

Consultation : Selective Licensing of the private rented sector in Melcombe Regis

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DCP

Licensing

- The power to introduce an area based Additional licensing or Selective Licensing scheme was introduced by Part 3 of the Housing 2004
- Additional licensing enables a Council to extend the types of HMOs needing to be licensed beyond those subject to the Mandatory licensing criteria.
- Selective licensing enables a Council to designate the whole or part of its area as a Selective Licensing designation if one or more of the following conditions exist in the area:-

1. Low **housing demand**
2. A significant and persistent problem caused by **antisocial behaviour**,
3. Poor property **conditions**, (If high proportion of PRS property)
4. High levels of **migration**, (If high proportion of PRS property)
5. High level of **deprivation**, (If high proportion of PRS property)
6. High levels of **crime**, (If high proportion of PRS property)

Why in Melcombe Regis?

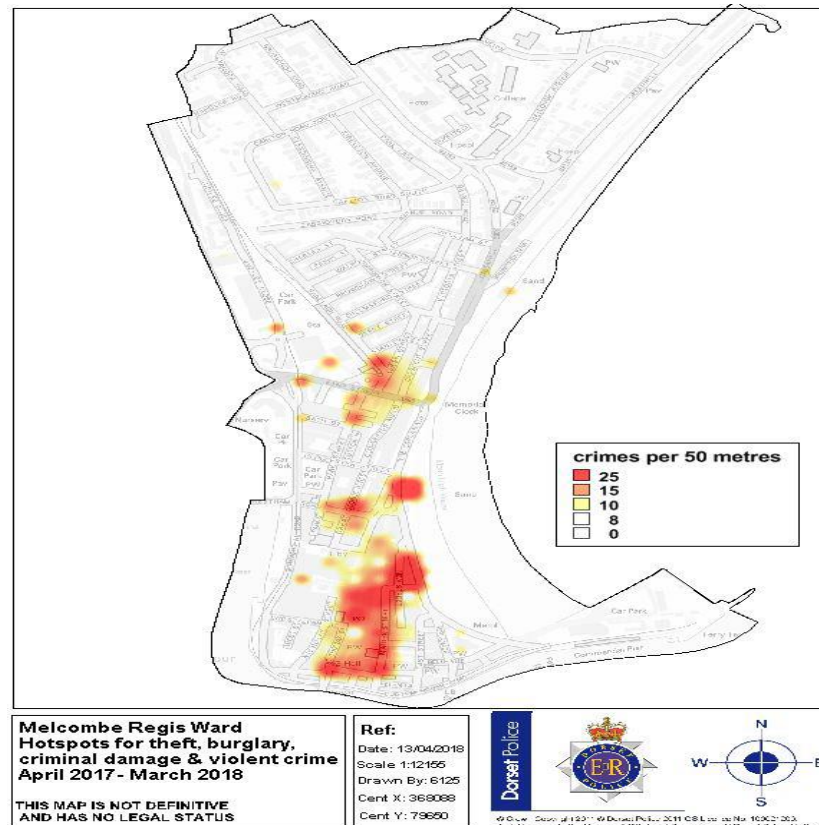
1. Deprivation

Three of the four LSOAs in the Melcombe Regis ward are amongst the top seven most deprived in the county across all the indices of **deprivation** and are amongst the top 20% nationally

Three of the four LSOAs in the Melcombe Regis ward are considered to be in the top eight most deprived in the county for **Income** and are amongst the top 20% nationally

All four LSOAs in the Melcombe Regis ward are considered to be in the top ten most deprived in the county on the grounds of **health and disability** and are amongst the top 20% nationally for this index of deprivation

Three of the four LSOAs in the Melcombe Regis ward are considered to be in the top 20% nationally for **Crime** (Burglary, Theft, Criminal Damage and Violence) with Melcombe Regis Town Centre LSOA are within the top 2% nationally.



The scheme area

- Fee
- Conditions
- Fit & Proper Person test.
- Additional resources / services



Objectives

To promote more effective partnership working and regulation of private sector landlords and managing agents to:

Improve the health of PRS tenants through improved professional standards of tenancy management

Improve the living environment for all residents by ensuring relevant licence conditions are met

Tackle crime and anti-social behaviour associated with the private rented sector that is affecting the local community

Improve resident satisfaction with the way in which PRS tenancies are managed .

What Licensing may achieve

- Additional control over how properties in the PRS are managed.
- Early intervention where bad management practices occur
- Fit and Proper person test for all landlords and agents
- Increased capability to take control of unlicensed properties. Management Orders.
- Improved intelligence sharing and liaison with partner agencies. Police, DWP etc.
- Improved services within the area, including:
 - landlord support, legal advice, co-ordinated action in ASB cases, inventories, priority for subsidised loans, Debt counselling for tenants, investment in the area e.g. Heat Melcombe Regis.
- Services from WPBC, DCC, DWP, Police, DWFRS coordinated. Corporate sign up to invest in the area.
- Powers to deal with non compliant landlords including:
 - Civil penalty for offences up to £30k and Rent Repayment Orders

What licensing cannot achieve.

- Physical improvements in properties i.e. HHSRS, area regeneration
- Reduction in PRS numbers
- Significant increase in property values
- Reduction in HMOs
- Determine who landlord chooses to rent to
- Force a landlord to evict a problem tenant
- Income for the council to use on other services..

Consultation

The consultation documents including a detailed report, FAQs , draft licence conditions and the consultation questionnaire can be found on line at:

www.dorsetforyou.gov.uk/housing-consultation

Enquiries regarding the proposal can be made to :

Email: HousingConsultation@dorset.gov.uk.

**ALL LANDLORDS AND LETTING AGENTS ARE INVITED TO COMPLETE
A QUESTIONNAIRE TO LET US KNOW YOUR VIEWS.**