg – Nottingham in their new scheme are only inspecting 10% of accredited properties and 50% of non-accredited. We would never run a scheme that relies on landlords self-declaring (you might as well just stick to accreditation only) and especially a scheme that does not have qualified inspectors visiting the properties on a proper programme. There are also economies of scale etc to take into account.

5. I would also like more information on what services are provided by SCC to landlords who pay licence fees i.e. what are landlords paying for.

- *Landlords will get a day's training, from an approved trainer.*
- *A full set of landlord information materials, such as good tenancy agreement, example letter for rent arrears/ASB, hazards info*
- *At least one inspection per year (where needed) to advise and check on works and ensure landlords are aware of their responsibilities before there is a need to take legal action*
- *Invitations to policy seminars/updates*
- *Help on the end of the phone with any difficult situations, eg advice on benefits, tenancy management*

BUT – what we must remind landlord of, is that the fee is not to 'pay for a service or product' – it is to be legally compliant. What we found in Page Hall is that once landlords accepted the need to co-operate they asked for and welcomed the advice our team could give them.

6. What could landlords do (if anything) to enable SCC to reduce licence fees for good/compliant landlords

This would be very much welcomed. We completely agree that landlords who try to do everything right, and have safe properties should not pay as much as those who have deliberately avoided their legal obligations. It is something we are working on throughout the consultation period and we will be able to qualify those calculations in the run up to the Cabinet report. Our advice to the good landlords, is take advantage of the early bird rate, make sure you look at the standards and do everything you can to meet them in advance. Also make sure you think about the management aspects such as having a good quality Tenancy Agreement, getting tenant references, having repair reporting systems in place and making sure your certificates are up to date. The proposed fee structure used in the consultation does have different fee levels so that landlords that do not submit valid or complete applications see an increase in the fee and those landlords that we have to pursue to take action against would pay an even higher fee. This is a way to try to ensure that compliant landlords do pay less than those that do not comply.

7. Reduced fee structure for good landlords who own several properties

This is more difficult because the cost of processing each licence is the same – no matter who owns it. The only reduction I could see really, is if a landlord programmes in all his inspections at the same time (although dependent on where they are, it could interfere with the Inspector's programme). I appreciate the thought behind the question, but because the fee pays for the licence process and inspection it doesn't really matter who owns it and how many others they have.

8. Reductions for landlords who pay for a 2/3/5 year licence in one go

The fee covers the full 5 year licence period. Once you've paid – you've paid.

9. Are there ways of improving the efficiency of the inspections , landlord groups etc

The best way of improving efficiency is to make sure the properties already meet/almost meet the standards! Have all your paperwork ready. Make sure you arrange access well in advance etc. A lot of this will be common sense to your good landlords. We will be building in extra charges for cancelled appointments without notice etc because I'm relying on good landlords to act professionally

10. Can we delay its implementation until mandatory HMO licensing comes in to avoid double payment etc

It won't be implemented until mandatory HMO licensing expansion anyway. We are going to Cabinet May/June. This is where the decision is made. If it is 'yes', we must legally have a lead in period of a minimum of 3 months. A property will only need one licence (either HMO or Selective). Fees and conditions are likely to be very similar as we're wanting to adopt a more consistent standard across all properties across the city. This is even more relevant should the Fit for Human Habitation private members' Bill become law as it makes sure that Council housing is free of HHSRS hazards too, so again it's promoting consistency of standards.

11. £750 seems a lot what incentives can we offer to the compliant Landlord (The cost will only be passed on to the tenant so rents will rise)

We're doing all we can to make it fair for the compliant landlord. Please also remember this is for a 5 year licence.

12. Can the landlord who has everything done within 2 months be rewarded and penalize the ones who drag it out.

As above – it is something we are looking at

13. Pro rata reductions if the property is sold , death etc for the new license

This is something we are considering for all of our licensing

14. No major changes for 10 years (except national ones) all changes to be notified to landlords so that they can then prepare the property for the new license and save everyone time

I do not at this stage envisage the licensing to last for a period longer than 5 years. So landlords would only apply for one licence, and there would be one set of standards (unless something changed nationally)

15. All changes to be consulted with Landlords

I don't envisage there will be any. But I will always update and consult SADLA on as much as I can.

16. When a second license falls due 50% reduction for landlord who has everything up to scratch and only requires one visit. Same idea for subsequent renewals.

As per answer 14.

17. Get rid of the massive update every few years and allow landlords to update continuously as needed

Sorry I'm not sure what this means!

18. Reductions for compliant landlords with 2 or more properties

As per previous answers

19. The licensing area does not need to extend beyond the traffic lights at Sheldon Rd does it?

We are reviewing all our consultation comments and the boundary lines are something that has been raised consistently. Because of this, we have carried out a number of additional visits and this will feed into the Cabinet report recommendations.

ACORN Sheffield Response to Proposed Selective Licensing Scheme Consultation

Summary statement

ACORN Sheffield welcomes the city council's proposals to introduce a five-year selective licensing scheme along parts of London Road, Abbeydale Road and Chesterfield Road. The evidence found by the council's private rented sector inspection teams, suggesting that three quarters of privately rented homes in the area contain Category 1 hazards, is truly shocking. We believe that the persistence of such conditions in one of the richest countries in the world is utterly unacceptable.

As a tenants' union, our first priority is the safety and wellbeing of our members, and of tenants more widely, and the proposed area houses some of the most vulnerable renters in the city. Selective licensing is not a silver bullet for the problems experienced in private renting. It can however give the council the power and resources – currently constrained due to budget cuts – to gather information on landlords and properties in the area, enforce the legal minimum safety standards, and if necessary strike off unscrupulous landlords who refuse to comply or fail to meet 'Fit and Proper person' criteria.

About you

ACORN Sheffield

ACORN is a non-partisan democratic tenants and community union, operating nationally, with local branches in cities including Bristol, Sheffield, Manchester, Newcastle and Brighton.

ACORN Sheffield has been active since December 2016, primarily organising among private tenants on issues of housing in the city. The branch collectively supports members in understanding and asserting their rights as tenants. It also campaigns on a local and national level to improve housing conditions and protections for tenants more broadly, through a variety of means, such as increased regulatory enforcement, legislative change and community action.

Contact details

Email: sheffield@acorncommunities.org.uk

Question 2: For further correspondence and in terms of providing feedback how would you prefer to be contacted?

Email.

About the council's proposals

Question 3: Do you think residential properties owned by private landlords in the proposed Selective Licensing area are maintained to a good standard?

No. The evidence gathered by the council's inspection teams, suggesting that three quarters of privately rented homes in the area may contain Category 1 hazards, points to a situation which is extremely serious, and requires urgent action.

During the course of the public consultation, ACORN Sheffield completed around a dozen door-knocking and leafleting sessions in the proposed selective licensing area, and wider consultation zone, to encourage

local residents to respond to the council's questionnaire. We spoke to hundreds of residents in the area in these sessions. Among those we spoke to in the proposed licensing area, many reported struggling with a range of issues with their rented housing, and showed evidence of properties in states of serious disrepair. These included:

- One resident with young children who lived in a flat above a prominent local business on Chesterfield Road who explained that the central heating hasn't worked in her home for months, and the plumbing is faulty meaning the shower turns on whenever she flushes the toilet. The landlord – the owner of the business – has the electricians all within his shop which means she has no independent means of diagnosing the issue, and he won't fix it.
- Another tenant explained that she hadn't had a working bath in over a year and a bathroom filled with mould, and said to our member, "What does this say to my son about our worth as people when I can't even run him a hot bath?"
- Another tenant explained that without central heating for the entire winter, they could see their breath in their home and their landlord had simply treated their request like an inconvenience to her, rather than her duty to provide a decent property.
- A tenant who had lived in the proposed licensing zone a few years previously had his deposit withheld by his landlord, on the basis that the value of the property had supposedly declined during their tenancy. He described the landlord as behaving in a physically intimidating manner when challenged on the legality of this.

ACORN has also recently resisted threatened evictions in the area on Abbeydale Road, and more recently at another property nearby in Nether Edge, which would have been illegal if carried out. The first of these was a particularly hazardous property.

Overall, residents in the area appeared to have extremely low expectations for their property, yet were paying very high rents. We found numerous others without working central heating or with serious damp and mould problems, with landlords delaying repairs, being incommunicative, or simply claiming they had repaired things when they had not.

Question 4: Overall, would you say that the landlords in the proposed Selective Licensing area responsibly let, manage and maintain their properties?

. The council's evidence suggests that only a minority of landlords are maintaining minimum safety standards in the properties they let, suggesting this a systemic problem in the area rather than a few exceptional cases. The specific concerns raised by the PRS team regarding the risk of fatal fires breaking out in the area are extremely worrying. Responsibility for the safety of tenants in the area – among them vulnerable families – ultimately lies with those landlords letting properties in the area. However, the current situation suggests a level of negligence which can only be solved through strong regulatory enforcement. Here responsibility lies with the local authority.

Question 5: Having read the Selective Licensing Consultation Leaflet, do you agree with our proposals for the introduction of Selective Licensing in the London Road / Abbeydale Road / Chesterfield Road area?

Purpose of the scheme

Agree with.

Benefits of the scheme

Agree with.

The area covered

Agree with. (Can we add that we would rather see this in a much broader area?)

Additional comments

ACORN Sheffield recognises that selective licensing is not a silver bullet for addressing the problems of the private rented sector. However, in the absence of wider legislative change, and the context of severely constrained resources within local authorities, we believe the proposed scheme is the best solution available to resolve the risks tenants currently face in the area.

Implementation

Selective licensing has been particularly successful in some parts of the country. Newham's borough-wide scheme beginning in 2013, for instance, stands out in terms of statistics. However, it is critical to note that this was achieved by the local authority committing significant financial and non-financial resources in building relationship with relevant agencies, such as the Fire Service and Environmental Health. It is also vital that licenses are not given before full inspections are carried out.

In addition, communication with tenants in the area will be crucial. It is imperative that tenants are quickly appraised of the new licensing scheme before it is implemented, in the appropriate languages. Given the vulnerable situation of some tenants in the area, this should include tenants' legal protections and rights with respect to the licensing scheme, and how to access the council's in-house referencing system for tenancy agreements.

Additional conditions for licenses

According to government guidance, there are certain additional conditions which local authorities can apply to licenses, on top of mandatory conditions (e.g. fire alarms and gas safety certificates).

Given the nature of the risks identified by the council's inspection teams in the area, ACORN Sheffield strongly believes that properties should be required to have both electrical safety certificates and carbon monoxide alarms as well.

We also urge the council has a mechanism in place to ensure – through licensing conditions if necessary – the quality of work carried out to bring unlicensed properties up to standard is of a safe and sufficient standard.

Question 6: Do you have any other comments about the proposed Selective Licensing Scheme, or anything else you want to tell us about?

Anti-social behaviour

We also note that the consultation leaflet refers to the issue of anti-social behaviour. In the first public consultation event in December 2017 council officers' responses to the significance of this component remained vague. We note from the government guidance that requiring landlords to take reasonable steps to prevent anti-social behaviour by occupiers or visitors is a discretionary condition local authorities can attach to selective licensing. ACORN's view is that this should not be part of the proposed scheme, which must prioritise the protection of tenants. Landlords are not the appropriate people to fulfil this kind of role, which suggests an element of 'policing'. They already have considerable power over their tenants, and we

are concerned such a role would be open to abuse, especially where tenants are not fully knowledgeable of their own rights.

Consultation process and tenants' views

ACORN members attended three of the council's four public consultation events. At each, many landlords acted in ways that were both inappropriate and aggressive. At the final consultation event at Sheffield United in particular, the behaviour of many landlords was disgraceful, with the meeting eventually brought to a premature end following threats of physical violence towards ACORN members and tenants. The atmosphere was intimidating, and it is difficult to imagine tenants renting from hostile landlords would have felt able to attend these events. We urge the council to take this into consideration when evaluating views gathered during the consultation period, and give appropriate weight to the written responses of tenants – a format in which they will have been able to speak more freely.

In addition, we are concerned at the pressure tenants may have been put under by landlords and letting agents to oppose selective licensing. We spoke to two renting households for instance who had received a 'round robin' email from Bloor letting agency, suggesting that the costs of licensing could be passed on to them in rent increases, and that they should respond to the consultation accordingly. We suspect others have received similar or more explicit communications, since landlords have been openly saying they will do the same. We hope the council will take these concerns seriously, and take appropriate action against those who have put undue pressure on tenants to oppose the scheme.

License fee and rent rises

We consider the license fee proposed by the council to be fair and appropriate. If anything, we wonder if the fees raised will be sufficient to cover the costs of the entire scheme.

Nonetheless, we are concerned with the threat made time and again by landlords that they will raise rents in order to recover the costs of the license fee as quickly as possible – which is frontloaded at the beginning of the scheme. Members and residents have raised similar concerns. We consider this to be a deplorable response on the part of landlords, to evidence of seriously hazardous housing conditions in the area. ACORN categorically rejects the notion that rent hikes and gentrification are the necessary consequences of increasing safety standards. Safe and secure housing is the right of everyone, including the long established communities living in the area. ACORN nationally takes a position in favour of rent controls, and will continue to campaign for this.

At best such a move on the part of landlords would be evidence of poor business practice and planning. Nevertheless, we do not think this makes rent hikes any less of a possibility, especially in an area of high demand which has become increasingly desirable in recent years and is undergoing rapid change. The council claims there is no evidence of licensing leading to higher rents. However, this lack of evidence stems partly from lack of useable data, due to the way data is collected in England, which is not the same as saying there is no evidence. Moreover, we note that increased rental and property values are given as potential benefits in the council's consultation leaflet.

While ACORN is aware of the financial constraints faced by the council and the Private Rented Standards team, other local authorities have used a range of pricing mechanisms – such as staggered payment schemes and reduced fees for early sign-up – to mitigate the risks of rent rises resulting from high frontloaded fees. We urge the council to seriously explore and consider all the available options in this

regard, to avoid unnecessary rent hikes which could lead to established tenants and communities being priced out of the area.

Sheffield City Council initial Response to Acorn Submission

Hi,

Thank you for submitting your response to the consultation on a potential Selective Licensing designation on London Road / Abbeydale Road / Chesterfield Road. Your feedback will be included and responded too in the consultation report which we will publish in April.

I note in your response that you highlight 4 cases where tenants are experiencing problems either with their property or with their deposit. Can you please refer these people to our service as we can help and support these tenants as we are the regulatory body. Alternatively you can ask these tenants to contact us directly on 273 4680 or they can email us at prs@sheffield.gov.uk or selectivelicensing2017@sheffield.gov.uk.

It is vitally important that we are able to help and support these tenants so please either refer them on to us or provide their contact details to us.

Sheffield City Council Full Response to Acorn Submission

Thank you for your formal submission which responded to the questions as set out in the questionnaire for residents and businesses in the wider area and other stakeholders. Your feedback is included within the main body of the consultation report.

I note that in your addition comments you cover several issues and response to this can be found below;

Implementation

We know that having referral routes and contact with partner agencies such as South Yorkshire Fire Service, Environmental Health and others is vital. This is something that our team do constantly and will be important for us to continue while delivering Selective Licensing.

With regard to your notes about communicating clearly, including translation services, I can confirm that we will translate any necessary information and work with translators where necessary.

Additional Comments for Licenses

The conditions for Selective Licensing are being drafted and will be included in the Cabinet Report which will be submitted to Councils Cabinet in June. We are intending to ask for the legal minimum standards which will include landlords having to submit valid gas safety certificates at application.

Anti-social Behaviour

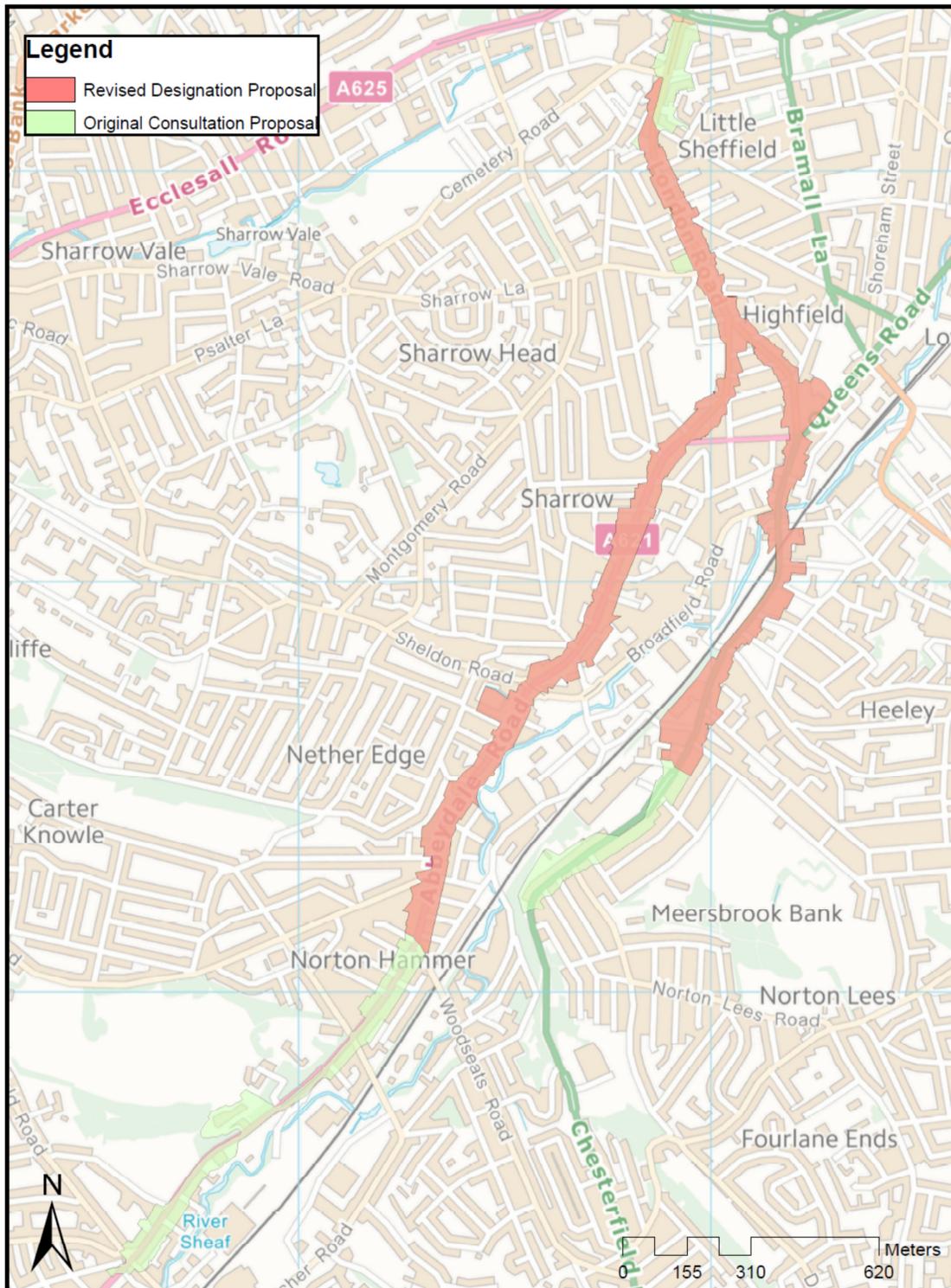
There will be a requirement within the conditions of the licence whereby the licence holder must take reasonable steps to reduce anti-social behaviour by the persons occupying or visiting this house. This is not over and above general requirements.

Licence Fee and Rent Rises

As set out in the summary section of the consultation report we appreciate the potential impact the Selective Licence fee may have, including being passed on to tenants. A full response to issues relating to the licence fee can be seen in question 7 of appendix 1. The council are proposing a 2 stage payment in order to respond to concerns regarding the fee amount. Further details on the 2 stage payment can be read in the summary section of the consultation report.

I would like to formally thank you for your submission.

Proposed London Road, Abbeydale Road & Chesterfield Road Selective Licensing Designation



Appendix 4

The proposed **amended** designation is listed as the following addresses;

1. <u>Abbeydale Road</u>	
Abbeydale Road	1 to 781 (odds) 2 to 666 (evens)
<u>Side roads – odd numbers side:</u>	
Fieldhead Road	62 & 64
Wolseley Road	115 & 117
Langdale Road	6
Woodseats Road	1, 3 & 5
<u>Side roads – even numbers side:</u>	
South View Road	224 & 226
Stead Road	156 & 165
Frederick Road	4
Machon Bank	150
Glen Road	79 & 94
Glen Road	Abbeydale Primary School
Gatefield Road	2 & 4
Carter Knowle Road	1 & 2

<u>London Road</u>	
London Road (including London Road 'South')	101 to 661 (odds) 42 to 524 (evens)
<u>Side roads – odd numbers side:</u>	
John Street	3
Randall Place	2
Alderson Road	3 to 9 (odd no.)
Woodhead Road	1
St Barnabas Road	20
Holland Place	11
Queens Road	586 & 647 to 655 (odd no.)
Oak Street	Heeley Arches
Artisan View	2 to 22 (even no.)
Thirwell Road	5 to 11 (odd no.)
<u>Side roads – even numbers side:</u>	
Cecil Square	2
Sharrow Lane	6, 8
Witney Street	1
Fieldhead Road	1 to 9 (odd no.)
Broadfield Road	1

<u>Chesterfield Road</u>	
Chesterfield Road	13 to 123 (odds) 30 (evens)
<u>Side roads – odd numbers side:</u>	

Albert Road	Crown Inn
Whiting Street	31
Valley Road	Arthington Flats
Valley Road	2
Meersbrook Park Road	2
<u>Side roads – even numbers side:</u>	
Little London Road	2, 4 & 6
Windsor Road	2