OVERVIEW AND SCRUTINY MANAGEMENT BOARD

Date and Time:- **Wednesday 15 October 2025 at 10.00 a.m.**

Venue:- **Rotherham Town Hall, The Crofts, Moorgate Street, Rotherham. S60 2TH**

Membership:- **Councillors Steele (Chair), Bacon (Vice-Chair), Allen, Baggaley, Blackham, Brent, A. Carter, Harper, Keenan, McKiernan, Monk, Tinsley and Yasseen.**

This meeting will be webcast live and will be available to view via the Council's website. The items which will be discussed are described on the agenda below and there are reports attached which give more details**.**

Rotherham Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair or Governance Advisor of their intentions prior to the meeting.

AGENDA

6. Selective Licensing Policy (Pages 3 - 521)

Report from the Strategic Director of Regeneration and Environment.

Please note that this pack contains all of the documents for this item including an updated covering report along with an updated version of Appendix 6 - Streets Removed with Narrative, Amended Maps Following Consultation and Final Proposed Boundary Map.

Recommendations

That Cabinet

1. Review all options proposed in section 3 of this report and approve Option 3, which is to proceed to approve Selective Licensing declarations, including the establishment of a stakeholder steering group (based on the criteria set out within this report and appendices);

2. Approve the revised Licence Fee and the Licence Conditions, in all of the proposed areas which are:
   a) Town centre / Eastwood / East Dene / Clifton / Boston Castle
   b) Masbrough / Kimberworth
   c) Thurcroft
   d) Dinnington
   e) Brinsworth
   f) Parkgate

The next meeting of the Overview and Scrutiny Management Board will be held on Wednesday 12 November 2025 commencing at 10.00 a.m. in Rotherham Town Hall.



John Edwards,
Chief Executive.

Rotherham Metropolitan Borough Council

Public Report
Cabinet

Committee Name and Date of Committee Meeting
Cabinet – 20 October 2025

Report Title
Selective Licensing Policy

Is this a Key Decision and has it been included on the Forward Plan?
Yes

Strategic Director Approving Submission of the Report
Andrew Bramidge, Strategic Director of Regeneration and Environment

Report Author(s)
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01709 823118 or Emma.ellis@rotherham.gov.uk / chris.stone@rotherham.gov.uk

Ward(s) Affected
Rotherham East
Boston Castle
Rotherham West
Rawmarsh West
Brinsworth
Thurcroft & Wickersley South
Dinnington

Report Summary

There have been two periods of Selective Licensing in Rotherham, the first in 2015-2020 and the second in 2020–2025. Following mandatory consultation, agreed by Cabinet on the 16th of September 2024, this report considers if the Council wants to make further declarations, following the conclusion of the previous Scheme on the 30th of April 2025.

The report describes the review of the 28 Lower Super Output Areas (LSOAs) with high levels of Private Rented Sector (PRS) properties presented in the September 2024 report, the overwhelming evidence of poor private sector housing conditions and associated wider issues in relation to deprivation, the environment, crime and anti-social behaviour, and provides the reasons for proceeding to consultation with 22 LSOAs, grouped into six distinct areas and includes the outcome of the mandatory consultations.

The results of the consultation have been analysed and are presented in this report along with several alternative proposed schemes. This report also details

amendments made as a result of feedback and presents the final proposals for consideration. In determining whether to introduce future declarations, Cabinet is asked to consider the feedback from the consultation alongside the data presented and the objectives identified under each proposed declaration within this report.

Recommendations

That Cabinet

1. Review all options proposed in section 3 of this report and approve Option 3, which is to proceed to approve Selective Licensing declarations, including the establishment of a stakeholder steering group (based on the criteria set out within this report and appendices);

2. Approve the revised Licence Fee and the Licence Conditions, in all of the proposed areas which are:
   a) Town centre / Eastwood / East Dene / Clifton / Boston Castle
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   e) Brinsworth
   f) Parkgate

List of Appendices Included

Appendix 1	Final output report Selective Licensing 2020-25
Appendix 2	Data Sources and Declaration Criteria
Appendix 3	Selective Licence Statutory Stakeholder Consultation Communications Audit
Appendix 4	Combined summary of responses
Appendix 5	Area Plan Objectives
Appendix 6	Streets Removed with Narrative, Amended Maps Following Consultation and Final Proposed Boundary Map
Appendix 7	Analysis of Alternative scheme proposals
Appendix 8	Licence Conditions General and Town Centre etc_Masbrough etc
Appendix 9	Proposed Budget Selective Licensing 2026-31 calculations, SL Fees in England and Economic Impact of Selective Licensing
Appendix 10	Publicity Plan Post Declaration
Appendix 11	Draft Designations
Appendix 12	Equalities Assessment Part A and B
Appendix 13	Carbon and Climate Change Assessment

Background Papers

- Selective Licensing Scheme 1 (Policy) Cabinet Report September 2024
- Housing Act 2004 (legislation.gov.uk)
- General Enforcement Policy 2023
- The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024 - GOV.UK

- An Independent Review of the Use and Effectiveness of Selective Licensing 2019
- Selective Licensing in the private rented sector: a guide for local authorities - GOV.UK (www.gov.uk) 2024
- Licensing Private Rented Homes (ch1889.org) 2024
- Selective Licensing JG 180922 19 Aug 2022.pdf (nottinghamcity.gov.uk)
- Scrutiny Review Recommendations – Impact of Selective Licensing – 18th September 2023
- The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024 - GOV.UK
- Council Plan 2025
- Housing Strategy 2022-2025
- Housing Act 2004
- https://www.rotherham.gov.uk/housing/selective-licensing-options-future-designations-13-october-2025 (free text consultation comments)

Consideration by any other Council Committee, Scrutiny or Advisory Panel
None

Council Approval Required
No

Exempt from the Press and Public
No

Selective Licensing Policy

1. Background

1.1 Selective Licensing is a discretionary tool made available to Local Authorities by Part 3 of the Housing Act 2004. A designation of Selective Licensing allows the Council, within a prescribed boundary, to require that private landlords licence their let properties, pay a licence fee and requires compliance with prescribed licence conditions. Selective Licensing can only be introduced under very specific circumstances and after formal consultation, to tackle problems in designated areas.

1.2 Selective Licensing is a tool that seeks to significantly improve living conditions for residents in the private rented sector by enforcing minimum property standards and holding landlords accountable. Government reviews, including the Ministry of Housing's 2019 evaluation, found that such schemes help tackle poor housing quality, anti-social behaviour, and deprivation when implemented strategically. Independent research by the London School of Hygiene & Tropical Medicine also linked licensing to reductions in mental health issues and improved housing management. Locally, schemes like Rotherham's have removed thousands of serious hazards from homes, contributing to better health outcomes and improving communities.

1.3 Designations have a maximum life of 5 years. Licence fees can only be used to fund the administration and enforcement of the schemes within the declaration boundaries. The fee provides additional dedicated resources to support delivery of the schemes' objectives.

1.4 It is a criminal offence for a landlord to operate a property without a licence in a designated area, and/or to fail to comply with licence conditions, and/or to breach a Housing Act Notice. Offences may result in a criminal prosecution or a financial penalty of up to £30,000. Other consequences include Banning Orders, Rent Repayment Orders, and not being able to issue "no-fault" S21 eviction notices. These are some of the practical legislative benefits that arise from the introduction of a scheme.

1.5 Selective Licensing is the only provision which requires private landlords to identify themselves and their properties to the local housing authority, though the Renters' Rights Bill, currently in Parliament, proposes a nationwide register of private landlords.

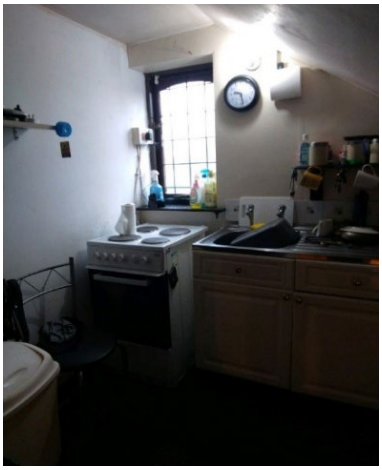
1.6 The Council has previously designated two Selective Licensing schemes (2015-2020 and 2020-2025) which were declared on the criteria of 'low demand' and 'high levels of deprivation' respectively. Areas of Eastwood and Ferham, Masbrough, Maltby, Parkgate, Thurcroft and Dinnington (six in total) have been subject to both schemes and were under licence for 10 years.

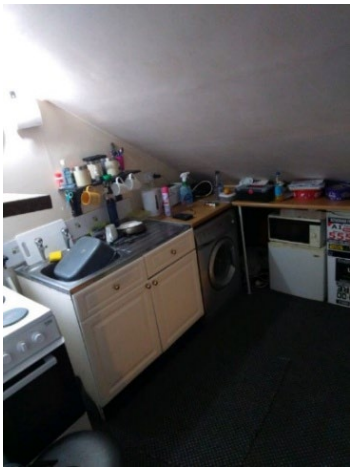
1.7 Both previous schemes have delivered significant improvements to the condition and management of private sector rented properties in the designated areas. However, the latest information available from the 2020 to 2025 scheme also demonstrates that landlord behaviours in the majority of cases have not changed sufficiently to achieve the desired goal.

1.8 Despite the first scheme which ran from 2015 to 2020, the second 2020-25 scheme still identified and led to the removal of a further 8,176 Category 1&2 hazards from 1,416 homes, delivering improved health and quality of life to Rotherham's private sector tenants. Without the scheme being in place, and the additional resources it provides, the 2,377 inspections carried out under this scheme, would not have taken place. The health consequences of poor housing conditions are significant and the removal of this many hazards from people's homes represents a societal financial benefit of £1,860,797 (BRE Housing Health Costs Calculator)**.**

1.9 The lack of a behavioural change in both landlord and tenants in all areas, in some cases over 2 periods of Selective Licensing shows that many landlords are still not proactively managing their tenancies, only becoming involved when the Council highlights issues. Some use this continuing non-compliance to illustrate previous schemes have failed. However, it is likely that without the 2020-25 proactive Scheme, 1,470 households would still be living in hazardous or poor living conditions. This fact underlines the lack of confidence in self-regulatory models. Future schemes, should they be declared, will focus on achieving that behaviour change, as has happened in Maltby, which does not form part of the proposals contained within this report.

1.10 To illustrate the impact of the Scheme, some of the actual hazards identified are shown below in images. This first set of images shows a small space converted (not to building regulations) to a bedsit; this contained a kitchen, bedroom and toilet. There is no space to prepare food, or store food due to the slope on the ceiling, there were also many other hazards which resulted in the property being prohibited under an emergency notice.

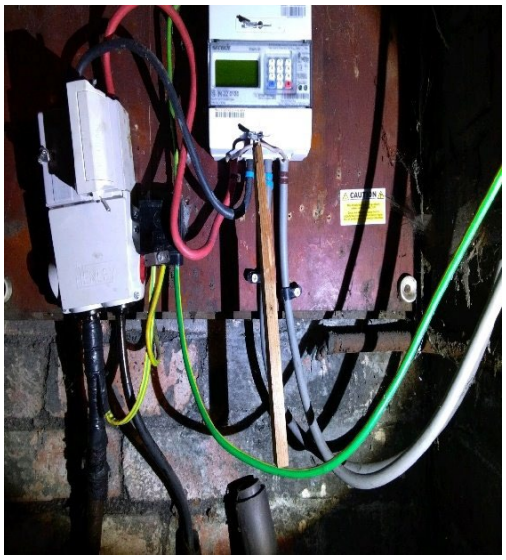




1.11 Electrical safety is another key factor that has been identified numerous times through the previous schemes. These images show just two

examples of where electricity meters have been tampered with to seek to bypass the meter itself, creating significant risks.





1.12 The schemes identified a range of significant concerns in relation to structures caused by leaks or damp. The first image below shows leaking from a room above leading to a ceiling collapse with the second image showing plaster coming away from a lintel above a window, caused by missing pointing.





1.13 Alongside the direct housing improvements, the scheme powers and wider partnership working during the previous designation saw more than £40m of illegal cannabis cultivation seized and 155 Emergency Prohibition Notices issued. In addition, 15 successful prosecutions were undertaken and a further 23 prosecution cases are ongoing. A more detailed breakdown of the work undertaken as part of the 2020-25 scheme can be found at Appendix 1.

1.14 Research and Government guidance acknowledge that Selective Licensing can be an effective policy tool with many schemes achieving demonstrable positive outcomes. However, it also indicates that when implemented in isolation, the effectiveness of Selective Licensing is often limited. Schemes appear to be more successful as part of a wider, well planned, coherent initiative which is what the proposed designations are seeking to achieve when coupled with the bespoke area plans. The Area Plans can be found attached as Appendix five and detail the data which supports the proposed declarations of Selective Licensing and shows the bespoke objectives for each area (further details can be found in section 2.1.2). This aligns with the aims of the Housing Act.

1.15 Selective Licensing in itself is not a 'silver bullet' which allows traditional services and policing to step back. Any declaration should deliver additional provision to an area and not seek to fund core service provision. The limitations of any declaration were explored in the 'setting expectations (section 2)' section of the Cabinet report of the 16th of September 2024. The same report also highlights the benefits of selective licensing, realised in areas like Maltby, which are centred on improving housing conditions, tackling deprivation, and enhancing community wellbeing. As a result of these improvements, Maltby has not been proposed as an area for a future designation and was therefore not included in the consultation exercise. The report highlights that selective licensing makes a significant contribution to ensuring landlords maintain safe and healthy homes, which directly contributes to better health outcomes.

2. Key Issues

2.0.1 At the September 2024 meeting, Cabinet considered a report on the possibility of future declarations of Selective Licensing. The report contained details of potential areas for consideration, along with risks and supporting data. The selection of areas for consultation was based on a comprehensive ranking of 28 LSOAs with high concentrations of PRS properties. These were assessed against five declaration criteria: low housing demand, anti-social behaviour (ASB), high migration, housing deprivation, and crime. Of these, 22 LSOAs were identified as meeting at least one mandatory criterion, making them eligible for future designation.

2.0.2 The top-ranking areas were Eastwood Village, Town Centre, and Masbrough West: each met five criteria and had high rankings across all indicators. For example, Eastwood Village had the highest number of notices linked to cannabis cultivation (31), a high ASB rate of 0.06 per 100 population, and 22.09% of households classified as housing deprived (which relates to properties identified in the 2021 census as potentially being overcrowded, lacking heating or in a shared dwelling). The Town Centre recorded the highest crime rate (1.02 per 100 population) with 2,283 incidents in 2023, and a population turnover rate of 41.6%, indicating significant instability. Masbrough West also showed high levels of deprivation (20.71%), crime (373 incidents across 2023), and low housing demand.

2.0.3 The remaining areas selected for consultation— Dinnington, Eastwood / Town Centre, Masbrough, Parkgate & Thurcroft and Brinsworth North East —also demonstrated concerning levels of associated issues. For instance, Dinnington Central had a population turnover rate of 24.9%, an ASB rate of 0.05, and 491 recorded crimes. Parkgate had a crime rate of 0.52 and 7.63% housing deprivation. Clifton West had 10 cannabis cultivation notices and 12.96% housing deprivation. These statistics illustrate not only the breadth of the issues but also their persistence across multiple domains. The data substantiates the need for targeted intervention through Selective Licensing and supported the decision to consult in the relevant areas.

2.0.4 As a result of the information presented, Cabinet agreed to commence consultation (as required by S80(9) Housing Act 2004), with a view to developing and considering further designations which would commence after the 2020-25 Scheme ended. The outcome of the consultation is detailed in section 4 of this report.

2.0.5 Since the Cabinet report in September 2024, a new General Approval came into force (December 2024) and local housing authorities in England are no longer required to obtain confirmation from the Secretary of State before implementing a Selective Licensing Scheme of any size, previously local housing authorities were limited to a maximum of 20% of the total borough-wide before seeking confirmation. The current amended proposal represents an estimated 4,132 licensed properties, 24% (based on the 2021 census) of the Private Rented Sector in the Borough.

2.1 Non-Statutory Guidance

2.1.1 Before making any declarations, the Council must have regard to a number of issues identified in the non-statutory guidance. These are presented below in summary and further detailed in the paragraphs to follow:

- It has identified the objective or objectives that a designation will help it achieve. (Area Plan Objectives Appendix 5).
- Identify whether the area is suffering problems that are caused by or attributable to any of the six criteria available for making a Selective Licensing designation (Data Appendix 2).
- What it expects the designation to achieve (Area Plan Objectives Appendix 5).
- That it has considered whether there are any other practical and beneficial alternative courses of action available that might provide an effective method of achieving the objectives that the designation is intended to achieve (Appendix 5 & 7). Only where it is considered that there are no practical and beneficial alternative courses of action should a designation be progressed.
- That the making of the designation will significantly assist the local housing authority in achieving these objectives. (whether or not in conjunction with other measures) (Appendix 5).

2.1.2 **It has identified the objective or objectives that a designation will help it achieve**

2.1.3 The final Area Plans – now called the Neighbourhood Development and Improvement Plans - are contained in Appendix 5. The plans are based on the data contained at Appendix 1 and 2 and show the narrative and data for a declaration in these areas.

2.1.4 The plans identify the Selective Licensing declaration criterion and specific objectives for each area, along with a governance structure for monitoring, which includes the addition of a stakeholder reference group following consultation. The plans will remain live documents to allow flexibility to respond to changing circumstances over the life of any declaration.

2.1.5 The draft Neighbourhood Development and Improvement Plans have been amended to reflect consultation feedback. Boundary changes have been made. Opportunities to develop the perceived strengths of an area along with measures to address the perceived problem have been included in the objectives.

2.1.6 **Identify whether the area is suffering problems that are caused by or attributable to any of the six criteria available for making a Selective Licensing designation**

2.1.7 The data contained in Appendix 1, 2 and 5 shows that the areas have a range of issues and would support declarations in the proposed areas on more than one of the six mandatory grounds for declaring Selective Licensing. The Outturn report from the 2020-25 Selective Licensing Scheme in Appendix 1, shows substantial evidence of disrepair, environmental crime, and higher levels of crime and ASB than the Borough averages. It also shows the considerable good the Scheme delivered to families and wider society.

2.1.8 The table in section 4.6.2 of this report shows that whilst the public consultation did not provide majority support for the introduction of Selective Licensing, respondents did agree in much larger numbers in some instances as to the existence of problems in those areas, which have relatively high levels of private rented sector properties.

2.1.9 **What it expects the designation to achieve**

2.1.10 Appendix 5 shows the bespoke objectives for each declaration.

2.1.11 **That it has considered whether there are any other practical and beneficial alternative courses of action available that might provide an effective method of achieving the objectives that the designation is intended to achieve**

2.1.12 When considering whether to make a Selective Licensing designation a local housing authority must consider whether there are any other courses

of action available to it that would achieve the same objective or objectives as the proposed scheme, without the need for the designation to be made. Examples might be education programmes, voluntary accreditation schemes or using existing powers, if they might achieve the same objective as a Selective Licensing designation. Only where there is no practical and beneficial alternative to a designation should a Selective Licensing Scheme be made.

2.1.13 Existing powers are available in these areas, as they are throughout the Borough, however these existing powers cannot achieve the scheme objectives, and particularly the adoption of the licensing conditions in the proposed areas. Through the data analysed and consultation undertaken, the Council has identified additional objectives to be achieved and to do so would not only require the declarations to be made, but the additional resources that this provides to add value to existing services. The intentions and objectives of the scheme could not be delivered through existing powers and resources. Selective Licensing schemes grant additional powers and crucially, through charging landlords, provide additional resources to better protect tenants, which has allowed for the 2,377 inspections undertaken during the previous scheme. The need for the additional powers, resources and inspections is underpinned by the 8,176 hazards identified in the most recent Scheme, which otherwise would not have been identified and addressed.

2.1.14 The Neighbourhood Development and Improvement Plans in Appendix 5 contain summaries of previous work delivered in the proposed areas, both inside and outside of Selective Licensing declarations. They identified that the previous activities delivered to these areas have not fully resolved the problems. During the consultation, several alternative schemes were proposed, and these are further detailed in section 4 of this report.

2.1.15 **That the making of the designation will significantly assist the local housing authority in achieving these objectives**

2.1.16 In developing the proposals contained within this report, significant work has been undertaken to identify the work that has already taken place in these areas, information about which is detailed by each area in Appendix 5.

2.1.17 In addition, as part of the consultation, alternative proposals have been submitted. Each alternative proposal has been reviewed in detail by officers and legal services with further information available in Appendix 7. There is no single alternative proposal which offers a feasible alternative, capable of delivering the objectives in the proposed Selective Licensing Neighbourhood Development and Improvement Plans.

2.1.18 Six of the seven schemes propose some form of self-regulation, with lower fees or an unclear funding mechanism, four of which, propose borough-wide schemes. Four proposals either suggest a delay in any declaration until after the Renters' Rights Bill is enacted or include aspects which will become law under the Bill if passed in its current form.

2.1.19 The alternative schemes' strengths, weaknesses and ability to deliver on Area Plan objectives, are discussed in Appendix 7. There are, however, common elements of the alternative schemes, which could be incorporated into the current Selective Licensing proposals which enhance the original proposal. One such example is the creation of a Steering Group to include wider Stakeholders to monitor and review progress of new declarations throughout their life. The Masbrough submission offered draft terms of reference for such a group.

2.1.20 There is a suggestion of devising a private sector leasing option, which offers property owners an alternative to sale or becoming amateur landlords. This model would need to run alongside a Selective Licensing declaration and could be configured to include a number of themes found within the alternative proposals.

2.2 Additional Requirements

Before designating a Selective Licensing Scheme, the Council must be satisfied that:

- the proposed designations are consistent with the overall housing strategy,
- a co-ordinated approach is adopted in dealing with homelessness, empty properties, ASB, and regeneration,
- any potential negative economic impact that licensing may have on the area has been considered, and
- can demonstrate how licensing will work in conjunction with existing initiatives and partnerships

2.2.1 Housing Strategy

The proposed Selective Licensing Scheme aligns with Rotherham's Housing Strategy, aiming to improve tenant conditions and management standards in the PRS. It supports objectives in Neighbourhood Development and Improvement Plans (NDIPs), which are consistent with the Council Plan 2025, (Appendix 5).

2.2.2 Homelessness Strategy

Selective Licensing complements the Homelessness Strategy by improving PRS standards and enabling enforcement officers to support residents into long-term, stable housing. NDIPs enhance this by fostering collaboration with landlords to increase the supply of well-managed homes.

2.2.3 Rotherham Empty Homes Plan 2025-2029

Although empty homes are not licenced, the scheme supports efforts to bring long-term vacant properties back into use especially in areas with high vacancy rates contributing to housing supply and reducing antisocial behaviour (ASB).

2.2.4 **Anti-Social Behaviour (ASB) Policy**
The scheme reinforces the Council's ASB Policy by requiring landlords to actively manage and prevent ASB. Licence conditions will support enforcement and encourage landlord-tenant cooperation, with guidance and forums available.

2.2.5 **Places are thriving, safe, and clean**
The scheme will work alongside environmental initiatives to improve street cleanliness and waste management in targeted areas, delivering visible improvements in the proposed areas.

2.2.6 **Economic Impact**
Local authorities should also carefully consider any potential negative economic impact that licensing may have on their area – particularly the risk of increased costs to landlords who may pass these on to tenants. This is discussed in the fees section of this report (section 5) and in Appendix 9.

2.2.7 **Licensing working in conjunction with existing initiatives and partnerships**
NDIPs are informed by multi-agency tasking groups. The Council will continue joint initiatives with partners, support landlord forums, and strengthen engagement through a Selective Licensing Steering Group.

2.2.8 **Possibility of Displacement**
The Authority must consider the risk of non-compliance and of non-compliant landlords being displaced from designations into neighbouring areas. The Council will monitor and address any displacement of non-compliant landlords into neighbouring areas, ensuring broader area protection.

2.3 Providing Data to Ministry of Housing, Communities and Local Government (MHCLG)
The Council will report scheme details and outcomes to the Ministry of Housing, Communities and Local Government (MHCLG), including licensing data, fees, and impact.

2.4 Renters' Rights Bill
The upcoming Renters' Rights Bill, including a national PRS database, is expected to enhance Selective Licensing by improving intelligence and compliance. The Council will adapt processes to avoid duplication and unnecessary burdens. As details emerge, any scheme administration will be reviewed. It is likely the anticipated national database will not be operational until 2027 at the earliest.

3.0 Options considered and recommended proposal.

3.1 As demonstrated in section 4, the Council has complied with the legal requirement to undertake consultation in relation to these proposals and whilst it is clear that there is not a majority in favour of the proposed

declarations, the majority of respondents have been affected by, or do agree that the issues the Council is seeking to address are present in the areas concerned. In addition, both sections 4 and 5 demonstrate that the Council has listened to the feedback and has adjusted its proposals in terms of the focus of the proposed declarations and Neighbourhood Plans, the boundaries and the associated fees.

3.2 Sections 1 and 2 cover the statutory and non-statutory basis for which a scheme would be implemented and refers to the evidence base which justifies the proposals to implement the scheme. As can be noted, there is a strong evidence base which underpins the need to tackle poor housing conditions, deprivation and wider social concerns such as the environment, crime and anti-social behaviour. The evidence base is laid out for each individual area in Appendix 5. As is clear in the varying sections of this report, without the additional powers and resources provided by the implementation of a scheme, the Council would be unable to proactively address the issues identified. The intention of these schemes, similar to the achievements in Maltby, is to significantly improve conditions and landlord behaviours in order to achieve sustainable improvements that improve outcomes for tenants and communities.

3.3 **Option 1**
Not to pursue any further Selective Licensing declarations at this time. This would mean that problems in areas of high private sector housing are addressed using traditional interventions available to the Council, partners, and ancillary services. It is possible to adopt the 'Area Planning' approach without progressing a Selective Licensing declaration, however delivery could not be funded from existing service budgets.

This option is not recommended.

3.4 **Option 2**
To await the effect of the Renters' Rights Bill and the updated data to identify relevant LSOA's and therefore postpone a decision on any declaration until the Bill is enacted and or new national / local data sets are published.

This option is not recommended.

3.5 **Option 3 is the recommended option:**
Proceed to make Selective Licensing declarations based on the criteria set out, the revised Licence Fee and the Licence Conditions, in all of the proposed areas, including the introduction of a stakeholder steering group, as suggested in the consultation responses. Should a decision be taken to make some, but not all of the declarations, it must be understood that the licence fee would need to be further reviewed to ensure it is set at an appropriate level to deliver the estimated levels of income required to fund the delivery of the plan's objectives and to support the inclusion of stakeholder steering groups as suggested by responders' feedback.

3.6

Neighbourhood Development and Improvement Plans Summary	
Area	**Proposed Declaration Criteria**
Brinsworth	Poor Property Conditions
Masbrough / Kimberworth	Poor Property Conditions
Town Centre / Clifton / Eastwood / Boston Castle	Poor Property Conditions
Thurcroft	Poor Property Conditions
Dinnington	High Level of Deprivation
Parkgate	Poor Property Conditions

4. Consultation on proposal

4.0.1 Before making a designation, as required under the Housing Act, the local housing authority must take reasonable steps to consult persons who are likely to be affected by the designation and consider any representations made in accordance with the consultation which are not withdrawn.

4.0.2 While public consultation is essential, the final decision must be objective and evidence based, which is also a specific requirement under the Housing Act. In addition, the non-statutory guidance reaffirms the need to base any decision objectively on the evidence available. The aim through the guidance is to be assured of the evidence and that the scheme is necessary to achieve the objectives identified.

4.0.3 13 weeks of mandatory consultation commenced on the 6th of January 2025 and concluded on the 19th of March 2025, with a further period running from 30th June to the 20th of July 2025 in each of the following areas:

- Town centre / Eastwood /East Dene / Clifton / Boston Castle
- Masbrough / Kimberworth
- Thurcroft
- Dinnington
- Brinsworth
- Parkgate

4.0.4 The consultation was extended to ensure the Council received a broad and representative range of feedback from all stakeholders, to gather comprehensive feedback from all affected parties and ensure everyone had the opportunity to voice their opinions and contribute to the decision-making process. To ensure the views of stakeholders both inside and outside of the proposed areas were captured, the following activity was undertaken:

- All 16,000 addresses (including businesses) within the proposed boundaries of the six areas were contacted by post in both periods

of consultation. (A5, full colour document including maps, sent enveloped)
- 500 lamppost information boards were installed covering each area
- All landlords on the Council's landlord database and all letting agents operating in the areas were directly emailed in both periods of consultation (x1,298)
- Over 60 faith groups, charities, schools, and community groups operating in the areas were contacted and some visited
- South Yorkshire Mayoral Combined Authority was consulted in accordance with guidance
- Over 280 residents / landlords / agents attended the 7, face-to-face open meetings, covering all the proposed areas
- Social media was used to send messages and to monitor the level of local discussion on the subject
- Ward newsletters published articles
- Rotherham Advertiser printed two, half page, paid advertisements and a front-page article with follow up pieces
- National Residential Landlords Association – included a consultation notification in their licensing newsletter sent to over 100,000 Members and available to non-members via their website
- Doorstep interviews were carried out in all areas to collect residents' views and direct them to the online consultation survey.

4.0.5 All communications explained the scheme and directed individuals by web address and QR code, to dedicated webpages on the Council's website. The pages provided further detail, an interactive map of the proposed boundaries and gave access to the online survey. A paper version of the consultation survey was advertised and available on request and at all the face-to-face meetings. Full details of Stakeholders contacted during the consultation are contained in Appendix 3.

4.1 Consultation Process and Challenges

During the statutory consultation period, several concerns were raised regarding the robustness of the process. The Council has reviewed these matters thoroughly and is satisfied that the consultation was conducted in accordance with legal requirements and best practice.

- Postal Delivery Concerns: Some respondents claimed they did not receive consultation materials. The Council investigated the delivery of approximately 16,000 documents sent via second-class post. Royal Mail confirmed standard processing, and the Council received undelivered returns from all six proposed areas (5.14%), indicating that delivery was attempted borough wide.

- Area Naming on Materials: Initial printed materials referenced only parts of the proposed designation area (e.g. Town Centre, Eastwood, Masbrough), leading to concerns that other areas (e.g. Clifton, East Dene, Boston Castle, Kimberworth) were omitted. The Council responded by updating the online description in January

and ensured subsequent communications included the full area breakdown. In any event, the survey itself had always listed all sub-areas.

- Survey Question Style: Question 14 in the online survey was criticised for implying support for Selective Licensing. While the format mirrored previous RMBC consultations and similar exercises by other authorities (e.g. Leeds City Council), the Council has removed responses to this question from the analysis to ensure transparency and avoid any perception of bias.

4.1.1 The Council is confident that the consultation process was lawful, inclusive, and sufficiently robust to withstand scrutiny. These actions demonstrate a commitment to transparency and reinforce the integrity of the decision-making process.

4.2 Consultation Response Summary

To ensure transparency, extensiveness of reach and accountability, the consultation was conducted in two distinct phases:

- Phase 1 (6 January – 19 March 2025):

The Council received a total of 541 responses, comprising 480 online/paper surveys and 61 direct emails or letters.

- Phase 2 (30 June – 20 July 2025):

A further 581 survey responses were received; 201 of these were online and 380 were paper surveys. Of these, 368 were returned following a bulk request coordinated by an elected member and community group. These were submitted immediately after the survey closed and have been manually analysed and reported separately. An additional 15 direct emails and 198 doorstep interviews were also conducted, with officers providing information and signposting residents to the survey.

4.2.1 In total, the Council received 1,335 responses across both phases, representing an estimated 8.3–9% engagement rate from the 16,000 properties contacted. This compares favourably to the previous 2020–2025 Scheme, which received 578 responses.

4.3 Consultation Analysis

The online survey consists of 12 parts with additional equalities information (77 questions in total). Not all parts or questions are relevant to all categories of responder, or all areas. A typical responder might be offered 25-30 questions, only a limited number are mandatory which allowed critical responses to be recorded. This is simplified on the paper version of the survey as producing a paper form to mimic the variation in the online survey, would have made it bulky and difficult to understand. The paper survey follows the question structure of the online form for the category of ‘Visitors to the Area.’ This still included all of the key questions

to allow responders to express their preferences. In addition to the tabulated survey responses there are three areas of free text available to respond, to allow for more personalised and detailed responses.

4.3.1 In Appendix 4 the responses from all aspects of the consultation are summarised. The free text and direct emails / correspondence are also reproduced in full and can be accessed through the link provided in the background papers section of this report. In this paper, summaries of the key questions are provided and collated across all consultation responses. Question 14 *"Please select four outcomes which you consider to be a priority for a selective licensing scheme in your area."* was objected to by some responders as 'biased' and will not be referred to as part of the decision-making process.

4.3.2 Finally, responders offered a range of alternative proposals to replace or supplement Selective Licensing. These are summarised below and contained in full, with comments, at Appendix 7.

4.4 South Yorkshire Mayoral Combined Authority (SYMCA)

The changes to the 'General Approval' require local housing authorities in mayoral strategic authority areas, to include the Mayor in the consultation on any proposed designation. The South Yorkshire Mayoral Combined Authority (SYMCA) was consulted and provided a positive response, acknowledging the proposals' place within SYMCA's Housing Framework, 2023

"SYMCA supports RMBC's ambitions to improve landlord management in the PRS and in doing so improve communities."

4.4.1 The response goes on to support the objectives of the proposal acknowledging Selective Licensing as part of a wider strategic approach to improving the Private Rented Sector in the region. Full responses are included at Appendix 4.

4.5 Results of online (x2), Paper survey, Doorstep survey & Direct responses

Please Note

- Many responders did not complete the full survey, and the Paper survey could not offer all the possible responses as the online form. This has resulted in the % responses across groups of questions varying.

- For analysis purposes, where responders did not identify themselves in a specific group / category their responses were included in the 'visitors to the area' category which may skew the number of responses in that subcategory. Due to the way the survey has been analysed, it is not possible to extract these fully;

however to ensure that these respondents are interpreted correctly, the breakdown of respondents within this category are as follows:

Survey Phase/Type	Survey 1	Survey 2	Paper Responses	Doorstep Interviews
Total	135	7	124	8
Visitor	51	4	0	8
Undeclared	84	3	124	0

- Any reference to Eastwood or Masbrough should be interpreted in the context of the whole area proposed, which includes Town Centre / Eastwood / East Dene / Clifton / Boston Castle and Masbrough / Kimberworth.

4.5.1 Results are reported as a true and full reflection of what has been received. The Council cannot verify individual responses, nor is it possible to ascertain if anyone submitted multiple responses.

4.6 Category of Responders

Are you answering this consultation as a:	Online Survey 1	Direct Survey 1	Online Survey 2	Direct Survey 2	Paper Responses Survey 2	Doorstep Surveys	Totals
A landlord for the area	172	26	50	2	8	0	258
A regular visitor in the area OR Undeclared	121	14	7	0	124	8	274
An owner occupier	113	7	100	6	73	126	425
A private sector tenant	51	2	40	0	153	49	295
A public sector tenant	13	0	13	0	9	15	50
A local business owner or service provider	4	1	1	0	0	0	6
A landlord representative group	2	2	0	2	0	0	6
A representative of a local organisation	2	2	1	3	1	0	9
Residential property agent	2	7	1	2	0	0	12
Totals:	480	61	213	15	368	198	1335

4.6.1 The Council received **1,335** responses from all stakeholder categories and from all the six proposed areas. Owner occupiers (31.8%) provided the

most responses, followed by private tenants (22.1%) and both landlords and 'visitors to the area' (note the comments in section 4.5) at around 20%. Approximately two thirds indicated that they lived or had property in one of the proposed Selective Licensing areas, the remainder being interested parties living outside the areas. Responses were received from all the proposed areas. Broken down by area, Eastwood had the most responders followed by Masbrough.

4.6.2 When responders were asked if they agreed with the proposal to make new declarations for Selective Licensing in the six areas, the response was mixed depending on which part of the consultation they responded to. The tables below show the combined response for all aspects of the consultation followed by details of the response in each part of the consultation.

When asked do you agree with the proposed areas for Selective Licensing?

Are you answering this consultation as a	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Response	Totals	%
Landlord for the area	8	10	36	44	154	6	258	19.3%
A regular visitor in the area + Undeclared	17	7	18	28	187	17	274	20.5%
An owner occupier	94	113	61	31	123	3	425	31.8%
A private sector tenant	21	32	34	29	172	7	295	22.1%
A public sector tenant	12	12	12	4	8	2	50	3.7%
A local business owner or service provider	0	0	1	2	3	0	6	0.4%
A landlord representative group	0	0	0	3	3	0	6	0.4%
A representative of a local organisation	3	1	3	0	2	0	9	0.7%
Residential property agent	0	0	12	0	0	0	12	0.9%
Grand Total	155	175	177	141	652	34	1335	100.0%
	11.6%	13.1%	13.3%	10.6%	48.8%	2.5%		
		24.7%			59.4%			

4.6.3 As can be noted in the table, with further detail in Appendix 4 showing information and responses for each stage and method of the consultation, the majority of respondents (59.4%) disagreed with the proposal to make further declarations of Selective Licensing, while 24.7% supported it. The responses varied significantly depending on the method of consultation. For instance, paper surveys showed the most negative response, with 92.1% against the proposal. In contrast, the doorstep interviews were more positive, with 59.1% of respondents supporting the proposal. This distinction highlights the varying levels of engagement and perspectives among different respondent groups.

4.6.4 The analysis also revealed that owner-occupiers (31.8%) and social tenants were generally more supportive of the proposal, while landlords and private tenants were more negative. Additionally, while there was a general agreement on the existence of problems in the areas proposed for Selective Licensing, there was less consensus on whether Selective Licensing was the appropriate tool to address these issues.

4.7 Response to proposed reasons and outcomes

Each respondent was asked if they agreed with the reasons why the proposal of Selective Licensing was made, and if the suggested outcomes were appropriate. All areas more strongly agreed with the reasons for making the proposal for Selective Licensing and with the proposed outcomes than supported the proposed scheme.

Consultation Reponses - Reasons identified by consultees for intervention and preferred outcomes by area.				
Area	**Reason (issues identified in consultation)**	**% level of agreement**	**Proposed outcomes**	**% level of agreement**
Thurcroft	High levels of deprivation - Poor housing conditions - Lack of maintenance and neglect to properties - Poor environmental management, particularly waste and garden maintenance	56.50%	Reduce levels of deprivation - Improve housing conditions - Raise management standards - Improve environmental management	54.00%
Parkgate	Poor housing conditions - High levels of antisocial behaviour and crime - Lack of maintenance and neglect to properties - Health disparities	41.00%	Improve housing conditions - Reduce antisocial behaviour and crime - Raise management standards - Reduce health related housing issues	54.00%
Masbrough	Poor housing conditions - Lack of maintenance and neglect to properties - Health disparities - High migration levels - High levels of antisocial behaviour and crime	34.70%	Improve housing conditions - Reduce antisocial behaviour and crime - Raise management standards - Reduce health related housing issues	45.00%
Town Centre, Eastwood, Clifton, East Dene, Boston Castle	Poor housing conditions, including overcrowding - Damage to CCTV - High levels of fly tipping - High migration levels - High levels of antisocial behaviour and crime	30.50%	Improve housing conditions, including overcrowding - Reduce antisocial behaviour and crime - Resolve issues with fly tipping	30.00%
Dinnington	Poor housing conditions - High levels of antisocial behaviour and crime - Health disparities - Poor levels of education	45.00%	Improve housing conditions - Reduce antisocial behaviour and crime - Reduce health related housing issues - Improve education	46.00%
Brinsworth	Poor housing conditions - High levels of migration - High	29.50%	Improve housing conditions - Reduce anti-social behaviour	35.30%

	levels of anti-social behaviour - Concerns of under reporting		and crime - Encourage reporting	
Overall support for the declaration of selective licensing to deliver these outcomes was 24.7%				

4.7.1 The above table indicates that the responders tend to agree that the areas have problems which need to be addressed but do not support the use of Selective Licensing as the tool to achieve it.

4.7.2 The feedback on the proposed fee structure showed an overall negative response (75%). Support for the fees (15%) was mainly from owner occupiers and some private tenants. This feedback is addressed in section 5.

4.8 Landlords' response

65% of landlords stated that they did not live in the proposed areas. 55% owned 1 property with a further 36% owning between 2-5 properties. Confirming the result of the outturn report for the 2020- 25 Selective Licensing Scheme (Appendix 1). 50% had been landlords for over 10 years. Only 26% were members of the National Residential Landlords Association (NRLA).

4.8.1 Most claimed to provide appropriate documentation to tenants (tenancy / EPC, Electric/Gas certificate), but 11% do not request references from tenants.

4.8.2 77% take deposits from tenants but only 91% of them register them, as required, with the National Protection Scheme.

4.8.3 58% of Landlords reported no problems whilst 19% reported problems with rent arrears and problems with neighbouring properties, or issues with their own tenants abusing their properties. 16% agreed to having waste management issues with their tenants. 12% found difficulties filling tenancies.

4.9 Property Management Crime and ASB responses

There is strong agreement that landlords should be expected to maintain the inside of their properties. Opinion was split about if they should maintain the outside of their properties and control ASB and nuisance from their tenants, with around 60% of paper responses disagreeing or strongly disagreeing about the external maintenance or managing ASB.

4.9.1 The online surveys offered the opposite response with the majority agreeing it was the landlord responsibility to manage both the exterior and ASB associated with their property. Across all areas approximately 65% of responders stated they had not witnessed landlords failing to manage their properties with approximately 30% agreeing they had.

4.9.2 When asked about ASB, the online surveys reported

- 53% have not witnessed or experienced ASB,

- 46.5% had been affected by ASB,
- All areas reported levels of ASB,
- Around 30% has witnessed landlords taking action against ASB.

4.9.3 The paper survey reported 91% had not witnessed or been a victim of ASB. 58% across all surveys reported that they believed that the perpetrators of the ASB were local to the area. Overall Thurcroft reported the highest concern over crime and ASB with Masbrough reporting the least concern.

4.9.4 When asked “How much do you agree that there is a problem with a high level of crime and antisocial behaviour” the online surveys reported 60% agreement, with the paper survey offering a much lower level for Eastwood and Masbrough at 13%, providing an overall level of agreement of 36%

4.10 Private Rented Tenants responses

Of the 82 private rented tenants who responded online and the 153 who responded to the paper survey, in answers to the question regarding the standard of maintenance of their homes, 14% (online) reported that their homes were not maintained to a good standard, reducing to 6% in the paper survey.

4.10.1 Almost all tenants confirmed that they had tenancy agreements. Across all areas, around three quarters of the private sector tenants had been asked for a deposit and references by their landlord. Masbrough, Thurcroft and Dinnington showed the lowest levels of compliance. Most responders knew how to contact the landlord, the Council or other agencies to report problems.

4.10.2 The majority (87%) of the private sector tenants who responded to this question said that they would not support Selective Licensing if it meant their rent would increase. This was also the case when disaggregating to all the individual proposed Selective Licensing areas. Of the 11 responders who agreed to a level of rent increase to support Selective Licensing, 2 agreed to an increase of £10+ per month.

4.11 All responders

Poor housing was considered an issue by around 28% of responders, with Eastwood and Masbrough reporting it as less of a problem. This contrasts with the results of the 2020-25 Selective Licensing Scheme (Appendix 1), which recorded a 95.8% failure rate on first inspection in Masbrough (worse area) and 62.5% in Eastwood. Around 25% of responders considered that empty properties were a problem reducing to 15% when the paper survey results are included, which recorded much lower levels of perceived poor housing and empty properties in Eastwood and Masbrough at 6% and 4%, respectively. This is contradicted by the information provided in the 2020-25 outturn report which identified 56 empty residential properties in Eastwood and 31 in Masbrough closed solely due to extensive cannabis cultivations, with the total figure of empty properties

likely to be higher. Overall, migration and high turnover of tenants was not considered a problem with only 6% of responders identifying this issue, though responders in Eastwood were the most concerned. 13% of responders thought landlords did not have a good reputation in the areas.

4.11.1 Unemployment is cited as a problem by around 35% of responders and features in all areas, with around 20% suggesting that making rent payment was a problem, which is consistent with landlords' responses to this issue.

4.12 Environmental and other issues

60% of responders to the online survey agreed that environmental problems were an issue. The groups most likely to think that environmental issues such as dog fouling, fly tipping and graffiti are a major problem were owner occupiers and the public sector tenants. The groups most likely to think that environmental issues were not a problem were regular visitors in the area, landlords and private sector tenants.

Top 10 Issues by area

Thurcroft - 73% of responders had experienced the issues they reported.

Which of the following do you feel are problems in Thurcroft?	Count	%
Litter On The Street	28	10%
Dog Fouling	25	9%
Drug Use Dealing	24	9%
Untidy Waste In Gardens	24	9%
A High Level Of Crime And Antisocial Behaviour	21	8%
Fly Tipping On Open Land	19	7%
A High Level Of Unemployment	17	6%
Drug Cultivation	15	6%
Rats Mice	13	5%
An Unfair Poor Perception Of Private Landlords	13	5%

Parkgate - 86% of responders had experienced the issues they reported

Which of the following do you feel are problems in Parkgate?	Count	%
Litter On The Street	20	10%
Dog Fouling	15	8%
Fly Tipping On Open Land	15	8%
Drug Use Dealing	14	7%
A High Level Of Crime And Antisocial Behaviour	14	7%
Untidy Waste In Gardens	13	7%
Drug Cultivation	12	6%
An Unfair Poor Perception Of Private Landlords	9	5%
A High Turnover Of Tenants Tenants Not Staying For Long	9	5%
A High Level Of Unemployment	8	4%

Masbrough - 56% of responders had experienced the issues they reported

Town Centre, Eastwood, Clifton Boston Castle, East Dene- 55% (31% inc paper survey) of responders had experienced the issues they reported

Which of the following do you feel are problems in Masbrough?	Count	%
Litter On The Street	71	9.71%
Fly Tipping On Open Land	68	9.30%
Dog Fouling	64	8.76%
Rats & Mice	62	8.48%
Untidy / Waste In Gardens	51	6.98%
A high level of crime and antisocial behaviour	44	6.02%
Drug Use / Dealing	41	5.61%
A High Level Of Unemployment	38	5.20%
Drug Cultivation	33	4.51%
Not Knowing Where To Go For Help	29	3.97%

Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle:	Count	%
Litter On The Street	177	10%
Dog Fouling	170	10%
Fly Tipping On Open Land	160	9%
Rats Mice	144	8%
A High Level Of Unemployment	116	7%
Drug Use Dealing	99	6%
Untidy Waste In Gardens	98	6%
A High Level Of Crime And Antisocial Behaviour	89	5%
Drug Cultivation	74	4%
Poor Physical And Mental Health	74	4%

Dinnington - 60% of responders had experienced the issues they reported

Which of the following do you feel	Count	%
Fly Tipping On Open Land	32	10%
Litter On The Street	30	9%
Drug Use Dealing	30	9%
A High Level Of Crime And Antisocial Behaviour	28	8%
Untidy Waste In Gardens	26	8%
An Unfair Poor Perception Of Private Landlords	24	7%
Dog Fouling	22	7%
A High Level Of Unemployment	19	6%
Drug Cultivation	19	6%
Problems Accessing Services For Example Schools And Doctors	15	4%

Brinsworth – 50% of responders had experienced the issues they reported

Which of the following do you feel are pr	Count	%
Litter On The Street	21	11%
Problems Accessing Services For Example Schools And Doctors	19	10%
A High Level Of Crime And Antisocial Behaviour	17	9%
Fly Tipping On Open Land	16	8%
Dog Fouling	15	8%
No Problems	14	7%
Untidy Waste In Gardens	14	7%
Drug Use Dealing	10	5%
An Unfair Poor Perception Of Private Landlords	9	5%
A High Level Of Unemployment	7	4%

4.12.1 **Top 10 issues over all areas were:**

1. Litter On The Street
2. Dog Fouling
3. Fly Tipping On Open Land
4. Rats & Mice
5. Untidy / Waste In Gardens
6. A high level of crime and antisocial behaviour
7. Drug Use / Dealing
8. A High Level Of Unemployment
9. Drug Cultivation
10. An Unfair Poor Perception Of Private Landlords.

4.13 Positives and strengths of the proposed areas

The most common response was that Community Relations (361 responses) was a strength within the proposed areas. Most comments related to friendly neighbours, community spirit and diverse populations. Community Activities (20 responses) were highlighted such as litter picking groups, youth clubs and events run at local community centres. The location of the proposed areas is also linked to Local Amenities (261 responses) with positive comments regarding the developments in the Town Centre, public transport links and shop proximity. Notably, proximity

and access to green spaces was also associated with the positive appearance (44 responses) of the areas.

4.13.1 Another notable theme was regarding Safety (77 responses) with comments regarding CCTV and improved streetlighting contributing to the peacefulness of proposed areas. Positive Landlord and Tenant Relations (8 responses) was a recurring theme, with many comments regarding positive experiences with tenancies in the area and landlords' investment into improving their properties, further linked to comments as to why housing is in high demand in these areas (5 responses). One of the standout themes was regarding the Affordability (28 responses) of properties in designated areas, especially when considering other areas of Rotherham.

4.13.2 When asked about new / existing projects or activity which the Council could help to support or promote, the overwhelming message was that improved Community Engagement (40 responses) is needed across all stakeholder groups. Suggestions included Workshops or Educational Programmes (18 responses) for landlords and tenants, with collaboration with managing agents (1 response) to help achieve this, in order to address the root causes of issues in the area. Other suggestions pressed for more youth interventions (7 responses), perhaps by holding activities at existing facilities (2 responses) like Leisure Centres and Community Centres.

4.13.3 There were specific projects that focussed on dealing with the issues highlighted previously. Litter Picking groups (83 responses), Community Skips (1 responses), Tea/coffee mornings, more engagement with Ward Members, Neighbourhood Watch, promoting community groups, as well as Community Service for offenders were all mentioned.

4.13.4 Increased Enforcement (30 responses) was the second highest suggestion, with respondents wanting to see results from enforcement regarding Environmental Crime, parking / nuisance vehicles and ASB, but also increased Police Presence (19 responses). One suggestion said that more CCTV would assist with increasing enforcement. An increase to general Council services was mentioned, with more maintenance to public spaces through regular street cleansing and waste collections (23 responses). Road and Parking Improvements (23 responses) were particularly common, with proposals such as improved public transport, parking permits and one-way streets which may help the ongoing parking issues in more residential areas.

4.13.5 A recurrent theme was how the Council and 3rd Party Services can make a difference. There were multiple references to the Council needing to take actions against their own properties and tenants (6 responses) but also concerns that improved Reporting Systems (3 responses) are needed throughout different departments.

4.13.6 Additional comments were wide ranging and are contained in Appendix 4 in summary, however the themes were as below:

- Financial Impact:

Respondents expressed that the proposed fees are excessive and may lead to increased rents, landlord withdrawal from the market, and reduced property values. There were fears that mortgage lenders may be reluctant to support purchases in designated areas due to perceived reputational risks.

- Support and Objections:

While some acknowledged the need for intervention and saw potential benefits in tackling underreporting and rogue landlords, the majority of responses opposed the scheme. Concerns were raised about the effectiveness of previous schemes and calls were made for borough-wide regulation to ensure fairness.

- Boundary and Evidence Concerns:

Many respondents felt their areas did not meet the criteria for designation and questioned the strength of the supporting evidence. Some perceived the scheme as unfairly targeting minority communities or areas with strong landlord-tenant relationships.

- Legislative Context:

The pending Renters' Reform Bill was cited as a reason to delay implementation, given potential overlap with the proposed scheme.

- Consultation Process:

Criticism was received regarding the fairness and transparency of the consultation, including concerns about area naming, event organisation, and delivery of correspondence.

- Policy and Enforcement:

The scheme was seen by some as punitive to responsible landlords. Suggestions included exemptions or incentives for compliant landlords, and a shift from enforcement to tenancy support. A minority view proposed Council re-engagement in property ownership.

- Council Resources and Trust:

Some respondents questioned the Council's motives, suggesting the scheme was revenue-driven. Criticism was directed at other Council services, particularly housing management, with views that existing powers were sufficient.

4.14 Other Issues

Environmental crime, anti-social behaviour, parking, vermin, and overcrowding were raised as broader concerns linked to underinvestment in affected areas.

4.15 Summary of Doorstep survey outcome

The doorstep survey visited 20 streets within the six areas. The tenure split of responders was 63.6% owner occupiers, 24.7% private tenant, 7.6% social tenant and 4% withheld. The responders were asked if they were aware of the proposal for a further declaration of Selective Licensing, then asked if they would support a further declaration. Where responders were unaware, officers explained the proposal. All areas offered support for a further declaration. Overall, 59.1% supported the proposal, with 7.1% against and 32.8% undecided.

Area	Number of streets	Owner Occupier	Private Rented	Council	Non confirmed	Aware of SL	Do you support a SL Declaration?					
							Pos	%	Neu	%	Neg	%
Dinnington (31)	3	17	6	8	0	14 Yes/ 17 No	25	80.6%	5	16.1%	1	3.2%
Thurcroft (30)	4	19	6	5	0	8 Yes / 22 No	17	56.7%	12	40.0%	1	3.3%
TownCentre /Eastwood/ East Dene/Clifton/ Boston Castle (37)	3	23	11	0	3	21 Yes / 13 No	13	35.1%	18	48.6%	6	16.2%
Masbrough (32)	3	28	3	1	0	23 Yes / 6 No / 1?	22	68.8%	8	25.0%	2	6.3%
Parkgate (33)	3	14	14	0	5	14 Yes / 19 No	19	57.6%	11	33.3%	3	9.1%
Brinsworth (35)	4	25	9	1		16 Yes / 19 No	21	60.0%	11	31.4%	1	2.9%
Totals	20	126	49	15	8	TOTALS	117	59.1%	65	32.8%	14	7.1%
		63.6%	24.7%	7.6%	4.0%							

4.16 Alternative proposals

4.16.1 During the consultation, seven distinct alternative proposals were offered to the Council, as alternatives to Selective Licensing or to run in parallel with Selective Licensing declarations. These are reproduced in full at Appendix 7 with a discussion of their relative merits. The table below lists the common themes of the seven proposals.

Summary of Key Features of the Alternative Schemes submitted during Consultation								
Key features	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5	Alternative 6	Alternative 7	TOTAL
Runs alongside formal selective licensing	✓						✓	2
Replaces formal selective licensing		✓	✓	✓	✓	✓		5
Uses private letting agents		✓	✓	✓		✓	✓	5
Self-regulation	✓	✓	✓	✓	✓	✓		6
Borough-wide proposal	✓		✓	✓		✓		3
Lower fees / unclear funding	✓	✓	✓	✓	✓	✓		6
Establish Steering group		✓	✓		✓	✓	✓	5
Waiting for outcome of Renters Rights Bill / alternative scheme suggested elements currently within the Bill		✓	✓		✓	✓		4

4.17 Council Response to Consultation Feedback

A full analysis of the consultation feedback is provided at Appendix 4. The majority of responses agreed that private sector landlords should maintain the inside and outside of their property and take responsibility or action to control ASB and Nuisance caused by their tenants. There was evidence of

non-professional letting practice, including lack of references, deposit management and delayed repairs.

4.17.1 There was support for the need to support the areas but disagreement around the use of Selective Licensing as a tool to deliver that support. Some believe that previous scheme(s) had not delivered improvements and areas were still in decline. The Council has considered the feedback detailed in Appendix 4 and have redesigned the proposed scheme following the consultation. Below are the key objections with a response to accommodate as many suggestions as possible. The objections are outline in bold with responses underneath.

4.17.2 **Both good and poor landlords are targeted by Selective Licensing, incentives should be given to good landlords**
The nature of Selective Licensing as prescribed in the Housing Act 2004 is that a boundary must be drawn to make a declaration. Inevitably, in any boundary, even one drawn based on evidence to focus on non-compliant behaviour, some compliant landlords will be included. In acknowledgement of this fact, landlords who proved themselves in the previous scheme and received the 'Better quality management rebate' will receive a 37% reduction in the proposed maintenance element of the licence fee. Applicants who show compliance by submitting completed applications, with supporting documentation, within 90 days of any scheme becoming live, are also entitled to a 5% automatic discount. Non-Compliant landlords would not be eligible for any discounts and pay an additional £350 in application fees.

4.17.3 The proposed scheme provides incentives for landlords to upskill. Licence holders will be offered subsidised training, to develop their knowledge and skill to maximise their business potential. The Council will provide additional support to assist landlords to manage their problem tenants. Opportunities are being discussed to assist proven landlords to market their vacancies and expand their investments in areas. Removing poor landlords from a market will support business growth for compliant licence holders. In 2019 research into Selective Licensing schemes suggested that there was evidence of increased property values following a scheme.

4.17.4 **Criteria do not fit proposed boundaries**
For a range of reasons, responders did not consider that their area or street fitted the declaration criteria and requested removal from the proposed declarations. To respond to challenges about the inclusion of specific streets, further work has been done at street level to minimise the inclusion of properties where the evidence for inclusion was weaker, than the adjoining area. Appendix 6 describes how streets have been assessed for removal. The scheme boundaries have been adjusted to avoid unreasonable burdens on landlords, where data does not support a declaration, and a street can be removed without undermining the Area Plan objectives. The revised boundary maps are reproduced in Appendix 6. Boundaries have been reduced in:

- Town Centre / Eastwood / East Dene / Clifton / Boston Castle
- Masbrough / Kimberworth
- Thurcroft
- Brinsworth

An estimated 319 licensable properties have been removed from the proposal following the consultation.

4.17.5 **Social tenancies cause as many problems in the areas as private and social housing is also in a poor condition**
Boundaries in 4 of the 6 proposed declarations have been drawn to include former wholly owned Council estates, where high levels of mixed tenure, due to the Right To Buy Scheme, have made managing the estates more difficult. Interventions delivered in the Neighbourhood Development and Improvement plans will be tenure neutral, providing a consistent response to the area issues.

4.17.6 **The proposed scheme is a Council money making scheme, too expensive and will impact tenants**
75% of responses indicated that they opposed the level of proposed fees. Responses indicated 50% of landlords were currently experiencing issues of arrears, though recent rent increases are identified as a contributory factor. 91% of tenants would not support the proposals if it meant a rent increase, quoting cost of living rises and increased rents as a pressure.

4.17.7 Any income from licence fees can only be used to administer the scheme and associated enforcement to deliver the schemes objectives (Housing Act 2004 S87). The Council cannot use the income outside of the scheme boundaries or to fund other services. The primary expenditure of schemes is focussed on inspections of properties in order to identify those in poor condition, address the hazards and better protect tenants' health and wellbeing.

4.17.8 Fees have been reduced following the consultation for all categories of licence and proposed discounts have been largely maintained as described in the consultation. Non-compliant application fees have been increased to reflect the additional work required to identify and work with non-compliant applicants. This increase has contributed towards the reduction in the standard licence fee for compliant applicants, focusing cost on non-compliant landlords. The calculation of fees is discussed in detail in Section 5.

4.17.9 Additional support will be provided to tenants to challenge unreasonable rent increases and defend against unlawful threats of eviction.

4.17.10 **Concern about the economic impact of a proposed scheme**
The concern was that landlords would pass on the licence fee to tenants and tenants would not support a scheme which caused rents to rise.

4.17.11 The Council cannot stop landlords increasing rents. However, the Renters' Rights Bill includes a fairer mechanism for rent increases. National research into Selective Licensing schemes concluded that any area would only sustain a level of rent dictated by local market forces and licence fees were not a significant driver on rent levels.

4.17.12 After consultation, the proposed licence fee has been reduced, as set out in Section 5. The focus of the adjustments has been to ensure good landlords are rewarded and non-compliant landlords penalised. Landlord with a proven track record of providing good properties and management practices in the previous selective licensing scheme, will receive an automatic discount of £284 off the Standard licence fee of £975, whilst landlords who do not license appropriately pay £350 more than the Standard licence fee. If the full licence fee were to be passed on to tenants, its effect will depend on the level of eligible discount an applicant might attract. Also, where previously licenced in the 2020-25 Scheme, it is likely that any adjustment for fees in the previous scheme would have already been made. The table below shows some of these costs broken down per month of the five-year scheme to show the monthly cost.

4.17.13

Monthly cost of licence which might be passed on to tenants over a 5-year declaration	**Previously licenced**	**Not previously licenced**
Standard licence over 5 years	£7.57	£16.25
Cost to compliant applicant with 5% discount licence	£6.98	£15.67
Cost to applicant attracting the 37% discount	£3.49	NA
Cost to non-compliant applicant	£13.40	£22.08
Costs to larger portfolio holders or those in flats vary, but are likely to be around 60% lower than a standard licence per unit of accommodation		
2020-2025 scheme monthly equivalent fee	£8.68	

4.17.14 Any higher rent increase would not be justified as a result of the proposed scheme. The Council is however, required to consider this possibility and balance it against the potential benefits of a scheme.

4.17.15 **Property prices will fall, and insurance premiums will increase, and mortgages will be unobtainable.**
There was no evidential basis to support that house prices will be depressed by a declaration. The national research summarised in Appendix 9 suggests house prices may increase.

4.17.16 There is no evidence that household insurances or individual mortgages are affected by a declaration. Landlord insurances and 'buy to let' mortgages may be influenced, depending on the lender or specific product. Buy to let mortgage lenders may refuse lending on properties

valued below a minimum value, which would include some properties within the proposed areas, but this is not directly linked to a declaration of Selective Licensing.

4.17.17 **Perceived failures in earlier schemes. The Council should use existing powers and improve the impact of a wide range of Council and partner services, including South Yorkshire Police, NHS provision, parking services, highways, and waste management**
Both previous Selective Licensing schemes have been successful at identifying and removing significant levels of the most serious Category 1 and Category 2 hazards from tenants' homes, safeguarding families who were unlikely to report issues to the Council.

4.17.18 The level of defects identified, and the number of formal Notices served, illustrates the lack of active management by landlords. The outcome report of the 2020-25 Selective Licensing scheme is at Appendix 1 and provides evidence of significant improvements and cost savings to the NHS and wider society, resulting from the work delivered by the scheme.

4.17.19 The perception of failure may be as a result of the 2020-25 Scheme being focussed on housing standards and improvement, which tend to be delivered inside the home, and are invisible from the street. Residents report an absence of visual improvement in the areas. Proactive environmental work was delivered in all areas evidenced by the 1,239 environmental enforcement Notices served during the 2020-25 Scheme. Without this work, the areas would have declined significantly.

4.17.20 The Neighbourhood Development and Improvement Plans, developed from the consultation feedback included in Appendix 4, provide a performance managed approach from the outset. The new proposals will focus on instilling behavioural change in both Licence holders and tenants, to embed sustainable area improvements. Improved communication and engagement with residents and landlords, should help inform and publicise positive actions, helping to resolve the negative perception of any future scheme.

4.17.21 **More oversight and stakeholder involvement during the life of any declaration**
The suggestion that a stakeholder steering group should be formed was raised in many responses and featured in the majority of the alternative proposals. This has been included in the recommendations of this report.

4.17.22 **Tenant's concerns over harassment or inappropriate use of evictions**
Licence conditions have been included, in response to tenant's fears of illegal eviction or harassment, to offer protection to tenants. This provides a faster remedy if inappropriate pressure is placed on tenants who report issues. In addition, a dedicated tenant support officer is proposed to help mediate issues between landlord and tenants to help preserve tenancies and thereby prevent homelessness.

4.18 Licence Conditions

Property licences are issued with licence conditions which the licence holder must comply with. The conditions are a combination of those which local housing authorities must impose (mandatory), and those which they have a power to impose. Draft licence conditions were available during the consultation. Licence conditions vary by area to reflect the issues of specific area declarations. Licence conditions for the Town Centre / Eastwood / East Dene / Clifton / Masbrough / Kimberworth, include specific conditions to combat overcrowding issues. Further conditions have been included in all areas to respond to tenants' fears of illegal eviction or harassment. The final licence conditions are included at Appendix 8**.**

4.19 Conclusion

The 1,335 responses gathered over the period of Selective Licensing consultation do not support Selective Licensing or the proposed fee structure.

4.19.1 In general, there is agreement that landlords are responsible for maintaining the interior and exterior of their properties and managing their tenants to control ASB and waste issues. There is some acceptance that this can be difficult to achieve. The consultation responses paint a picture of areas with low levels of problems, where property maintenance, empty properties, tenant turn over or occupancy rates are all acceptable. In the same areas, 46% of responders had witnessed or been victims of ASB.

4.19.2 Responses seem to more strongly support the reasons stated for the proposed schemes and its intended outcomes, (across all areas) than Selective Licensing itself, as a mechanism for delivery. Not unexpectedly the associated costs are the main issue in dispute. Each area has provided details of their local concerns and strengths which perhaps conflicts with the 58% of landlords who describe having no problems.

4.19.3 It is not unreasonable that the better landlords who operate in these struggling neighbourhoods may feel aggrieved that they inevitably become caught up in Selective Licensing and are required to pay fees. This may be due to long term ownership of properties, as many landlords have been operating in the Borough over 10 years and may have seen areas deteriorate since their investment. Or perhaps they have benefited from buying cheaper properties, knowing the areas are struggling. Unfortunately, the legislation does not allow the Council to licence landlords, only areas. The Council would like to encourage the better landlords to expand their investments in these areas but ultimately it is a business decision for the landlords, knowing the environments in which they operate their property businesses. The proposals within this report therefore introduce a significant discount for landlords who have demonstrated a track record of providing good quality properties and management practices.

4.19.4 Similarly, private tenants are unlikely to support a project which may increase rents. Landlords have voiced that rents will increase, but rents can only be increased by the legal process and rent levels can only be increased to the level that an area can afford, or landlords will accrue arrears or vacancies. In recent years rent levels have increased nationally, mainly reflecting supply and demand which may negate some of the licence fee costs, as supported by the national research in the matter.

4.19.5 Owner occupiers have been less supportive of the proposed declaration than on earlier schemes. This may be partly because they have been told it will devalue their properties and increase insurance costs, and partly because they have not seen the area improve over previous schemes. There is no evidence that a declaration will have any negative effect on owner occupiers. The work done in the previous scheme was focused within let properties with little improvement of the local environment excepting general enforcement around nuisance, ASB and waste. From a resident's perspective the scheme would have been mainly invisible. This was due to a focus on the internal conditions combined with the Covid restrictions, which together constrained the ambition of the scheme. Communication with stakeholders to publicise achievements and to involve them in the decision making will be key to changing these negative impressions of the scheme.

5. Licence Fees

5.1 The largest single cost of operating a scheme is staffing, therefore setting a fee too low to cover this cost adequately will invariably lead to negative consequences. Where there are insufficient resources supporting a Selective Licensing scheme, delays will occur in issuing licences and / or there will be insufficient inspections or enforcement to deliver objectives. Supportive action around a licence scheme is necessary to maximise effectiveness, which requires separate resourcing.

5.2 Under Part 3 of the Housing Act 2004, Section 87 allows the local housing authority to charge a licence fee to cover all Part 3 activities including all costs incurred by the authority in the administration, enforcement, and monitoring of a scheme. These costs may include processing applications, communication with both landlords and tenants within the scheme, conducting inspections, investigating breaches of licence conditions, and wider enforcement. The fees can also be used to cover non-recoverable costs in the use of interim and final Management Orders within the scheme boundaries. The Council cannot generate surplus funds from Selective Licensing schemes. The income generated, the bulk of which is collected in years one and two, is required to manage and resource the scheme for its full period of designation.

5.3 Activities outside of the above, required to deliver the schemes objectives will require either the use of existing resources or funding from other sources.

5.4 Fee income will be focussed on providing the additional resources necessary to offer a proactive service, above that offered in other areas of the Borough. It will be used to impact the declaration criteria by funding actions to deliver the Neighbourhood Development and Improvement Plans (Area Plan) objectives over the life of the scheme.

5.5 The fees are charged in accordance with the Hemming and Gaskin judgements in relation to the European Provision of Services Directive, which is implemented in the UK Provision of Services Regulations 2009. They require the overall licence fee to be charged in two parts. The costs of processing the licence application (Part 1) are charged separately to the costs associated with the ongoing administration and enforcement of the licensing scheme (Part 2).

5.6 Local authorities are not allowed to demand fees in the Part 1 (administrative) charge for anything other than the costs of administering and processing the licence application. The Part 1 fee is paid in full at the time of application and is non-refundable should the application be unsuccessful.

5.7 The Part 2 (maintenance) charge is payable if a licence is offered and there is an option to pay by direct debit. If the direct debit is interrupted the licence becomes invalid and an offence of operating an unlicensed property is committed. This charge is partially refundable if a licence is surrendered as not required, but not if a licence is revoked.

5.8 The fees and charges may be reviewed periodically and adjusted to reflect changes in operating costs.

5.9 The fee structure is a direct reflection of the estimated operating costs, based on prudent assumptions of the impact of future years inflation, as detailed above and the number of estimated licences within the proposed boundaries. Reductions in the scheme boundaries will have an influence on the cost per licence.

5.10 It is worthy of note that Nottingham City Council was highly criticised by an external audit undertaken by Ernst and Young in early 2024, for the mismanagement of its licensing income. They were found to be using fees to support wider General Fund activities at the expense of delivering on the declaration objectives.

5.11 Each Selective Licensing scheme has unique objectives and fee structures including discounts. They are therefore not directly comparable, however for information, the table below shows selective licence fees declared or proposed since 2024 in England. A more complete list of scheme fees is at Appendix 9.

5.12

Local Authority	Commencement of Scheme	Licence Fee (Range)	Local Housing Authority
Gateshead Council	01/06/2025	£850	Gateshead Council - Selective and Additional Licensing
Manchester City Council	24/05/2025	£764-£964	Manchester City Council
Barking & Dagenham Council	06/04/2025	£950	London Borough of Barking and Dagenham
Blackpool Council	01/04/2025	£447 - £772	Blackpool Council - Selective Licensing
Newcastle City Council (2nd Entry)	01/04/2025	£1,000	Newcastle City Council - Selective Licensing
Bexley Council	13/01/2025	£800	London Borough of Bexley
Leeds City Council	17/07/1905	£1100-£1225	Leeds City Council
North Lincolnshire Council	2025	£955	North Lincolnshire Council
Gedling Borough Council	05/01/2025	£645 -£840	Gedling Borough Council
Bristol City Council (2nd Entry)	06/08/2024	£912	Bristol City Council - Licensing Info
Middlesbrough Council	05/06/2024	£836-£998	Middlesbrough Council
North Yorkshire Council (Scarborough)	01/06/2024	£695	North Yorkshire Council - Selective Licensing
Peterborough City Council	11/03/2024	£908	Peterborough City Council

5.13 **Changes to fees to reflect consultation**

The original proposed fee structure had been costed as described above before consultation commenced. Though the proposed level of fees were a substantial increase on the fees set in 2019 for the 2020-25 scheme, this was more a reflection of the previous fees being set too low. The 2020-25 Scheme fees were set lower than the 2015 scheme fees. This resulted in the fee income in the 2020-25 Scheme failing to cover its operating costs. Costs were significantly impacted by the period of high inflation, during the course of the scheme.

5.14 As discussed above, scheme fees are set by dividing the predicted costs of the scheme by the number of predicted licences.

5.15 In response to consultation, four of the proposed area boundaries have been reduced where the objectives of the proposed scheme would not be jeopardised. Consultation also strongly supported the creation of a stakeholder steering group. This is now included in the proposal. These changes have however, reduced the expected number of licensable properties by an estimated 319 licences to 4,132, reducing income and marginally increased costs for the operation of the steering group over 5 years, creating a pressure on the projected fee income.

5.16 Consultation responses strongly supported a reduction of the scheme fees for smaller and compliant landlords and that costs should be transferred to non-compliant Landlords.

5.17 In response, the proposed Neighbourhood Development and Improvement Plans have been adjusted to allow licence fees to be amended and to accommodate the above financial pressures. The revised proposed licence fees try to strike a balance between landlords concerns and the need to cover the projected costs of the scheme.

5.18 The overall Standard Licence Fee, made up from the Part 1 and Part 2 charge will be marginally reduced to £975.00 which, in turn, increases the discount on licence charges.

5.19 The Part 1 (administrative) charge it is estimated that the costs of infrastructure including database and administrative staff cost (x3.2 FTE) will be £1,154,287 over 5 years. Based on the reduced expected licences (4132) costs per licence application will be £276.00.

5.20 The Part 2 (maintenance) charge is estimated from the Neighbourhood Development and Improvement Plans (Area Plan). The requirements from the six plans identifies 9.65 (FTE) officers, at varying grades, to deliver the enforcement and engagement in the six areas. The estimated cost of the maintenance element is £2,968,163 over 5 years. The standard maintenance licence charge will be £699.00 (Budget projections are contained in Appendix 9).

5.21 Charges for non-compliant licence applications have increased. Applications received later than 90 days from when a property becomes licensable will attract an additional £194.00 after consultation. Charges of £350 (£200 part 1 + £150 part 2 charges) will be applied to reflect the likelihood that those avoiding licensing will require more officer time to identify, process, and inspect. The maximum licence fee for non-compliant applicants would be £1,325.00. This is in line with consultation responses which asked for non-compliant landlords to be penalised to reduce charges for compliant applicants.

5.22 The discounts identified in the consultation will be retained or increased:

- Applicants who provide complete and valid applications, assumed to be 50% of applicants, will receive a discount of 5% from the Part 2 charge.
- applicants who received a rebate in the 2020-25 scheme (37%),
- applicants with flats in the same building will pay one Part 1 charge per building and receive a 65% discount on the Part 2 charge for all subsequent properties within that building
- applicants with large portfolios (four or more properties) will pay a full Part 1 charge for each of their first three properties and receive a 65% discount on all subsequent properties

5.23 No discounts will be applied to non-compliant applications.

5.24 Where false or misleading information is provided on applications, any relevant discount will be refused.

5.25 The effect of these changes is illustrated in the table overleaf. The monthly cost of a standard licence fee over the lifecycle of the scheme is £16.25 per month.

5.26

Licence fee after consultation (figures have been rounded)	**As Consulted**	**Adjusted**	**As Consulted**	**Adjusted**	**As Consulted**	**Total licence fee after consultation**	
Licence	**Administrative Fee**		**Maintenance fee**		**Total licence fee**		**Change**
Proposed standard licence fee	£210	£276	£785	£699	£995	**£975**	Saving £20
Non-Compliant applicant Standard licence with additional fee, if property not licenced within 90 days of the property becoming licensable	£210+£136= £346	£276+£200=£476	£785.00	699+150= £849	£1,131	**£1,325**	increase of £194
Lost entitlement to any discount if non-compliant application, or false or misleading information is proved on applications							
Proposed **discount of 37%** from maintenance element for all properties which received 'better property rebates' in the 2020-25 scheme, where the application is in the same name as the previous application.	£210	£276	£510	£441	£720	**£717**	Saving £3.00
Proposed **discount of 5%** off maintenance fee for fully completed applications received with all required supporting documents (not applicable on late applications).	£210	£276	£745	£665	£955	**£941**	Saving £14.00

Licence fee after consultation (figures have been rounded)	**As Consulted**	**Adjusted**	**As Consulted**	**Adjusted**	**As Consulted**	**Total licence fee after consultation**	
Flats within the same building pay one administrative fee and one full maintenance fee, then 35% of the maintenance fee for all other flats **(65% discount)**	£210	£276	£785+ additional flats @ £235	£699+ additional flats at £244.65	NA	**NA**	Saving £6.29 per unit based on 8 flats
Owners of larger portfolios pay full administrative fee on 3 properties then 35% of the administrative fee on additional properties **(65% discount)**. This is not available to agents managing properties not in their ownership	£210 X 3, then £63 per additional property	276 x 3 then £96.60 per additional property	£785	£699	NA	**NA**	Saving £42.70 per licence based on portfolio of 10 properties
12-month Direct Debit available on Maintenance fee (If within 3 years of start of scheme).			£22 one off admin fee	£22 one off admin fee	NA	**NA**	No Change
Variations to licences	Free	Free	Free	Free	Free	Free	Free
Temporary exemptions	Free	Free	Free	Free	Free	Free	Free

6.0 Timetable and Accountability for Implementing this Decision

6.1 The Assistant Director of Community Safety and Street Scene is accountable for implementing the decision.

6.2 The implementation date of any declaration made by Cabinet must be no earlier than three months after the date on which the designation is made. This period is to allow any legal challenge to be made.

6.3 Should a declaration be made, the Council must undertake a prescribed set of actions outlined in the publicity plan at Appendix 10.

6.4 The Council must also provide MHCLG with the following data on their Selective Licensing scheme(s), upon commencement of the scheme:

- the dates of the scheme,
- location of the scheme (postcodes or wards),
- whether the scheme is new / a renewal / part renewal,
- number of PRS properties and as a % of total housing stock within the designation,
- what proportion of the authority's PRS stock or area will be covered by licensing once the scheme is in place,
- the criteria the designation has been made under
- details of the licensing fee(s),
- and publish the outcome of any Selective Licensing review(s) undertaken pursuant to their legal duty to review the operation of schemes under section 84(3) of the Act on their website.

7.0 Financial and Procurement Advice and Implications

7.1 A selective licencing scheme should be self-funding but only for the enforcement and administration of the scheme. This means that income can only be used to cover costs once the scheme is operational. In this case, that means approximately 3 months after Cabinet approve the recommendations in this report, should they choose to do so. Any costs incurred to date to bring this proposal to Cabinet cannot be covered by the licence fee income and will have to be covered by the Council's general fund budget. As at the end of August, there has been £98k incurred since the end of the previous scheme.

7.2 An approximation to the income and the costs this scheme will generate are given in Appendix 9. To calculate these, assumptions have been made regarding the numbers of landlords, their portfolio sizes and quality, and completeness and promptness of applications. There is a risk that the assumptions underlying these predictions will be incorrect and income will be less than predicted and costs will have to be reduced in order to mitigate this. Should it be required the position of the scheme will be reported through to Cabinet as part of the regular financial monitoring reports. It should be noted that the previous selective licensing scheme finished with a deficit of £99k.

7.3 The majority of the spend on this scheme will be on staffing and it will require an increase in employees relative to the previous scheme in order to deliver it. This may present an issue should there be a need to mitigate lower than predicted income. Equally, should the Council not be able to fully recruit, the scheme may not be delivered to its full potential.

7.4 There are no direct procurement implications associated with the recommendations detailed in this report. Inspection software will be the subject of a procurement process compliant with the Public Contracts Regulations 2015, or Procurement Act 2023 (whichever is the applicable legislation at the time) as well as the Council's own Financial and Procurement Procedure Rules.

8.0 Legal Advice and Implications

8.1 Part 3 of the Housing Act 2004 ('The Act') sets out the scheme for licensing private rented properties in a local housing authority area. Under Section 80 of the Act a local housing authority can designate the whole or any part or parts of its area as subject to selective licensing providing that the requirements of subsections (2) and (9) are met.

8.2 Section 80(2) states that the authority must consider that the first or second set of general conditions or any conditions specified in The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 are satisfied in relation to the area.

8.3 A selective licensing designation may therefore be made if the area to which it relates satisfies one or more of the following conditions:

- Low housing demand (or is likely to become such an area);
- A significant and persistent problem caused by anti-social behaviour;
- Poor property conditions;
- High levels of migration;
- High level of deprivation;
- High levels of crime.

8.4 In considering whether to designate an area for selective licensing based upon property conditions, migration or deprivation and crime the local housing authority may only make a designation if the area has a high proportion of property in the private rented sector.

8.5 The Department for Communities and Local Government published A Guide for Local Authorities [Non-Statutory] in respect of selective licensing in the private rented sector, although this is non-statutory guidance the Local Authority should still have regard to it and could face legal challenge should it fail to do so.

8.6 When considering whether to make a selective licensing designation a local housing authority must first identify the objective or objectives that a designation will help it achieve. Secondly, it must also consider whether there are any other courses of action available to it that would achieve the same objective or objectives as the proposed scheme without the need for the designation to be made. Section 81 of the Act states that only where there is no practical and beneficial alternative to a designation should a scheme be made and only if the Local Housing Authority is satisfied that the scheme will significantly assist in achieving its objectives.

8.7 Section 81 also sets out that the authority must ensure that any exercise of the power to make designations is consistent with the authority's overall housing strategy. The authority must also seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties, and anti-social behaviour.

8.8 Section 80(9) of the Act states that before making a designation the authority must take reasonable steps to consult persons likely to be affected by the designation and consider any representations made in accordance with the consultation.

8.9 Under the General Approval the authority must consult for a minimum of 10 weeks, this requirement has been satisfied. As part of the General Approval Local Housing Authorities in mayoral strategic authority areas are requested to include the mayor in the consultation process. Once the consultation has been completed the results should be published and made available.

8.10 There are well known consultation criteria, based upon case law, for a consultation to be deemed lawful, which are essentially as follows:

i. the consultation must be at a time when proposals are still at a formative stage;
ii. adequate and clear information must be given to allow for proper consideration and response by the consultees;
iii. adequate time must be given for consideration of the proposals and for consultees to prepare a response; and
iv. the results of the consultation must be conscientiously considered before making a final decision.

8.11 Where a selective licensing designation is made it applies to privately rented property in the area, section 79 of the Act defines private rented properties, subject to certain specified exemptions.

8.12 Where the conditions are satisfied and a selective licensing scheme is made, a designation may be made for up to 5 years. Any designation cannot come into force until 3 months after it is made. Section 83 of the Housing Act 2004 requires local housing authorities to publish a notice in the prescribed manner of the designation once it has been made by the

Authority or confirmed by the Secretary of State. A local housing authority must:

- Publish a notice within the designated area within seven days of the designation being confirmed.
- Notify all those consulted on the proposed designation within two weeks of the designation being confirmed.

8.13 If a designation is made, then Section 84 of the Housing Act 2004 requires local housing authorities to:

- Review the operation of a designation made by them from time to time, and;
- If following a review they consider it appropriate to do so, they may revoke the designation.

8.14 Section 95 of The Act sets out the offences in relation to licensing of houses under Part 3 of The Act and the penalties available upon conviction. The Housing and Planning Act 2016 provides The Authority with an alternative to prosecution for the specified offences listed at Section 95 by way of a civil [financial] penalty.

8.15 The Authority must ensure that the criteria for making a designation is met, before making any decision to adopt a designation. Where a designation is made, the Authority must ensure that it complies with all requirements set out in the legislation, including publication and reviews. As with all decisions of this nature, there is a high risk of legal challenge in the form of a judicial review. However, the risk of such a challenge can be minimised where the Authority ensures that the scheme is legally compliant, including compliance with consultation requirements.

9. Human Resources Advice and Implications

9.1 There are no direct HR implications arising from the recommendations contained in this report.

10. Implications for Children and Young People and Vulnerable Adults

10.1 The communities in the designated areas will benefit from proactive inspection of properties which will allow engagement and safeguarding processes to be used, as necessary. The outputs of the scheme will improve the quality and reduce the risks in family homes.

11.0 Equalities and Human Rights Advice and Implications

11.1 An assessment has been carried out in Appendix 12.

11.2 The Proactive nature of Selective Licensing, not relying on individuals to complain, will positively impact vulnerable individuals by removing any

difficulties or anxieties in contacting relevant services. It will reduce barriers to safe, quality housing for all residents in the Selective Licensing areas and improve safety and the sense of security in the Selective Licensing areas, due to a reduction in anti-social behaviour.

11.3 The Policy is likely to have a positive impact on community relations as the Council works to raise awareness and improve communication and engagement with stakeholder via the steering group.

11.4 One aspect of the Neighbourhood Development and Improvement Plans promotes 'Strength Based' community engagement and development. The better landlords in the areas will see a more level housing market as non-compliant landlords improve or leave the market.

12.0 Implications for CO2 Emissions and Climate Change

12.1 A detailed carbon assessment has been carried out in Appendix 13. The overall climate impact of this decision is likely to be minor, with the proposal largely focused on improving housing quality of rented houses within the borough. It is expected that there may be some small reduction in emissions as a result of the introduction of selective licensing, due to improvements in housing standards, which will lead to better efficiency and lower fuel use to heat homes. This is expected to have an overall positive effect on carbon emissions.

13. Implications for Partners

13.1 If Cabinet agree to make further declarations of Selective Licensing, Partners and relevant Council services would have a significant role to play in delivering Neighbourhood Development and Improvement Plans over the expected period of 5 years following a Declaration. This will require focussed activity and may require redeployment of resources which will not be fully covered by the Licence fee income.

14. Risks and Mitigation

14.1

Risk	Mitigation
1) Not proceeding to establish new Selective Licensing areas, risks the issues identified in the Neighbourhood Development and Improvement Plans not being resolved.	Existing reactive services and partnerships will continue to work flexibly to address local issues within existing resources.
2) Failure to deliver objectives risks reputational damage	Performance management and a corporate commitment to deliver services and resources from the outset supported by governance arrangements set out in the Neighbourhood Development and

	Improvement Plans will allow the Council to closely monitor delivery. In accordance with Section 84 (3) of the Act housing authorities are required to review the operation of a designation made by them from time to time. As part of the best practice guidance included in the General Approval, local authorities are requested to publish the outcome of any reviews that they undertake in respect of the Selective Licensing scheme(s) in a timely manner on their website.
3) Failure to receive estimated number of applications and fees will create a significant budget shortfall.	Estimates have been made from the 2021 Census which is the most up to date, accessible, information the Council holds. To mitigate the risk, Landlords will be incentivised to apply for a licence through the fee structure. Prior to commencement of the schemes a publicity campaign will be undertaken. Sufficient staffing resources have been allocated to identifying unlicensed properties.
4) The possibility of rent rises as landlord pass on Selective Licensing fee costs to tenants.	The Council cannot control rent increases, though the Renters' Rights Bill proposes a fairer mechanism to control unreasonable rent increases. In addition, the enhanced tenancy support proposed along with publicity will provide more advice and protection for tenants subject to excessive rent rises. Market forces will ultimately control the rent levels charged as multiple factors contribute to how much potential tenants are willing to pay in an area.
5) There is the probability of possible displacement of unprofessional landlords to other areas within the local authority's jurisdiction, or to neighbouring local authorities	Unprofessional landlords identified as a consequence of the scheme will be targeted and their properties identified. Enforcement action is not limited to SL boundaries. Action will be taken to safeguard tenants and address displacement.

6) A designation may be challenged by way of judicial review or complaints to the Local government Ombudsman. The time for seeking judicial review is usually within 3 months of the decision to make designations. The general legal principles of reasonableness, procedural propriety and proportionality will be applied by the courts on any such review.	Efforts have been made to ensure this consultation and proposal is robust and complies with guidance. If a judicial review is lodged the Council will incur costs, regardless of outcome and have to commit significant resources. Costs may be recovered if a challenge is successfully defended.
7) Experience of the previous scheme has shown that it has been difficult to recruit and retain qualified staff to deliver the schemes objectives.	Staff recruitment and training has developed trained officers over the period of the last scheme. These officers are in demand in the current jobs market. Efforts should be made to retain trained staff.
8) The departmental database is scheduled to be replaced in the next 12 months.	Flexibility should be built into the implementation timeline for the new software system to accommodate potential delays, with clear expectations set around delivery of the early stages to support the licensing scheme and staff training

15. Accountable Officers

15.1 Sam Barstow Assistant Director Community Safety and Street Scene

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	**Date**
Chief Executive	John Edwards	02/10/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	03/10/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	02/10/25

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Rotherham Metropolitan Borough Council

ROTHERHAM SELECTIVE LICENSING 2020-2025 FINAL OUTPUT REPORT

Town Centre/Eastwood, Masbrough, Thurcroft, Dinnington, Maltby, Parkgate.



Rotherham Metropolitan Borough Council

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Rotherham Metropolitan Borough Council

Selective Licensing in the Metropolitan Borough of Rotherham 2020-2025

Executive Summary

The 2020-25 selective licensing scheme in Rotherham was concluded on the 30th April 2025, despite considerable operational challenges, it successfully delivered the scheme's housing objectives. The headline outcomes are:

Scheme Delivery and Outputs

- **2,319** licences (2260) and exemptions (59) issued
- **2,377** properties inspected
- **536** rebates granted for better managed properties
- **3** Licences revoked after prosecution
- **331** Licences surrendered

Enforcement Activity

To ensure consistent standards across all licence holders:

- **2,574** Formal Enforcement Notices (not including warnings) were issued, including:
  - **1,335** Housing Notices
  - **1,239** Environmental Notices (inc. ASB)

Improvements To Residents' Health, Welfare and Neighbourhoods

The scheme significantly improved housing conditions, with measurable health benefits for residents and cost savings for the NHS and wider community.

Work to disrupt criminality and associated antisocial behaviour delivered significant area impact.

- **Category 1 Hazards** (serious and immediate risks):
  - Found in **292 properties**
  - **589 hazards** identified and removed
- **Category 2 Hazards** (less immediate but still harmful):
  - Found in **1,470 properties**
  - **7,587 hazards** identified and addressed
- **Cost savings (BRE Housing Health Costs Calculator)**
  - **£148,543** savings to the NHS from removing hazards
  - **£1,860,797** wider Societal benefits from preventing Ill health

- **Impact on criminality and antisocial behaviour**
  - **Over £40M** of seized Cannabis and disruption to organised crime
  - **155** detected cannabis cultivations
  - **155** Emergency prohibition Notices
  - **Reduction** in associated ASB and violence in the areas.
  - **Over 2000** instances of nuisance and ASB addressed
  - **Improved** partnership and intelligence working

Impact on Households

The proactive nature of the scheme enabled the council to reach vulnerable tenants who may not have otherwise reported unsafe conditions due to:

- Language barriers
- Fear of retaliation or eviction
- Lack of awareness of their rights

As a result, **1,470 households** in Rotherham experienced significant improvements in their living conditions, contributing to safer, healthier homes across the borough.

The local environment has been protected from deterioration and the activities of irresponsible individuals and criminal gangs.

Overview

In January 2020, Cabinet declared six areas under selective licensing which commenced 1st May 2020. The declarations were made under the criterion of high levels of deprivation in areas of high levels of Private Sector Housing. Four of the six areas had been under a previous declaration of selective licensing in 2015-20 under the criterion of Low Demand.

The boundaries of the 2020-25 schemes in Maltby, Dinnington, Town centre / Eastwood and Masbrough had been reduced since the 2015-20 schemes, as it was considered that the low demand issue in these areas had improved, and that private sector landlords would be able to maintain these improvements. The two new areas under declaration in 2020-25 were Parkgate and Thurcroft.

The scheme was designed to have a fixed, two stage licence fee with a number of discounts and a rebate, paid back to landlords who, on inspection, were found to have good management and minimal hazards in their properties. The scheme committed to 100% Housing Health and Safety Rating System inspection (HHSRS) of licensable properties. The estimated number of licensable properties was 2256.

The 2020-25 selective licensing project was designed to have a 9-week application phase, during which the council encouraged all licensable properties to voluntarily apply for a licence via the online application. The inspection phase was scheduled to start September 2020.

Challenges

Covid-19 emerged as a significant aspect of life in the UK from March 2020, with social distancing measures and formal lockdowns in place until March 2021. In response, the Council extended the application period for licences, recognising that landlords faced financial pressures due to non-receipt of rents and were unable to access properties for obtaining gas/electric certificates or EPC inspections

necessary for completing applications. Proactive housing inspections were suspended, except in serious cases, and the fear of Covid-19 led to residents' reluctance to allow inspections for many months after formal restrictions were lifted. This extended application phase and the inability to conduct property inspections significantly impacted the planned delivery of the scheme, effectively reducing the operational period of the five-year declarations to 3.5 years.

Staff recruitment and retention issues became an issue over the Covid period and continued for much of the scheme's duration, which is a nationally recognised issue in Environmental Services

Performance management presented a challenge when identifying directly attributable performance measures to demonstrate impact on the declaration criteria of 'high levels of deprivation'. Although the areas were identified in the Indices of Deprivation (IoD2019) and the Index of Multiple Deprivation (IMD2019), the broad criteria on which these indices are based (Income, Employment, Education, Skills and Training, Health and Disability, Crime, Barriers to Housing and Services, and Living Environment) were complex to monitor within the specified declaration boundaries. This complexity arose from the limited availability of public data sources at the declaration boundary level. The comprehensive definition of deprivation extended beyond the scheme's direct influence, particularly in areas such as education, employment, and income, which are significantly affected by national factors and the economic climate. Although a refreshed IMD was not published before the scheme concluded, the ranking system used in this index would have made direct measures of improvement challenging. The scheme has successfully focused its performance management on areas within its influence that impact deprivation.

Successes.

Despite these difficulties, and due to the tenacity of both staff and management the scheme was successfully delivered. At the end of the scheme on 30th April 2025, 2319 licences (2260) and exemptions (59) had been issued, 2377 property inspections completed, including HHSRS inspections, and 536 rebates issued.

To support the scheme objectives and to ensure all licence holders were held to the same standards 2574 Formal Enforcement Notices were issued and enforced, this included 335 Housing Notices and a further 1239 environmentally focused Notices

The impact of this licensing activity can be quantified as health benefits to the occupiers of licenced properties and financial benefit to the NHS and wider community.

In the Housing Health and Safety Rating System (HHSRS), Category 1 hazards represent the most serious risks to a person's health and safety within a dwelling. These hazards are deemed serious and immediate, posing a significant threat to the well-being of the occupants and the council has a duty to act, of the 2377 inspection undertaken 292 properties had Category 1 (HHSRS) hazards and 589 individual category 1 hazards were identified and removed.

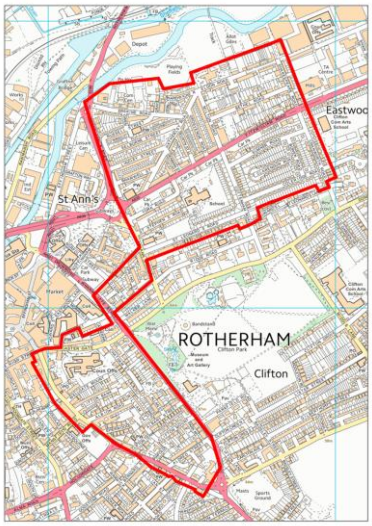
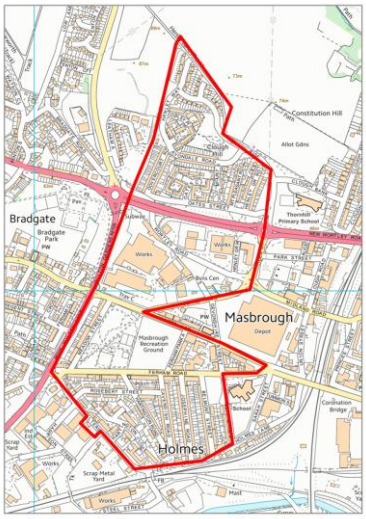
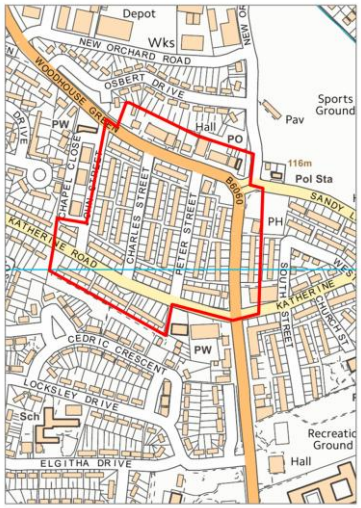
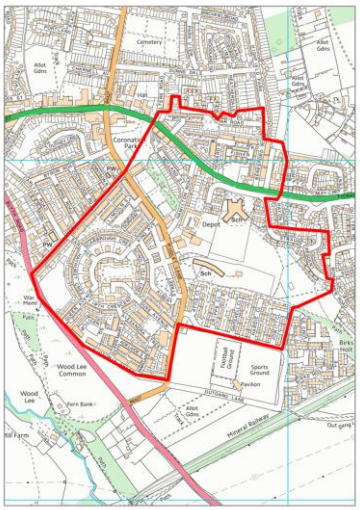
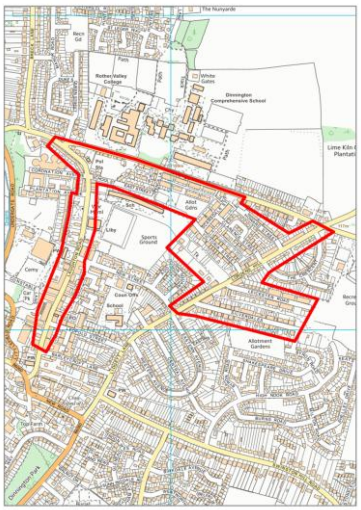
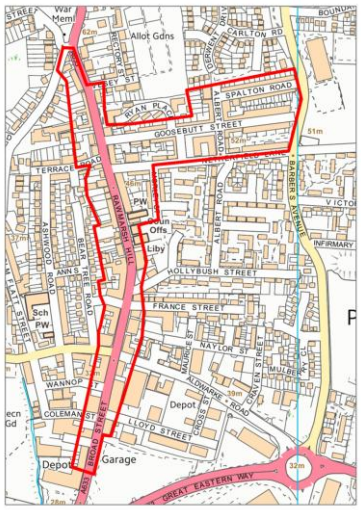
Category 2 Hazards are less immediate but still pose a significant risk of harm to residents. 1470 properties had Category 2 hazards on initial inspection with 7587 hazards identified.

This represent significant improvements to the wellbeing of 1470 families or individuals within Rotherham who were living in poor conditions not addressed by

their landlord and not reported to the local authority. The Proactive nature of selective licensing removes the barrier of language, apathy or fear, which prevent private tenants asserting their right to live in safe, healthy homes.

The environmental impacts of the inspection activities and enforcement during the scheme have protected residents from deteriorating localities and irresponsible individuals and criminal gangs.

Maps

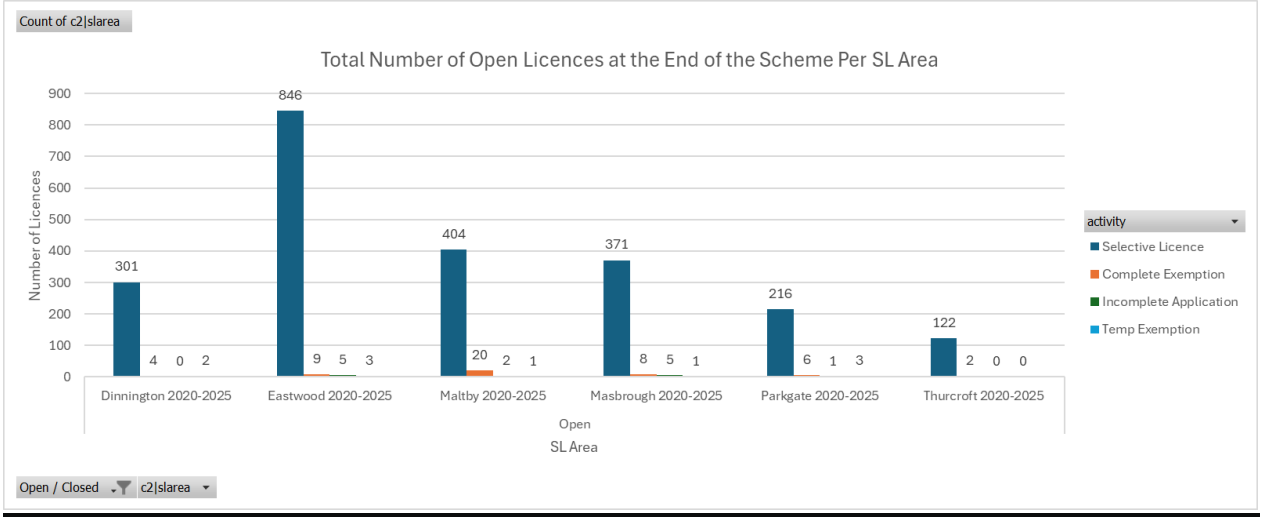
Eastwood / Town Centre	Masbrough	Thurcroft
		
Maltby South East	**Dinnington**	**Parkgate**
		

Analysis by Areas

Applications

The scheme received 2319 applications, 63 more than estimated at the start of the scheme. 39 properties were believed to be licensable which did not licence and were subject to enforcement action as the scheme closed. Most were properties which

became licensable during the latter stages of the scheme. Where enforcement remains an option, cases are progressing.



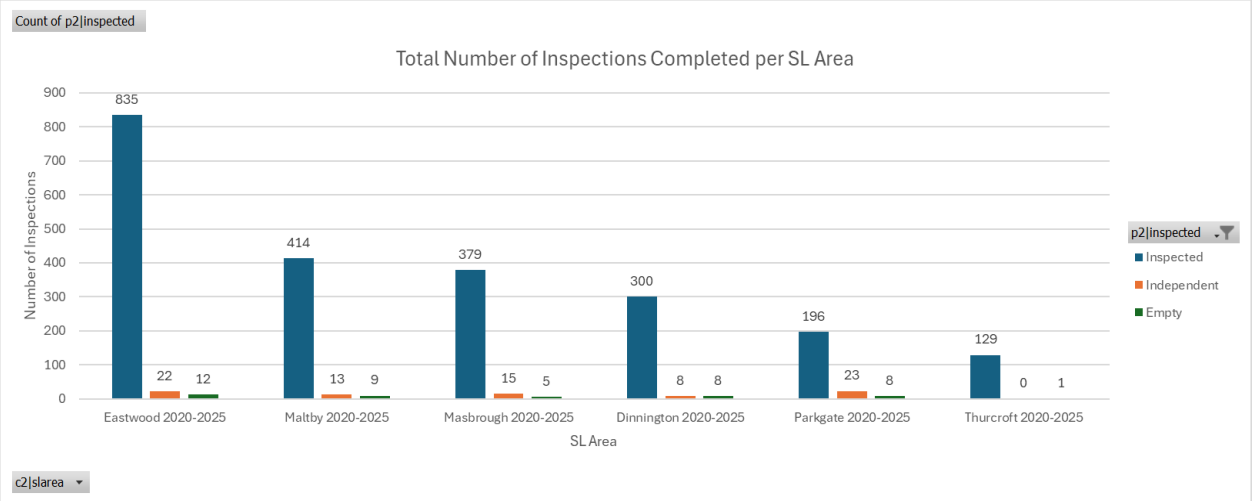
Make up of Licence Holders

Summary of licence holders portfolio's		
Portfolio size (properties)	Number of landlords having portfolio size	% of total landlords
1	914	76.0%
2	173	14.4%
3	13	1.1%
4	32	2.7%
5	19	1.6%
6	12	1.0%
7	9	0.7%
8	6	0.5%
9	8	0.7%
10	2	0.2%
11	1	0.1%
12	4	0.3%
13	2	0.2%
15	1	0.1%
16	1	0.1%
17	1	0.1%
21	1	0.1%
27	1	0.1%
29	1	0.1%
32	1	0.1%
49	1	0.1%
	1203	100.0%

Rotherham's Private rented sector is dominated by landlords who do not operate letting as their full-time occupation.1203 Licence holders held 2319 licences. 90.4% of licence holders had 1 or 2 properties in the selective licensing areas. The

challenge for part time landlords is having the funding, knowledge and the professionalism to operate their lettings as an effective business.

Inspections



Row Labels	Inspected	Independent	Empty	Grand Total
Eastwood 2020-2025	835	22	12	869
Maltby 2020-2025	414	13	9	436
Masbrough 2020-2025	379	15	5	399
Dinnington 2020-2025	300	8	8	316
Parkgate 2020-2025	196	23	8	227
Thurcroft 2020-2025	129	0	1	130
Grand Total	**2253**	**81**	**43**	**2377**

			Selective Licensing - Total Number of Properties with Category 1 or 2 hazards.			
Area	**Total licences**	**Total HHSRS Inspections**	**Area**	**Total**	**% of total licences area**	**% of inspections completed**
Eastwood	858	835	**Eastwood**	**522**	61%	**62.5%**
Masbrough	381	379	**Masbrough**	**363**	95%	**95.8%**
Dinnington	308	300	**Dinnington**	**174**	56%	**58.0%**
Maltby	425	414	**Maltby**	**202**	48%	**48.8%**
Parkgate	225	196	**Parkgate**	**119**	53%	**60.7%**
Thurcroft	124	129	**Thurcroft**	**90**	73%	**69.8%**
Total	2321	**2253**	**Total**	**1470**	63%	**65.2%**

65.2% of properties in all areas were found to have Category 1 and or Category 2 hazards on first inspection. Masbrough was found to be the worst affected of the 6

areas, with 95.8% of all properties inspected having hazards and 25% having category 1 hazards on first inspection, showing an absence of management by licence holders in this area. This is particularly disappointing as this was the second period of selective licensing in Masbrough. Maltby had the lowest level of properties with hazards (48%) and only 5% of properties with Category 1 hazards.

			Selective Licensing - Total Number of Properties where Category 1 Hazards have been identified (Cumulative)				Selective Licensing - Total Number of Category 1 Hazards Identified in all properties (Cumulative)			
Area	Total licences	Total HHSRS Inspections	Area	Total	% of total licences	% of inspections completed	Area	Total	% of total defects	% of inspections completed
Eastwood	858	835	Eastwood	111	13%	13.3%	Eastwood	224	38%	27%
Masbrough	381	379	Masbrough	92	24%	24.3%	Masbrough	214	36%	56%
Dinnington	308	300	Dinnington	30	10%	10.0%	Dinnington	44	7%	15%
Maltby	425	414	Maltby	23	5%	5.6%	Maltby	39	7%	9%
Parkgate	225	196	Parkgate	25	11%	12.8%	Parkgate	48	8%	24%
Thurcroft	124	129	Thurcroft	11	9%	8.5%	Thurcroft	20	3%	16%
Total	2321	2253	Total	292		13.0%	Total	589		

13% of all properties had Category 1 hazards leaving tenants at serious risk.

			Selective Licensing - Total Number of Properties where Category 2 Hazards have				Selective Licensing - Total Number of Category 2 Hazards Identified in all properties			
Area	Total licences	Total HHSRS Inspections	Area	Total	% of total licences	% of inspections completed	Area	Total	% of total defects	% of inspections completed
Eastwood	858	835	Eastwood	522	61%	62.5%	Eastwood	3210	42%	384%
Masbrough	381	379	Masbrough	363	95%	95.8%	Masbrough	1642	22%	433%
Dinnington	308	300	Dinnington	174	56%	58.0%	Dinnington	638	8%	213%
Maltby	425	414	Maltby	202	48%	48.8%	Maltby	1037	14%	250%
Parkgate	225	196	Parkgate	119	53%	60.7%	Parkgate	578	8%	295%
Thurcroft	124	129	Thurcroft	90	73%	69.8%	Thurcroft	482	6%	374%
Total	2321	2253	Total	1470		65.2%	Total	7587		

Of the other areas, Thurcroft, had the second highest rate of hazards, followed by Eastwood, Parkgate and then Dinnington.

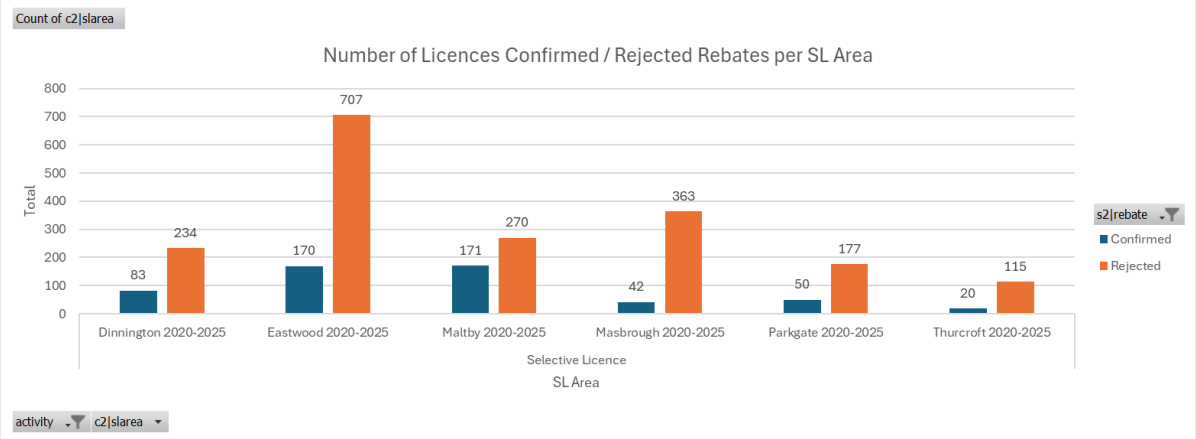
Of the 8176 hazards identified over the life of the scheme, the 5 most prevalent were, Risk of Fire, followed by Damp and Mould, then Falls between levels and electrical and carbon monoxide risk.

Hazards By Type

Hazard	% of total hazards found	Hazard	% of total hazards found
Fire	18.45%	**Excess Heat**	2.00%
Damp and Mould Growth	16.78%	**Position and Operability of Amenities**	1.85%
Falls between Levels	8.92%	**Uncombusted Fuel Gas**	1.73%
Electrical Hazards	8.64%	**Domestic Hygiene, Pests and Refuse**	1.73%
Excess Cold	6.97%	**Food Safety**	1.05%
Carbon Monoxide and Fuel Combustion Products	6.08%	**Entry by Intruders**	0.98%
Personal Hygiene, Sanitation, Drainage	5.91%	**Lighting**	0.36%
Falls associated with Stairs and Steps	5.20%	**Water Supply for Domestic Purposes**	0.28%
Collision and Entrapment	4.56%	**Falls associated with Baths**	0.09%
Falls on the Level	3.14%	**Asbestos**	0.04%
Structural Collapse and Falling Elements	2.65%	**Crowding and Space**	0.04%
Hot Surfaces and Materials	2.50%	**Collision Hazards from Low Headroom**	0.02%
		Explosions	0.02%
Grand Total	100.00%		

Properties eligible for ‘Better Management’ Rebate

This scheme introduced the ‘better management’ rebates as recognition of licence holders within the scheme boundaries who on inspection were proven to be offering a more professional service and standard of property maintenance.



Overall, 22% of licenced properties received rebates, Maltby (39%) followed by Dinnington (26%) received the highest levels of rebate. The eligibility criteria for rebate are detailed below.

CONDITIONS FOR ELIGIBILITY FOR THE REBATE

At the time of the licensing inspection of the property:

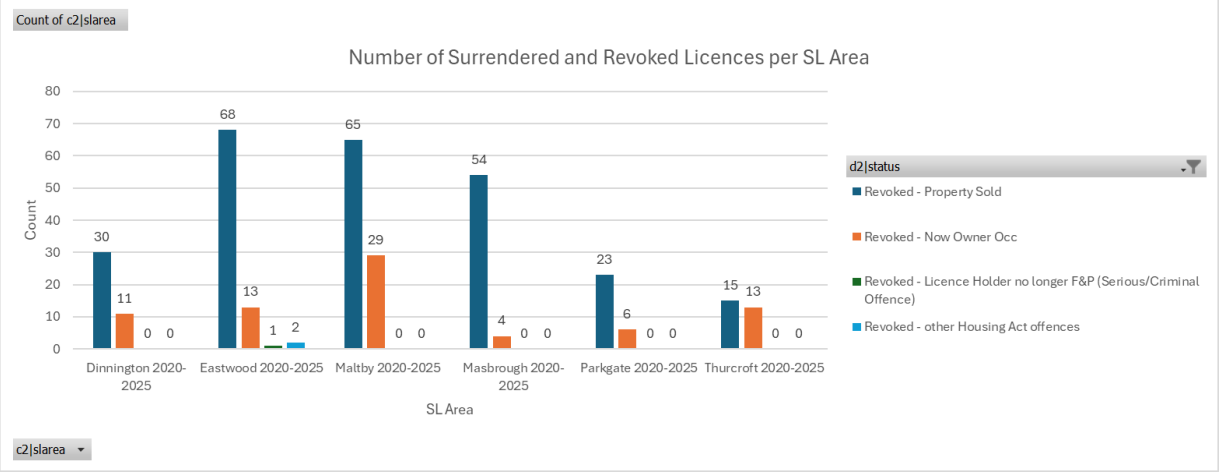
1. No late payment fee was applied to the application
2. You are fully compliant with the statutory licence conditions (conditions 1-4).
3. Property is free from serious disrepair / poor management – this would usually mean the property is free of any category 1 hazard or serious category 2 hazards, under the Housing Health and Safety Rating System (HHSRS).

This would usually mean:

- Working smoke detection on each level including any cellar
- Internal doors close, have handles, no damage and minimal gaps
- A working heating and hot water system that is fixed, programmable and controllable
- Windows that close, have handles, no damage and minimal gaps, where they have a sill height of less than 1100mm, a restrictor is in place
- Electrics in good working order and not damaged
- Staircases have handrails and balustrades with gaps no more than 100mm between spindles
- Hot and cold running water to the kitchen and all bathrooms/toilets
- The property is free from pests and refuse including the yard/garden area
- The roofs, walls and floors are in good condition
- The property is free from all damp and mould
- Safe and hygienic kitchen layout. Ideally a hob and cooker sited away from a thoroughfare and with an adequate area

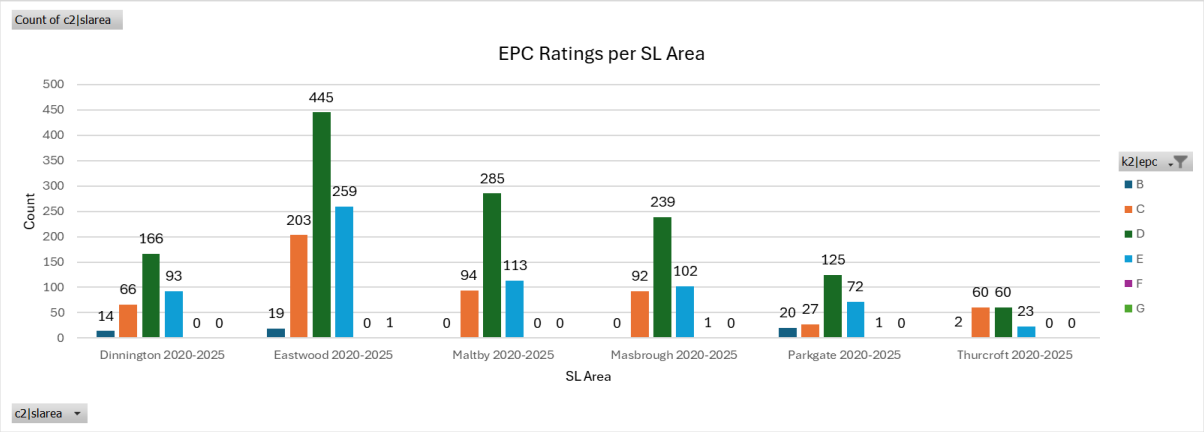
This is not an exhaustive list and other failures may be considered when considering the eligibility for a rebate.

Surrendered Licences over life of scheme with reasons.



The overall turnover rate for licences over the life of the scheme was higher than anticipated at 15%. Three licences were revoked following prosecutions. When properties were sold, the areas where most properties remained in the rented sector were Masbrough, Eastwood and Parkgate, whereas Thurcroft and Maltby had the highest levels of properties which moved into owner occupation.

EPC ratings per area



In England and Wales, the minimum EPC (Energy Performance Certificate) rating for letting a property is currently E. EPCs were collected as part of the application process and excess cold hazards were identified and enforced. Only three F and G rated properties were identified. Looking to the future, the government is proposing to raise the minimum EPC rating for privately rented homes from E to C by 2028 for new tenancies and by 2030 for all existing tenancies in England and Wales. This would have captured 1985 properties (77%) of licensed properties. Illustrating the challenge to improve the heating properties of old housing stock.

Health Benefits

The work done to proactively identify and remove hazards from family homes prevents illness and accidents which might otherwise occur or worsen existing health conditions.

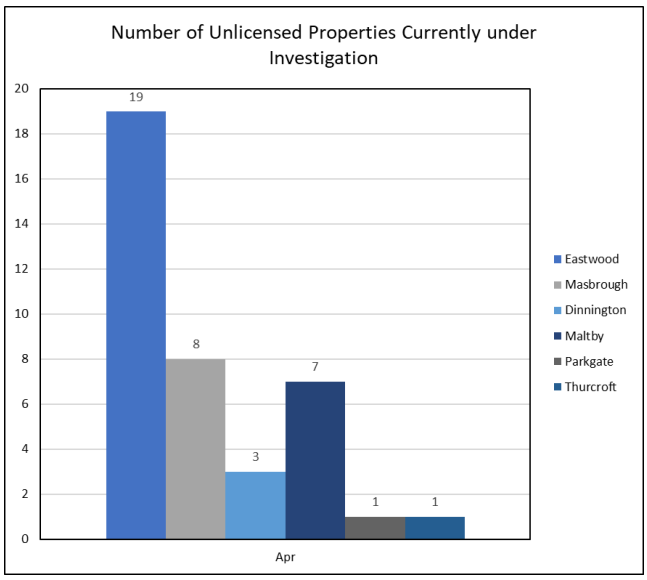
The Building Research Establishment (BRE) developed its Housing Health cost calculator to Quantify and measure the health-cost benefits of housing improvements.

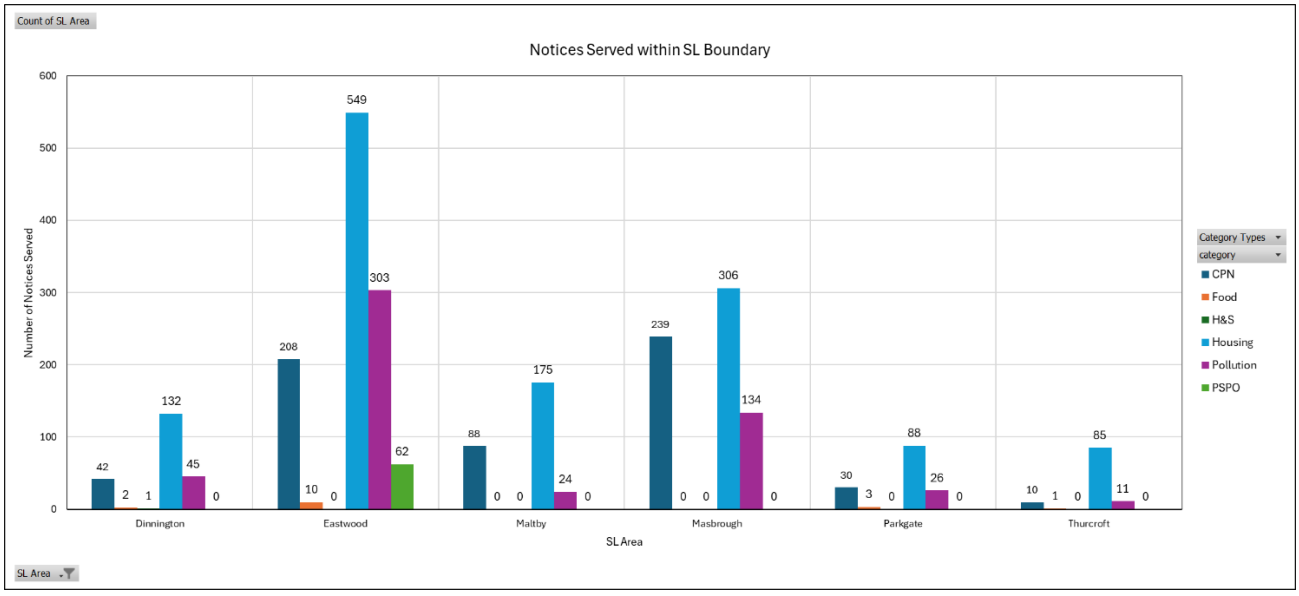
The Housing Health Cost Calculator (HHCC) calculates the health costs of hazards in homes, and the savings associated with addressing them. It shows the cost savings to the NHS and wider society from improving health and safety in housing. Local authorities use this methodology to carry out retrospective health-cost benefit analyses of hazards that have been mitigated thanks to their interventions and the works carried out by Licence holders.

Sum of Saving to NHS = £148,543.00	Sum of Savings to Society= £1,860,797.00

The savings to society are calculated using the methodology stated in The Full Cost of Poor Housing. Inputting the Hazards identified and removed over the life of the 2020-25 selective licensing scheme into the Housing Health Cost Generator, generates savings of**: -**

Enforcement





All enforcement has been taken under the Council's General Enforcement Policy.

Properties were inspected under section 239 of the Housing Act 2004, providing the appropriate notice to licence holders, which allowed licence holders to be present at inspections which improved communicaton. The use of S239 also allowed for enforcement action under the Housing Act to be taken where hazards were found. To reflect the licence fee paid, the powers to charges for Notices was not used when serving housing enforcement notices within the scheme. This prevented argument and delays regarding fees, increasing efficency and complience with Notices. The use of Notices ensured a formal process monitored complience.Environmental offences were similarly addressed by warnings and formal action where necessary.

Court action was used over Civil penalties durring the scheme, as experience from other Local Authorities suggests it requires dedicated staff to improve recovery rates for Civil Penalties, which increases scheme costs and still delivers uncertain rates of recovery. The process of prosecuting criminal offences under the Housing Act, allowed the Council to more effectively publicise its enforcement action, creating a deterent and more visible consequences for non compliance than Civil Penaties would allow.

2,574 Formal Enforcement Notices were issued during the scheme, including:

- **1,335** Housing Notices
- **1,239** Environmental Notices (inc. ASB)

Enforcement was followed up with revisits or confirmation of compliance.

Unlicensed properties were identified and pursued throughout the scheme ensuring compliant licence holders were not placed at disadvantage. At the end of the scheme 39 eligible properties were suspected of being unlicenced and where possible legal action is being undertaken.

Support for the Private Sector

Landlords and tenants were encouraged and able to contact the selective licence team via a dedicated email and telephone line. Officers attended Landlord forums and circulated periodic newsletters to all licence holders. In all cases, licence holders or tenants who approached the team with questions or concerns were assisted. This included advice about the management of difficult tenancies including ASB or access issues. Advice about evictions was offered to both licence holders and tenants. Training for landlords via the National Residential Landlords Association was promoted.

Criminality in the Private Rented Sector

Early in the scheme, the Proactive area-based focus allowed by selective licensing uncovered a phenomenon which has since been nationally recognised; the use of private sector residential properties by organised crime groups to cultivate cannabis.

The effect of this activity is

- Wholesale electricity theft / risk of fire and electrocution
- Structural alteration of properties making them unstable
- Increased local anxiety as the grows attract ASB, criminality and violence.
- Cannabis smell in the general areas.
- Links to trafficking, slavery and weapons

The focussed, proactive work within the selective licensing areas provided intelligence relating to drug cultivation. Working in conjunction with South Yorkshire Police and other partners, significant progress was achieved in disrupting this criminal activity in declared areas and across the Borough.

Outcome

- **Over £40M** of seized Cannabis and disruption to organised crime
- **155** detected cannabis cultivations
- **155** Emergency prohibition Notices
- **Reduction** in associated ASB and violence in the areas.
- **Improved** partnership and intelligence working

Prosecutions

Prosecutions are undertaken where offences are committed and cooperation with the offender fails to deliver action or a change in behaviour. All prosecutions follow the Council's Enforcement Policy. The aim of formal action is to safeguard residents and to ensure non-compliant landlords do not achieve a commercial advantage over those who obtain licenses.

During this scheme Civil Penalties have not been issued as previous experience demonstrated that to deliver the process and recover money owed can be very time consuming. Peer reviews on the subject have identified the need to have dedicated staff to administer Civil Penalties to ensure effective outcomes. The Scheme budget did not extend to this. In any future schemes this element will be included.

Overall, 48 prosecutions cases have been prepared as a consequence of offences committed by individuals or companies within the area boundaries. The table below shows 15 successful prosecutions and their outcomes. There are a further 23 ongoing prosecution cases and 10 prosecutions cases were prepared and withdrawn, due to late compliance and it no longer being in the public interest to proceed.

Count	Reference	Statute	Hearing	Outcome
1	068190, Naseer	Housing Act 2004, Section 95 (1) Failure to licence	19/10/2022	Successfully Prosecuted Fine: £80, Costs: £230.11, Surcharge: £34 Total Penalty £344.11
2	068042, ALTAF	Housing Act 2004, Section 95 (1) Failure to licence	07/09/2022	Successfully Prosecuted Fine: £440, Costs: £330.11 Surcharge: £44 Total Penalty £814.11
3	068371, Mehmood	Housing Act 2004, Section 95 (1) Failure to licence	01/08/2024	Successfully Prosecuted Fine: £3,000, Costs: £688, Surcharge: £300 Total Penalty £3,988.00
4	009177 KHALIQ	Housing Act 2004, Section 95 (1) Failure to licence	18/12/2024	Successfully Prosecuted Fine: £3,000, Costs: £216.20, Surcharge: £1,200 Total Penalty £4,416.20
5	009188 TRUEMAN	Housing Act 2004, Section 95 (1) Failure to licence	21/08/2024	Successfully Prosecuted Fine: £440, Costs: £247, Surcharge: £176 (for each of the two Defendants) Total Penalty £863 (for each of the two Defendants)
6	009196 WINDER	Housing Act 2004, Section 95(1) and Section 235 Failure	04/09/2024	Successfully Prosecuted Fine: £1,500, Costs: £494, Surcharge: £600

		to provide information and to Licence		Total Penalty £2,594
7	009202 MY POD HOME LTD	Housing Act 2004 Section 43 failure to comply with Emergency Prohibition	20/11/2024	Successfully Prosecuted Fine: £666, Costs: £304.13, Surcharge: £266 Total Penalty £1,236.13
8	009195 HUSSAIN	Housing Act 2004 Section 43 failure to comply with Emergency Prohibition & 95 (1) Failure to Licence	20/11/2024	Successfully Prosecuted Fine: £660, Costs: £303.67, Surcharge: £264 Total Penalty £1,227.67
9	009207 ORLIK	Housing Act 2004, Section 95(1) and Section 235 Failure to provide information and to Licence	20/11/2024	Successfully Prosecuted Fine: £660, Costs: £432.45, Surcharge: £264 Total Penalty £1356.45
10	009220 NICKLIN	Anti-Social Behaviour, Crime and Policing Act 2014, Section 43 and 48	18/12/2024	Successfully Prosecuted Fine: £440, Costs: £270.11, Surcharge: £176.00 Total Penalty £886.11
11	009176 HAVENHAND	Anti-Social Behaviour, Crime and Policing Act 2014	12/06/2024	Successfully Prosecuted Fine: £440, Costs: £334, Surcharge: £176 Total Penalty £950
12	009179 TANCOSOVA	Environmental Protection Act 1990 Section 88	10/07/2024	Successfully Prosecuted Fine: £220, Costs: £353, Surcharge: £88 Total Penalty £661
13	009178 HOLUB	Environmental Protection Act 1990 Section 33(1)(a)	21/08/2024	Successfully Prosecuted Fine: £40,Costs: £400, Surcharge: £16 Total Penalty £456
14	009193 MOFFATT	Anti-social Behaviour, Crime and Policing Act 2014 Section 43	10/07/2024	Successfully Prosecuted Fine: £220, Costs: £459, Surcharge: £88 Total Penalty £767
15	009205 POPIK	Environmental Protection Act 1990 Section 87	21/08/2024	Successfully Prosecuted Fine: £220, Costs: £250, Surcharge: £88 Total Penalty £558

Governance & Communication

The oversight of the scheme was provided by bi-monthly multidepartment meetings, chaired by the Head of Service Community Safety and Regulatory Services. Monthly updates were provided to the Cabinet Member for Housing.

Additional governance was provided by the Council's Improving Places Select Commission around its halfway stage in November 2022, which reported to the Oversight & Scrutiny Management Board on the 5 July 2023.

General communication with licence holders was achieved by a periodic Newsletter sent to all licence holders registered email addresses and by attendance at bi-annual Landlord Forums hosted by the National Residential landlord's Association (NRLA) and earlier in the scheme via the local Rotherham Landlords Forum.

Licence holders were in direct contact with inspecting officer via the S239 appointments for inspections and by the dedicated 'Landlord licensing' email address.

Periodic updates, as required by Section 84 (3) of the Housing Act 2004, were published on the landlord licensing pages of the council website

Staffing

Staffing for the administration and the enforcement of all six areas.

Scheme management	1.5FTE
Housing officers	3FTE
Enforcement officers	3FTE
Administrative officers	1.5FTE
Total	9FTE

Finance

The scheme was funded primarily from licence fees which were structured as below

Total licence fee per house applicable to all selective licenses applied for in designations made in 2020	**£521**	Made up of the application element and the maintenance element.
Application fee element	**£68**	Non-refundable, paid with the application
Maintenance fee element	**£453**	Paid once a draft licence has been granted. This portion of the licence fee can, on request, be spread over monthly payments by Direct Debit. An administration fee of £13 is charged to set up a Direct Debit. Where a licence is applied for by a new owner / manager following the surrender of a previous licence, or a premise becomes licensable **for the first time** during the scheme, the maintenance part of the licence fee will be charged at pro-rata rate to cover the remainder of the licensable period.
Additional Unit maintenance fee	**£132**	Applicable where there is an additional letting unit in the same building/house under the same ownership. Only one maintenance fee element is incurred for the building and each additional unit of accommodation will be charged at £132.
Rebate for licence holders with proven High Standards of property management	**£127**	Qualifying criteria must be met at the time of the property licensing inspection (see above).
Late Application fee	**£136**	Where licences were not applied for within 90 days of becoming licensable and resulted in additional administrative to work to trace and encourage application. Paid with application element - non-refundable
Changes of address details on an existing licence where the holder remains the same	**Free**	For minor changes
Surrender of a licence	Maintenance part of the licence fee will be calculated pro rata	Where a license is surrendered, as a property is sold before the end of the scheme or it becomes no longer licensable or the licenced person changes, a pro rata rebate of the maintenance part of the licence fee can be requested, but **only** if the council is notified within a maximum if one calendar month of the change (date of property transfer or end of tenancy).

Budget income and expenditure over the life of the scheme.

Selective Licensing 2	Actual Pre Year 1 2019/20 £	Actual Year 1 2020/21 £	Actual Year 2 2021/22 £	Actual Year 3 2022/23 £	Actual Year 4 2023/24 £	Actual Year 5 2024/25 £	Actual + Forecast 2025/26 £	Total Actual + Forecast £
Expenditure	0	146,384	186,392	254,739	292,140	346,565	28,677	1,254,898
Income	-2,176	-351,565	-583,689	-146,438	-62,170	-10,039	-5,018	-1,161,093
Net	**-2,176**	**-205,181**	**-397,297**	**108,301**	**229,971**	**336,527**	**23,659**	**93,804**
Movement to/from reserve:								
Transfer to 'reserve'	-2,176	-205,181	-399,928					-607,285
Transfer from 'reserve'				78,301	199,971	329,013		607,285
								0
Annual variance:	0	0	2,631	30,000	30,000	7,514	23,659	
Cumulative variance:				**32,631**	**62,631**	**70,145**	93,804	

The majority of the income was received in the first two years of the scheme and transferred to a reserve account; ring fenced for scheme spend.

The scheme fees were set in 2019 prior to the scheme starting and not amended during the life of the scheme.

During the life of the scheme inflation, especially wage inflation, increased beyond the projected %, resulting in an overspend of £93,804 which was found from service budgets.

Return to MHCLG

As part of the best practice guidance included in the General Approval, local authorities are requested to provide the following data to the department on their scheme(s) (a) upon commencement of the scheme and (b) on the scheme end date or within 12 weeks of scheme end date.

On the scheme end date (or within 12 weeks of scheme end date), local authorities are requested to provide details of:

- total number of licenses issued; and as a % of eligible properties

The scheme received 2319 applications, 63 more than estimated at the start of the scheme. 39 properties were believed to be licensable which did not licence and were subject to enforcement action as the scheme closed.

Expected licences	2256
Actual licences	2319
Unlicensed properties at end of scheme	39
possible total licensable properties	2358
Actual / possible licensable properties	**98.3%**

- total value of licensing fees = £1,161,093
- total costs associated with the scheme = £1,294,898
- This report details the approach to delivery, the challenges and the outcomes in relation to the 2020-25 selective licensing declarations.

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Data used to assess Selective Licence Declaration Criteria, identifying the geographical level and data source.

Condition 1 – Low Demand

Dataset	Source	Available at Output Area
ONS House Price Statistics for Small Areas (HPSSAs) Dataset 41 Number of Property Sales by Lower super output areas (LSOA)	ONS House price statistics for small areas in England and Wales	No
ONS House Price Statistics for Small Areas (HPSSAs) Dataset 41 Number of Property Sales by LSOA	ONS House price statistics for small areas in England and Wales	No
Empty Properties	RMBC Internal Management Information – Empty Properties	Yes

Condition 2 – Significant and Persistent Problem Caused by Anti-Social Behaviour

Dataset	Source	Available at OA
ASB Data from Police Recorded Crime	Home | data.police.uk	No

Condition 3 – Housing Condition

No relevant data available

Condition 4 – High Levels of Migration

Dataset	Source	Available at OA
CDRC Residential Mobility Index	CDRC Residential Mobility Index | CDRC Data	No

There is a Migrant Indicator dataset in the Census 2021, at OA level. It is excluded from this analysis because the Selective Licencing Guidance says:-

“In assessing this, the local housing authority should consider whether net migration into the designated area has increased the population of the area. **We suggest a**

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population increase of around 10% or more over a 5-year period would be indicative that the area has or is experiencing a high level of migration into it."

The census data focuses on change over 1 year.

Condition 5 – High Levels of Deprivation

Dataset	Source	Available at OA
Housing Deprived	Census 2021	Yes

This Data offers insight into a limited measure of 'Housing Deprivation' but does not meet the guidance specification for declaration on this criterion.

Condition 6 – High Levels of Crime

Dataset	Source	Available at OA
All Police Recorded Crime	Home | data.police.uk	No

Operation Grow provided OA level data linking Cannabis grows to Private rented properties.

Analysis of the data against the declaration criteria (Housing Act 2004) available on which selective licensing might be declared.

1. low housing demand (or is likely to become such an area)
2. a significant and persistent problem caused by anti-social behaviour;

An area must have a high proportion of privately rented sector properties (PRS), **which are contributing to the area issues** to consider the criteria below,

3. poor housing conditions;
4. high levels of migration;
5. high levels of deprivation;
6. high levels of crime.

The tables below illustrate where a declaration criterion is highest in the selected 67 OA's (high levels of Private rented Properties)

Criteria 1- Low Housing Demand

When deciding if an area is suffering from, or likely to become, an area of low housing demand, local housing authorities should consider the following factors:

- The value of residential premises in the area, in comparison to the value of similar premises in other areas which the authority considers to be comparable (for example, in terms of type of housing, local amenities, or availability of transport);
- The turnover of occupiers of residential premises (in both rented and owner-occupied properties); and

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- The number of residential premises which are available to buy or rent, and the length of time for which they remain unoccupied.

The guidance does not limit declarations on this criterion to be restricted to areas of high levels of private rented properties. However, it is a requirement to show that the declaration will have a positive effect on the issue. The table below shows the composite measure for low demand characteristics at LSOA level across the borough. When we concentrate on LSOA's with High levels of Private Rented Sector (PRS), it can be shown that 20 LSOA's in Rotherham (with high PRS) have lower Housing Sales as a % of Housing Stock than England Average (2.83%). 25 LSOA's in Rotherham (with high PRS) have low Housing Values (lower than Rotherham Average) and 26 LSOA's in Rotherham (with High PRS) have higher than Rotherham average of 2.57% of Empty Properties & Exempt Properties, registered with Council Tax as a proportion of all residential property, showing a prevalence of unoccupied residential properties.

These measures have been combined and ranked to identify LSOA's (with high levels of PRS properties) which may be considered to be suffering from low demand.

Low demand measures do not always indicate a failed local housing market. Local knowledge is essential to understand if low sales in an area indicate a settled and desirable area or an undesirable area with an inability to sell properties. Similarly, empty properties may not indicate poor local conditions or an undesirable area. There are waiting lists in both areas for tenants trying to access these properties. A further issue which complicated the statistically identified LSOA's is the current state of the housing market. The limited supply of private rented properties and affordability issues ensures that demand remains high even in areas which may not be desirable. Local knowledge plays a significant part in any proposed declaration under this criterion and market forces may offer a strong challenge to the use of this criterion at the present time.

Table 1 - LSOAs ranked against Low Demand Data, lower is worse (Housing Sales Data and Empty Properties)

Existing SL Area	LSOA name	Sum of Average of Ranks
Masbrough	Masbrough West	5
Eastwood	Eastwood Village	6
Masbrough	Masbrough East	8
	Ryecroft North	9
Eastwood	Town Centre	9
Eastwood	Eastwood East	11
	East Dene North East	12
Eastwood	Eastwood Central	12
Eastwood	Clifton West	13
Maltby	Maltby East - Muglet Lane	13
Masbrough	Jordan	13
	Brinsworth North East	14
Dinnington	Dinnington East	14

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Eastwood	South Central & Boston Castle	14
Maltby	Maltby East - Town Centre	14
Parkgate	Parkgate	14
Dinnington	Dinnington Central	15
Thurcroft	Thurcroft Central & Brampton	15
	Clifton East	16
	Greasbrough North	16
	Swinton Central & Bridge	17
	Wentworth & Harley	17
	Wath North	19
	Listerdale	20
Masbrough	Bradgate	20
	Maltby East - Salisbury Road	23
	Treeton West	23
	Brecks East	25

Source: RMBC Data on Empty Properties and ONS House Sales Data

Criteria 2 - a significant and persistent problem caused by anti-social behaviour

The guidance does not limit declarations on this criterion to be restricted to areas of High levels of Private rented properties. However, it is a requirement to show that the declaration will have a positive effect on the issue.

There are 11 LSOA's in Rotherham (with high PRS) which have a higher anti-social behaviour (ASB) rate than the Rotherham Average (0.017) based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23). All but Swinton Central & Bridge, are in existing Selective licensing Areas.

Table 2 - Table showing ASB in LSOAs with High PRS

lsoa name	Existing SL Area	LSOA ASB RATE	Count of Crime type
Town Centre	Eastwood	0.12	274
Eastwood Village	Eastwood	0.06	104
Dinnington Central	Dinnington	0.05	89
Masbrough East	Masbrough	0.04	83
Parkgate	Parkgate	0.04	68
Clifton West	Eastwood	0.04	58
Masbrough West	Masbrough	0.04	69
Eastwood East	Eastwood	0.03	47
Swinton Central & Bridge		0.03	40
Jordan	Masbrough	0.03	39
Eastwood Central	Eastwood	0.02	44

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Source: - Police Data (https://data.police.uk/data/)

To decide if the anti-social behaviour is being addressed by private landlords, there must be evidence of private landlords effectively managing their properties without council intervention and regular examples of landlords aiding in combatting incidences of anti-social behaviour caused by their tenants or visitors. If this is not the case, it is reasonable to consider a declaration on this criterion.

Guidance includes (but not limited to) ASB acts of;

- intimidation and harassment of tenants or neighbours
- rowdy and nuisance behaviour affecting persons living in or visiting the vicinity
- animal related problems
- vehicle related nuisance
- anti-social drinking or sex working
- illegal drug taking or dealing
- graffiti and fly posting
- and litter and waste within the curtilage of the property.

Criteria 3- poor housing conditions - Not currently available to consider for a future declaration.

Rotherham has not carried out a House Condition Survey since 2018 and National statistics do not provide a useful measure of housing disrepair at the level required. As the 2018 survey was during the first Selective Licensing scheme and prior to the start of the existing scheme, the statistics within this document are now unrepresentative. The current selective licensing scheme can provide some indication of the levels of disrepair identified, but only within existing scheme boundaries and the identified issues are being rectified. Rotherham does not currently have a reliable measure of housing disrepair from which to make a selective licensing declaration.

Criteria 4 - high levels of migration.

The Consumer Data Research Centre (CDRC) Residential Mobility Index - provides an estimate of the "churn" of the residential population in the UK. To consider levels of migration in Rotherham, data regarding the proportion of Households that have changed between 2023 and 2018 was compared against areas of high private rented properties, and the LSOAs are ranked. It must be acknowledged that migration of itself is not necessarily a problem and can be desirable. The table below shows the LSOA's with most "'churn", but local knowledge is essential to appreciate if this is driving problems for the area.

Table 3 - Table Showing the % of households that have changed residents in the last five years

Isoa name	Existing SL Area	% Households that have changed between 2018 & 2023
Town Centre	Eastwood	41.60%
Eastwood Village	Eastwood	34.80%

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Dinnington Central	Dinnington	24.90%
Maltby East - Muglet Lane	Maltby	23.20%
Masbrough West	Masbrough	23.10%
Wath North		22.70%
Eastwood East	Eastwood	22.70%
Clifton West	Eastwood	22.00%
Eastwood Central	Eastwood	21.60%
Jordan	Masbrough	21.20%
Bradgate	Masbrough	20.80%
Maltby East - Salisbury Road		20.50%
Maltby East - Town Centre	Maltby	20.30%
Masbrough East	Masbrough	20.10%
Brinsworth North East		19.90%
Parkgate	Parkgate	19.90%
Thurcroft Central & Brampton	Thurcroft	19.80%
South Central & Boston Castle	Eastwood	18.60%
Swinton Central & Bridge		18.40%
Treeton West		18.40%
Dinnington East	Dinnington	17.80%
Greasbrough North		16.90%

Source: CDRC Residential Mobility Index | CDRC Data

Guidance suggests an increase of over 10% in population over a 5-year period would be considered significant. A selective licensing designation could be made on this criteria, but should be as part of a wider strategy, to preserve or improve the economic conditions of the area. To do this it must deliver outcomes beyond housing standards.

Criteria 5 - **high levels of Deprivation** - Not currently available to consider for a future declaration.

The usual measure of deprivation used for selective licensing is the national Indices of multiple deprivation (IMD). This was last published in 2019 and is the data used for the existing Selective licensing scheme.

Guidance requires the local housing authority to consider the following factors when comparing proposed declaration areas to other similar neighbourhoods in the local authority area or within the region:

- the employment status of adults;
- the average income of households;
- the health of households;
- the availability and ease of access to education, training, and other services for households;
- housing conditions;
- the physical environment;
- levels of crime.

As the current scheme was declared using this criterion using the 2019 data, without an update to identify any potential change, it is not appropriate to make new

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declarations based on this same data set. It has not proved possible to find alternative local data measures which provide comparable and more recent data.

Ministry of Housing, Communities and Local Government (MHCLG) have announced that an update to the English Indices of Deprivation has been commission but the provisional release date for the next IMD is currently scheduled for late 2025[1]. This will likely come too late to be useful in terms of the current discussion.

It is therefore not advisable to consider this criterion at the current time for future declarations.

Regardless, there is an alternative measure of "Housing Deprivation" which is a more simplified indices from the 2021 Census which is available at OA level. This cannot in itself provide the basis for a selective licensing declaration but provides more up-to-date information about "Housing Deprivation." In this data a household is classified as 'deprived' if the household's accommodation is either overcrowded, in a shared dwelling, or has no central heating.

This information has been included below; it identifies that 18 LSOA's (with High PRS) have higher '% Housing Deprivation' than the Rotherham Average (4.28%). This is useful, as the parent LSOA's are similar to those identified against other criteria and the OA level data helps identify smaller areas within the LSOA's which may require attention to assist final declaration boundaries.

Table 4 - Table Showing LSOAs and the % of households which are Housing Deprived

Isoa name	SL Area	Sum of % Housing Deprived
Eastwood Central	Eastwood	22.10%
Eastwood Village	Eastwood	22.09%
Masbrough West	Masbrough	20.71%
Masbrough East	Masbrough	17.47%
Eastwood East	Eastwood	15.25%
Town Centre	Eastwood	14.40%
Clifton West	Eastwood	12.96%
South Central & Boston Castle	Eastwood	12.04%
Jordan	Masbrough	8.46%
East Dene North East		7.94%
Parkgate	Parkgate	7.63%
Dinnington Central	Dinnington	5.61%
Bradgate	Masbrough	5.49%
Clifton East		5.35%
Ryecroft North		4.58%
Wath North		4.46%
Maltby East - Town Centre	Maltby	4.44%
Brinsworth North East		4.31%

[1] We are updating the English Indices of Deprivation - OCSI

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Source: Census 2021 – Tenure & Housing Deprivation

Criteria 6 - High levels of Crime.

There are 13 LSOA's in Rotherham (with high PRS) with Crime Rates which exceed Rotherham Average (0.113) based on Police Reported Crime Rate by LSOA (Jan - Dec 23). This Data is supplemented by data from the 'Operation Grow' data which has identified significant levels of cannabis cultivation, specifically in Private rented properties.

Table 5 - Table showing Crime Incidence by LSOAs

SL Area	LSOA name	LSOA CRIME RATE	Count of Crime type
Eastwood	Town Centre	1.02	2283
Parkgate	Parkgate	0.52	886
Dinnington	Dinnington Central	0.3	491
Eastwood	Clifton West	0.27	399
	East Dene North East	0.26	196
Eastwood	Eastwood Village	0.25	423
Eastwood	Eastwood Central	0.24	485
Masbrough	Jordan	0.22	340
Masbrough	Masbrough East	0.22	421
Eastwood	South Central & Boston Castle	0.21	196
	Swinton Central & Bridge	0.2	316
Masbrough	Masbrough West	0.19	373
Eastwood	Eastwood East	0.18	298
	Brinsworth North East	0.13	227

Source: - https://data.police.uk/data/

Table 6 - Table showing the number of Cannabis Cultivation Notices Since Nov 21

lsoa name	Count of type
Eastwood Village	31
Masbrough West	20
Clifton West	10
Town Centre	10
Jordan	5
Clifton East	4
Bradgate	3
Masbrough East	3
Rawmarsh South	3
Dinnington Central	2
Eastwood Central	2
Maltby East - Muglet Lane	2
South Central & Boston Castle	2
Brecks East	1

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Brinsworth North East	1
Swinton Central & Bridge	1
Thurcroft Central & Brampton	1
Wath North	1

Source: - RMBC MI Data

Any Declaration of a new selective licence area must be based on one of the 6 Criteria. The summary table below ranks the 28 LSOA's with high levels of private rented sector properties against the criteria discussed above. As discussed, Criterion 3 (house condition) is omitted and Criterion 5 (deprivation) is for information only, as it is not directly usable to make a declaration at this point.

South Yorkshire Police corelation data for neighbourhood crime and proposed selective licensing areas.

Of Rotherham 878 Output Areas ranked in the top 100 in for **both** proportion private rented sector properties and Neighbourhood Crime & ASB volumes. (Neighbourhood Crime is taken to mean Residential Burglary, Personal Robbery, Theft from the Person, and all Vehicle Offences). All the proposed declarations featured in the 100 OAs.

Limitations: This report is the position of the South Yorkshire Police as of 01/11/2024. The data used within this report was extracted 18/10/2024. Any changes to the data used following this date will not be captured within the report.

Table 7 - Summary Table shows the ranking in each respective area

LSOA name	Existing SL Area	Condition 1 Low Demand	Condition 2 - ASB	Condition 4 - High Migration	Condition 5 - Deprivation	Condition 6 - Crime	Number of Conditions Met	Average Rank Across Conditions
Eastwood Village	Eastwood	2	2	2	2	5	5	3
Town Centre	Eastwood	5	1	1	6	1	5	3
Masbrough West	Masbrough	1	7	5	3	10	5	5
Clifton West	Eastwood	10	6	8	7	4	5	7
Eastwood Central	Eastwood	8	11	9	1	6	5	7
Eastwood East	Eastwood	6	8	7	5	11	5	7
Maltby East - Muglet Lane	Maltby	10		4			2	7
Masbrough East	Masbrough	3	4	14	4	8	5	7
Dinnington Central	Dinnington	18	3	3	12	3	5	8
Jordan	Masbrough	10	10	10	9	8	5	9
East Dene North East		8			10	13	3	10
Ryecroft North		5			15		2	10
Parkgate	Parkgate	14	5	16	11	2	5	10
South Central & Boston Castle	Eastwood	14		18	8		3	13
Brinsworth North East		14		16	18	13	4	15
Swinton Central & Bridge		22	9	20		9	4	15
Wath North		23		7	16		3	15

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Maltby East - Town Centre	Maltby	14		13	17		3	15
Bradgate	Masbrough	25		11	13		3	16
Clifton East		20			14		2	17
Thurcroft Central & Brampton	Thurcroft	18		17			2	17
Dinnington East	Dinnington	14		21			2	18
Maltby East - Salisbury Road		27		12			2	19
Greasbrough North		20		22			2	21
Wentworth & Harley		22					1	22
Treeton West		27		20			2	23
Listerdale		25					1	25
Brecks East		28					1	28

Source: - Various Sources.

It can be seen that the existing selective licensing areas remain prevalent in the highest ranking LSOA's across a number of Declaration Criteria.

It is likely that during the proposed 'Area Plan' development and mandatory consultation, should it progress, these areas will be further refined. Using more focussed statistical analysis where it is available and local knowledge, the proposed Declaration Criteria and geographical boundaries will be confirmed.

Table of the 22 LSOA's which are relevant for future declarations.

LSOA Name	Best fit Ward	Number of identified OA's	No of PRS property
Eastwood Village	Rotherham East	5	340
Eastwood Central	Rotherham East	2	122
Eastwood East	Rotherham East	1	48
East Dean	Rotherham East	1	???
Clifton East	Rotherham East	2	110
Town Centre	Boston Castle	5	434
Clifton West	Boston Castle	3	141
South Central Boston Castle	Boston Castle	2	121
Masbrough East	Rotherham West	2	96
Masbrough West	Rotherham West	3	116
Meadowbank	Rotherham West	2	120
Bradgate	Rotherham West	1	65
Parkgate	Rawmarsh West	1	87

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Wath North	Wath	2	103
Swinton Central & Bridge	Swinton Rockingham	3	145
Brinsworth North East	Brinsworth	1	127
Maltby East – Town Centre	Maltby East	1	44
Maltby East – Salisbury Road	Maltby East	1	90
Maltby East – Muglet Lane	Maltby East	4	205
Thurcroft Central & Brampton	Thurcroft & Wickersley South	3	177
Dinnington Central	Dinnington	4	240

When considering if the council wishes to proceed to the consultation phase of the selective licensing declaration process, Members should appreciate that regardless of which declaration criteria is chosen, any subsequent scheme should show what measures the local housing authority will be able to take, through licensing (and such other measures), to specifically reduce that criteria in the area. The outcome of the designation should lead to an overall improvement in residents' lives in the area. As discussed, this will require a wider corporate commitment and policy focus, including partners.

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Appendix 3 - Selective Licence Statutory Stakeholder Consultation Communications Audit.

6th Jan – 19th March, 30 June – 20 July 2025

Record of activity

Date	Activity
16/09/24	Cabinet Paper resolved to progress consultation
26/09/24	Teams meeting with all Chairs of Tasking, including Police. Presented officer Guidance doc.
	Independent work in each of the Tasking groups discussed at fortnightly Tasking meeting to develop draft 'Area Plans'
19/12/24	Email to all Ward Members including Maltby giving pre Notice of public consultation to start 6th Jan 2025 including the leaflet to be posted to 16000 homes. Also offering attendance at CAP meetings
06/01/25	Start of mail out of 16,000 A5 leaflets to all individual postal addresses included within the proposed boundaries. Post out to be concluded within the week. Addresses list used included on the web page
06/01/25	Email with attached A5 leaflet to all known landlords in current selective licensing areas. Plus any landlords who have agreed to being on our Newsletter distribution (x1298)
06/01/25	Email with attached A5 leaflet to Mayoral Authority
06/01/25	Email with attached A5 leaflet to All known residential property letting agents
06/01/25	Email with attached A5 leaflet to relevant local organisations, religious, community groups x 61
06/01/25	Email with attached A5 leaflet to National Residential Landlord Association. NRLA local representative
06/01/25	Teams meeting with colleagues regarding internal comms
06/01/25	Website and survey made live
07/01/25	TEAMs meeting to discuss Business Rates
07/01/25	Received businesses spreadsheet
07/01/25	Press release distributed to local media channels inc. Rotherham Advertiser and Sheffield Star
08/01/25	Hume & Co Estates contacted the council to discuss the proposals
15/01/25	TEAMs meeting with National Residential Landlord Association's Policy officer and Yorkshire representative
13/01/25	Email with attached A5 leaflet to Brinsworth, Wickersley, Dinnington St. Johns and Thurcroft Parish Councils
15/01/25	Email x2 to Cllrs Rotherham West and Brinsworth -describing SL and inviting to the face to face
15/01/25	Review meeting with Corporate Comms to finalise communication plan
15/01/25	SL content posted on Facebook
15/01/25	Dinnington venue and organisations visit to distribute posters/leaflets
20/01/25	Parkgate venue and organisations visit to distribute posters/leaflets
20/01/25	Posters and leaflets put up within Riverside House staff breakout areas, lifts, doors, library etc. Screen savers on staff machines
20/01/25	350 Lamppost signs erected covering all areas
24/01/25	Eastwood/Masbrough venue and organisations visit to distribute posters/leaflets

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24/01/25	Reminder email sent out to 61 local organisations/groups about consultation
28/01/25	Facebook post
28/01/25	Eastwood/Masbrough/ Thurcroft venues and organisations visit to distribute posters/leaflets
30/01/25	Brinsworth venue and organisations visit to distribute posters/leaflets
30/01/25	Press release resent to Advertiser editor
30/01/25	150 Lamppost posters erected now 500 on posts covering all areas
30/01/25	Response from NRLA requesting a further meeting
Jan 25	NRLA – licensing newsletter to 60K Members and available to non-members via their website.
31/01/25	Email to all Landlords on database with information of 6 face to face meetings
01/02/25	Email to all letting agents on database with information on face-to-face meeting
04/02/25	Parkgate Consultation face to face meeting
06/02/25	Dinnington Consultation face to face meeting
06/02/25	Advertiser story front page
06/02/25	Advertiser story comment
10/02/25	Eastwood Consultation face to face meeting
12/02/25	Thurcroft Consultation face to face meeting
12/02/25	Ward newsletters – articles
13/02/25	Advertiser ½ page advert
17/02/25	Masbrough Consultation face to face meeting
20/02/25	Brinsworth Consultation face to face meeting
21/02/25	NRLA confirmed licensing newsletter to 60K Members issues again and available to non-members via their website.
24/02/25	2nd Meeting with NRLA – policy officer general support for discussed initiatives – progress on training schemes
	Email to all Landlords re additional face to face event 1/3/25
24/02/25	Email to all letting agents with invite to event 1/3/25
25/02/25	Email chase up to Mayoral authority
27/02/25	½ page Advert in the Advertiser
27/02/25	Spreadsheet of Face book activity.
27/02/25	Email sent out to 47 local organisations/groups about final consultation session at Riverside House
28/02/25	Facebook post reminder
28/02/25	Rotherham round-up newsletter
01/03/25	Additional all area face to face consultation day 10-4 Saturday Riverside House
01/03/25	Door Knocking in Clifton and Kimberworth to get residents views
07/03/25	Email from NRLA confirming accredited membership numbers in Rotherham
10/03/25	Attendance and presentation at Dinnington Town Council
10/03/25	Door Knocking in Kimberworth to discuss residents' knowledge of the proposed scheme and to encourage completion of the survey
11/03/25	Door Knocking in Thurcroft to discuss residents' knowledge of the proposed scheme and to encourage completion of the survey

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12/03/25	Door Knocking in Thurcroft to discuss residents' knowledge of the proposed scheme and to encourage completion of the survey
13/03/25	Presentation and Councillor Meeting Explaining scheme
	Numbers of attendees at the face-to-face events
19/03/25	Consultation taken offline 17:25
03/04/25	Rotherham Advertiser Debate expected on private landlord rules By Paul Whitehouse Published 3rd Apr 2025, 12:27 BST Debate expected on private landlord rules - Rotherham Advertiser Council debate full Council item 14 Agenda for Council Meeting on Wednesday 9 April 2025, 2.00 p.m. - Rotherham Coun
30/06/25	Completed mail out on Thursday 26th, 9501 / Friday 27th June 5287 total 14788. A5 leaflets to all individual postal addresses included within the proposed boundaries after removal returned addresses from first post out in January. Addresses list used included on the web page
30/06/25	Email with attached A5 leaflet to all known landlords in current selective licensing areas. Plus, any landlords who have agreed to being on our Newsletter distribution (x1298)
30/06/25	Email with attached A5 leaflet to Mayoral Authority
30/06/25	Email with attached A5 leaflet to All known residential property letting agents
30/06/25	Email with attached A5 leaflet to relevant local organisations, religious, community groups x 61
30/06/25	Webpages and survey made live on council Website
30/06/25	Email to all Ward Members giving notice of public consultation from 30th June 2025 – 20 July 2025 including the leaflet being posted to 16000 homes.
30/06/25	Email to all responders to the first consultation that left an email contact
09/07/25	RMBC made Facebook posts to promote consultation.
11-08 /07/25	Door Knocking in all 6 areas commences explain SL and to encourage residents who have not previously responded to complete online survey – paper survey also offered. Four questions asked on doorstep and recorded.
14/07/25	350 Paper surveys delivered to the Town Hall following a request form Cllr Yasseen and a further 150 to the Unity Centre for Rotherham Muslim Community Forum (RMCF)
16/07/25	RMBC made Facebook posts to promote consultation.
19/07/25	RMBC made Facebook posts to promote consultation.
31/07/25	Online consultation closed.

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Record of community organisations contacted and invited to the consultation

Ward	Proposed Area name LSOA's	Venue/Organisation	Type	Target Audience
1. Rotherham East	**Eastwood Village** **Town Centre** **Clifton West** **Eastwood Central** **Eastwood East** **South Central** **Boston Castle**	**Unity Centre**	Community Centre/Charity	All
		Rotherham Central Mosque (Jamia Masjid Abu Bakr)	Faith	Muslim residents
		Hope Church Rotherham (Clifton)	Faith	Christian residents
		Clifton Learning Partnership	NGO	Youth
		Rotherham Age UK	NGO	Elderly
		Clifton Park Museum	Council Building	All
		RCCG Freedom Centre	Faith	Christian residents
		Rotherham in Root	Community Service	All
		Grim and Co	Charity	Youth
		Elim Christian Centre	Faith	Christian residents
		Rotherham District Civic Society	Charity	All
		Rotherham Neuro Support Group	Charity	Neurologically impacted residents and their carers
		Rotherham Ethnic Minority Alliance (REMA)	Charity	Ethnically diverse groups
		Rotherham Muslim Community Forum	Community group	Muslim residents
		Kashmiri and Yemeni Older Peoples Group	Community group	Ethnically diverse groups
		St Anthony Coptic Orthodox Church	Faith	Christian residents
		Rotherham and Barnsley Mind	Charity	All
		Safe Haven	Charity	All
		BME young people and carers CIC	Charity	Ethnically diverse groups

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		United Multicultural Centre	Charity	Ethnically diverse groups
		Flux Gathering Space	Charity	All
3. Rotherham West	**Masbrough West** **Masbrough East** **Bradgate**	**Liberty Church**	Faith	Christian residents
		Voluntary Action Rotherham	Charity	All/volunteers
		Shiloh	Charity	Homeless
		St Pauls Church/ Rotherham Minster	Faith	Christian residents
		Diversify	CIC	protected characteristics/ diverse backgrounds
		St Bede's Roman Catholic Church	Faith	Christian residents
		Apna Haq	Community group	Females from ethnically diverse backgrounds
		Lighthouse Homes	Charity	social mobility
		Hope Church Rotherham	Faith	Christian residents
		Rotherham Foodbank	Charity	Impoverished residents
		Yorkshire & Humberside Asbestos Victim's Support Group (SARAG)	Support Group	Support Group for victims of Asbestos
		Rotherham O5O Friendship Centre	Community group	Elderly
		Target Housing	Charity	Homeless
		Rotherham Older Peoples Forum	Community group	Elderly
		Rotherham Visually Impaired Group	Community group	Visually impaired
		Rotherham Carers' Forum	Charity	Carers
		Rotherham Open Arts Renaissance (ROAR)	Community group	artists
		Rotherham Minster	Faith	Christian residents

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		Rethink Rotherham Support Group	Support Group	Social Isolation
		Christians Against Poverty (CAP)	Charity	Poverty
		Healthwatch Rotherham	Charity	Healthcare
		Rotherham Metro Ramblers	Community group	All
4. Rawmarsh East	**Parkgate**	**Rawmarsh Community Library**	Library	All
		St Mary's Church	Faith	Christian residents
		High Street Centre Ltd	Community Centre	All
		The Friendly Information Company	Company	Disabilities/and or autism
		Rotherham Talking Newspaper	Charity	Visually impaired
		Rotherham Parent Carers Forum	Charity	Parents
5. Brinsworth	**Brinsworth North East**	**The Centre**	Community Centre	All
			Community Centre	
		St Andrews Centre	Community Centre	All
		Brinsworth and Catcliffe Local History Group	Community group	All
		Brinsworth Library Senior Social Club	Community group	All
		Action	Charity	vulnerable individuals
		Bramley Townswomens Guild	Community group	
6. Dinnington	**Dinnington Central & Dinnington East**	**Dinnington Resource Centre**	Community Centre	All
		A.L.D (Adult Learning Difficulties Club)	Community group	Adults with learning difficulties

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		Bluebell Wood Children's Hospice	Charity	Children
		Dinnington Area Regeneration Trust (DART)	Community group	All e.g., disabled, learning difficulties etc
		Dinnington Lunch Club	Community group	Elderly
		Dinnington St Johns Town Council	Council Building	All
		Jade Youth and Community Centre	Community group	Youth
		Rotherham Adult Neurodiversity Support Service (RANSS)	CIC	autistic adults/ adults with ADHD (18+)
		Royal British Legion Dinnington Branch	Charity	All
		Salvation Army Dinnington	Charity	Homeless
		St Leonards Church Dinnington	Faith	Christian residents
		The Learning Community	Community group	All
		The Conservation Volunteers – South Yorkshire	Charity	All
		St Joseph's Roman Catholic Church	Faith	Christian residents
7. Wickersley South Ward	**Thurcroft Central and Brampton**	**Thurcroft Community Hall**	Community centre	All
		Brampton-en-le-Morthern Village Association	Community group	
		Thurcroft Welfare Community Hall	Community Centre	All
		Thurcroft Church	Faith	Christian residents
		Thurcroft Cancer Fund	Charity	All

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Appendix 4

Rotherham Metropolitan Borough Council

Combined Summary of Responses Covering:

Survey Type/Period	Pages
Selective Licensing Consultation Response – January to March	1 - 88
Selective Licensing Consultation Response – June/July	89 - 157
Selective Licensing Consultation Response – Paper Surveys received out of June/July Consultation Period	158 – 205
South Yorkshire Mayoral Combined Authority (SYMCA) Response	205 – 207

Selective Licensing Consultation Response – January to March

The Consultation has a dynamic structure meaning that the responses to individual questions will determine which questions each consultation respondent will subsequently be offered to complete. This will mean that some questions will have a higher number of respondents than others.

Some responses were also completed on paper survey forms, which followed a different structure.

The below report includes responses from the online survey, paper surveys received by 17th March, and any direct correspondence received.

Due to concerns regarding “Part 28 Question 01 (Q14)- Please select four outcomes which you consider to be a priority for a selective licencing scheme in your area from the following list:” the responses to this question have been removed from the consultation analysis and will not form part of this paper or form part of the decision-making process.

Please note Part 1 and Part 2 were Instructions for completing the survey and information on how the survey would work in terms of security and timing out if left inactive. These Parts are therefore not included in the analysis of Consultation responses.

Part 3 – Relationship to the area

Question 1 – P03 Q01 - Are you answering this consultation as a:

The first question asked respondents in what capacity were they were responding to the consultation. The split of the responses was as indicated in the table below. The overall number of responses received was **480**.

Table 1 – P03 Q01 – Are you answering the consultation as:-

Row Labels	Are you answering this consultation as a:	%
A landlord for the area	172	36%
A regular visitor in the area	120	25%
An owner occupier	113	24%
A private sector tenant	51	11%
A public sector tenant, for example a council tenant, housing association, charity	13	3%
A local business owner or service provider	4	1%
A landlord representative group	2	0%
A representative of a local organisation	2	0%
Residential property agent	2	0%
	1	0%
Grand Total	480	100%

The majority of responders were ‘A landlord for the area’, followed by ‘A regular visitor in the area’. Note: any paper surveys received where the relation to the area was not clear were logged as ‘A regular visitor in the area’ which will skew the results for this group.

Part 4 – Landlord Questions

Not all landlords responded to these questions as some completed a generic paper survey which did not have the tailored questions, which is why the number of responses is lower than the total number of responses to the consultation from Landlords.

Question 1 – P04 Q01 - Do you live in one of the proposed Selective Licencing areas?

Table 2 - P4 Q01- Do you live in one of the proposed selective licencing areas?

Row Labels	Do you live in one of the proposed selective licencing areas ?	%
No	101	59%
Yes	42	24%
(blank)	29	17%
Grand Total	172	100%

The majority of landlords (59%) do not live in the proposed selective licensing areas, however there were a number of paper surveys where the question was left unanswered (17%).

Question 2 – P04 Q02 - If Yes, Which area do you live in?

Table 3 – P04 Q02 - If Yes, Which area do you live in?

Row Labels	Count	%
Masbrough	12	29%
Eastwood	12	29%
Dinnington	8	19%
Brinsworth North East	5	12%
Thurcroft	4	10%
Parkgate	1	2%
Grand Total	42	100%

The majority of landlords who responded, and live within a proposed area, reside in Eastwood or Masbrough (29% each).

Question 3 – P04 Q03 - Which proposed selective licencing area do you own and/or manage a property?

Table 2 - P4 Q3 - In which proposed Selective Licensing Area do you own and/or manage a property?

Row Labels	Count	%
Eastwood	45	31%
Masbrough	28	20%
Dinnington	26	18%
Parkgate	18	13%
Thurcroft	13	9%
Brinsworth North East	13	9%
Grand Total	143	100%

In terms of responses, Eastwood has been the proposed Selective Licensing area which has generated the most responses from Landlords at 45 or 31% of landlord responses.

Question 4 – P04 Q04 How many properties do you currently own and/or manage in the proposed area?

Table 3 – P4 Q04 – How many properties do you currently own and/or manage in the proposed area?

Row Labels	Count	%
0	1	1%
01	83	58%
02-05	50	35%
06-20	6	4%
20-50	1	1%
50+	2	1%
Grand Total	143	100%

The distribution across the number of properties owned by landlords varies (0, 01, 02-05, 06-20, 20-50, 50+ plus), with most respondents falling into the "01" category (83 respondents) or 02-05 properties category (50 landlords). These two categories account for 93% of the landlords who responded to the consultation. There were landlords with more properties, for example two had 50+ properties.

Note one Landlord answered that they currently own and/or manage 0 properties in the proposed areas.

Question 5 – P04 Q05 - How long have you been a landlord or agent in this area?

Table 4 – P04 Q05 How long have you been a landlord or agent in this area?

Row Labels	Count	%
Less than a year	6	4%
01-02 years	10	7%
03-04 years	27	19%
05-09 years	27	19%
10 years plus	73	51%
Grand Total	143	100%

- The total number of responses across all areas is 143.

Question 6 – P04 Q06 - Are you a member of the National Residential Landlords Association (NRLA)?

Table 5 – P4 Q06 – Are you a member of the National Residential Landlords Association (NRLA)?

Row Labels	Count	%
No	104	73%
Yes	39	27%
Grand Total	143	100%

- **73%** of landlords (104) are not members of the National Residential Landlords Association (NRLA).
- **27%** of landlords (39) are members of the NRLA.
- The total number of respondents is 143.

Part 5 – Landlord (Continued)

Question 1 – P05 Q01 - With your tenants, do you:

This set of questions explored how the relationship between Landlords in the proposed Selective Licensing areas and prospective tenants are set up. Not all landlords responded to these questions which is why the number of responses is lower than the total number of responses to the consultation from Landlords.

Table 6 – P05 Q02 – Provide a tenancy agreement?

Row Labels	Count	%
Yes	142	99%
No	1	1%
Grand Total	143	100%

Most of the landlords report that they provide tenants with a tenancy agreement (99%). The total number of respondents is 143.

Table 7 – P05 Q03 – Take a Deposit

Row Labels	Count	%
Yes	106	74%
No	37	26%
Grand Total	143	100%

Most landlords (74%) operating in Selective Licensing areas report that they take deposits from prospective tenants. The total number of respondents is 143.

Table 8 – P05 Q04 – Register that deposit with a national protection scheme

Row Labels	Count	%
Yes	97	92%
No	9	8%
Grand Total	106	100%

Of those 106 landlords who take deposits from tenants, the majority report that they register these deposits with a national protection scheme.

Table 9 – P05 Q05 – Ask tenants for references

Row Labels	Count	%
Yes	127	89%
No	16	11%
Grand Total	143	100%

Most landlords who responded to this question said that they asked tenants for references. The total number of respondents is 143.

Table 10 – P05 Q06 – Provide gas/electrical safety certificates

Row Labels	Count	%
Yes	142	99%
No	1	1%
Grand Total	143	100%

The vast majority (99%) of landlords who responded to this question reported that they do provide their tenants with gas/electrical safety certificates.

Table 11 – P05 Q07 – Provide them with an Energy Performance Certificate

Row Labels	Count	%
Yes	141	99%
No	2	1%
Grand Total	143	100%

Most landlords operating in Selective Licensing areas (99%) also report that they provide an Energy Performance Certificate to tenants.

Part 6 – Landlord Issues

Question 1 – P06 Q01 - Have you encountered any of the following issues with your property/properties in the last 12 months?

This question was asked of landlords who rent out properties in the proposed Selective Licensing Areas. Landlords were able to select multiple issues that they had encountered.

Table 12 – P06 Q01 - Have you encountered any of the following issues with your property/properties in the last 12 months?

Have you encountered any of the following issues with your property/properties in the last 12 months?	Count	%
No Problems	77	39%
Tenants In Rent Arrears	24	12%
Your Tenants Not Looking After Your Property Including External Areas	19	10%
Problems With Waste e.g. Tenants Not Using the Bins / Fly Tipping on Your Land	18	9%
Difficulty Finding New Tenants	15	8%
Problems In a Neighbouring Property Affecting Your Property your Tenants	14	7%
Problems Evicting Tenants	11	6%
Difficulty Obtaining References for New Tenants	6	3%
Other	6	3%
Your Tenants Suffering from Poor Physical and or Mental Health	5	3%
Your Tenants Causing Anti-Social Behaviour	4	2%
Total	**199**	**100%**

In terms of responses, the most common by some way was - “No problems” at 77 responses and 39%. This does mean that there were 122 issues flagged by landlords. The top five issues were -

- **Tenants in Rent Arrears**: 12% (24 counts)
- **Tenants Not Looking After Property**: 10% (19 counts)
- **Problems with Waste**: 9% (18 counts)
- **Difficulty Finding New Tenants**: 8% (15 counts)
- **Problems in Neighbouring Property**: 7% (14 counts)

Total responses: - 199 (100%)

There was also an “Other” option to this question which allowed Landlords to mention issues not included in the list.

There were **7** responses which used the “Other” option. These responses are provided unedited in **Appendix 3a (ii)**.

The key themes from these responses can be summarised as:

1. **Tenant Issues**:
    - Problems with a specific tenant who was evicted in 2024.
    - Tenants not reporting issues and making changes to property which haven’t been approved.
    - Refusal of council inspections due to mistrust and misunderstanding.
2. **Council and Licensing Challenges**:
    - Perception of the council administering a tax through the licensing scheme.
    - Selective Licensing team inspections needing coordination with letting agents.
3. **Financial Strain**:
    - Suggestion that the high costs of the Selective Licensing scheme leads to increased rents, making it difficult to find tenants.
    - Concerns about the fairness of council tax charges on properties being renovated.
4. **Specific response relating to a Church's mission and their housing**:

- A very specific situation relating to a Church's goal to house tenants who assist with community work, which has faced challenges and hasn't been successful so far.

Part 7 – Local to the area

The dynamic routing of the online survey is intended to route responders to questions which are relevant to them. Everyone who responded to Question 1 “Are you answering this consultation as” a private sector tenant, or a public sector tenant, for example a council tenant, housing association, charity, or A regular visitor in the area, or an owner occupier, or A representative of a local organisation will complete this section of the survey.

As some responders to the consultation completed this survey via a paper version they were able to respond to any questions.

Question 1 – P07 Q01 - Do you live in one of the proposed selective licencing areas?

Table 13 – P07 Q01 (Do you live in one of the proposed selective licencing areas?)

Row Labels	Count	%
No	43	13.40%
Yes	278	86.60%
Grand Total	321	100.00%

By segmenting the results of this question with the results from Question 1 it is possible to see where these responses have come from.

Table 14 – P07 Q01 (Do you live in one of the proposed selective licencing areas?) Cross Tabulated with Question 1

Are you answering this consultation as a:	Yes	% Yes	No	% No	Total
An owner occupier	103	91%	10	9%	113
A regular visitor in the area	95	85%	17	15%	112
A private sector tenant	48	94%	3	6%	51
A landlord for the area	22	73%	8	27%	30

A public sector tenant, for example a council tenant, housing association, charity	10	77%	3	23%	13
A representative of a local organisation	0	0%	2	100%	2

The majority of respondents completing this section of the consultation live in one of the proposed selective licensing areas. The group with the highest percentage of living in the proposed Selective Licensing Areas was the Private Sector Tenants.

Question 2 – P07 Q02 - Which area do you live in?

Table 15 – P07 Q02 (Which Area do you live in?)

Row Labels	Count	%
Eastwood	129	43.73%
Masbrough	103	34.92%
Brinsworth North East	32	10.85%
Dinnington	15	5.08%
Thurcroft	10	3.39%
Parkgate	6	2.03%
Grand Total	295	100.00%

The highest number of responses came from responders who lived in Eastwood (44%) followed by Masbrough (35%).

Table 16 - P07 Q02 - (Which area do you live in?) cross tabulated with Q1

Count	A landlord for the area	A private sector tenant	A public sector tenant, for example a council tenant, housing association, charity	A regular visitor in the area	An owner occupier	Grand Total
Brinsworth						
North East	2	13		2	15	32
Dinnington		4	3	3	5	15
Eastwood	18	15	4	55	37	129
Masbrough	11	13	3	42	33	102
Parkgate		1			5	6
Thurcroft		2			8	10
Grand Total	31	48	10	102	103	294

In terms of a summary of the responses to this question (and section of the consultation) by proposed Selective Licensing Area – as noted above responders to the online survey may not have been routed to this question.

Overall Totals:

- **Landlords**: 173
- **Landlord representative groups**: 2
- **Local business owners or service providers**: 4
- **Private sector tenants**: 51
- **Public sector tenants**: 13
- **Regular visitors**: 120
- **Representatives of local organisations**: 2
- **Owner occupiers**: 113
- **Residential property agents**: 2

Question 3 – P07 Q03 - How long have you lived in this area?

Table 17 - P07 Q03 - How long have you lived in this area?

Row Labels	Count	%
Less than a year	5	2%
1-2 years	16	6%
3-4 years	25	9%
5-9 years	32	11%
10 years plus	204	72%
Grand Total	282	100%

The majority of the people who live in the proposed Selective Licensing areas have lived there for a long time. 10 years + was the most option with the highest number of responses.

Question 4 – P07 Q04 - How long have you lived in your current home?

Table 18 - P07 Q04 - How long have you lived in your home?

Row Labels	Count	%
Less than a year	7	2%
1-2 years	22	8%
3-4 years	22	8%
5-9 years	36	13%
10 years plus	195	69%
Grand Total	282	100%

So similar, to the previous question, most of the respondents (more than 2/3rds) have lived in the same home for 10 years plus. This question will again be primarily being answered by people who have said that they live in the proposed Selective Licensing areas. The exception will be paper survey responses where dynamic routing through the survey is not possible.

Question 5 – P07 Q05 - Do you intend staying in the area for the next five years?

Table 19 - P07 Q05 - Do you intend staying in the area for the next five years?

Row Labels	Count	%
I don't know	37	13%
No	15	5%
Yes	226	81%
Grand Total	278	100%

The majority who responded to this question intend to continue to live in the same area for the next five years.

Question 6 – P07 Q06 - Which area do you wish to comment on?

Where responders answered that they didn't live in Selective Licensing Area, they were asked which proposed Selective Licensing area they wished to comment on.

Table 20 - P07 Q06 - Which area do you wish to comment on?

Row Labels	Count	%
Eastwood	20	49%
Brinsworth North East	6	15%
Parkgate	5	12%
Masbrough	5	12%
Dinnington	4	10%
Thurcroft	1	2%
Grand Total	41	100%

Almost half (49%) of all respondents to this question wanted to respond on Eastwood.

Part 8 – Local to the area (Continued)

Question 1 – Do you agree or disagree with the following statements:

Question 2 - P08 Q02 -'Landlords and agents should be responsible for maintaining their properties in a safe condition'

Table 21 - P08 Q02 - Do you agree or disagree that Landlords and agents should be responsible for maintaining their properties in a safe condition cross tabulated with area indicated at both P07 02 and P07 06.

	Brinsworth North East	%	Dinnington	%	Eastwood	%	Masbrough	%	Parkgate	%	Thurcroft	%	Grand Total	%
Strongly agree	26	81%	9	64%	47	41%	56	61%	6	100 %	7	70%	151	56%
Agree	6	19%		0%	33	29%	20	22%		0%	2	20%	61	23%
Neutral		0%		0%	6	5%	3	3%		0%	1	10%	10	4%
Disagree		0%		0%	12	11%		0%		0%		0%	12	4%
Strongly disagree		0%	5	36%	16	14%	13	14%		0%		0%	34	13%
Grand Total	32	100 %	14	100 %	114	100 %	92	100 %	6	100 %	10	100 %	268	100 %

Responders against most areas tend to agree or strongly agree that landlords should be responsible for maintaining their properties in a safe condition. Overall, 79 % agreed or strongly agreed with this statement. Individual areas tended to vary from this average where there were lower numbers of responses.

Question 3 - P08 Q03 -Landlords and agents should be responsible for maintaining the outside of their properties in a good condition.

Table 22 - P08 Q03 Do you agree or disagree that landlords and agents should be responsible for maintaining the outside of their properties in a good condition.

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	19	59%	8	57%	38	33%	48	50%	5	83%	6	60%	124	45%
Agree	7	22%	1	7%	28	24%	13	14%	1	17%	2	20%	52	19%
Neutral	3	9%		0%	14	12%	9	9%		0%	1	10%	27	10%
Disagree	1	3%		0%	16	14%	5	5%		0%		0%	22	8%
Strongly disagree	2	6%	5	36%	19	17%	21	22%		0%	1	10%	48	18%
Grand Total	32		14		115		96		6		10		273	100%

The majority (64%) of responders agree or strongly agree with the statement that landlords should be responsible for maintaining the outside of their properties in a good condition. Repondees for Eastwood are slightly less likely to agree – Eastwood (57%) agree or strongly agree.

Question 4 - P08 Q04 - Landlords and agents should be responsible for taking action against tenants who cause a nuisance or antisocial behaviour

Table 23 - P08 Q04 - Do you agree or disagree that Landlords and agents should be responsible for taking action against tenants who cause a nuisance or antisocial behaviour

Column Labels	Brinsworth North East	%	Dinnington	%	East wood	%	Masbrough	%	Parkgate	%	Thurcroft	%	Total Count	%
Strongly agree	19	59%	7	50%	31	26%	45	47%	6	100%	9	90%	117	42%
Agree	5	16%	2	14%	16	14%	11	11%		0%	1	10%	35	13%
Neutral	4	13%		0%	9	8%	5	5%		0%		0%	18	7%
Disagree	2	6%		0%	21	18%	7	7%		0%		0%	30	11%
Strongly disagree	2	6%	5	36%	41	35%	28	29%		0%		0%	76	28%
Grand Total	32	100%	14	100%	118	100%	96	100%	6	100%	10	100%	276	100%

Across all areas, on average 55% either agree or strongly agree that Landlords should be responsible for taking action against tenants who cause a nuisance or anti-social behaviour. There were bigger differences between the different SL areas. Eastwood was markedly different to the other proposed SL areas where only 40% agreed (or strongly agreed) that landlords or agents should be responsible for taking action against tenants who cause a nuisance or anti-social behaviour.

Question 5 – P08 Q05 -Have you witnessed private landlords not responsibly managing properties/tenants in this area?

Table 24 P08 Q05 - Have you witnessed private landlords not responsibly managing properties / tenants in this area?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	26	81%	10	71%	90	78%	80	86%	1	17%	5	50%	212	79%
Yes	6	19%	4	29%	25	22%	13	14%	5	83%	5	50%	58	21%
Grand Total	32	100 %	14	100 %	115	100 %	93	100 %	6	100 %	10	100 %	270	100 %

Across all areas on average 79% of the people who responded to this question have not witnessed landlords not responsibly managing their properties or tenants.

There is some variation in responses by proposed Selective Licensing area, Parkgate and Thurcroft have significantly higher levels of people who have witnessed landlords not being responsible (Parkgate 83% and Thurcroft 50%). Though there are relatively fewer responses for these two areas (Parkgate 6 responses and Thurcroft 10 responses).

Part 9 – Local to the area issues

Question 1 – P09 Q01 - Have you ever been the victim of or witnessed antisocial behaviour in the area?

Table 25 - P09 Q01 - Have you ever been the victim of or witnessed antisocial behaviour in the area? Cross tabulated with P07 Q02 and P07 Q06.

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Grand Total Count	%
No, I have not been a victim and a witness of anti-social behaviour	20	63%	7	50%	88	70%	76	75%	1	17%	2	20%	194	67%
Yes, I have been a victim and a witness of anti-social behaviour	3	9%	2	14%	7	6%	7	7%	1	17%	1	10%	21	7%
Yes, I have been a victim of anti-social behaviour	1	3%	1	7%	8	6%	4	4%	1	17%	2	20%	17	6%
Yes, I have witnessed anti-social behaviour	8	25%	4	29%	23	18%	15	15%	3	50%	5	50%	58	20%
Grand Total	32	100%	14	100%	126	100%	102	100%	6	100%	10	100%	290	100%

The positive story here is that 67% of responders to this question have not been a victim of or witnessed anti-social behaviour. Parkgate and Thurcroft had the highest % of responders who had witnessed Anti-social behaviour (but note these areas had low numbers of responders). The areas where there were lowest % of responders who had witnessed Anti-social behaviour were Masbrough (15%) and Eastwood (18%).

Question 2 - P09 Q02 - Do you believe the antisocial behaviour was caused by individuals local to the area?

Where responders to P09 Q01 had responded that they had seen or had been a victim of anti-social behaviour a follow up question was posed. If responders hadn't seen or experienced Anti-social Behaviour this question was skipped.

Table 26 - P09 Q02 - Do you believe the antisocial behaviour was caused by individuals local to the area? Cross tabulated with P07 Q02 and P07 Q06.

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
I don't know	4	29%		0%	23	32%	20	45%	2	40%	2	25%	51	34%
No	1	7%		0%	26	36%	9	20%		0%		0%	36	24%
Yes	9	64%	7	100%	24	33%	15	34%	3	60%	6	75%	64	42%
Grand Total	14	100%	7	100%	73	100%	44	100%	5	100%	8	100%	151	100%

42% of responders to this question thought the anti-social behaviour they had seen or experienced had been caused by people local to the area.

The proposed Selective Licensing areas where this was highest were Dinnington (100%), Thurcroft (75%) and Brinsworth North East (64%).

Part 10 – Private Rented Tenants

The next section of the consultation was designed to be completed by Private Rented Tenants and attempts to understand how the relationship between tenants and private landlords works in the proposed Selective Licensing areas.

Question 1 – P10 Q01 - Is your home maintained to a good standard by your landlord?

Table 27 - P10 Q01 - Is your home maintained to a good standard by your landlord? Cross-tabulation with P03 Q01 = Private Sector Tenant and with P07 Q02 and P07 Q06.

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	8%		0%		0%	3	27%	1	100%		0%	5	11%
Yes	12	92%	4	100%	13	100%	8	73%		0%	2	100%	39	89%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

There were only 44 responses to this question.

Question 3 - P10 Q03 - When you started your tenancy, did your landlord provide you with a tenancy agreement?

Table 28 - P10 Q03 - Did your landlord provide you with a tenancy agreement?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Yes	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

All private rented tenants who responded to the consultation (44) said they had received a tenancy agreement from their landlord.

Question 4 – P10 Q04 - When you started your tenancy, did your landlord take a deposit from you?

Table 29 - P10 Q04 - When you started your tenancy agreement did your landlord take a deposit from you?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No		0%	4	100%	3	23%	5	45%		0%		0%	12	27%
Yes	13	100%		0%	10	77%	6	55%	1	100%	2	100%	32	73%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

Across all areas around three quarters of the private sector tenants reported that they had been asked for a deposit by their landlord. In Masbrough this drops to only 55%. The other areas have higher proportions of people being asked for for a deposit, though as mentioned before some areas have low levels of responses from private sector tenants.

Question 5 - P10 Q05 - When you started your tenancy did your landlord ask you for references?

Table 30 - P10 Q05 - When you started your tenancy did your landlord ask you for references?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	8%	4	100%		0%	5	45%	1	100%	1	50%	12	27%
Yes	12	92%		0%	13	100%	6	55%		0%	1	50%	32	73%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

Similar to the question above on deposits, around three quarters of the tenants who responded to this question said their landlord had asked them for references. Thurcroft and Masbrough have the lowest percentages being asked for references (though there are not many responses for Thurcroft) Both Brinsworth and Eastwood have the highest percentages being asked for references.

Question 6 - P10 Q06 - In your experience, do all landlords take action against tenants who cause a nuisance or antisocial behaviour?

Table 31 - P10 Q06 - In your experience, do all landlords take action against tenants who cause a nuisance or antisocial behaviour?

Row Labels	Count Brinsworth North East	Dinnington	Eastwood	Masbrough	Parkgate	Thurcroft	% Brinsworth North East	Dinnington	Eastwood	Masbrough	Parkgate	Thurcroft	Total Count	Total %
I don't know	9		8	6	1	1	69%	0%	62%	55%	100%	50%	25	57%
No	1		2			1	8%	0%	15%	0%	0%	50%	4	9%
Yes	3	4	3	5			23%	100%	23%	45%	0%	0%	15	34%
Grand Total	13	4	13	11	1	2	100%	100%	100%	100%	100%	100%	44	100 %

Overall, the respondents to this question were unsure on how to answer this question and the most common response was “I don’t know”.

The area which had the highest % positive responses was Dinnington, however there were only 4 responses. The area with the lowest % positive responses is Thurcroft.

Part 11 – Private Tenants (Continued)

Question 3 – P11 Q03 - If you have problems with your tenancy, would you know how to approach your landlord:-

Table 32 - P11 Q03 - If you have problems with your tenancy would you know how to approach your landlord?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	8%		0%		0%		0%		0%		0%	1	2%
Yes	12	92%	4	100%	13	100%	11	100%	1	100%	2	100%	43	98%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

Probably as expected, a significant majority of private tenants knew how to contact their landlords if they had a problem.

Question 4 – P11 Q04 - If you have problems with your tenancy, would you know how to approach the environmental health department?

Table 33 - P11 Q04- If you have problems with your tenancy, would you know how to approach the environmental health department?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	6	46%		0%	6	46%	4	36%	1	100%	2	100%	19	43%
Yes	7	54%	4	100%	7	54%	7	64%		0%		0%	25	57%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

The majority of respondents did know how to contact the environmental health department (57% of all private rented tenants). In both Parkgate and Thurcroft all respondents didn't know how to contact environmental health, though as mentioned with some of the other questions in this section there were low numbers of responses (Parkgate = 1 and Thurcroft = 2).

Question 5 – P11 Q05 - If you have problems with your tenancy, would you know how to approach Rotherham Council?

Table 34 - If you had problems with your tenancy would you know how to approach Rotherham Council?

	Column Labels Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	3	23%		0%	3	23%	3	27%	1	100%	2	100%	12	27%
Yes	10	77%	4	100%	10	77%	8	73%		0%		0%	32	73%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

The majority (73%) of the private sector tenants who responded to the Selective Licensing Consultation knew how to contact the council. As with the previous question, in both Parkgate and Thurcroft all respondents didn't know how to contact the council, though again there were low numbers of responses in these areas (Parkgate = 1 and Thurcroft = 2).

Question 6 – P11 Q06 - If you have problems with your tenancy, would you know how to approach Citizens Advice?

Table 35 - P11 Q06 - If you had problems with your tenancy would you know how to approach Citizens Advice?

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
No	3	23%		0%	3	23%	1	9%		0%	1	50%	8	18%
Yes	10	77%	4	100%	10	77%	10	91%	1	100%	1	50%	36	82%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

Overall, most tenants knew how to get in touch with Citizens Advice for support with their tenancy (82%). Thurcroft was the one proposed Selective Licensing area where the % tenants who didn't know how to get in touch with Citizens Advice was higher (50%) but this was driven by low numbers responding to the question (2 responders).

Question 7 – P11 Q07 - If you have problems with your tenancy, would you know how to approach your local Ward Member?

Table 36 - P11 Q07 If you were having problems with your tenancy would you know how to approach your local Ward member?

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
No	9	69%	4	100%	10	77%	7	64%	1	100%	2	100%	33	75%
Yes	4	31%		0%	3	23%	4	36%		0%		0%	11	25%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

Generally, Tenants did not know how to contact their local Ward member – with only 25% saying they would know how to get in touch with their ward member. Masbrough and Brinsworth were slightly above this, at 36% and 31% respectively.

Question 8 – P11 Q08 - If selective licencing was to go ahead, there is a possibility that some private sector landlords would look to increase rent levels. Would you support selective licencing if it meant your rent may increase?

Table 37 - P11 Q08 - Would you support Selective Licensing even if it meant your rent may increase?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
no	13	100%	4	100%	11	85%	10	91%	1	100%	1	50%	40	91%
yes		0%		0%	2	15%	1	9%		0%	1	50%	4	9%
Grand Total	13	100%	4	100%	13	100%	11	100%	1	100%	2	100%	44	100%

The majority (91%) of the private sector tenants who responded to this question said that they would not support selective licensing if it meant their rent would increase. This was also the case when disaggregating to all the individual proposed Selective Licensing areas.

Question 10 – P11 Q10 - How much would you be prepared to pay extra a week?

Table 38 -P11 Q10 - How much would you be prepared to pay extra?

Row Labels	Count	%
£1-£5	1	20%

£6-£10	2	40%
£10 plus	2	40%
Grand Total	5	100%

Only 5 private tenants who completed the survey said they would be prepared to pay extra if their area changed to a Selective Licensing area and their landlord increased their rent. As such their responses to this question about how much extra they would be prepared to pay are not very useful.

Part 12 – Local business owner

Question 1 – P12 Q01 - What type of business do you own?

Table 39 - P12 Q01 - What type of business do you own?

Row Labels	Count
Community Centre	1
Estate Agency	1
General grocer	1
Property Management Company (based Rotherham town centre)	1
Grand Total	4

There were only a small number of responses from local businesses. There was a mix of different types of businesses with some having a potential interest in the Selective Licensing – Estate Agents and Property Management and others probably not – General Grocer and Community Centre.

Question 2 – P12 Q02 Which of the proposed areas is your business in?

Table 40 - P12 Q02 - Which of the proposed areas is your business in?

Row Labels	Brinsworth North East	Eastwood	Grand Total
Community Centre		1	1
Estate Agency	1		1
General grocer		1	1
Property Management Company (based Rotherham town centre)		1	1
Grand Total	1	3	4

There were very few businesses which responded to the consultation. Of those that did, 3 were in Eastwood and 1 was located in Brinsworth.

Question 3 – P12 Q03 - How long have you been operating your business in this area?

Table 41 - P11 Q03 – How long have you been operating your business in this area?

Count	Column Labels				
Row Labels	Community Centre	Estate Agency	General grocer	Property Management Company (based Rotherham town centre)	Grand Total
1-2 years				1	1
3-4 years		1			1
10 years plus	1		1		2
Grand Total	1	1	1	1	4

Of the four local businesses that responded to the consultation, two have been operating for over 10 years.

Question 4 – P12 Q04 - Are you planning to continue operating your business in this area for the next five years?

Table 42 - P12 Q04 - Are you planning to continue operating your business in this area for the next five years?

Count	Column Labels				
Row Labels	Community Centre	Estate Agency	General grocer	Property Management Company (based Rotherham town centre)	Grand Total

Yes	1	1	1	1	4
Grand Total	1	1	1	1	4

All five businesses expected to keep operating in the same area for the next five years.

Question 5 – P12 Q05 - Have you experienced any of the following issues in the last 12 months, which have had a significant negative impact on your business?

Table 43 - P12 Q05 - Have you experienced issues which have had a significant impact on your business?

Count	Column Labels		
Row Labels	Brinsworth North East	Eastwood	Grand Total
Anti-social behaviour		1	1
Anti-social behaviour, Problems with waste management, Other area-based issues		1	1
No issues	1	1	2
Grand Total	1	3	4

The business in Brinsworth had not encountered any issues. The three businesses in Eastwood had all encountered issues including Anti-Social Behaviour, problems with Waste management and other area based issues.

Question 6 – P12 Q06- If Other area-based issues, Please specify:

Where businesses did say they had “other issues” they were asked to provide more detail. The one business that said they had other issues said that these were **“Vermin Issues above the normal rate (mainly eastwood and ferham areas)”**.

Part 13 – Area as a whole

This part of the Consultation was completed by all stakeholder groups.

Question 2 – P13 Q02 - Looking at the area as a whole, how much of a problem is Poor Housing conditions?

Table 44 - P13 Q02a - How much of a problem are Poor Housing Conditions? (Cross tabulated by proposed Selective Licensing Area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	5	16%	1	7%	16	13%	13	13%	5	83%	5	50%	45	16%
Minor problem	7	23%	4	29%	15	12%	18	18%	1	17%	1	10%	46	16%
Not a problem	12	39%	5	36%	74	59%	47	46%		0%	3	30%	141	49%
I don't know	7	23%	4	29%	20	16%	24	24%		0%	1	10%	56	19%
Grand Total	31	100 %	14	100 %	125	100 %	102	100 %	6	100 %	10	100 %	288	100 %

Almost half of the responses to this question suggested that there was not a problem with poor housing conditions in the proposed Selective Licensing areas. Parkgate had the highest percentage of respondents who thought poor housing conditions were a big issue however there weren't many respondents for this area (6 in total). The area where the highest proportion of respondents said it wasn't a problem was Eastwood at 59%.

Table 45 - P13 Q02b - Poor Housing conditions are an issue (cross tabulated by stakeholder group).

Row Labels	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	3	2%	1	50 %		0%	8	16 %	4	31 %	9	8%	2	100 %	36	32 %		0%	63	13 %
Minor problem	34	20 %		0%	1	25 %	8	16 %	4	31 %	15	14 %		0%	20	18 %	1	50 %	83	18 %
Not a problem	88	52 %	1	50 %	1	25 %	29	57 %	1	8%	60	54 %		0%	37	33 %	1	50 %	218	47 %
I don't know	44	26 %		0%	2	50 %	6	12 %	4	31 %	27	24 %		0%	20	18 %		0%	103	22 %
Grand Total	169	100 %	2	100 %	4	100 %	51	100 %	13	100 %	111	100 %	2	100%	113	100 %	2	100 %	467	100 %

If this question is disaggregated by stakeholder group, different trends emerge.

Public sector tenants, local organisations and owner occupiers in the Selective Licensing areas are more likely to believe that there is an issue with the poor condition of housing. Whereas Landlords, Landlord representative groups, Private sector tenants and visitors to the area are more likely to think that poor housing condition is not a problem in the proposed Selective Licensing area.

Question 3 – P13 Q03 - Looking at the area as a whole, how much of a problem are Empty Houses?

Table 46 - P13 Q03a - Looking at the area as a whole how much of a problem are empty houses? (cross tabulated with proposed Selective Licensing Area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem		0%	1	4%	1	2%		0%	1	6%		0%	3	2%
Minor problem	1	8%	7	27%	3	7%	3	11%	2	11%	1	8%	17	12%
Not a problem	8	62%	13	50%	24	53%	17	61%	10	56%	6	46%	78	55%
I don't know	4	31%	5	19%	17	38%	8	29%	5	28%	6	46%	45	31%
Grand Total	13	100%	26	100%	45	100%	28	100%	18	100%	13	100%	143	100%

Again the most frequent response to this question was that Empty Houses were not a problem (55%). Only 2% of respondents thought Empty Houses were a major problem. There was one response that this was a major problem in Dinnington, Eastwood and Parkgate.

Table 47 - P13 Q03 - Empty Houses are an issue by stakeholder group

	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	3	2%		0%		0%	6	12%	2	15%	5	4%	1	50%	16	14%		0%	33	7%
Minor problem	18	11%	1	50%		0%	6	12%	3	23%	13	12%		0%	24	21%	1	50%	66	14%
Not a problem	99	59%	1	50%	1	25%	26	51%	2	15%	77	69%		0%	54	48%	1	50%	261	56%
I don't know	49	29%		0%	3	75%	13	25%	6	46%	17	15%	1	50%	19	17%		0%	108	23%
Grand Total	169	100%	2	100%	4	100%	51	100%	13	100%	112	100%	2	100%	113	100%	2	100%	468	100%

No single group identified Empty Houses to be a major problem in their area. The only group where a high percentage of respondents who thought Empty Houses was a major problem was the ‘representative of a local organisation group’ but this was due to a low response rate.

Question 4 – P13 Q04 - Looking at the area as a whole, how much of a problem are high turnover of tenants?

Table 48 - P13 Q04 - How much of a problem are a high turnover of tenants?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem		0%		0%	2	4%	1	4%	2	11%		0%	5	3%
Minor problem		0%	1	4%	6	13%	2	7%	2	11%	4	31%	15	10%
Not a problem	9	69%	17	65%	22	49%	20	71%	10	56%	6	46%	84	59%
I don't know	4	31%	8	31%	15	33%	5	18%	4	22%	3	23%	39	27%
Grand Total	13	100%	26	100%	45	100%	28	100%	18	100%	13	100%	143	100%

Again, the general consensus on this was that the high turnover of tenants was not a problem (59% of responses). None of the proposed Selective Licensing areas went against this overall trend.

Table 49 - P13 Q04 - How much of a problem is the high turnover of tenants (Cross tabulated with stakeholder group).

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A local business owner or service provider Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	A representative of a local organisation Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Major problem	5	3%		0%		0%	3	6%	3	23%	8	7%	2	100%	27	24%		0%	48	10%
Minor problem	14	8%	1	50%		0%	6	12%	1	8%	8	7%		0%	16	14%		0%	46	10%
Not a problem	103	61%	1	50%	3	75%	23	45%	5	38%	73	65%		0%	37	33%	2	100%	247	53%
I don't know	46	27%		0%	1	25%	19	37%	4	31%	23	21%		0%	33	29%		0%	126	27%
Grand Total	168	100%	2	100%	4	100%	51	100%	13	100%	112	100%	2	100%	113	100%	2	100%	467	100%

High turnover of tenants was identified was mostly to be identified as a major problem by public sector tenants, representatives of local organisations and owner occupiers. The groups most likely to think that the high turnover of tenants is not a problem were the landlords, local businesses, regular visitors to the area.

Question 5 – P13 Q05 - Looking at the area as a whole, how much of a problem is a high level of unemployment?

Table 50 - P13 Q05 - Looking at the area as a whole, how much of a problem is a high level of unemployment? (cross tabulated with proposed SL area).

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
Major problem	3	23%	5	19%	6	13%	2	7%	3	17%	1	8%	20	14%
Minor problem		0%	8	31%	6	13%	2	7%	4	22%	4	31%	24	17%
Not a problem	4	31%	4	15%	13	29%	14	50%	6	33%	1	8%	42	29%
I don't know	6	46%	9	35%	20	44%	10	36%	5	28%	7	54%	57	40%
Grand Total	13	100%	26	100%	45	100%	28	100%	18	100%	13	100%	143	100%

The most common response to this question was ‘I don’t know’ at 40%. Brinsworth was the area where high unemployment was most likely to be reported as a major problem. Masbrough was the area where high unemployment was most likely to be reported as not a problem.

Table 51 - P13 Q05 - How much of a problem is High Unemployment? (cross tabulated by stakeholder group).

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A local business owner or service provider Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	A representative of a local organisation Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Major problem	21	13%	1	50%	1	25%	9	18%	4	31%	16	14%	1	50%	30	27%		0%	83	18%
Minor problem	26	15%		0%		0%	7	14%	1	8%	7	6%	1	50%	20	18%	1	50%	63	14%
Not a problem	55	33%	1	50%	1	25%	17	33%	5	38%	55	50%		0%	23	20%	1	50%	158	34%
I don't know	66	39%		0%	2	50%	18	35%	3	23%	33	30%		0%	40	35%		0%	162	35%
Grand Total	168	100 %	2	100 %	4	100 %	51	100 %	13	100 %	111	100 %	2	100 %	113	100%	2	100%	466	100 %

Discounting the groups with very low numbers of responses the groups most likely to think high unemployment is a major problem were owner occupiers (27%) and public sector tenants (31%). The groups most likely to think high unemployment was not a problem were the regular visitors to the area (50%), landlords (33%) and private sector tenants (33%).

Part 14 – Area as a whole (Continued)

Question 2 – P14 Q02 - Looking at the area as a whole, how much of a problem is Tenants not being able to pay their rent?

Table 52 - P14 Q02 How much of a problem are tenants who are unable to pay their rent? (Cross tabulated by area)

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
Major problem	2	15%	2	8%	7	16%	3	11%	2	11%	2	15%	18	13%
Minor problem	4	31%	7	27%	9	20%	5	18%	3	17%	6	46%	34	24%
Not a problem	5	38%	6	23%	18	40%	16	57%	10	56%	1	8%	56	39%
I don't know	2	15%	11	42%	11	24%	4	14%	3	17%	4	31%	35	24%
Grand Total	13	100%	26	100%	45	100%	28	100%	18	100%	13	100%	143	100%

The responses suggest that tenants who are unable to pay their rent is not a significant issue. 39% suggested it wasn't a problem. Eastwood was the area where the highest % of respondents thought this was a major problem (16%). Masbrough had the highest % of respondents who thought this was not a problem (57%).

Table 53 - P14 Q2 - How much of problem is Tenants who struggle to pay their rent? (Cross tabulated with stakeholder group).

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A local business owner or service provider Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	A representative of a local organisation Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Major problem	19	11%	1	50%		0%	13	25%	3	23%	6	5%		0%	19	17%		0%	61	13%
Minor problem	36	21%		0%	1	25%	6	12%	2	15%	9	8%	1	50%	11	10%	2	100%	68	15%
Not a problem I don't know	69	41%	1	50%	1	25%	9	18%	1	8%	55	50%		0%	13	12%		0%	149	32%
	45	27%		0%	2	50%	23	45%	7	54%	41	37%	1	50%	70	62%		0%	189	40%
Grand Total	169	100%	2	100%	4	100%	51	100%	13	100%	111	100%	2	100%	113	100%	2	100%	467	100%

Looking at how the different stakeholders responded to this question, the most common response by stakeholder was ‘I don’t know’. The groups most like to think this was a major problem were the Private Sector Tenants (25%) and Public Sector Tenants (23%). The groups most likely to think that this is not a problem were the Regular Visitors (50%) and Landlords (41%).

Question 3 – P14 Q03 - How much of a problem is accessing services, for example doctors and schools

Table 54 - P14 Q03 - How much of a problem is accessing services, for example doctors and schools? (cross tabulated by area).

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
Major problem	2	15%		0%	3	7%	1	4%	2	11%	1	8%	9	6%
Minor problem	3	23%	6	23%	6	13%	1	4%	4	22%	3	23%	23	16%
Not a problem	4	31%	12	46%	17	38%	15	54%	4	22%	3	23%	55	38%
I don't know	4	31%	8	31%	19	42%	11	39%	8	44%	6	46%	56	39%
Grand Total	13	100 %	26	100 %	45	100 %	28	100 %	18	100 %	13	100 %	143	100%

The area where respondents were most likely to think that accessing services was a major problem is Brinsworth (15%) followed by Parkgate (11%) but neither of these responses are particularly high. Masbrough was the area with the highest proportion suggesting this was not a problem (54%).

Table 55 - P14 Q03 - How much of a problem is accessing services? (cross tabulated by stakeholder group)

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A local business owner or service provider Count	%	A private sector tenant Count	%	A public sector tenant, e.g. a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	A representative of a local organisation Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Major problem	8	5%		0%		0%	7	14%	5	38%	7	6%		0%	32	28%	1	50%	60	13%
Minor problem	25	15%	1	50%		0%	7	14%	2	15%	13	12%	1	50%	20	18%		0%	69	15%
Not a problem	72	43%	1	50%	1	25%	29	57%	3	23%	65	59%		0%	32	28%	1	50%	204	44%
I don't know	62	37%		0%	3	75%	8	16%	3	23%	26	23%	1	50%	29	26%		0%	132	28%
Grand Total	167	100 %	2	100 %	4	100 %	51	100 %	13	100 %	111	100 %	2	100 %	113	100 %	2	100 %	465	100 %

The stakeholder group most likely to think access to services was a problem were public sector tenants (38%) and Owner Occupiers (28%). The groups most likely to think that access to services wasn't a problem are regular visitor (59%), private sector tenants (57%) and landlords (43%).

Question 4 – P14 Q04 - How much of a problem is Ill physical and mental health?

Table 56 - P14 Q04 - How much of a problem is ill physical health and mental health? (cross tabulated by area)

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
Major problem		0%	2	8%	3	7%	1	4%		0%	2	15%	8	6%

Minor problem	2	15%	3	12%	4	9%	2	7%	2	11%	2	15%	15	10%
Not a problem	4	31%	5	19%	17	38%	13	46%	7	39%	1	8%	47	33%
I don't know	7	54%	16	62%	21	47%	12	43%	9	50%	8	62%	73	51%
Grand Total	13	100%	26	100%	45	100%	28	100%	18	100%	13	100%	143	100%

The most common response to this question was “I don’t know” (51%). Only 6% of respondents thought it was a major problem. No area diverged from the overall responses.

Table 57 - P14 Q04 - How much of a problem is ill physical and mental health? (cross tabulated with stakeholder groups).

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A local business owner or service provider Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	A representative of a local organisation Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Major problem	8	5%		0%		0%	9	18%	5	38%	5	5%		0%	23	20%	1	50%	51	11%
Minor problem	15	9%	1	50%	1	25%	5	10%	2	15%	15	14%	1	50%	22	19%	1	50%	63	14%
Not a problem	64	39%	1	50%	1	25%	19	37%		0%	52	47%		0%	26	23%		0%	163	35%
I don't know	79	48%		0%	2	50%	18	35%	6	46%	38	35%	1	50%	42	37%		0%	186	40%
Grand Total	166	100%	2	100%	4	100%	51	100%	13	100%	110	100%	2	100%	113	100%	2	100%	463	100%

The group most likely to think poor health is a major problem were the public sector tenants (38%). The group most likely to think that ill health was not a problem were regular visitors (47%), landlords (39%) and private sector tenants (37%).

Question 5 – P14 Q05 - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti?

Table 60 - P14 Q05 - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	1	8%	7	27%	9	20%	5	18%	2	11%	1	8%	25	17%
Minor problem	4	31%	9	35%	8	18%	4	14%	3	17%	8	62%	36	25%
Not a problem	6	46%	5	19%	20	44%	13	46%	11	61%	1	8%	56	39%
I don't know	2	15%	5	19%	8	18%	6	21%	2	11%	3	23%	26	18%
Grand Total	13	100 %	26	100 %	45	100 %	28	100 %	18	100 %	13	100 %	143	100 %

The most common response to this question (39%) was that environmental issues are not a problem. There were differences by area to this question. Responders thought environmental issues were a major problem in Dinnington (27%) and Eastwood (20%).

Table 61 – P14 Q05 - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti? (cross tabulated with stakeholder groups).

	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	26	16%	1	50%	1	25%	11	22%	9	69%	20	18%	1	50%	51	45%		0%	120	26%
Minor problem	39	23%		0%		0%	14	27%	3	23%	22	20%	1	50%	32	28%	1	50%	112	24%
Not a problem	71	43%	1	50%	1	25%	20	39%	1	8%	50	45%		0%	21	19%	1	50%	166	36%

I don't know	30	18%		0%	2	50%	6	12%		0%	20	18%		0%	9	8%		0%	67	14%
Grand Total	166	100 %	2	100 %	4	100 %	51	100 %	13	100 %	112	100 %	2	100 %	113	100 %	2	100 %	465	100 %

The groups most likely to think that environmental issues such as dog fouling, fly tipping and graffiti are a major problem were owner occupiers (45%) and the public sector tenants (69%). The groups most likely to think that environmental issues were not a problem were regular visitors in the area (45%), landlords (43%) and private sector tenants (39%).

Question 6 – P14 Q06 - How much do you agree that there is a problem with a high level of crime and antisocial behaviour

Table 62 - P14 Q06 - How much of a problem is crime and anti-social behaviour (cross tabulated by area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	1	8%	9	35%	7	16%	4	14%	1	6%	1	8%	23	16%
Minor problem	3	23%	8	31%	10	22%	4	14%	4	22%	9	69%	38	27%
Not a problem	5	38%	3	12%	19	42%	15	54%	8	44%		0%	50	35%
I don't know	4	31%	6	23%	9	20%	5	18%	5	28%	3	23%	32	22%
Grand Total	13	100 %	26	100 %	45	100 %	28	100 %	18	100 %	13	100 %	143	100 %

The most common response was that crime and anti-social behaviour was not a problem. When disaggregating by proposed selective licensing area Dinnington and Eastwood had the highest number of responders who thought crime and ASB were a major problem.

Table 63 - P14 Q06 - How much of a problem is crime and anti-social behaviour?

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A local business owner or service provider Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	A representative of a local organisation Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Major problem	24	14%	1	50%	1	25%	11	22%	5	38%	16	14%	1	50%	50	45%		0%	109	24%
Minor problem	40	24%		0%		0%	8	16%	7	54%	13	12%	1	50%	21	19%	1	50%	91	20%
Not a problem	65	39%	1	50%	1	25%	23	45%	1	8%	62	56%		0%	32	29%	1	50%	186	40%
I don't know	37	22%		0%	2	50%	9	18%		0%	20	18%		0%	9	8%		0%	77	17%
Grand Total	166	100%	2	100%	4	100%	51	100%	13	100%	111	100%	2	100%	112	100%	2	100%	463	100%

The groups most likely to think that crime and ASB are a major problem were owner occupiers (45%) and public sector tenants (38%). The groups who thought crime and ASB were not a problem were regular visitors (56%), private sector tenants (45%) and landlords (39%).

Question 7 – P14 Q07 - How much do you agree or disagree that private landlords have a good reputation in the area?

Table 64 - P14 Q07 - How much do you agree or disagree that private landlords have a good reputation in the area? (cross tablulated with area).

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
Strongly agree	7	54%	4	15%	11	24%	15	54%	8	44%	2	15%	47	33%
Agree	2	15%	8	31%	17	38%	5	18%	4	22%	2	15%	38	27%
Neutral	3	23%	12	46%	14	31%	6	21%	5	28%	6	46%	46	32%
Disagree		0%		0%	1	2%	1	4%	1	6%	3	23%	6	4%
Strongly disagree	1	8%	2	8%	2	4%	1	4%		0%		0%	6	4%
Grand Total	13	100%	26	100%	45	100%	28	100%	18	100%	13	100%	143	100%

The most common response was that responders strongly agreed that private landlords had a good reputation (33%). Very few responders strongly disagreed (4%). The areas where responders strongly agreed the most were Masbrough (54%), Brinsworth (54%) and Parkgate (44%).

Table 65 - P14 Q07 - How much do you agree or disagree that private landlords (cross tabulated with stakeholder group).

	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	61	37%	1	50%	1	25%	18	35%	2	15%	31	34%		0%	17	15%		0%	131	30%
Agree	43	26%		0%		0%	6	12%	1	8%	21	23%		0%	23	21%	1	50%	95	21%
Neutral	44	27%	1	50%	2	50%	14	27%	7	54%	10	11%		0%	36	32%	1	50%	115	26%
Disagree	7	4%		0%	1	25%	7	14%	3	23%	11	12%	1	50%	18	16%		0%	48	11%
Strongly disagree	10	6%		0%		0%	6	12%		0%	19	21%	1	50%	18	16%		0%	54	12%
Grand Total	165	100%	2	100%	4	100%	51	100%	13	100%	92	100%	2	100%	112	100%	2	100%	443	100%

The stakeholder groups who agreed that landlords had a good reputation were the landlords (37%), private sector tenants (35%), and regular visitors to the area (34%).

The groups who strongly disagreed that landlords had a good reputation were the regular visitors (21%) and the owner occupiers (16%).

Part 15 – Thurcroft

Question 1 – P15 Q01 - Which of the following do you feel are problems in Thurcroft?

Table 66 - P15 Q01 - Which of the following issues do you feel are problems in Thurcroft?

Which of the following do you feel are problems in Thurcroft?	Count	%
Litter On The Street	14	9%
Dog Fouling	13	9%
A High Level Of Unemployment	12	8%
Drug Use Dealing	12	8%
A High Level Of Crime And Antisocial Behaviour	10	7%
Untidy Waste In Gardens	10	7%
Drug Cultivation	9	6%
Fly Tipping On Open Land	9	6%
People Not Being Able To Pay Their Bills	8	5%
Poor Housing Conditions	7	5%
Rats Mice	7	5%
A High Turnover Of Tenants Tenants Not Staying For Long	6	4%
An Unfair Poor Perception Of Private Landlords	6	4%
Poor Physical And Mental Health	5	3%
Problems Accessing Services For Example Schools And Doctors	5	3%
Empty Houses	4	3%
Empty Properties	4	3%
Not Knowing Where To Go For Help	3	2%
No Problems	2	1%
Other	1	1%
Truancy	1	1%

Total	148	100%

Litter and dog fouling were the most commonly reported issues for Thurcroft (with 14 and 13 people noting these issues respectively).

Question 2 – P15 Q02 - If Response to 1 includes selection other - Please specify:

There was an opportunity for any respondents who selected “Other” at the previous question to provide more details. Only one response was made. It is provided below as was submitted.

Am not aware if there are any of these problems but realise that there may well be. Our property does not seem to be affected

Question 3 – P15 Q03 - Have you experienced any of the issues listed above?

Table 67 - P15 Q03 - Have you experienced any of the issues listed above (as at P15 Q01) (cross tabulated by stakeholder group)

	A landlord for the area		A private sector tenant		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%		
No	3	25%	1	33%	2	25%		0%	6	25%
Yes	9	75%	2	67%	6	75%	1	100%	18	75%
Grand Total	12	100%	3	100%	8	100%	1	100%	24	100%

The groups most likely to have experienced some of the issues listed above in Thurcroft are landlords (75%), owner occupiers (75%) and private sector tenants (67%). There weren’t responses for all stakeholder groups for this question.

Question 4 – P15 Q04 - If Response to 3 includes selection Yes - Please specify:

Where responders to the previous question said they had experienced issues in Thurcroft, this question asks them to provide more detail. A full list of unedited responses if available in Appendix 3a (ii).

Table 68 - P15 Q04 - If Response to 3 includes selection Yes - Please specify: (thematic analysis)

Problems	
Environmental Crime	8
Anti-Social Behaviour	7
Problem Tenants	6
Vermin	6
Organised Crime	3
Rogue Landlords	3
Dissatisfaction with other council departments	2
Empty Properties	2
Problem Social Housing tenants	2
Absentee Landlords	2
Stereotyping landlords	1
Negative impact on property prices	1
Cost of living	1
Poor housing conditions	1

Part 16 – Thurcroft (Continued)

Question 2 – P16 Q02 - Reasons for a Selective Licence in Thurcroft are - High levels of deprivation - Poor housing conditions - Lack of maintenance and neglect to properties -Poor environmental management, particularly waste and garden maintenance. Do you agree with our reasons for proposing Selective Licencing in Thurcroft?

Table 69 - P16 Q02 - Do you agree with the reasons for proposing Selective Licensing in Thurcroft?

	Column Labels									
	A landlord for the area		A private sector tenant		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	17%	2	67%	4	50%		0%	8	33%
Agree	1	8%		0%	1	13%		0%	2	8%
Neutral	1	8%		0%	2	25%	1	100%	4	17%
Disagree	3	25%	1	33%		0%		0%	4	17%
Strongly disagree	5	42%		0%	1	13%		0%	6	25%
Grand Total	12	100%	3	100%	8	100%	1	100%	24	100%

Overall responses were split on whether there was agreement with the reasons for designating Thurcroft a Selective Licensing area. 41% of the responses either strongly agreed or agreed and 42% strongly disagreed or disagreed. 17% were neutral. Looking at the responses from the individual stakeholder groups Landlords were largely didn't agree with the reasons for Selective Licensing (67%). Private Tenants and Owner Occupiers did agree with reasons for making Thurcroft a Selective Licensing area (67% and 63% respectively) though there were not many responses from Private Sector tenants.

Question 3 – P16 Q03 - The proposed outcomes of the Selective Licensing designation are to: Reduce levels of deprivation, Improve housing conditions, Increase maintenance to properties, Improve environmental management. Do you agree with the proposed outcomes of the Selective Licensing designation in Thurcroft?

Table 70 - P16 Q04 - Do you agree with the proposed outcomes for the Selective Licensing designation in Thurcroft?

Row Labels	Column Labels A landlord for the area Count	%	A private sector tenant Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Strongly agree	2	17%	2	67%	4	50%		0%	8	33%
Agree	1	8%		0%	2	25%	1	100%	4	17%
Neutral	2	17%		0%	1	13%		0%	3	13%
Disagree	2	17%		0%		0%		0%	2	8%
Strongly disagree	5	42%	1	33%	1	13%		0%	7	29%
Grand Total	12	100%	3	100%	8	100%	1	100%	24	100%

Overall, 50% of the respondents to this question agreed or strongly agreed with the proposed outcomes for the Selective Licensing designation. 37% disagreed or strongly disagreed with the proposed outcomes. Of the four stakeholder groups that responded to the question Private Sector Tenants, Owner Occupiers and Residential property agents were firmly in agreement with proposed outcomes for Selective Licensing in Thurcroft (67%, 75% and 100% respectively). Though again some caution needs to be taken given that some of these groups had low response numbers.

Part 17 – Parkgate

Question 1 – P17 Q01 - Which of the following do you feel are problems in Parkgate?

Table 71 -P17 Q01 - Which of the following do you feel are issues in Parkgate?

Which of the following do you feel are problems in Parkgate?	Count	%
Litter On The Street	10	9%
Drug Use Dealing	9	8%
Dog Fouling	8	7%
A High Level Of Crime And Antisocial Behaviour	7	6%

An Unfair Poor Perception Of Private Landlords	7	6%
Drug Cultivation	7	6%
Fly Tipping On Open Land	7	6%
No Problems	7	6%
Untidy Waste In Gardens	7	6%
A High Level Of Unemployment	6	5%
A High Turnover Of Tenants Tenants Not Staying For Long	5	4%
Empty Houses	4	4%
Empty Properties	4	4%
Not Knowing Where To Go For Help	4	4%
People Not Being Able To Pay Their Bills	4	4%
Poor Housing Conditions	4	4%
Poor Physical And Mental Health	4	4%
Rats Mice	4	4%
Other	2	2%
Problems Accessing Services For Example Schools And Doctors	2	2%

Question 2 – P17 Q02 - If Response to 1 includes selection other - Please specify:

Where respondents to the previous question picked the option “Other”, they were asked this follow up question which asked them to provide more detail. The responses are provided as they were entered into the consultation.

Table 72 - P17 Q02 - Other - Please specify?

Parkgate Feedback
Bins left out on pavements unable to get passed with pushchair also attracts flies and mice and smells
Councils

Question 3 – P17 Q03 - Have you experienced any of the issues listed above?

Table 73 - P17 Q03 - Have you experienced any of the issues listed above?

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	A representative of a local organisation Count	%	An owner occupier Count	%	Total Count	Total %
No	15	83%		0%	1	100%	2	100 %	1	100 %		0%	19	66%
Yes	3	17%	1	100%		0%		0%		0%	6	100 %	10	34%
Grand Total	18	100%	1	100%	1	100%	2	100 %	1	100 %	6	100 %	29	100%

Of the 29 responses 19 or 66% had not experienced any of the issues themselves.

Question 4 – P17 Q04 - If Response to 3 includes selection Yes - Please specify:

Where responders to the previous question said they had experienced issues in Parkgate, this question asks them to provide more detail. A full list of unedited responses if available in Appendix 3a (ii).

Table 74 - P17 Q04 - If Response to 3 includes selection Yes - Please specify:

Problems	
Environmental Crime	3
Anti-social behaviour	3
Vermin	2
Rogue Landlords	2
Area reputation	2
Organised crime	1
Poor housing conditions	1

Health Related Implications	1
Problem Social Housing tenants	1
cost of living	1
stereotyping against landlords	1
Positive landlord/tenant relations	1

Part 18 – Parkgate (Continued)

Question 2 - P18 Q02 - Reasons for a Selective Licence in Parkgate are - Improve housing conditions, Reduce antisocial behaviour and crime, Raise management standards and Reduce health related housing issues. Do you agree with our reasons for proposing Selective Licencing in Parkgate?

Table 75 - P18 Q02 - Do you agree with our reasons for proposing Selective Licensing in Parkgate?

Row Labels	A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree		0%	1	100%		0%	1	50%	1	100 %	3	50%	6	21%
Agree		0%		0%	1	100%		0%		0%	2	33%	3	10%
Neutral	3	17%		0%		0%		0%		0%		0%	3	10%
Disagree	2	11%		0%		0%	1	50%		0%		0%	3	10%
Strongly disagree	13	72%		0%		0%		0%		0%	1	17%	14	48%

Grand Total	18	100%	1	100%	1	100%	2	100%	1	100 %	6	100 %	29	100 %

At an aggregate level the people responding to the consultation did not agree with the reasons for proposing Selective Licensing designation in Parkgate - 58% disagreed or strongly disagreed. This outcome is different for different stakeholder groups. Landlords are one side with 83% disagreeing or strongly disagreeing. Private Sector Tenants, Public Sector tenants, representatives of local organisations and owner occupiers all majority agree or strongly agree.

Question 4 – P18 Q04 - Do you agree with the proposed outcomes of the Selective Licensing designation in Parkgate?

The proposed outcome of the Selective Licensing designation in Parkgate was set out in the Consultation. The designation is to :-

- Improve housing conditions
- Reduce antisocial behaviour and crime
- Raise management standards
- Reduce health related housing issues

This question asked respondents whether they agreed with the proposed outcome.

Table 76 - P18 Q04 - Do you agree with the proposed outcome for the Selective Licensing Designation for Parkgate?

	A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	1	6%	1	100%	1	100%	1	50%	1	100%	3	50%	8	28%
Agree	2	11%		0%		0%		0%		0%	2	33%	4	14%
Neutral	2	11%		0%		0%		0%		0%		0%	2	7%
Disagree	1	6%		0%		0%	1	50%		0%		0%	2	7%

Strongly disagree	12	67%		0%		0%		0%		0%	1	17%	13	45%
Grand Total	18	100%	1	100%	1	100%	2	100%	1	100%	6	100%	29	100%

52% of the respondents to this question disagreed or strongly disagreed with the proposed outcome for the Selective Licensing designation in Parkgate. Again disaggregating the responses there are two sides to the responses to this question, 73% of Landlords disagree or strongly disagree, but on the other side the majority of Private Sector Tenants, Public Sector Tenants, representatives of local organisations and owner occupiers all seem to agree or strongly agree with the proposed outcome for Selective Licensing in Parkgate.

Part 19 – Masbrough

Question 1 – P19 Q01 - Which of the following do you feel are problems in Masbrough?

Table 77 - P19 Q01 - Which of the following issues do you feel are problems is Masbrough?

Which of the following do you feel are problems in Masbrough?	Count	%
Litter On The Street	33	11%
Rats Mice	27	9%
Fly Tipping On Open Land	24	8%
Untidy Waste In Gardens	24	8%
Dog Fouling	22	7%
A High Level Of Crime And Antisocial Behaviour	21	7%
Drug Use Dealing	18	6%
Drug Cultivation	17	5%
A High Level Of Unemployment	15	5%
Problems Accessing Services For Example Schools And Doctors	14	4%
No Problems	13	4%
A High Turnover Of Tenants Tenants Not Staying For Long	11	4%
People Not Being Able To Pay Their Bills	10	3%

Poor Housing Conditions	10	3%
Overcrowding	9	3%
Poor Physical And Mental Health	9	3%
Not Knowing Where To Go For Help	8	3%
An Unfair Poor Perception Of Private Landlords	7	2%
Bedbugs Or Cockroaches	7	2%
Empty Houses	5	2%
Empty Properties	5	2%
Truancy	4	1%
Other	1	0%

Question 2 – P19 Q02 - If Response to 1 includes selection other - Please specify:

Responders to question 1 were given an opportunity to provide more detail on some of the issues in Masbrough. A full list of unedited responses if available in Appendix 3a (ii).

Table 78 - P19 Q02 - If Response to 1 includes selection other - Please specify:

Problems	*Count*
Vermin	4
Dissatisfied with other council departments	4
Problem Social Housing tenants	3
Environmental Crime	2
Anti-social behaviour	2
Parking issues	1

Question 3 – P19 Q03 - Have you experienced any of the issues listed above?

Table 79 - P19 Q03 - Have you experienced any of the issues listed above?

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	An owner occupier Count	%	Total Count	Total %
No	22	63 %	9	82 %	1	33 %	23	59 %	11	31 %	66	54%
Yes	13	37 %	2	18 %	2	67 %	16	41 %	24	69 %	57	46%
Grand Total	35	100 %	11	100 %	3	100 %	39	100 %	35	100 %	123	100%

The majority of respondents (54%) said they hadn't experienced the issues that they had identified as being problems is Masbrough. The groups most likely to have experienced the issues in Masbrough were the Owner Occupiers (69%), Public Sector Tenants (67%).

Question 4 – P19 Q04 - If Response to 3 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in Masbrough. A full list of unedited responses if available in Appendix 3a (ii).

Table 80 - P19 Q04 - If Response to 3 includes selection Yes - Please specify:

Problems	***Count***
Environmental Crime	26
Vermin	17
Dissatisfied with other council departments	6
Anti-social Behaviour	5
Organised Crime	4
Problem Social Housing Tenants	4
Problem Tenants	3
Parking Issues	2
Health Related Implications	1
Rogue Landlords	1
Empty Properties	1
Stereotyping Landlords	1

Protected Characteristics	1
Increase in rent prices	1
Lack of investment in area	1

Part 20 – Masbrough (Continued)

Question 2 – P20 Q02 - Reasons for Selective Licencing in Masbrough are: - Significant housing disrepair issues, Lack of proactive maintenance, Health disparities, High migration levels and High levels of anti-social behaviour and crime. Do you agree with our reasons for proposing Selective Licencing in Masbrough?

Table 81 – P20 Q02 - Do you agree with our reasons for proposing Selective Licencing in Masbrough?

	Column Labels A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	1	4%	1	9%	2	67 %	2	22 %	13	39 %	19	23%
Agree	3	11 %	1	9%		0%	2	22 %	3	9%	9	11%
Neutral	2	7%		0%		0%	1	11 %	3	9%	6	7%
Disagree	2	7%	4	36 %		0%		0%	6	18 %	12	14%
Strongly disagree	20	71 %	5	45 %	1	33 %	4	44 %	8	24 %	38	45%
Grand Total	28	100 %	11	100 %	3	100 %	9	100 %	33	100 %	84	100%

Overall, 59% of all responses disagree or strongly disagree with the reasons for proposing a Selective Licensing area in Masbrough. Looking at how individual stakeholder groups responded to the question, the majority of both Landlords and Private Sector Tenants disagreed or strongly disagreed (78% and 81%) respectively. On the opposite side of this, the majority of Public Sector Tenants, Regular Visitors and Owner Occupiers all agreed or strongly agreed with the reasons for proposing a Selective Licensing designation in Masbrough.

Question 4 – P20 Q04 - The proposed outcomes of the Selective Licensing designation are to: Reduce housing disrepair issues, Increase proactive maintenance, Reduce health disparities and Reduce levels of anti-social behaviour and crime. Do you agree with the proposed outcomes of the Selective Licensing designation in Masbrough?

Table 82 - P20 Q04 - Do you agree with the proposed outcomes for the designation in Masbrough?

	Column Labels A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree		0%	1	9%	2	67 %	2	22 %	12	36 %	17	20%
Agree	5	18 %	2	18 %		0%	2	22 %	6	18 %	15	18%
Neutral	3	11 %		0%		0%	1	11 %	3	9%	7	8%
Disagree	1	4%	2	18 %		0%		0%	3	9%	6	7%
Strongly disagree	19	68 %	6	55 %	1	33 %	4	44 %	9	27 %	39	46%
Grand Total	28	100 %	11	100 %	3	100 %	9	100 %	33	100 %	84	100%

The majority of all responses to this question disagreed or strongly disagreed with the proposed outcomes of the selective licensing designation in Masbrough (53%). Different stakeholder groups responded differently to the question. The majority of Landlords and Private Sector Tenants disagreed or strongly disagreed with the proposed outcomes of the designation in Masbrough (72% and 73% respectively). However the majority of Public Sector Tenants, Visitors and Owner Occupiers agreed or strongly agreed with the proposed outcomes of the Selective Licensing designation in Masbrough.

Part 21 – Eastwood / East Dene / Clifton / Town Centre / Boston Castle

Question 2 – P21 Q02 -Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle?

Table 83 - Which of the following do you feel are issues in this area?

Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle:	Count	%
Litter On The Street	48	9%
Rats Mice	40	8%
Untidy Waste In Gardens	39	7%
Fly Tipping On Open Land	38	7%
Drug Use Dealing	37	7%
A High Level Of Crime And Antisocial Behaviour	34	7%
A High Level Of Unemployment	30	6%
Drug Cultivation	29	6%
Dog Fouling	23	4%
A High Turnover Of Tenants Tenants Not Staying For Long	22	4%
An Unfair Poor Perception Of Private Landlords	19	4%
Overcrowding	19	4%
People Not Being Able To Pay Their Bills	19	4%
No Problems	17	3%
Poor Physical And Mental Health	17	3%
Empty Houses	16	3%
Not Knowing Where To Go For Help	16	3%
Poor Housing Conditions	16	3%
Bedbugs Or Cockroaches	12	2%
Problems Accessing Services For Example Schools And Doctors	11	2%

Empty Properties	10	2%
Truancy	6	1%
Other	5	1%

Question 3 – P21 Q03 If Response to 2 includes selection other - Please specify:

Responders to question 1 were given an opportunity to provide more detail on some of the issues in Eastwood / East Dene / Clifton / Town Centre / Boston Castle area. A full list of unedited responses if available in Appendix 3a (ii)

Table 84 – P21 Q03 - Which of the following do you feel are issues in this area? If Response to 2 includes selection other - Please specify:

Theme	*Count*
Anti-Social Behaviour	3
Vermin	2
Organised Crime	1
Dissatisfaction with Selective Licensing	1
Unemployment	1
Area Reputation	1
Problem Social Housing Tenants	1
Environmental Crime	1
Health Related Implications	1

Question 4 – P21 Q04 - Have you experienced any of the issues listed above?

Table 85 - P21 Q04 - Have you experienced any of the issues listed above?

	A landlord for the area	A landlord representative group	A local business owner or service provider	A private sector tenant	A public sector tenant, for example a council tenant, housing	A regular visitor in the area	A representative of a local organisation	An owner occupier	Total Count	Total %

Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
No	35	63%	1	100%	1	33%	10	59%	1	20%	35	66%		0%	13	33%	96	55%
Yes	21	38%		0%	2	67%	7	41%	4	80%	18	34%	1	100%	27	68%	80	45%
Grand Total	56	100%	1	100%	3	100%	17	100%	5	100%	53	100%	1	100%	40	100%	176	100%

The majority of people responding to these questions had not encountered the issues that they had reported as being issues in the Eastwood / East Dene / Clifton /Town centre / Boston Castle area (55%).

The groups who were least likely to have experienced the issues were landlord representative groups (100%), visitors to the area (66%) and Landlords (63%). The groups who were most likely to have experienced the issues were Representative of local organisations (100%), Public Sector Tenants (80%), Owner Occupiers (68%) and Local businesses (67%).

Question 5 – P21 Q05 - If Response to 4 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in Eastwood / East Dene / Clifton /Town centre / Boston Castle area. A full list of unedited responses if available in Appendix 3a (ii)

Table 86 - P21 Q05 - If Response to 4 includes selection Yes - Please specify:

Problems	***Count***
Environmental Crime	42
Anti-social behaviour	22
Vermin	18
Organised crime	18
Dissatisfied with other council departments	14
Problem tenants	6
Poor housing conditions	6
Area reputation	6
Empty properties	4

cost of living	3
unemployment	3
Overcrowding	3
Health Related Implications	2
Problem Social Housing tenants	2
Parking issues	2
stereotyping against landlords	2
Police inaction	2
Protected Characteristics	2
Rogue Landlords	1
Positive landlord/tenant relations	1
Under reporting	1

Part 22 – Eastwood / East Dene / Clifton / Town Centre / Boston Castle (Continued)

Question 6 - P22 Q06 - Reasons for a selective licence in Eastwood / East Dene / Clifton /Town centre / Boston Castle are: - Anti-social behaviour and crime, Damage to CCTV, Issues with fly-tipping, Poor housing conditions, including overcrowding and High levels of migration. Do you agree with our reasons for proposing Selective Licencing in Eastwood / East Dene / Clifton /Town centre / Boston Castle?

Table 87 - P22 Q06 - Do you agree with our reasons for designating a Selective License area in Eastwood / East Dene / Clifton Town / Boston Castle?

	A landlord for the area	A landlord representative group	A local business owner or service provider	A private sector tenant	A public sector tenant, for example a council	A regular visitor in the area	A representative of a local organisation	An owner occupier	Total Count	Total %

Row Labels	Count	%	Count	%	Count	%	Count	%	tenant, housing association, charity Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	5%		0%	1	33%	2	13%	4	80%	3	14%	1	100 %	14	35%	27	21%
Agree	2	5%		0%	1	33%	1	7%		0%	2	10%		0%	2	5%	8	6%
Neutral	5	11%		0%		0%		0%		0%	2	10%		0%	4	10%	11	8%
Disagree	11	25%		0%		0%		0%	1	20%	3	14%		0%	6	15%	21	16%
Strongly disagree	24	55%	1	100 %	1	33%	12	80%		0%	11	52%		0%	14	35%	63	48%
Grand Total	44	100 %	1	100 %	3	100 %	15	100 %	5	100 %	21	100 %	1	100 %	40	100 %	130	100%

Overall, 65% of the responses disagreed or strongly disagreed with the reasons for proposing a Selective Licensing Area in in Eastwood / East Dene / Clifton /Town centre / Boston Castle. Different groups responded differently to this question, the majority of Landlord Representative group (100%), Landlords (80%), Private sector tenants (80%), Regular Visitors (66%) and Owner Occupiers (50%) all disagreed or strongly disagreed with the reasons for proposing this area as a Selective Licensing area. However, the majority of Local Business Owners (66%), Public Sector Tenants (80%) and Representatives of local organisations (100%) all agreed or strongly agreed with the reasons for proposing a Selective Licensing designation in Eastwood / East Dene / Clifton /Town centre / Boston Castle.

Question 8 – P22 Q08 - The proposed outcomes of the Selective Licensing designation are to “Reduce anti-social behaviour and crime”, “Resolve issues with fly-tipping” & “Improve housing conditions, including overcrowding”. Do you agree with the proposed outcomes of the Selective Licensing designation Eastwood / East Dene / Clifton /Town centre/ Boston Castle?

Table 88 - P22 Q08 - Do you agree with the proposed outcomes for the Selective Licensing designation in this area?

	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	5%		0%	1	33%	2	13%	4	80%	3	14%	1	100%	15	38%	28	22%
Agree	6	14%		0%		0%	1	7%		0%	2	10%		0%	1	3%	10	8%
Neutral	7	16%		0%	1	33%		0%		0%	2	10%		0%	3	8%	13	10%
Disagree	7	16%		0%		0%		0%	1	20%	3	14%		0%	5	13%	16	12%
Strongly disagree	22	50%	1	100%	1	33%	12	80%		0%	11	52%		0%	16	40%	63	48%
Grand Total	44	100%	1	100%	3	100%	15	100%	5	100%	21	100%	1	100%	40	100%	130	100%

Overall, most responses (60%) disagreed or strongly disagreed with the proposed outcomes for the Selective Licensing designation. Looking at how individual groups responded to this question, most respondents from Landlord representative groups (100%), Private Sector tenants (80%), Landlords (66%), Regular Visitors (66%) and Owner Occupiers disagreed or strongly disagreed with the proposed outcomes for the Selective Licensing area. Most Representatives of Local organisations (100%) and Public Sector tenants (80%) agreed or strongly agreed with the proposed outcomes for the Selective Licensing designation.

Part 23 – Dinnington

Question 9 – P23 Q09 - Which of the following do you feel are problems in Dinnington?

Table 89 - P23 Q09 - Which of the following do you think are issues in Dinnington?

Which of the following do you feel are problems in Dinnington?	Count	%
Fly Tipping On Open Land	16	11%
A High Level Of Crime And Antisocial Behaviour	14	10%
Litter On The Street	14	10%
Drug Use Dealing	13	9%
A High Level Of Unemployment	10	7%
Untidy Waste In Gardens	10	7%
Dog Fouling	9	6%
No Problems	9	6%
An Unfair Poor Perception Of Private Landlords	8	6%
Drug Cultivation	7	5%
People Not Being Able To Pay Their Bills	5	4%
Poor Housing Conditions	5	4%
Poor Physical And Mental Health	5	4%
Problems Accessing Services For Example Schools And Doctors	5	4%
Truancy	3	2%
Empty Houses	2	1%
Not Knowing Where To Go For Help	2	1%
Rats Mice	2	1%
A High Turnover Of Tenants Tenants Not Staying For Long	1	1%
Empty Properties	1	1%
Other	1	1%

Question 10 – P23 Q10 - If Response to 9 includes selection other - Please specify:

This was a follow up question which allowed responders to provide more information.

Table 90 - P23 Q09 - Please Specify.

Row Labels
Off road vehicles and electric scooters
Poor service by police and council

Question 11 – P23 Q11 - Have you experienced any of the issues listed above?

Table 91 - P23 Q11 - Have you experienced any of the issues listed above?

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
No	12	50%		0%	4	100%		0%	3	60%	3	50%	1	100%	23	52%
Yes	12	50%	1	100%		0%	3	100%	2	40%	3	50%		0%	21	48%
Grand Total	24	100%	1	100%	4	100%	3	100%	5	100%	6	100%	1	100%	44	100%

Most of the people responding to the consultation have not experienced any of the issues listed above (52%). The groups most likely to have encountered the issues above are the landlord representative groups (100%) and Public Sector tenants (100%) – though note the small number of responses from these groups.

Question 12 – P23 Q12 - If Response to 11 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in the Dinnington area. A full list of unedited responses if available in Appendix 3a (ii).

Table 92 - P23 Q12 - If Response to 11 includes selection Yes - Please specify:

Problems	
Environmental Crime	15
Anti-social behaviour	5
Dissatisfied with other council departments	4
Problem Tenants	4
Vermin	2
Organised crime	2
Poor housing conditions	1
Health Related Implications	1
Rogue Landlords	1
Empty properties	1
Parking issues	1
stereotyping against landlords	1
Police inaction	1
Lack of investment in area	1
Problem owner occupied properties	1

Part 24 – Dinnington (Continued)

Question 10 – P24 Q10 Reasons for a selective licence in Dinnington are: - Poor housing quality, Anti-social behaviour and crime, Health disparities and Poor education. Do you agree with our reasons for proposing Selective Licencing in Dinnington?

Table 93 - P24 Q10 - Do you agree withour reasons for proposing Selective Licensing in Dinnington

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Strongly agree	4	17%		0%		0%		0%		0%	3	50%		0%	7	16%
Agree	3	13%	1	100%		0%		0%	1	25%	1	17%		0%	6	14%
Neutral	4	17%		0%		0%	1	33%	1	25%		0%	1	100%	7	16%
Disagree	5	21%		0%		0%	2	67%		0%	1	17%		0%	8	19%
Strongly disagree	8	33%		0%	4	100%		0%	2	50%	1	17%		0%	15	35%
Grand Total	24	100%	1	100%	4	100%	3	100%	4	100%	6	100%	1	100%	43	100%

Overall 53% of the respondents to this question either disagreed or strongly disagreed with the reasons for proposing a Selective Licensing area in Dinnington. The groups where the majority disagreed or strongly disagreed were Private Sector Tenants (100%), Landlords (54%), Public Sector Tenants (67%) and regular visitors (50%). The groups where the majority agreed with the reasons for having Selective Licensing in Dinnigton were Landlord representative groups (100%) and Owner Occupiers (67%).

Question 11 – P24 Q11 - The proposed outcomes of the Selective Licensing designation are to: - Improve the quality of housing, Reduce anti-social behaviour and crime, Reduce health disparities and Improve education. Do you agree with the proposed outcomes of the Selective Licensing designation Dinnington?

Table 94 - P24 Q12 - Do you agree with the proposed outcomes for the Selective Licensing Designation in Dinnington?

Row Labels	A landlord for the area		A landlord representative group		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		An owner occupier		Residential property agent		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	3	13%		0%		0%		0%		0%	4	67%		0%	7	16%
Agree	5	21%	1	100%		0%		0%	1	25%	1	17%	1	100%	9	21%
Neutral	4	17%		0%		0%		0%	1	25%		0%		0%	5	12%
Disagree	4	17%		0%		0%	3	100%		0%		0%		0%	7	16%
Strongly disagree	8	33%		0%	4	100%		0%	2	50%	1	17%		0%	15	35%
Grand Total	24	100%	1	100%	4	100%	3	100%	4	100%	6	100%	1	100%	43	100%

Overall, 51% of respondents to this question disagreed or strongly disagreed with the proposed outcomes for Selective Licensing in Dinnington. The groups where the majority disagreed or strongly disagreed were the Private Sector Tenants (100%), Public Sector Tenants (100%), Regular Visitors (50%), Landlords (50%). The groups where the majority agreed or strongly agreed with the proposed outcomes for Selective Licensing in Dinnington were a landlord representative group (100%), Owner Occupiers (84%), and a Residential Property Agent (100%). Do note that some of the responses for some of these groups was very low.

Part 25 – Brinsworth North East

Question 13 – P25 Q13 - Which of the following do you feel are problems Brinsworth North East?

Table 95 - P24 Q13 - Which of the following do you think are problems in Brinsworth North East?

Which of the following do you feel are problems in Brinsworth North East?	Count	%
Problems Accessing Services For Example Schools And Doctors	16	11%
A High Level Of Crime And Antisocial Behaviour	15	10%
Litter On The Street	14	9%
No Problems	13	9%
Dog Fouling	11	7%
Fly Tipping On Open Land	11	7%
Drug Use Dealing	9	6%
Untidy Waste In Gardens	9	6%
An Unfair Poor Perception Of Private Landlords	7	5%
A High Level Of Unemployment	6	4%
A High Turnover Of Tenants / Tenants Not Staying For Long	6	4%
Drug Cultivation	6	4%
People Not Being Able To Pay Their Bills	6	4%
Rats Mice	5	3%
Poor Physical And Mental Health	4	3%
Empty Houses	3	2%
Poor Housing Conditions	3	2%
Empty Properties	2	1%
Not Knowing Where To Go For Help	2	1%
Truancy	2	1%

Question 14 – P25 Q14 - If Response to 13 includes selection other - Please specify:

This question allowed for more detail to be provided about the issues that people thought were important in Brinsworth.

Table 96 - P24 Q14 - If Response to Q13 includes selection other - Please specify:

Row Labels
Issues with alley gates belonging to the council

Question 15 – P25 Q15 - Have you experienced any of the issues listed above?

Table 97 - P25 Q15 - Have you experienced any of the issues above?

Row Labels	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		An owner occupier		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	9	60%	1	100 %	10	77%		0%	2	100 %	4	25%	26	54%
Yes	6	40%		0%	3	23%	1	100 %		0%	12	75%	22	46%
Grand Total	15	100%	1	100 %	13	100 %	1	100 %	2	100 %	16	100 %	48	100%

Most respondents had not experienced any of the issues listed above (54%). The groups most likely to have experienced the issues set out above include Landlords (60%), Local Business owner (100%), Private Sector Tenants (77%) and regular visitors to the area (100%).

Question 16 – P25 Q16 - If Response to 15 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in the Brinsworth North East area. A full list of unedited responses if available in Appendix 3a (ii).

Table 98 - P25 Q16 - Have you experienced any of the issues above?

Problems	
Anti-Social Behaviour	7
Environmental Crime	5
Organised Crime	4
Health Related Implications	4
Vermin	2
Dissatisfied with other council departments	2
Problem Tenants	2
Poor housing conditions	2
Rogue Landlords	2
Empty properties	1
Area reputation	1
Positive landlord/tenant relations	1
Increase in rent prices	1

Part 26 – Brinsworth North East (Continued)

Question 14- P26 Q14 - Reasons for selective licencing in Brinsworth North East are: High proportion of private rented sector tenants, Poor housing conditions, Social instability and Anti-social behaviour and concerns over under reporting. Do you agree with our reasons for proposing Selective Licencing in Brinsworth North East?

Table 99 - P26 Q14 - Do you agree with our reasons for proposing Selective Licensing in Brinsworth North East?

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree		0%		0%		0%		0%	4	25%	4	9%
Agree		0%		0%	2	15%		0%	4	25%	6	14%
Neutral	1	8%		0%	2	15%		0%	1	6%	4	9%
Disagree	3	23%	1	100%	6	46%	1	100%	3	19%	14	32%
Strongly disagree	9	69%		0%	3	23%		0%	4	25%	16	36%
Grand Total	13	100%	1	100%	13	100%	1	100%	16	100%	44	100%

68% of respondents who completed this question disagreed or strongly disagreed with the Council's reasons for proposing Selective Licensing in Brinsworth North East. Looking at how stakeholder groups responded to this question, most local business owners (100%), Public Sector Tenants (100%), Landlords (92%) and Private Sector Tenants (69%) all disagreed or strongly disagreed with the proposed reasons for introducing Selective Licensing to Brinsworth North East. The only group where most responses were either in agreement or strongly agreeing were the Owner Occupiers (50%).

Question 15 – P26 Q15 - The proposed outcomes of the Selective Licensing designation are to: - Improve housing conditions, Reduce social instability, Reduce anti-social behaviour and Encourage reporting issues. Do you agree with the proposed outcomes of the Selective Licensing designation Brinsworth North East?

Table 100 - P26 Q16 - Do you agree with the proposed outcomes of the Selective Licensing designation in Brinsworth North East?

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree		0%		0%		0%		0%	6	38%	6	14%
Agree		0%		0%	4	31%		0%	3	19%	7	16%
Neutral	1	8%		0%	2	15%	1	100%	2	13%	6	14%
Disagree	3	23%		0%	5	38%		0%	2	13%	10	23%
Strongly disagree	9	69%	1	100%	2	15%		0%	3	19%	15	34%
Grand Total	13	100%	1	100%	13	100%	1	100%	16	100%	44	100%

57% of respondents to this question disagreed or strongly disagreed with the proposed outcomes for Selective Licensing in Brinsworth North East. Looking at individual stakeholder groups, the groups where the majority disagreed or strongly disagreed were the local business representatives (100%), Landlords (92%) and Private Sector Tenants (54%). The stakeholder group where the majority agreed or strongly agreed with the proposed outcomes of Selective Licensing was the Owner Occupiers.

Part 27 – Positives in your Area

Question 1 – P27 Q01 - What makes your area a good area to live in?

A full list of unedited responses is available in Appendix 3a (ii).

The most common response was that the Community Relations (205 responses) was a strength within the proposed areas. Most comments related to friendly neighbours, community spirit and diverse populations. Community Activities (16 responses) were highlighted such as litter picking groups, youth clubs and events run at local community centres. The location of the proposed areas is also linked to Local Amenities (122 responses) with positive comments regarding public transport links, shop proximity and good healthcare services. Another notable theme was regarding Safety (32 responses) with CCTV and improved streetlighting highlighted as key investments that have helped achieve this. Positive Landlord and Tenant Relations (22 responses) was a recurring theme, with many comments regarding positive experiences with tenancies in the area and landlord's investment into improving their properties. These further linked to comments as to why housing is in high demand in these areas (3 responses). Notably, one of the standout comments was regarding the Affordability (8 responses) of properties in designated areas, especially when considering other areas of Rotherham.

Table 101 - P27 Q01 - What makes your area a good area to live in?

Positives	***Responses***
Community Relations	205
Local Amenities	122
Safety	32
Positive Landlord and Tenant Relations	22
Community Activities	16
Affordability	8
Housing in High Demand	3

Question 2 – P27 Q02 - If you want to suggest a new project or activity or to discuss an existing activity which the Council could help to support or promote, please leave a brief outline below.

A full list of unedited responses is available in Appendix 3a (ii).

A follow on question asked if respondents had any suggestions on how to further improve their area. The overwhelming message was that Improved Community Engagement (37 responses), with particular emphasis on supporting more difficult to engage groups like the elderly, youth and minority groups, is required so that their voices are heard. Examples provided included the creating of a Local Forum (5 responses), Educational Programmes (10 responses) and support to increase Employment (3 responses). Some suggestions said that this could utilise existing provisions such as community centres and local leisure centres, however many respondents commented that this would require Local Projects/Investment (12 responses) from the Council to achieve.

There were specific projects that focussed on dealing with the issues highlighted previously. Litter Picking groups (18 responses), Community Skips (2 responses) alongside subsidised Pest Control Treatment (4 responses) would help alleviate waste and vermin issues. Suggestions of specialist Tenancy Support (8 responses) and Additional CCTV (5 responses) could help reduce ASB.

One recurrent theme was how the Council and 3rd Party services can make a difference. Increased Enforcement outside of Private Sector Housing (21 responses) was the second highest suggestion, with respondents wanting to see results from enforcement regarding Environmental Crime and ASB, but also Increased Policing (15 responses). An increase to general council services (15 responses), with more regular street cleansing, waste collections and road repairs as a few examples, but also more information on how to access these services. Road and Parking Improvements (15 responses) were particularly common, with proposals such as improved public transport, parking permits and one-way streets which may help the ongoing parking issues in more residential areas.

On the other hand, those in objection to the Selective Licensing proposal for Private Sector Housing enforcement suggested that existing council powers should be exercised instead (10 responses). Any policies should prioritise Targeted Enforcement (15 responses) towards non-compliant landlords and agents, with mention of Empty Home Initiatives (3 responses). This could be accomplished by establishing better relationships with central government departments (2 responses), although there were alternative suggestions of limiting the number of rented properties within areas (1 response) and introducing standalone regulations for overcrowding (1 response).

Table 102 - P27 Q02 - If you want to suggest a new project or activity or to discuss an existing activity which the Council could help to support or promote, please leave a brief outline below.

	Suggestions	***Responses***
Improved Community Engagement		37

Increased Enforcement (related to other council departments)	21
Litter Picking	18
Increase council services	15
Targeted Enforcement (towards non-compliant landlords / agents)	15
Road / Parking improvements	15
Increased Policing	15
Local Projects/Investment	12
Existing council powers should be exercised instead	10
Educational/Vocational Programmes	10
Tenancy Support	8
Local Forum	5
Additional CCTV	5
Pest Control Treatment	4
Empty Home Initiatives	3
Increase Employment	3
Better relationships with central government departments	2
Community Skips	2
Limit on number of rented properties within areas	1
Strict regulations for overcrowding	1

Part 28 – Outcomes of selective licencing

Question 1 – P28 Q01- Please select four outcomes which you consider to be a priority for a selective licencing scheme in your area from the following list: -

The responses to this question have been removed from the consultation analysis and will not form part of this paper or form part of the decision-making process.

Part 29 – Overall

Question 2 – P29 Q02 - Do you agree with the proposed areas for Selective Licensing?

Table 103 - P17 Q01 - Do you agree with the proposed areas for Selective Licensing?

	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	6	4%		0%		0%	6	12%	5	38%	7	6%	1	50%	38	34%		0%	63	14%
Agree	7	4%		0%		0%	5	10%	1	8%	4	4%		0%	12	11%		0%	29	6%
Neutral	27	16%		0%	1	25%	6	12%	4	31%	5	4%	1	50%	12	11%	2	100%	58	12%
Disagree	15	9%	1	50%	1	25%	10	20%	2	15%	8	7%		0%	12	11%		0%	49	11%
Strongly disagree	111	67%	1	50%	2	50%	24	47%	1	8%	88	79%		0%	39	35%		0%	266	57%
Grand Total	166	100%	2	100%	4	100%	51	100%	13	100%	112	100%	2	100%	113	100%	2	100%	465	100%

Overall, 68% of the responses to this question disagreed or strongly disagreed with the proposed areas for Selective Licensing. Looking at how individual stakeholder groups responded to the groups where the majority disagreed or strongly disagreed were Landlord representative group (100%), regular visitors to the area (86%), Local businesses (75%), Private Sector Tenants (67%). There was only one stakeholder group where the majority agreed or strongly agreed with the proposed areas – Representative of local organisations (50%).

Question 3 – P29 Q03 – The proposed fee structure is below: - Do you agree with the proposed fee structure for selective licencing?

The consultation included the proposed Selective Licensing consultation included the proposed fee structure which would be charged to Private Sector Landlords as part of the scheme.

- Proposed standard licence fee = £210 administrative fee, £785 maintenance fee. Total = £995
- Standard licence with additional fee, if property not licenced within 90 days of the property becoming licensable = £1131
- Properties which received 'better property rebates' in the 2020-25 scheme, where the application is in the same name as the previous application = £720 (35% discount)
- Fully completed applications received with all required supporting documents (not applicable on late applications) = £955 (5% discount on maintenance fee)
- Flats within the same building pay one administrative fee and one full maintenance fee = £995 (additional flats in the same building have a maintenance fee of £235 per flat)
- Owners of larger portfolios pay full administrative fee on 3 properties then £63 (30% discount of the administrative fee) on additional properties. This is not available to agents managing properties not in their ownership
- 12-month Direct Debit available on Maintenance fee (If within 3 years of start of scheme) = £22 per month

A full breakdown off all the fees is available on the webpage.

The question asked whether respondents to the consultation agreed with the proposed fee structure.

Table 104 - P29 Q03 - Do you agree with the fee structure?

	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	1	1%		0%		0%	6	12%	4	31%	10	10%	1	50%	27	24%		0%	49	11%
Agree	4	2%		0%		0%	2	4%	1	8%	2	2%	1	50%	10	9%		0%	20	4%
Neutral	8	5%		0%		0%	4	8%	2	15%	5	5%		0%	25	22%	1	50%	45	10%
Disagree	16	10%		0%	2	50%	4	8%	2	15%	4	4%		0%	10	9%	1	50%	39	9%
Strongly disagree	138	83%	2	100%	2	50%	35	69%	4	31%	75	78%		0%	40	36%		0%	296	66%
Grand Total	167	100%	2	100%	4	100%	51	100%	13	100%	96	100%	2	100%	112	100%	2	100%	449	100%

Most responses to this question (75%) disagreed or strongly disagreed with the proposed fee structure.

Looking at how individual stakeholder groups responded, the groups where the majority disagreed or strongly disagreed were the Landlord representative groups (100%), Local Businesses (100%), Landlords (93%), Regular Visitors to the area (82%), Private Sector Tenants (77%) and Residential Property Agent (50%). There was only one group where the majority did agree or strongly agree with the fee structure and that was the representative of a local organisation (100%). Though there were only two responses for this group.

Question 4 – P29 Q04 - Do you have any additional comments?

Many respondents used the free text options to provide comments not relevant to that specific question. Themes from such comments were noted in this section in addition to the 'Additional Comments' from P29 Q04, as well as in combination with Direct Correspondence comments received via email or post. Full unedited responses are available in Appendix 3a (ii) and Appendix 3a (iii).

Objections

The majority of additional comments were in objection to the scheme outright (73 total responses) or raised concerns about how affective another scheme of Selective Licensing would be, as respondents were not confident that previous schemes have had substantial positive impacts (99 total responses). Therefore, many respondents suggested that alternative proposals should prioritised (44 total responses), with multiple references to the discontinuation of Selective Licensing in other Local Authorities, as well as the failings around Little London in Maltby (5 total responses). However, there were some supportive responses for Selective Licensing, or responses that believe that it has the potential to be a useful tool (28 total responses) as there are areas in need of intervention (18 total responses).

Consultation Process

Another major topic was dissatisfaction with the consultation process, which was noted by various councillors to have been completed in house rather than by an independent party (3 total responses). 34 respondents expressed that the consultation was not fair or transparent, mainly focussed on the consultation form's possible bias, as well as the lack of, or poor, evidence to support further schemes (20 total responses). A lack of correspondence regarding the consultation (23 total responses) was raised across various platforms, particularly in regard to the postal information that was sent out to the proposed areas. While some respondents said they did not receive any correspondence, others noted the misleading grouping of the proposed areas (53 total responses),

which may have caused occupants to dispose of information believing it not relevant to them. Concerns were also raised regarding the organisation of events supporting the consultation (6 total responses), and that only accepting written contributions would alienate vulnerable groups from the opportunity to express their views (3 total responses).

Financial Concerns

Main concerns regarding the proposal are that the new fees are excessive (84 total responses), and the knock-on effects will likely result in increasing rent costs for tenants (98 total responses), causing a lack of affordable housing, or result in a rental gap from landlords selling up (28 total responses). There were worries that possible negative reputations associated with areas subject to Selective Licensing (28 total responses) may impact property prices (38 total responses) and result in lenders refusing to support mortgages in designated areas (11 total responses). Similar concerns raised included possible increases to housing and car insurance costs, as well as putting additional financial pressure on communities during the current cost of living crisis (16 total responses).

Policy Concerns

The policies themselves were criticised for disproportionately impacting responsible landlords (17 total responses), with mention to the lack of enforcement in the previous schemes (5 responses) and claims of bias views towards landlords (20 total responses). Instead, it was suggested that policies need to incentivise, with some responses aiming for complete exemption of, responsible landlords and agents in order to reward good practice and encourage continued investment in the designated areas (21 total responses). Alternative proposals of a tiered cost system for compliant and non-compliant landlords (4 total responses) were suggested, but overall themes wanted some direction of the scheme towards non-compliant landlords and agents (16 total responses), which would prevent duplicated costs for landlords, such as those using reputable agents for checks and inspections already (13 total responses). A delay in starting the scheme was also proposed in order to review the new housing laws to be introduced in the Renters Reform Bill (6 total responses), or that the law in it's current form would help create a register of landlords to licence rather than properties (3 total responses).

Boundaries

Many respondents contested that their area does not fit the proposing criteria for Selective Licensing (83 total responses) or that they are confident in positive landlord and tenant relations within the PSH sector (27 total responses). While there are concerns raise about some rogue or negligent landlords not taking appropriate action (10 total responses) and problem private sector tenants (6 total responses), there were more concerns regarding problem social housing tenants (32 total responses) and that the criterion

for declaring selective licensing is not wholly down to private sector housing properties. A minority of respondents (3 total responses) therefore supported expanding the boundaries, as far as borough wide, to address all areas since the criteria for declaring Selective Licensing also occur outside of the proposed boundaries. However, there were also concerns raised that the proposed boundaries are targeting minority communities (6 total responses) with extreme comments regarding racist agendas.

Council Resources

One of the main themes raised is concern that the scheme is only to generate money for the council (44 total responses) and that it is a waste of council resources (20 total responses). Instead, respondents believed that resources should be used to assess the condition of RMBC and social housing stock. They suggested that targeted enforcement or interventions should be used to address the underlying causes of the declaration criteria (30 total responses) using existing council powers (24 total responses), as there is no guarantee that Selective Licensing will improve tenant quality of life or reduce anti-social behaviour (20 total responses). Resources in the previous schemes were also highlighted for review, with comments that inspectors are not qualified or equipped for inspections (5 total responses), and that there was a failure to act on recommendations from the spotlight review during the previous scheme (2 total responses).

Other

Remaining comments relate to previously mentioned topics in the area problems or suggestions for improvements. Main comments regarding issues were relating to general dissatisfaction with Council departments outside of Selective Licensing (29 total responses), empty properties (23 total responses), police inaction (11 total responses) and general lack of investment in the areas (17 total responses). Suggestions for areas of improvement included greater collaboration with community (12 total responses), particularly as councillor suggestions for the Council to meet with landlords and tenants during the previous scheme did not go ahead, and for specialist tenancy support to be put in place (6 total responses) to help increase access to services.

Table 105 - P29 Q04 - Do you have any additional comments?

Additional Comments	Responses (Forms)	Responses (Direct)	Total
Previous schemes have not had a positive impact	79	20	**99**
Increased rent costs for vulnerable communities	72	26	**98**
Proposed fees are excessive	66	18	**84**
Area does not fit the criteria for Selective Licensing	64	19	**83**

Objection to scheme	55	18	**73**
Grouping of areas is misleading	38	15	**53**
Scheme is only to generate money	36	8	**44**
Selective Licensing is not effective and other solutions should be prioritised	23	21	**44**
Negative impact on property prices	23	15	**38**
Concerns that the consultation is not fair or transparent	14	20	**34**
Problem social housing tenants	19	13	**32**
Targeted enforcement or interventions	17	13	**30**
Dissatisfied with other council departments	26	3	**29**
Not opposed, or has the potential to be a useful tool	19	9	**28**
Negative area reputation	15	13	**28**
Rental gap from landlords selling up	11	17	**28**
Positive landlord and tenant relations	26	1	**27**
Existing council powers should be exercised instead	19	5	**24**
Increase in empty properties	11	12	**23**
Lack of correspondence regarding the consultation	8	15	**23**
Policies need to incentivise/exempt responsible landlords	11	10	**21**
No guarantee of improved quality of life or reduced ASB	20		**20**
Waste of council resources	20		**20**
Council has a bias opinion of landlords	12	8	**20**
Lack of, or poor, evidence to support further schemes	11	9	**20**
Agreement that improvement in areas is needed	18		**18**
Lack of investment in area	17		**17**
Policies disproportionately impact responsible landlords	7	10	**17**
Direct scheme towards non-compliant landlords / agents	16		**16**

Additional pressures with cost of living	5	11	**16**
Duplicating costs for responsible landlords using reputable agents for checks and inspections	6	7	**13**
Greater collaboration with community	4	8	**12**
Police inaction	7	4	**11**
Lenders refusing to support Selective Licensing areas	4	7	**11**
Rogue or negligent landlords	6	4	**10**
Tenancy support	6		**6**
Claims of racist agendas / targeting minority communities	4	2	**6**
Problem private sector tenants	4	2	**6**
Organisation of events supporting the consultation		6	**6**
New housing laws will lead to duplication	1	5	**6**
Failings around Little London in Maltby	2	3	**5**
Inspectors are not qualified or equipped		5	**5**
Previous scheme had a lack of enforcement action		5	**5**
Tiered cost system		4	**4**
Expand boundaries	3		**3**
License landlords rather than properties		3	**3**
Consultation not completed by an independent party		3	**3**
Vulnerable groups did not get to express their views		3	**3**
Failure to act on recommendations		2	**2**

Selective Licensing Consultation Response – June/July

The Consultation has a dynamic structure meaning that the responses to individual questions will determine which questions each consultation respondent will subsequently be offered to complete. This will mean that some questions will have a higher number of respondents than others.
Some responses were also completed on paper survey forms, which followed a different structure.
The below report includes responses from the online survey, paper surveys received by 20th July, and any direct correspondence received.
Due to concerns regarding "Part 28 Question 01 (Q14) - Please select four outcomes which you consider to be a priority for a selective licencing scheme in your area from the following list:" the responses to this question have been removed from the consultation analysis and will not form part of this paper or form part of the decision-making process.
Please note Part 1 and Part 2 were Instructions for completing the survey and information on how the survey would work in terms of security and timing out if left inactive. These Parts are therefore not included in the analysis of Consultation responses.

Part 3 – Relationship to the area

Question 1 – P03 Q01 - Are you answering this consultation as a:

The first question asked respondents in what capacity were they were responding to the consultation. The split of the responses was as indicated in the table below. The overall number of responses received was **213**.

Table 1 – P03 Q01 – Are you answering the consultation as:-

Row Labels	Are you answering this consultation as a:	%
An owner occupier	100	47%
A landlord for the area	50	23%
A private sector tenant	40	19%
A public sector tenant, for example a council tenant, housing association, charity	13	6%
A regular visitor in the area	7	3%
A local business owner or service provider	1	0%
A representative of a local organisation	1	0%
Residential property agent	1	0%
Grand Total	213	100%

The majority of responders were ‘An owner occupier’, followed by ‘A landlord for the area’. Note: any paper surveys received where the relation to the area was not clear through free text comments or known through previous selective licensing schemes were logged as ‘A regular visitor in the area’ which will skew the results for this group.

Part 4 – Landlord Questions

Not all landlords and residential property agents responded to these questions as some completed a generic paper survey which did not have the tailored questions, which is why the number of responses is lower than the total number of responses to the consultation from Landlords.

Question 1 – P04 Q01 - Do you live in one of the proposed Selective Licencing areas?

Table 2 - P4 Q01- Do you live in one of the proposed selective licencing areas?

Row Labels	Do you live in one of the proposed selective licencing areas?	%
No	27	53%
Yes	24	47%
Grand Total	51	100%

The majority of landlords and agents (53%) do not live in the proposed selective licensing areas.

Question 2 – P04 Q02 - If Yes, Which area do you live in?

Table 3 – P04 Q02 - If Yes, Which area do you live in?

Row Labels	Count	%
Eastwood / East Dene / Clifton / Town Centre / Boston Castle	10	42%
Masbrough / Kimberworth	7	29%
Dinnington	3	13%
Thurcroft	3	13%
Brinsworth North East	1	4%
Grand Total	24	100%

The majority of landlords and agents who responded, and live within a proposed area, reside in the Eastwood / East Dene / Clifton / Town Centre / Boston Castle designation (42%).

Question 3 – P04 Q03 - Which proposed selective licencing area do you own and/or manage a property?

Table 4 – P04 Q03 - In which proposed Selective Licensing Area do you own and/or manage a property?

Row Labels	Count	%
Eastwood / East Dene / Clifton / Town Centre / Boston Castle	19	37%
Masbrough / Kimberworth	13	25%
Thurcroft	8	16%
Dinnington	7	14%
Parkgate	2	4%
Brinsworth North East	1	2%
Eastwood / East Dene / Clifton / Town Centre / Boston Castle, Thurcroft	1	2%
Grand Total	51	100%

In terms of responses, Eastwood / East Dene / Clifton / Town Centre / Boston Castle has been the proposed Selective Licensing area which has generated the most responses from Landlords and Agents (37%). Note, a Landlord filled in a single paper survey for 2 nominated areas, so responses from this survey have been included for both areas where applicable.

Question 4 – P04 Q04 How many properties do you currently own and/or manage in the proposed area?

Table 5 – P4 Q04 – How many properties do you currently own and/or manage in the proposed area?

Row Labels	Count	%
1	24	49%
02-05	20	41%
06-20	5	10%
Grand Total	49	100%

The distribution across the number of properties owned by landlords varies (0, 01, 02-05, 06-20, 20-50, 50+ plus), with most respondents falling into the "01" category (49%) or 02-05 properties category (41%).

Question 5 – P04 Q05 - How long have you been a landlord or agent in this area?

Table 6 – P04 Q05 How long have you been a landlord or agent in this area?

Row Labels	Count	%
Less than a year	1	2%
10 years plus	24	49%
1-2 years	7	14%
3-4 years	5	10%
5-9 years	12	24%
Grand Total	49	100%

The majority of Landlords and Agents have been in their business for an extended period of time, with ’10 years plus’ (49%) and ‘5-9 years’ (24%) being the most common responses.

Question 6 – P04 Q06 - Are you a member of the National Residential Landlords Association (NRLA)?

Table 7 – P4 Q06 – Are you a member of the National Residential Landlords Association (NRLA)?

Row Labels	Count	%
No	37	76%
Yes	12	24%
Grand Total	49	100%

The majority of landlords are not registered with the National Residential Landlords Association.

Part 5 – Landlord (Continued)

Question 1 – P05 Q01 - With your tenants, do you:

This set of questions explored how the relationship between Landlords/Agents in the proposed Selective Licensing areas and prospective tenants are set up. Landlords who completed the paper surveys did not have the option to respond to these questions which is why the number of responses is lower than the total number of responses to the consultation from Landlords (49/51).

Table 8 – P05 Q02 – Provide a tenancy agreement?

Row Labels	Count	%
Yes	49	100%
Grand Total	49	100%

All landlords/agents report that they provide tenants with a tenancy agreement (100%).

Table 9 – P05 Q03 – Take a Deposit

Row Labels	Count	%
Yes	39	80%
No	10	20%
Grand Total	49	100%

Most landlords/agents (80%) operating in Selective Licensing areas report that they take deposits from prospective tenants.

Table 10 – P05 Q04 – Register that deposit with a national protection scheme

Row Labels	Count	%
Yes	35	90%
No	4	10%
Grand Total	39	100%

Of those 39 landlords/agents who take deposits from tenants, the majority (90%) report that they register these deposits with a national protection scheme.

Table 11 – P05 Q05 – Ask tenants for references

Row Labels	Count	%
Yes	43	88%
No	6	12%
Grand Total	49	100%

Most landlords/agents (88%) who responded to this question said that they asked tenants for references.

Table 12 – P05 Q06 – Provide gas/electrical safety certificates

Row Labels	Count	%
Yes	48	98%
No	1	2%
Grand Total	49	100%

The vast majority (98%) of landlords/agents reported that they do provide their tenants with gas/electrical safety certificates.

Table 13 – P05 Q07 – Provide them with an Energy Performance Certificate

Row Labels	Count	%
Yes	46	94%
No	3	6%
Grand Total	49	100%

Most landlords operating in Selective Licensing areas (94%) also report that they provide an Energy Performance Certificate to tenants.

Part 6 – Landlord Issues

Question 1 – P06 Q01 - Have you encountered any of the following issues with your property/properties in the last 12 months?

This question was asked of landlords who rent out properties in the proposed Selective Licensing Areas. Landlords were able to select multiple issues that they had encountered.

Table 14 – P06 Q01 - Have you encountered any of the following issues with your property/properties in the last 12 months?

Have you encountered any of the following issues with your property/properties in the last 12 months?	Count	%
No Problems	35	50%
Problems In a Neighbouring Property Affecting Your Property your Tenants	8	11%
Your Tenants Not Looking After Your Property Including External Areas	6	9%
Tenants In Rent Arrears	5	7%
Problems With Waste e.g. Tenants Not Using the Bins / Fly Tipping on Your Land	5	7%
Difficulty Finding New Tenants	3	4%

Problems Evicting Tenants	3	4%
Difficulty Obtaining References for New Tenants	2	3%
Other	1	1%
Your Tenants Suffering from Poor Physical and or Mental Health	1	1%
Your Tenants Causing Anti-Social Behaviour	1	1%
Total	**70**	**100%**

The majority of landlords responded that there are “No problems” at 35 responses, or 50%. This does mean that there were 35 issues flagged by landlords. The key issues were -

- **Problems in Neighbouring Property**: 8% (11 counts)
- **Tenants Not Looking After Property**: 9% (6 counts)
- **Tenants in Rent Arrears**: 7% (5 counts)
- **Problems with Waste**: 7% (5 counts)
- **Difficulty Finding New Tenants**: 4% (3 counts)
- **Problems Evicting Tenants**: 4% (3 counts)

There was also an “Other” option to this question which allowed Landlords to mention issues not included in the list, with 1 response:

Row Labels
“Empty properties in area - one known to be housing association empty for over a year! - plus other empty properties..”

Part 7 – Local to the area

The dynamic routing of the online survey is intended to route responders to questions which are relevant to them. Everyone who responded to Question 1 “Are you answering this consultation as” a private sector tenant, or a public sector tenant, for example a council tenant, housing association, charity, or A regular visitor in the area, or an owner occupier, or A representative of a local organisation will complete this section of the survey.
As some responders to the consultation completed this survey via a paper version they were able to respond to any questions.

Question 1 – P07 Q01 - Do you live in one of the proposed selective licencing areas?

Table 15 – P07 Q01 (Do you live in one of the proposed selective licencing areas?)

Row Labels	Count	%
No	7	4.35%
Yes	154	95.65%
Grand Total	321	100.00%

By segmenting the results of this question with the results from Question 1 it is possible to see where these responses have come from.

Table 16 – P07 Q01 (Do you live in one of the proposed selective licencing areas?) Cross Tabulated with Question 1

Are you answering this consultation as a: - answer - label	Column Labels		
Row Labels	Yes	No	Grand Total
A private sector tenant	39	1	40
A public sector tenant, for example a council tenant, housing association, charity	12	1	13
A regular visitor in the area	5	2	7
A representative of a local organisation	0	1	1
An owner occupier	98	2	100
Grand Total	154	7	161

The majority of respondents completing this section of the consultation live in one of the proposed selective licensing areas. The group with the highest percentage of living in the proposed Selective Licensing Areas were ‘An Owner Occupier’.

Question 2 – P07 Q02 – If yes, which area do you live in?

Table 17 – P07 Q02 (If yes; which area do you live in?)

Row Labels	Count	%
Eastwood / East Dene / Clifton / Town Centre / Boston Castle	70	45.45%
Masbrough / Kimberworth	42	27.27%
Thurcroft	15	9.74%
Dinnington	13	8.44%
Brinsworth North East	7	4.55%
Parkgate	7	4.55%

Grand Total	154	100.00%

The highest number of responses came from responders who lived in Eastwood / East Dene / Clifton / Town Centre / Boston Castle (45.45%) followed by Masbrough / Kimberworth (27.27%).

Table 18 - P07 Q02 - (Which area do you live in?) cross tabulated with Q1

Count Row Labels	Column Labels A private sector tenant	A public sector tenant	A regular visitor in the area	An owner occupier	Grand Total
Brinsworth North East	1	1	1	4	7
Dinnington	1	4		8	13
Parkgate	3	1		3	7
Thurcroft	5	0		10	15
Masbrough / Kimberworth	10	2	1	29	42
Eastwood / East Dene / Clifton / Town Centre / Boston Castle	19	4	3	44	70
Grand Total	39	12	5	98	154

Question 3 – P07 Q03 - How long have you lived in this area?

Table 19 - P07 Q03 - How long have you lived in this area?

Row Labels	Count	%
Less than a year	1	1%
1-2 years	13	8%
3-4 years	11	7%
5-9 years	18	12%
10 years plus	111	72%
Grand Total	154	100%

The majority of the people who live in the proposed Selective Licensing areas have lived there for a long time with the majority of respondents (72%) reporting they have been there 10 years or more.

Question 4 – P07 Q04 - How long have you lived in your current home?

Table 20 - P07 Q04 - How long have you lived in your home?

Row Labels	Count	%
Less than a year	1	1%
1-2 years	14	9%
3-4 years	14	9%
5-9 years	24	16%
10 years plus	101	66%
Grand Total	154	100%

So similar, to the previous question, most of the respondents (66%) have lived in the same home for 10 years plus.

Question 5 – P07 Q05 - Do you intend staying in the area for the next five years?

Table 21 - P07 Q05 - Do you intend staying in the area for the next five years?

Row Labels	Count	%
I don't know	33	21%
No	11	7%
Yes	110	71%
Grand Total	154	100%

The majority (71%) who responded to this question intend to continue to live in the same area for the next five years.

Question 6 – P07 Q06 - Which area do you wish to comment on?

Where responders answered that they didn't live in Selective Licensing Area, they were asked which proposed Selective Licensing area they wished to comment on.

Table 22 - P07 Q06 - Which area do you wish to comment on?

Row Labels	Count	%
Eastwood / East Dene / Clifton / Town Centre / Boston Castle	5	71%
Dinnington	1	14%
Parkgate	1	14%
Grand Total	7	100%

The majority of respondents (71%) to this question wanted to respond on Eastwood / East Dene / Clifton / Town Centre / Boston Castle.

Part 8 – Local to the area (Continued)

Question 1 – Do you agree or disagree with the following statements:

Question 2 - P08 Q02 -'Landlords and agents should be responsible for maintaining their properties in a safe condition'

Table 23 - P08 Q02 - Do you agree or disagree that Landlords and agents should be responsible for maintaining their properties in a safe condition (cross tabulated with area indicated at both P07 02 and P07 06).

	Brinsworth North East	%	Dinnington	%	Eastwood	%	Masbrough	%	Parkgate	%	Thurcroft	%	Grand Total	%
Strongly agree	7	100%	12	92%	51	73%	34	81%	7	100%	14	93%	125	81.2%
Agree	0	0%	1	8%	13	19%	5	12%	0	0%	1	7%	20	13.0%
Neutral	0	0%	0	0%	5	7%	2	5%	0	0%	0	0%	7	4.5%
Disagree	0	0%	0	0%	1	1%	0	%	0	0%	0	0%	1	0.6%
Strongly disagree	0	0%	0	0%	0	0%	1	2%	0	0%	0	0%	1	0.6%
Grand Total	7	100%	13	100%	70	100%	42	100%	7	100%	15	100%	154	100%

Responders in most areas tend to agree or strongly agree that landlords should be responsible for maintaining their properties in a safe condition. Overall, 94% agreed or strongly agreed with this statement, although Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Masbrough / Kimberworth designations had slightly lower percentages in regards of 'Strongly Agree' responses, likely due to the larger data sets.

Question 3 - P08 Q03 -Landlords and agents should be responsible for maintaining the outside of their properties in a good condition.

Table 24 - P08 Q03 Do you agree or disagree that landlords and agents should be responsible for maintaining the outside of their properties in a good condition.

Row Labels	Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
Strongly agree	7	100%	11	85%	49	70%	28	67%	7	100%	13	87%	115	74.7%
Agree	0	0%	1	7.5%	8	11%	6	14%	0	0%	2	13%	17	11.0%
Neutral	0	0%	1	7.5%	6	9%	4	10%	0	0%	0	0%	11	7.1%
Disagree	0	0%	0	0%	4	6%	1	2%	0	0%	0	0%	5	3.2%
Strongly disagree	0	0%	0	0%	3	4%	3	7%	0	0%	0	0%	6	3.9%
Grand Total	7		13		70		42		7		15		154	100%

The majority (86%) of responders agree or strongly agree with the statement that landlords should be responsible for maintaining the outside of their properties in a good condition. Respondents for Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Masbrough / Kimberworth designations are less likely to strongly agree and are the only areas where some respondents strongly disagree.

Question 4 - P08 Q04 - Landlords and agents should be responsible for taking action against tenants who cause a nuisance or antisocial behaviour

Table 25 - P08 Q04 - Do you agree or disagree that Landlords and agents should be responsible for taking action against tenants who cause a nuisance or antisocial behaviour

Column Labels	Brinsworth North East	%	Dinnington	%	Eastwood	%	Masbrough	%	Parkgate	%	Thurcroft	%	Total Count	%
Strongly agree	5	71%	12	92%	51	73%	33	79%	7	100%	13	87%	121	78.6%
Agree	2	29%	1	8%	14	20%	5	12%	0	0%	2	13%	24	15.6%
Neutral	0	0%	0	0%	3	4%	2	5%	0	0%	0	0%	5	3.2%
Disagree	0	0%	0	0%	2	3%	1	2%	0	0%	0	0%	3	1.9%
Strongly disagree	0	0%	0	0%	0	0%	1	2%	0	0%	0	0%	1	0.6%
Grand Total	7	100%	13	100%	70	100%	42	100%	7	100%	15	100%	154	100%

Across all areas, on average 94% either agree or strongly agree that Landlords should be responsible for taking action against tenants who cause a nuisance or anti-social behaviour.

Question 5 – P08 Q05 - Have you witnessed private landlords not responsibly managing properties/tenants in this area?

Table 26 P08 Q05 - Have you witnessed private landlords not responsibly managing properties / tenants in this area?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	3	43%	7	54%	40	57%	19	45%	7	100%	8	53%	84	54.5%
Yes	4	57%	5	38%	28	40%	23	55%	0	0%	7	47%	67	43.5%
No Response	0	0%	1	8%	2	3%	0	0%	0	0%	0	0%	3	2%
Grand Total	32	100%	13	100%	70	100%	42	100%	6	100%	10	100%	154	100%

Across all areas on average 54.5% of the people who responded to this question have not witnessed landlords not responsibly managing their properties or tenants.
There is some variation in responses by proposed Selective Licensing area, Brinsworth North East (57%) and Masbrough / Kimberworth (55%) had majorities with people who have witnessed landlords not being responsible, however the other areas, with the exception of Parkgate, are similar.

Part 9 – Local to the area issues

Question 1 – P09 Q01 - Have you ever been the victim of or witnessed antisocial behaviour in the area?

Table 27 - P09 Q01 - Have you ever been the victim of or witnessed antisocial behaviour in the area? Cross tabulated with P07 Q02 and P07 Q06.

	Brinsworth		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Grand Total	
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
No, I have not been a victim and a witness of anti-social behaviour	2	28.6%	2	15.4%	21	30.0%	15	35.7%	0	0.0%	3	20.0%	**43**	**28%**
Yes, I have been a victim and a witness of anti-social behaviour	1	14.3%	3	23.1%	9	12.9%	2	4.8%	1	14.3%	2	13.3%	**15**	**10%**

Yes, I have been a victim of anti-social behaviour	1	14.3%	7	53.8%	18	25.7%	2	4.8%	3	42.9%	3	20.0%	**30**	**19%**
Yes, I have witnessed anti-social behaviour	3	42.9%	1	7.7%	22	31.4%	23	54.8%	3	42.9%	7	46.7%	**66**	**43%**
Grand Total	7	100%	13	100%	70	100%	42	100%	7	100%	15	100%	**154**	**100%**

Only 28% of responders to this question have not witnessed or been a victim of anti-social behaviour.

Question 2 - P09 Q02 - Do you believe the antisocial behaviour was caused by individuals local to the area?

Where responders to P09 Q01 had responded that they had seen or had been a victim of anti-social behaviour a follow up question was posed. If responders hadn't seen or experienced Anti-social Behaviour this question was skipped.

Table 28 - P09 Q02 - Do you believe the antisocial behaviour was caused by individuals local to the area? Cross tabulated with P07 Q02 and P07 Q06.

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
I don't know	2	40%	1	0%	5	10%	4	15%	0	0%	0	0%	12	11%
No	0	0%	0	0%	2	4%	4	15%	0	0%	0	0%	6	5%
Yes	3	60%	10	91%	42	86%	19	70%	7	100%	12	100%	93	84%
Grand Total	5	100%	11	100%	49	100%	27	100%	7	100%	12	100%	111	100%

84% of responders to this question thought the anti-social behaviour they had seen or experienced had been caused by people local to the area.
The proposed Selective Licensing areas where this was highest were Parkgate (100%), Thurcroft (100%) and Dinnington (91%), however this is notably due to their small data sets.

Part 10 – Private Rented Tenants

The next section of the consultation was designed to be completed by Private Rented Tenants and attempts to understand how the relationship between tenants and private landlords works in the proposed Selective Licensing areas. Tenants that completed the paper surveys were not able to fill in this section.

Question 1 – P10 Q01 - Is your home maintained to a good standard by your landlord?

Table 29 - P10 Q01 - Is your home maintained to a good standard by your landlord? Cross-tabulation with P03 Q01 = Private Sector Tenant and with P07 Q02 and P07 Q06.

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	100%	0	0%	1	6%	2	20%	2	67%	1	20%	7	18%
Yes	0	0%	1	100%	17	94%	8	80%	1	33%	4	80%	31	82%
Grand Total	1	100%		100%		100%		100%	3	100%	5	100%	38	100%

There were only 38 responses to this question.

Question 3 - P10 Q03 - When you started your tenancy, did your landlord provide you with a tenancy agreement?

Table 30 - P10 Q03 - Did your landlord provide you with a tenancy agreement?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Yes	1	100%	1	100%	18	100%	9	90%	2	67%	5	100%	36	95%
No	0	0%	0	0%	0	0%	1	10%	1	33%	0	0%	2	5%
Grand Total	1	100%	1	100%		100%	10	100%	3	100%	5	100%	38	100%

Most private rented tenants (95%) who responded to the consultation said they had received a tenancy agreement from their landlord.

Question 4 – P10 Q04 - When you started your tenancy, did your landlord take a deposit from you?

Table 31 - P10 Q04 - When you started your tenancy agreement did your landlord take a deposit from you?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	0	0%	0	0%	7	39%	2	20%	1	33%	1	20%	12	27%
Yes	1	100%	1	100%	11	61%	8	80%	2	67%	4	80%	32	73%
Grand Total	1	100%	1	100%		100%		100%	3	100%	5	100%	44	100%

Across all areas around three quarters of the private sector tenants reported that they had been asked for a deposit by their landlord. In Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Parkgate this drops to only 61% and 67%.

Question 5 - P10 Q05 - When you started your tenancy did your landlord ask you for references?

Table 32 - P10 Q05 - When you started your tenancy did your landlord ask you for references?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	0	0%	0	0%	0	0%	3	30%	3	100%	1	20%	7	18%
Yes	1	100%	1	100%	18	100%	7	70%	0	0%	4	80%	31	82%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

The majority of the tenants who responded to this question said their landlord had asked them for references (82%). However, Parkgate varies from the average with no references requested from any tenant.

Question 6 - P10 Q06 - In your experience, do all landlords take action against tenants who cause a nuisance or antisocial behaviour?

Table 33 - P10 Q06 - In your experience, do all landlords take action against tenants who cause a nuisance or antisocial behaviour?

	Count Brinsworth North East	%	Dinnington	%	Eastwood	%	Masbrough	%	Parkgate	%	Thurcroft	%	Total Count	Total %
Row Labels														
I don't know	1	100%	1	100%	6	33%	7	70%	1	33%	3	60%	19	50%
No	0	0%	0	0%	4	22%	1	10%	2	67%	1	20%	8	21%
Yes	0	0%	0	0%	8	45%	2	20%	0	0%	1	20%	11	29%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

Overall, the respondents to this question were unsure on how to answer this question and the most common response was “I don’t know”. The area which had the highest % positive responses was in Eastwood / East Dene / Clifton / Town Centre / Boston Castle.

Part 11 – Private Tenants (Continued)

Question 3 – P11 Q03 - If you have problems with your tenancy, would you know how to approach your landlord:-

Table 34 - P11 Q03 - If you have problems with your tenancy would you know how to approach your landlord?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	0	0%	0	0%	0	0%	3	30%	1	33%	0	0%	4	11%
Yes	1	100%	1	100%	18	100%	7	70%	2	67%	5	100%	34	89%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

A majority of private tenants (89%) knew how to contact their landlords if they had a problem.

Question 4 – P11 Q04 - If you have problems with your tenancy, would you know how to approach the environmental health department?

Table 35 - P11 Q04- If you have problems with your tenancy, would you know how to approach the environmental health department?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	100%	0	0%	5	28%	5	50%	1	33%	2	40%	14	37%
Yes	0	0%	1	100%	13	72%	5	50%	2	67%	3	60%	24	66%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

The majority of respondents (66%) did know how to contact the environmental health department. In Brinsworth North East, tenants didn't know how to contact environmental health, though as mentioned with some of the other questions in this section, there were low numbers of responses for certain areas.

Question 5 – P11 Q05 - If you have problems with your tenancy, would you know how to approach Rotherham Council?

Table 36 - If you had problems with your tenancy would you know how to approach Rotherham Council?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	0	0%	0	0%	3	17%	5	50%	1	33%	1	20%	10	26%
Yes	1	100%	1	100%	15	83%	5	50%	2	67%	4	80%	28	74%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

The majority (74%) of the private sector tenants who responded to the Selective Licensing Consultation knew how to contact the council.

Question 6 – P11 Q06 - If you have problems with your tenancy, would you know how to approach Citizens Advice?

Table 37 - P11 Q06 - If you had problems with your tenancy would you know how to approach Citizens Advice?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	0	0%	0	0%	3	17%	1	10%	1	33%	1	20%	6	16%
Yes	1	100%	1	100%	15	83%	9	90%	2	67%	4	80%	32	84%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

Overall, most tenants knew how to get in touch with Citizens Advice for support with their tenancy (84%).

Question 7 – P11 Q07 - If you have problems with your tenancy, would you know how to approach your local Ward Member?

Table 38 - P11 Q07 If you were having problems with your tenancy would you know how to approach your local Ward member?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	100%	1	100%	6	33%	6	60%	3	100%	3	60%	20	53%
Yes	0	0%	0	0%	12	67%	4	40%	0	0%	2	40%	18	47%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

Generally, Tenants did not know how to contact their local ward member – with only 47% saying they would know how to get in touch with their ward member.

Question 8 – P11 Q08 - If selective licencing was to go ahead, there is a possibility that some private sector landlords would look to increase rent levels. Would you support selective licencing if it meant your rent may increase?

Table 39 - P11 Q08 - Would you support Selective Licensing even if it meant your rent may increase?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	100%	1	100%	15	83%	9	90%	2	67%	4	80%	32	84%
Yes	0	0%	0	0%	3	17%	1	10%	1	33%	1	20%	6	16%
Grand Total	1	100%	1	100%	18	100%	10	100%	3	100%	5	100%	38	100%

The majority (84%) of the private sector tenants who responded to this question said that they would not support selective licensing if it meant their rent would increase. This was also the case when disaggregating to all the individual proposed Selective Licensing areas.

Question 10 – P11 Q10 - How much would you be prepared to pay extra a week?

Table 40 -P11 Q10 - How much would you be prepared to pay extra?

Row Labels	Count	%
£1-£5	5	83%
£6-£10	1	17%
Grand Total	6	100%

Only 6 private tenants who completed the survey said they would be prepared to pay extra if their area changed to a Selective Licensing area and their landlord increased their rent. As such, responses are minimal, but all indicate they would only want a small increase in rent.

Part 12 – Local business owner

Question 1 – P12 Q01 - What type of business do you own?

Table 41 - P12 Q01 - What type of business do you own?

Row Labels	Count
Pet and Garden Supplies	1
Grand Total	4

Question 2 – P12 Q02 - Which of the proposed areas is your business in?

Table 42 - P12 Q02 - Which of the proposed areas is your business in?

Row Labels	Dinnington	Grand Total
Pet and Garden Supplies	1	1
Grand Total	1	1

Question 3 – P12 Q03 - How long have you been operating your business in this area?

Table 43 - P11 Q03 – How long have you been operating your business in this area?

Count	Column Labels	
Row Labels	Pet and Garden Supplies	Grand Total
10 years plus	1	1
Grand Total	1	1

Question 4 – P12 Q04 - Are you planning to continue operating your business in this area for the next five years?

Table 44 - P12 Q04 - Are you planning to continue operating your business in this area for the next five years?

Count	Column Labels	
Row Labels	Pet and Garden Supplies	Grand Total
I don't know	1	1
Grand Total	1	1

Question 5 – P12 Q05 - Have you experienced any of the following issues in the last 12 months, which have had a significant negative impact on your business?

Table 45 - P12 Q05 - Have you experienced issues which have had a significant impact on your business?

Count	Column Labels
Row Labels	Dinnington
Anti-social behaviour	1
Significant shop lifting	1
Significant loss of business	1
Grand Total	3

Part 13 – Area as a whole

This part of the Consultation was completed by all stakeholder groups.
Note: As one paper survey was written in relation to 2 areas, there are 214 responses rather than 213 for tables that look by area rather than stakeholder.

Question 2 – P13 Q02 - Looking at the area as a whole, how much of a problem is Poor Housing conditions?

Table 46 - P13 Q02a - How much of a problem are Poor Housing Conditions? (Cross tabulated by proposed Selective Licensing Area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	1	13%	11	50%	29	31%	11	24%	4	40%	4	17%	60	28.2%
Minor problem	3	38%	7	32%	30	32%	20	44%	2	20%	10	42%	71	33.3%
Not a problem	2	25%	1	5%	27	28%	13	29%	1	10%	1	4%	45	21.1%
I don't know	2	25%	3	14%	9	9%	11	24%	3	30%	8	33%	36	16.9%
No Response	0	0%	0	0%	0	0%	0	0%	0	0%	1	4%	1	0.5%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%

Over half of the responses to this question suggested that there was a minor or major problem with poor housing conditions in the proposed Selective Licensing areas (61.5%). Dinnington had the highest percentage of respondents who thought poor housing conditions were a major issue (50%).

Table 47 - P13 Q02b - Poor Housing conditions are an issue (cross tabulated by stakeholder group).

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	3	6%	0	0%	10	25%	5	38%	3	43%	1	100%	38	38%	0	0%	60	28.2%
Minor problem	11	22%	1	100%	12	30%	7	54%	1	14%	0	0%	38	38%	1	100%	71	33.3%
Not a problem	17	34%	0	0%	15	38%	0	0%	2	29%	0	0%	11	11%	0	0%	45	21.1%
I don't know	18	36%	0	0%	3	8%	1	8%	1	14%	0	0%	13	13%	0	0%	36	16.9%

No Response	1	2%	0	0%	0	0%	0	0%	0	0%	0	0%		0%	0	0%	1	0.5%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

While there is an overall response that that Poor Housing is a minor or major problem (61.5%), if this question is disaggregated by stakeholder group, different trends emerge.
Landlords and Private Sector Tenants are more likely to think that poor housing condition is not a problem in the proposed Selective Licensing area, whereas all other groups had a majority response between minor and major problem.

Question 3 – P13 Q03 - Looking at the area as a whole, how much of a problem are Empty Houses?

Table 48 - P13 Q03a - Looking at the area as a whole how much of a problem are empty houses? (cross tabulated with proposed Selective Licensing Area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	0	0%	4	18%	14	15%	4	7%	2	20%	1	4%	25	11.7%
Minor problem	1	13%	5	23%	21	22%	14	25%	4	40%	9	38%	54	25.2%
Not a problem	5	62%	9	41%	41	43%	24	44%	1	10%	6	25%	85	40.2%
I don't know	2	25%	4	18%	19	20%	13	24%	3	30%	7	29%	48	22.4%
No Response	0	0%	0	0%	0	0%	0	0%	0	0%	1	4%	1	0.5%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	213

There was a mixed response to this question, with a similar number of responses saying that Empty Houses are a (minor and major) problem at 36.9% as those that responded that they are ‘not a problem’ at 40.2%.

Table 49 - P13 Q03 - Empty Houses are an issue by stakeholder group

Row Labels	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	0	0%	0	0%	6	15%	4	31%	0	0%	0	0%	15	15%	0	0%	25	11.7%
Minor problem	10	20%	0	0%	10	25%	2	15%	3	43%	1	100%	28	28%	0	0%	54	25.4%
Not a problem	23	46%	1	100%	15	37.5%	5	39%	1	14%	0	0%	39	39%	1	100%	85	39.9%
I don't know	16	32%	0	0%	9	22.5%	2	15%	3	43%	0	0%	18	18%	0	0%	48	22.5%
No Response	1	2%	0	0%	0	0%	0	0.0%	0	0%	0	0%	0	0%	0	0%	1	0.5%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

Group where a higher percentages of respondents thought Empty Houses were a major or minor problem were the Representative of a local organisation (100%), Public Sector Tenants (46%), Visitors to the area (43%), Owner Occupiers (43%) and Private Sector Tenants (40%). Group where a higher percentages of respondents thought Empty Houses were not a problem include Local Businesses (100%), Residential Property Agents (100%) and Landlords (46%).

Question 4 – P13 Q04 - Looking at the area as a whole, how much of a problem are high turnover of tenants?

Table 50 - P13 Q04 - How much of a problem are a high turnover of tenants?

Row Labels	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	0	0.0%	5	23%	25	26.3%	8	14.5%	4	40%	3	13%	45	21.0%
Minor problem	1	12.5%	1	5%	18	18.9%	11	20.0%	2	20%	7	29%	40	18.7%
Not a problem	2	25.0%	9	41%	27	28.4%	18	32.7%	1	10%	4	17%	61	28.5%
I don't know	5	62.5%	7	32%	25	26.3%	18	32.7%	3	30%	9	38%	67	31.3%
No Response	0	0.0%	0	0%	0	0.0%	0	0.0%	0	0%	1	4%	1	0.5%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%

There were once again mixed results with very similar numbers of responses. While there was an overall concern about high turnover of tenants (39.7%), large numbers were also unsure (31.3%) or didn't think there was not a problem (28.5%). The areas that had the most responses regarding possible turnover were Parkgate (60%), with Brinsworth North East having the least concerns (12.5%), however these two areas also had the smallest pools of data.

Table 51 - P13 Q04 - How much of a problem is the high turnover of tenants (Cross tabulated with stakeholder group).

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	2	4%	0	0%	2	5%	6	46%	3	43%	0	0%	32	32%	0	0%	45	21%
Minor problem	9	18%	0	0%	8	20%	1	8%	1	14%	1	100%	19	19%	1	100%	40	19%
Not a problem	24	48%	1	100%	13	33%	2	15%	0	0%	0	0%	20	20%	0	0%	60	28%
I don't know	14	28%	0	0%	17	43%	4	31%	3	43%	0	0%	29	29%	0	0%	67	31%
No Response	1	2%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	0%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

High turnover of tenants was identified was mostly to be identified as a major problem by public sector tenants (46%), regular visitors to the area (43%) and owner occupiers (32%). The groups most likely to think that the high turnover of tenants is not a problem were the local businesses (100%) and landlords (48%).

Question 5 – P13 Q05 - Looking at the area as a whole, how much of a problem is a high level of unemployment?

Table 52 - P13 Q05 - Looking at the area as a whole, how much of a problem is a high level of unemployment? (cross tabulated with proposed SL area).

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	2	25%	10	45%	39	41%	11	20%	4	40%	4	17%	70	32.7%
Minor problem	1	13%	6	27%	12	13%	10	18%	3	30%	10	42%	42	19.6%
Not a problem	0	0%	2	9%	16	17%	6	11%	1	10%	1	4%	26	12.1%
I don't know	5	63%	4	18%	28	29%	28	51%	2	20%	8	33%	75	35.0%
No Response	0	0%	0	0%	0	0%	0	0%	0	0%	1	4%	1	0.5%

Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%				

The most common response to this question was 'I don't know' at 35%. Dinnington, Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Parkgate were the areas where high unemployment was most likely to be reported as a major problem.

Table 53 - P13 Q05 - How much of a problem is High Unemployment? (cross tabulated by stakeholder group).

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	7	14%	1	100%	12	30%	7	54%	2	29%	1	100%	40	40%	0	0%	70	33%
Minor problem	8	16%	0	0%	8	20%	3	23%	2	29%	0	0%	20	20%	1	100%	42	20%
Not a problem	11	22%	0	0%	6	15%	1	8%	0	0%	0	0%	7	7%	0	0%	25	12%
I don't know	23	46%	0	0%	14	35%	2	15%	3	43%	0	0%	33	33%	0	0%	75	35%
No Response	1	2%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	0%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

Discounting the groups with very low numbers of responses the groups most likely to think high unemployment is a major problem were owner occupiers (40%) and public sector tenants (54%). The groups most likely to think high unemployment was not a problem were landlords (22%).

Part 14 – Area as a whole (Continued)

Question 2 – P14 Q02 - Looking at the area as a whole, how much of a problem is Tenants not being able to pay their rent?

Table 54 - P14 Q02 How much of a problem are tenants who are unable to pay their rent? (Cross tabulated by area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	1	12.5%	6	27.3%	11	11.6%	6	11%	2	20%	4	17%	30	14.0%
Minor problem		0%	4	18.2%	14	14.7%	3	5%	1	10%	3	13%	25	11.7%
Not a problem	1	12.5%	2	9.1%	18	18.9%	12	22%	1	10%	2	8%	36	16.8%
I don't know	6	75%	10	45.5%	52	54.7%	34	62%	6	60%	14	58%	122	57.0%

No Response		0%		0.0%		0.0%		0%		0%	1	4%	1	0.5%				
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%				

The responses suggest that there is an lack of knowledge regarding if tenants are unable to pay their rent as the majority of responses were 'I don't know' at 57%. However, Masbrough / Kimberworth is the only area where responses to 'Not a problem' outnumber that it is a major issue.

Table 55 - P14 Q2 - How much of problem is Tenants who struggle to pay their rent? (Cross tabulated with stakeholder group).

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	8	16%	0	0%	5	13%	7	54%	0	0%	1	100%	9	9%	0	0%	30	14.1%
Minor problem	10	20%	1	100%	5	13%	1	8%	1	14%	0	0%	6	6%	1	100%	25	11.7%
Not a problem	21	42%	0	0%	5	13%	0	0%	0	0%	0	0%	10	10%	0	0%	36	16.9%
I don't know	10	20%	0	0%	25	63%	5	38%	6	86%	0	0%	75	75%	0	0%	121	56.8%
No Response	1	2%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	0.5%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

Looking at how the different stakeholders responded to this question, the most common response by stakeholder was 'I don't know', however this is partially influenced by the large number of owner occupier responses. The groups most like to think this was a major problem were the representative of a local organisation (100%) and Public Sector Tenants (54%). The groups most likely to think that this is not a problem were the Landlords (42%).

Question 3 – P14 Q03 - How much of a problem is accessing services, for example doctors and schools

Table 56 - P14 Q03 - How much of a problem is accessing services, for example doctors and schools? (cross tabulated by area).

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	1	12.5%	13	59.1%	18	18.9%	9	16%	2	20%	3	13%	46	21.5%
Minor problem	3	37.5%	3	13.6%	13	13.7%	11	20%	2	20%	2	8%	34	15.9%
Not a problem	2	25.0%	4	18.2%	36	37.9%	23	42%	2	20%	8	33%	75	35.0%
I don't know	2	25.0%	2	9.1%	27	28.4%	12	22%	4	40%	10	42%	57	26.6%
No Response		0.0%		0.0%	1	1.1%		0%		0%	1	4%	2	0.9%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%

The area where respondents were most likely to think that accessing services was a major problem is Dinnington (59.1%). Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Masbrough / Kimberworth were the areas with the highest proportion suggesting this was not a problem (37.9% and 42%).

Table 57 - P14 Q03 - How much of a problem is accessing services? (cross tabulated by stakeholder group)

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	8	16%		0%	5	12.5%	7	54%		0%	1	100%	9	9.0%		0%	30	14.1%
Minor problem	10	20%	1	100%	5	12.5%	1	8%	1	14%		0%	6	6.0%	1	100%	25	11.7%
Not a problem	21	42%		0%	5	12.5%		0%		0%		0%	10	10.0%		0%	36	16.9%
I don't know	10	20%		0%	25	62.5%	5	38%	6	86%		0%	75	75.0%		0%	121	56.8%
No Response	1	2%		0%		0.0%		0%		0%		0%		0.0%		0%	1	0.5%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

The stakeholder group most likely to think access to services was a major problem were ‘A representative of a local organisation’ (100%) and the ‘Public sector tenants’ (54%). The groups most likely to think that access to services wasn’t a problem were the Landlords (42%). Otherwise, most of the other stakeholder groups were majority ‘I don’t know’.

Question 4 – P14 Q04 - How much of a problem is Ill physical and mental health?

Table 58 - P14 Q04 - How much of a problem is ill physical health and mental health? (cross tabulated by area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	2	25.0%	7	31.8%	26	27.4%	9	16.4%	4	40.0%	1	4.2%	49	22.9%
Minor problem	0	0.0%	4	18.2%	13	13.7%	10	18.2%	1	10.0%	7	29.2%	35	16.4%
Not a problem	1	12.5%	2	9.1%	22	23.2%	7	12.7%	0	0.0%	1	4.2%	33	15.4%
I don't know	5	62.5%	9	40.9%	33	34.7%	29	52.7%	5	50.0%	14	58.3%	95	44.4%
No Response	0	0.0%	0	0.0%	1	1.1%	0	0.0%	0	0.0%	1	4.2%	2	0.9%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%

The most common response to this question was “I don’t know” (44.4%), however 39.3% thought there was either a minor or major problem. Of the groups that thought that Ill physical and mental health was major problem, Parkgate had the highest response (40%) followed by Dinnington (31.8%).

Table 59 - P14 Q04 - How much of a problem is ill physical and mental health? (cross tabulated with stakeholder groups).

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	2	4%		0%	10	25%	9	69%	1	14%	0	0%	27	27%	0	0%	49	23.0%
Minor problem	6	12%	1	100%	8	20%	0	0%	0	0%	1	100%	18	18%	1	100%	35	16.4%
Not a problem	12	24%		0%	10	25%	0	0%	2	29%	0	0%	9	9%	0	0%	33	15.5%
I don't know	29	58%		0%	12	30%	4	31%	4	57%	0	0%	46	46%	0	0%	95	44.6%
No Response	1	2%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	0.5%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

The group most likely to think poor health is a major problem were the public sector tenants (69%).

Question 5 – P14 Q05 - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti?

Table 60 - P14 Q05 - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	4	50.0%	14	63.6%	48	50.5%	14	25.5%	4	40.0%	7	29.2%	91	42.5%
Minor problem	4	50.0%	8	36.4%	24	25.3%	23	41.8%	5	50.0%	10	41.7%	74	34.6%
Not a problem	0	0.0%	0	0.0%	20	21.1%	11	20.0%	1	10.0%	1	4.2%	33	15.4%
I don't know	0	0.0%	0	0.0%	3	3.2%	7	12.7%		0.0%	6	25.0%	16	7.5%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%

The most common response to this question (42.5%) was that environmental issues are a major problem. This was a common theme across all proposed areas, however Dinnington had a slightly higher percentage of respondents believe it is a major problem (63.6%).

Table 61 – P14 Q05 - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti? (cross tabulated with stakeholder groups).

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	11	22%	0	0%	13	32.5%	6	46%	4	57%	1	100%	55	55%	0	0%	90	42.3%
Minor problem	17	34%	1	100%	13	32.5%	5	38%	2	29%	0	0%	35	35%	1	100%	74	34.7%
Not a problem	12	24%	0	0%	10	25.0%	1	8%	1	14%	0	0%	9	9%	0	0%	33	15.5%
I don't know	10	20%	0	0%	4	10.0%	1	8%	0	0%	0	0%	1	1%	0	0%	16	7.5%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

While all groups think that environmental issues such as dog fouling, fly tipping and graffiti are either a minor or major problem, the groups that also had large numbers that think that environmental issues were not a problem landlords (24%) and private sector tenants (25%).

Question 6 – P14 Q06 - How much do you agree that there is a problem with a high level of crime and antisocial behaviour

Table 62 - P14 Q06 - How much of a problem is crime and anti-social behaviour (cross tabulated by area)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	2	25.0%	13	59.1%	42	44.2%	15	27.3%	5	50.0%	6	25.0%	83	38.8%
Minor problem	4	50.0%	8	36.4%	24	25.3%	19	34.5%	3	30.0%	10	41.7%	68	31.8%
Not a problem	1	12.5%	0	0.0%	23	24.2%	10	18.2%	1	10.0%	1	4.2%	36	16.8%
I don't know	1	12.5%	1	4.5%	6	6.3%	11	20.0%	1	10.0%	7	29.2%	27	12.6%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%

The most common response was that crime and anti-social behaviour is a major problem (38.8%). When disaggregating by proposed selective licensing area Dinnington, Parkgate and Eastwood / East Dene / Clifton / Town Centre / Boston Castle had the highest % of responders who thought crime and ASB were a major problem.

Table 63 - P14 Q06 - How much of a problem is crime and anti-social behaviour?

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Major problem	11	22%	1	100%	11	28%	8	62%	2	29%	1	100%	48	48%	0	0%	82	38%
Minor problem	11	22%	0	0%	12	30%	3	23%	4	57%	0	0%	37	37%	1	100%	68	32%
Not a problem	12	24%	0	0%	13	33%	1	8%	1	14%	0	0%	9	9%	0	0%	36	17%
I don't know	16	32%	0	0%	4	10%	1	8%		0%	0	0%	6	6%	0	0%	27	13%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

No counting the groups with individual responses, the groups most likely to think that crime and ASB are a major problem were owner occupiers (48%) and public sector tenants (62%). The groups who thought crime and ASB were not a problem were private sector tenants (33%).

Question 7 – P14 Q07 - How much do you agree or disagree that private landlords have a good reputation in the area?

Table 64 - P14 Q07 - How much do you agree or disagree that private landlords have a good reputation in the area? (cross tablulated with area).

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	1	12.5%	4	18.2%	9	9.5%	7	12.7%	0	0.0%	3	12.5%	24	11.2%
Agree	0	0.0%	2	9.1%	21	22.1%	11	20.0%	2	20.0%	1	4.2%	37	17.3%
Neutral	5	62.5%	11	50.0%	29	30.5%	24	43.6%	4	40.0%	13	54.2%	86	40.2%
Disagree	2	25.0%	4	18.2%	15	15.8%	8	14.5%	2	20.0%	5	20.8%	36	16.8%
Strongly disagree	0	0.0%	1	4.5%	21	22.1%	5	9.1%	2	20.0%	2	8.3%	31	14.5%
Grand Total	8	100%	22	100%	95	100%	55	100%	10	100%	24	100%	214	100%

The most common response was that responders are neutral in regards to the reputation of private landlords (40.2%). Responses in all areas were mixed, with the percentage of those that agree or strongly agree more or less matched by those that disagree or strongly disagree. Parkgate was the only area where nobody responded that they strongly agree that landlords have a good reputation.

Table 65 - P14 Q07 - How much do you agree or disagree that private landlords (cross tabulated with stakeholder group).

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	11	22%	1	100%	7	18%	1	8%	1	14%	0	0%	3	3%	0	0%	24	11%
Agree	13	26%	0	0%	9	23%	2	15%		0%	0	0%	12	12%	0	0%	36	17%
Neutral	24	48%	0	0%	18	45%	6	46%	2	29%	0	0%	35	35%	1	100%	86	40%
Disagree	1	2%	0	0%	5	13%	3	23%	1	14%	0	0%	26	26%	0	0%	36	17%
Strongly disagree	1	2%	0	0%	1	3%	1	8%	3	43%	1	100%	24	24%	0	0%	31	15%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

The stakeholder groups who agreed or strongly agreed that landlords had a good reputation were the landlords (48%), private sector tenants (41%), and local businesses (100%).

The groups who disagreed or strongly disagreed that landlords had a good reputation were A representative of a local organisation (100%), regular visitors (57%) and the owner occupiers (50%).

Part 15 – Thurcroft

Question 1 – P15 Q01 - Which of the following do you feel are problems in Thurcroft?

Table 66 - P15 Q01 - Which of the following issues do you feel are problems in Thurcroft?

Which of the following do you feel are problems in Thurcroft?	Count	%
Litter On The Street	14	12%
Untidy / Waste In Gardens	14	12%
Dog Fouling	12	10%
Drug Use or Dealing	12	10%
A High Level Of Crime And Antisocial Behaviour	11	9%
Fly Tipping On Open Land	10	8%
An Unfair Poor Perception Of Private Landlords	7	6%
Drug Cultivation	6	5%
Rats & Mice	6	5%
A High Level Of Unemployment	5	4%
Empty Properties	3	3%
People Not Being Able To Pay Their Bills	3	3%
Poor Housing Conditions	3	3%
Problems Accessing Services, For Example Schools And Doctors	3	3%
Other	3	3%
A High Turnover Of Tenants	2	2%
Not Knowing Where To Go For Help	2	2%
No Problems	1	1%
Truancy	1	1%

Environmental Crime issues including Litter (12%), Waste in Gardens (12%) and Dog Fouling (12%) were the most commonly reported issues for Thurcroft.

Question 2 – P15 Q02 - If Response includes selection other - Please specify:

There was an opportunity for any respondents who selected “Other” at the previous question to provide more details. Three responses were made. They are provided below as was submitted:

Thurcroft Responses
motorbikes racing down streets doing wheelies and across the rec
Off road biking. Speeding
I’m not sure as I don’t live in the area

Question 3 – P15 Q03 - Have you experienced any of the issues listed above?

Table 67 - P15 Q03 - Have you experienced any of the issues listed above (as at P15 Q01) (cross tabulated by stakeholder group)

	A landlord for the area		A private sector tenant		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%		
No	5	56%	2	40%	0	0%	7	29%
Yes	4	44%	3	60%	10	100%	17	71%
Grand Total	9	100%	5	100%	10	100%	24	100%

Question 4 – P15 Q04 - If Response to 3 includes selection Yes - Please specify:

Where responders to the previous question said they had experienced issues in Thurcroft, this question asks them to provide more detail. A full list of unedited responses if available in Appendix 3b.ii.

Table 68 - P15 Q04 - If Response to 3 includes selection Yes - Please specify: (thematic analysis)

Problems		
Environmental Crime	12	• References to dog fouling, litter and waste in gardens
Anti-Social Behaviour	7	• Reports of graffiti, noise and loitering
Problem Tenants	3	• Complaints of tenants not maintaining properties or causing ASB
Vermin	2	• Concerns of litter and waste causing rats
Organised Crime	2	• Drug dealing and cultivation
Road / Parking Issues	2	• Speeding and road safety issues
Area Decline	2	• Concerns re. area appearance and community spirit
Rogue/Absentee Landlords	1	• Landlords not taking action
Dissatisfaction with other council departments	1	• Council not maintaining public spaces
Empty Properties	1	• Long term empty properties
Health Implications	1	• Poor mental health
Cost of Living	1	• Affordability of moving elsewhere
Uncontrolled Dogs	1	• Dogs left off lead

Part 16 – Thurcroft (Continued)

For those who completed the paper survey, the below questions were not included, so the number of responses may be reduced.

Question 2 – P16 Q02 - Reasons for a Selective Licence in Thurcroft are - High levels of deprivation - Poor housing conditions - Lack of maintenance and neglect to properties -Poor environmental management, particularly waste and garden maintenance. Do you agree with our reasons for proposing Selective Licencing in Thurcroft?

Table 69 - P16 Q02 - Do you agree with the reasons for proposing Selective Licensing in Thurcroft?

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	An owner occupier Count	%	Total Count	Total %
Strongly agree	1	14%	1	20%	9	90%	11	50%
Agree	2	29%	2	40%	1	10%	5	23%
Neutral	1	14%	0	0%	0	0%	1	5%
Disagree	1	14%	0	0%	0	0%	1	5%
Strongly disagree	2	29%	2	40%	0	0%	4	18%
Grand Total	7	100%	5	100%	10	100%	22	100%

Overall, responses were in favour (73%) with the reasons for designating Thurcroft a Selective Licensing area. 23% strongly disagreed or disagreed, with 17% neutral. Looking at the responses from the individual stakeholder groups Landlords largely didn't agree with the reasons for Selective Licensing whereas Private Tenants and Owner Occupiers did agree.

Question 3 – P16 Q03 - The proposed outcomes of the Selective Licensing designation are to: Reduce levels of deprivation, Improve housing conditions, Increase maintenance to properties, Improve environmental management. Do you agree with the proposed outcomes of the Selective Licensing designation in Thurcroft?

Table 70 - P16 Q04 - Do you agree with the proposed outcomes for the Selective Licensing designation in Thurcroft?

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	An owner occupier Count	%	Total Count	Total %
Strongly agree	2	29%	1	20%	10	100%	13	59%
Agree	0	0%	2	40%	0	0%	2	9%
Neutral	1	14%	0	0%	0	0%	1	5%
Disagree	2	29%	0	0%	0	0%	2	9%
Strongly disagree	2	29%	2	40%	0	0%	4	18%
Grand Total	7	100%	5	100%	10	100%	22	100%

Overall, 68% of the respondents to this question agreed or strongly agreed with the proposed outcomes for the Selective Licensing designation. 27% disagreed or strongly disagreed with the proposed outcomes. Of the stakeholder groups that responded to the question, Owner Occupiers were firmly in agreement with proposed outcomes for Selective Licensing in Thurcroft (100%), whereas Landlords are most likely to disagree or strongly disagree (58%).

Part 17 – Parkgate

Question 1 – P17 Q01 - Which of the following do you feel are problems in Parkgate?

Table 71 -P17 Q01 - Which of the following do you feel are issues in Parkgate?

Which of the following do you feel are problems in Parkgate?	Count	%
Litter on the street	9	14%
Dog fouling	6	9%
Fly Tipping On Open Land	6	9%
A high level of crime and antisocial behaviour	5	8%
Drug Cultivation	5	8%
Drug use / dealing	5	8%
A high turnover of tenants (tenants not staying for long)	4	6%

Poor Housing Conditions	4	6%
Untidy / waste in Gardens	4	6%
Poor Physical And Mental Health	3	5%
Rats & Mice	3	5%
A High Level Of Unemployment	2	3%
An Unfair Poor Perception Of Private Landlords	2	3%
Empty Properties	2	3%
People Not Being Able To Pay Their Bills	2	3%
Not Knowing Where To Go For Help	1	2%
Problems accessing services, for example schools and doctors	1	2%
Truancy	1	2%
Other	1	2%

Again, Environmental Crime related topics including Litter, Dog Fouling and Fly Tipping are the primary responses.

Question 2 – P17 Q02 - If Response includes selection other - Please specify:

Where respondents to the previous question picked the option “Other”, they were asked this follow up question which asked them to provide more detail. The sole ‘other’ response is provided below as entered into the consultation:

Table 72 - P17 Q02 - Other - Please specify?

Parkgate Feedback
white goods/furniture dumped on street. Antisocial driving

Question 3 – P17 Q03 - Have you experienced any of the issues listed above?

Table 73 - P17 Q03 - Have you experienced any of the issues listed above?

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	An owner occupier Count	%	Total Count	Total %
No	1	50%	1	33%	0	0%	0	0%	2	20%
Yes	1	50%	2	67%	2	100%	3	100%	8	80%
Grand Total	2	100%	3	100%	2	100%	3	100%	10	100%

Of the 10 responses, 80% had experienced issues themselves.

Question 4 – P17 Q04 - If Response to 3 includes selection Yes - Please specify:

Where responders to the previous question said they had experienced issues in Parkgate, this question asks them to provide more detail.

Table 74 - P17 Q04 - If Response to 3 includes selection Yes - Please specify:

	Problems	
Environmental Crime	6	• Reports of fly tipping, litter and overgrown gardens
Absentee Landlord	4	• Private and Social landlords failing to take action
Anti-Social Behaviour	3	• Vandalism, noise and threats
Vermin	2	• Rats and mice
Organised Crime	2	• Drug dealing
Problem Social Housing Tenants	1	• Tenants not maintaining the exterior of the property
Dissatisfaction with other council departments	1	• Lack of support from Council services
Problem tenants	1	• Causing anti-social behaviour and no follow up from landlord
Protected Characteristics	1	• Racism

Empty Properties	1	• Long term empty properties
Health Implications	1	• Poor mental health
Poor Housing	1	• Poor housing standards

Part 18 – Parkgate (Continued)

For those who completed the paper survey, the below questions were not included, so the number of responses may be reduced.

Question 2 - P18 Q02 - Reasons for a Selective Licence in Parkgate are - Improve housing conditions, Reduce antisocial behaviour and crime, Raise management standards and Reduce health related housing issues. Do you agree with our reasons for proposing Selective Licencing in Parkgate?

Table 75 - P18 Q02 - Do you agree with our reasons for proposing Selective Licensing in Parkgate?

	A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%		
Strongly agree	0	0%	1	33%	1	50%	3	100%	5	50%
Agree	0	0%	1	33%	1	50%	0	0%	2	20%
Neutral	1	50%	1	33%	0	0%	0	0%	2	20%
Disagree	0	0%	0	0%	0	0%	0	0%	0	0%
Strongly disagree	1	50%	0	0%	0	0%	0	0%	1	10%
Grand Total	2	100%	3	100%	2	100%	3	100%	10	100%

Overall, people responding to the consultation support the reasons for proposing Selective Licensing designation in Parkgate - 70% agreed or strongly agreed.

Question 4 – P18 Q04 - Do you agree with the proposed outcomes of the Selective Licensing designation in Parkgate?

The proposed outcome of the Selective Licensing designation in Parkgate was set out in the Consultation. The designation is to :-

- Improve housing conditions
- Reduce antisocial behaviour and crime
- Raise management standards
- Reduce health related housing issues

This question asked respondents whether they agreed with the proposed outcome.

Table 76 - P18 Q04 - Do you agree with the proposed outcome for the Selective Licensing Designation for Parkgate?

	A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		An owner occupier		Total	
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	Total %
Strongly agree	0	0%	1	33%	1	50%	3	100%	5	50%
Agree	1	50%	2	67%	1	50%	0	0%	4	40%
Neutral	0	0%	0	0%	0	0%	0	0%	0	0%
Disagree	0	0%	0	0%	0	0%	0	0%	0	0%
Strongly disagree	1	50%	0	0%	0	0%	0	0%	1	10%
Grand Total	2	100%	3	100%	2	100%	3	100%	10	100%

90% of the respondents to this agreed or strongly agreed with the proposed outcome for the Selective Licensing designation in Parkgate.

Part 19 – Masbrough / Kimberworth

Question 1 – P19 Q01 - Which of the following do you feel are problems in Masbrough/Kimberworth?

Table 77 - P19 Q01 - Which of the following issues do you feel are problems is Masbrough?

Litter On The Street	30	11.5%
Untidy / Waste In Gardens	22	8.5%
Fly Tipping On Open Land	21	8.1%
Drug Use / Dealing	20	7.7%
Dog Fouling	17	6.5%
A high level of crime and antisocial behaviour	16	6.2%
Rats & Mice	15	5.8%
Drug Cultivation	13	5.0%
Poor Housing Conditions	11	4.2%
An Unfair Poor Perception Of Private Landlords	10	3.8%
Poor Physical And Mental Health	10	3.8%
A High Level Of Unemployment	9	3.5%
A high turnover of tenants (tenants not staying for long)	9	3.5%
Overcrowding	9	3.5%
Not Knowing Where To Go For Help	8	3.1%
Problems accessing services, for example schools and doctors	8	3.1%
No Problems	8	3.1%
Empty Properties	7	2.7%
Other	7	2.7%
People Not Being Able To Pay Their Bills	6	2.3%
Truancy	2	0.8%
Empty Houses	1	0.4%
Bedbugs and cockroaches	1	0.4%

Again, Environmental Crime related responses regarding litter, the state of gardens and fly tipping remain the most common responses.

Question 2 – P19 Q02 - If Response includes selection other - Please specify:

Responders to question 1 were given an opportunity to provide more detail on some of the issues in Masbrough/Kimberworth. A full list of the 7 unedited responses if available below:

Table 78 - P19 Q02 - If Response to 1 includes selection other - Please specify:

Unsafe to walk to town
The area has become a ghetto due to the influx of the migrants.This used to be a lovely area to live i was born here but not now because of the reason i have mentioned Take the shop on Ferham road on the corner of Ferham Park avenue its filthy a real eys.
Water go under houses through footpath on Henley Grove Road
Nuisance unlicensed / illegal motorcycles
Construction companies destroy little pieces of nature to build few houses - how does it help environment, especially when ALL neighbours were protesting???
The biggest problem is, most of the properties on Thornton terrace are council OWNED, they do not get inspected, the gardens are a mess, the council don't address anti social behaviour from there own tenants. There is no questions which are focused on council
As a resident and landlord in the Masbrough selective license area, I feel the above mentioned are applicable, and that there is a unfair bias towards landlords. This scheme has been in effective for ten years and things have got worse in my opinion.

Question 3 – P19 Q03 - Have you experienced any of the issues listed above?

Table 79 - P19 Q03 - Have you experienced any of the issues listed above?

	A landlord for the area		A private sector tenant		A public sector tenant		A regular visitor in the area		An owner occupier		Total	
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	Total %
No	7	54%	5	50%	1	50%	1	100%	12	41%	26	47%
Yes	6	46%	5	50%	1	50%		0%	17	59%	29	53%
Grand Total	13	100%	10	100%	2	100%	1	100%	29	100%	55	100%

The majority of respondents (53%) said they have experienced the issues that they had identified as being problems is Masbrough and Kimberworth. The groups less likely to have experienced any issues were landlords (54%) and visitors to the area (100%).

Question 4 – P19 Q04 - If Response to 3 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in Masbrough/Kimberworth. A full list of unedited responses if available in Appendix 3b.ii.

Table 80 - P19 Q04 - If Response to 3 includes selection Yes - Please specify:

	Problems Count	
Environmental Crime	18	• Frequent reports of litter, fly tipping, dog fouling, contaminated bins
Anti-Social Behaviour	9	• Noise nuisance, gangs
Vermin	8	• Issues with rats and mice
Organised Crime	6	• Ongoing issues with drug cultivation and dealing in the area
Dissatisfaction with other council departments	5	• Lack of management of own housing stock and waste management
Road / Parking Issues	5	• Concerns of speeding, vehicles being worked on
Health Implications	4	• Substance misuse, poor health and trouble accessing services
Empty Properties	2	• Long term empty properties in poor condition
Lack of Police Action	2	• Lack of police presence and visible action
Need to target rogue landlords	2	• Demand for concentrated policies for Landlords known for bad practice
Poor Housing Conditions	2	• Reports of unsightly properties, or poor internal conditions
Problem Social Tenants	2	• Unaddressed issues with social tenants that would not be subject to Selective Licensing
Problem Tenants	2	• Tenants involved in crime and anti-social behaviour
Safety	2	• Not feeling safe in the area, or obvious displays of crime on the streets
Absentee Landlords	1	• Landlords not supporting tenants
Area Decline	1	• General decline of the area reputation
Concerns of AirBnBs	1	• Concerns regarding lack of regulations and poor conditions of AirBnBs
Protected Characteristics	1	• Allegations against migrant groups
Stereotyping Landlords	1	• All landlords being targeted for the few not meeting obligations

Part 20 – Masbrough / Kimberworth (Continued)

For those who completed the paper survey, the below questions were not included, so the number of responses may be reduced.

Question 2 – P20 Q02 - Reasons for Selective Licencing in Masbrough/Kimberworth are: - Significant housing disrepair issues, Lack of proactive maintenance, Health disparities, High migration levels and High levels of anti-social behaviour and crime. Do you agree with our reasons for proposing Selective Licencing in Masbrough/Kimberworth?

Table 81 – P20 Q02 - Do you agree with our reasons for proposing Selective Licencing in Masbrough?

	A landlord for the area		A private sector tenant		A public sector tenant		A regular visitor in the area		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	0	0%	3	30%	2	100%	0	0%	13	46%	18	33.3%
Agree	1	8%	3	30%	0	0%	0	0%	7	25%	11	20.4%
Neutral	3	23%	0	0%	0	0%	0	0%	1	4%	4	7.4%
Disagree	4	31%	0	0%	0	0%	1	100%	4	14%	9	16.7%
Strongly disagree	5	38%	4	40%	0	0%	0	0%	3	11%	12	22.2%
Grand Total	13	100%	10	100%	2	100%	1	100%	28	100%	54	100%

Overall, 53.7% of all responses agree or strongly agree with the reasons for proposing a Selective Licensing area in Masbrough/Kimberworth. Looking at how individual stakeholder groups responded to the question, both Landlords and Private Sector Tenants had large % that disagreed or strongly disagreed (69% and 40% respectively).

Question 4 – P20 Q04 - The proposed outcomes of the Selective Licensing designation are to: Reduce housing disrepair issues, Increase proactive maintenance, Reduce health disparities and Reduce levels of anti-social behaviour and crime. Do you agree with the proposed outcomes of the Selective Licensing designation in Masbrough/Kimberworth?

Table 82 - P20 Q04 - Do you agree with the proposed outcomes for the designation in Masbrough/Kimberworth?

Column Labels	A landlord for the area		A private sector tenant		A public sector tenant		A regular visitor in the area		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	0	0%	5	50%	2	100%	0	0%	16	57%	23	43%
Agree	1	8%	1	10%	0	0%	0	0%	5	18%	7	13%
Neutral	5	38%	0	0%	0	0%	0	0%	1	4%	6	11%
Disagree	2	15%	0	0%	0	0%	1	100%	5	18%	8	15%
Strongly disagree	5	38%	4	40%	0	0%	0	0%	1	4%	10	19%
Grand Total	13	100%	10	100%	2	100%	1	100%	28	100%	54	100%

The majority of responses to this question agreed or strongly agreed with the proposed outcomes of the selective licensing designation in Masbrough/Kimberworth (56%). Different stakeholder groups responded differently to the question. The majority of Landlords and Visitors to the area disagreed or strongly disagreed with the proposed outcomes (53% and 100% respectively). However the majority of Private Sector Tenants, Public Sector Tenants and Owner Occupiers agreed or strongly agreed with the proposed outcomes of the Selective Licensing designation in Masbrough/Kimberworth.

Part 21 – Eastwood / East Dene / Clifton / Town Centre / Boston Castle

Question 1 – P21 Q02 -Which of the following do you feel are problems in Eastwood / East Dene / Clifton / Town Centre / Boston Castle?

Table 83 - Which of the following do you feel are issues in this area?

Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle:	Count	%
Litter on the street	64	10.5%
Fly tipping on open land	50	8.2%
Drug use / dealing	49	8.1%
Rats & Mice	48	7.9%
Untidy / waste in gardens	48	7.9%
A high level of crime and antisocial behaviour	42	6.9%
Drug cultivation	41	6.8%
A high level of unemployment	36	5.9%
Dog fouling	33	5.4%
A high turnover of tenants (tenants not staying for long)	27	4.4%
Overcrowding	24	4.0%
Poor Housing Conditions	20	3.3%
An Unfair Poor Perception Of Private Landlords	18	3.0%
Poor Physical And Mental Health	18	3.0%
Not Knowing Where To Go For Help	17	2.8%
Empty Properties	15	2.5%
People Not Being Able To Pay Their Bills	11	1.8%
Other	10	1.6%
Problems accessing services	9	1.5%
No Problems	9	1.5%
Bedbugs or cockroaches	8	1.3%
Truancy	7	1.2%
Empty Homes	3	0.5%

Question 2 – P21 Q02 If Response includes selection other - Please specify:

Responders to question 1 were given an opportunity to provide more detail on some of the issues in Eastwood / East Dene / Clifton / Town Centre / Boston Castle area. A full list of unedited responses is available below.

Table 84 – P21 Q02 - Which of the following do you feel are issues in this area? If Response to 2 includes selection other - Please specify:

Welham Road is being used to sell cars and it has become something of a parking lot for the car seller. Now we are getting vehicles dumped on it.
Misogyny, racism etc
Speeding cars, antisocial behaviour in cars, vehiclesdriving without tax, insurance, illegal number plates, noisy exhausts (popping, banging), front windscreen blacked out, not wearing seatbelts, using mobile phones
Fly tipping on grass verges, cars on grass verge put up for sale. Cannot cut grass via cars on the verges. Now only mud due to car parking.
Culture has continued over the years with more bigger families producing generations with no work ethic whatsoever and no pride in the area. Assume just sponging from government and see crime as the normal career..
Council not using the powers and resources it already has to deal with issues plus work with other agencies effectively.
Next Door Residents Playing Loud Music During The Night While Trying To Sleep.
Running a business mending cars on the road and then selling. Banging banging sometimes all day
All sorts. Young foregin men in hmos. That 9is a huge problem. 1 how do you know who these people are. They're living across the road from me. All nationalities. Dony understand english so theyre not intergrating
Loud music, antisocial behaviour (not specific to crime)

Question 3 – P21 Q03 - Have you experienced any of the issues listed above?

Table 85 - P21 Q03 - Have you experienced any of the issues listed above?

	A landlord for the area		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	9	45%	10	50%		0%	2	40%		0%	5	11%	26	28%
Yes	11	55%	10	50%	4	100%	3	60%	1	100%	39	89%	68	72%
Grand Total	20	100%	20	100%	4	100%	5	100%	1	100%	44	100%	94	100%

The majority of people responding to these questions had encountered the issues that they had reported as being issues in the Eastwood / East Dene / Clifton /Town centre / Boston Castle area (72%).

Question 4 – P21 Q04 - If Response to 4 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in Eastwood / East Dene / Clifton /Town centre / Boston Castle area. A full list of unedited responses if available in Appendix 3b.ii.

Table 86 - P21 Q04 - If Response to 4 includes selection Yes - Please specify:

Theme	Count	
Environmental Crime	35	• Major issues re. fly tipping, litter and waste within property boundaries
Anti-Social Behaviour	27	• Noise nuisance, gangs,
Organised Crime	18	• Drug cultivation and dealing, thefts and sexual exploitation
Vermin	18	• Rats in addition to cockroaches and bedbugs
Problem Tenants	8	• Tenants nor maintaining properties or following tenancy agreements
Area Decline	7	• General area decline in terms of appearance and community spirit
Road / Parking Issues	7	• Speeding, dangerous driving and illegal parking
Empty Properties	4	• Long term empty properties, many linked to organised crime
Tenant Turnover	4	• Tenants staying for short periods and the
Absentee Landlords	3	• Lack of support for new tenants or action against bad tenants
Dissatisfaction with other council departments	3	• Lack of follow up by council in regarding to complaints and their tenants
Health Implications	3	• Concerns of long term substance misuse
Protected Characteristics	3	• Allegations against, or experienced by, minority groups
Lack of Police Action	2	• Lack of police presence and visible actions
Poor Housing Conditions	2	• Poor appearance and internal conditions
Safety	2	• Not feeling comfortable in the area or Town Centre
Stereotyping Landlords	2	• All landlords being stereotyped due to a minority
Overcrowding	1	• Large and extended family groups in particular

Lack of affordable Housing	1	• Concerns on the impact to rental market
Problem Social Tenants	1	• Unaddressed issues with social tenants which will not be subject to SL
Uncontrolled Dog	1	• Loose or aggressive dogs
Concerns re HMOs	1	• Concerns regarding the conditions of HMOs
Cost of Living	1	• Affordability concerns
Council Engagement	1	• Lack of engagement or area representation with Council
Unemployment	1	• Long term issues finding employment

To Note: There were a few responses that were not applicable to the questions, but worth highlighting. Two responses were in relation to Positive Landlord / Tenant Relations in the area, and expressed their objection to Selective Licensing in regards to their area not being applicable to the issues mentioned, or their dissatisfaction with previous schemes.[Text Wrapping Break]

Part 22 – Eastwood / East Dene / Clifton / Town Centre / Boston Castle (Continued)

For those who completed the paper survey, the below questions were not included, so the number of responses may be reduced.

Question 1 - P22 Q06 - Reasons for a selective licence in Eastwood / East Dene / Clifton /Town centre / Boston Castle are: - Anti-social behaviour and crime, Damage to CCTV, Issues with fly-tipping, Poor housing conditions, including overcrowding and High levels of migration. Do you agree with our reasons for proposing Selective Licencing in Eastwood / East Dene / Clifton /Town centre / Boston Castle?

Table 87 - P22 Q01 - Do you agree with our reasons for designating a Selective License area in Eastwood / East Dene / Clifton Town / Boston Castle?

	A landlord for the area		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	3	16%	4	22%	2	50%	2	67%	1	100%	29	71%	41	48%
Agree	3	16%	1	6%	0	0%	0	0%	0	0%	2	5%	6	7%
Neutral	1	5%	4	22%	2	50%	0	0%	0	0%	2	5%	9	10%
Disagree	4	21%	2	11%	0	0%	0	0%	0	0%	2	5%	8	9%
Strongly disagree	8	42%	7	39%	0	0%	1	33%	0	0%	6	15%	22	26%
Grand Total	19	100%	18	100%	4	100%	3	100%	1	100%	41	100%	86	100%

Overall, 55% of the responses agreed or strongly agreed with the reasons for proposing a Selective Licensing Area in in Eastwood / East Dene / Clifton / Town Centre / Boston Castle. Different groups responded differently to this question, with the majority of Landlords (63%) and Private sector tenants (50%) disagreeing or strongly disagreeing with the reasons for proposing this area as a Selective Licensing area.

Question 2 – P22 Q08 - The proposed outcomes of the Selective Licensing designation are to “Reduce anti-social behaviour and crime”, “Resolve issues with fly-tipping” & “Improve housing conditions, including overcrowding”. Do you agree with the proposed outcomes of the Selective Licensing designation Eastwood / East Dene / Clifton /Town centre/ Boston Castle?

Table 88 - P22 Q02 - Do you agree with the proposed outcomes for the Selective Licensing designation in this area?

	A landlord for the area		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	11%	4	22%	3	75%	2	67%	1	100%	29	71%	41	48%
Agree	2	11%	1	6%		0%		0%		0%	1	2%	4	5%
Neutral	1	5%	3	17%	1	25%		0%		0%	2	5%	7	8%
Disagree	5	26%	1	6%		0%		0%		0%	3	7%	9	10%
Strongly disagree	9	47%	9	50%		0%	1	33%		0%	6	15%	25	29%
Grand Total	19	100%	18	100%	4	100%	3	100%	1	100%	41	100%	86	100%

Overall, most responses (53%) agreed or strongly agreed with the proposed outcomes for the Selective Licensing designation. Looking at how individual groups responded to this question, most respondents from Landlords (73%), Private Sector tenants (56%) disagreed or strongly disagreed with the proposed outcomes for the Selective Licensing area.

Part 23 – Dinnington

Question 1 – P23 Q01 - Which of the following do you feel are problems in Dinnington?

Table 89 - P23 Q01 - Which of the following do you think are issues in Dinnington?

Which of the following do you feel are problems in Dinnington?	Count	%
Drug use / dealing	17	9.6%
Fly Tipping On Open Land	16	9.0%
Litter on the street	16	9.0%
Untidy / waste in Gardens	16	9.0%
A high level of crime and antisocial behaviour	14	7.9%
Dog fouling	13	7.3%
Drug Cultivation	12	6.8%
Problems accessing services	10	5.6%
Rats & Mice	10	5.6%
A High Level Of Unemployment	9	5.1%
Poor Housing Conditions	8	4.5%
Poor Physical And Mental Health	8	4.5%
Not Knowing Where To Go For Help	7	4.0%
People Not Being Able To Pay Their Bills	5	2.8%
A high turnover of tenants (tenants not staying for long)	4	2.3%
An Unfair Poor Perception Of Private Landlords	4	2.3%
Empty Properties	4	2.3%
No Problems	2	1.1%
Other	2	1.1%

Question 2 – P23 Q02 - If Response includes selection other - Please specify:

This was a follow up question which allowed responders to provide more information.

Table 90 - P23 Q02 - Please Specify.

Row Labels
Noisy cars running up and down. Parking on pavement. Balls in garden, swearing children, escooters on all pavements.
Bins stored on permanently pavements. Parking issues. Too many flats on the street with insufficient parking

Question 3 – P23 Q03 - Have you experienced any of the issues listed above?

Table 91 - P23 Q03 - Have you experienced any of the issues listed above?

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
No	3	50%		0%		0%		0%	1	10%		0%	4	17%
Yes	3	50%	1	100%	1	100%	4	100%	9	90%	1	100%	19	83%
Grand Total	6	100%	1	100%	1	100%	4	100%	10	100%	1	100%	23	100%

Most of the people responding to the consultation have experienced the issues they listed above (83%).

Question 4 – P23 Q4 - If Response to 11 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in the Dinnington area. A full list of unedited responses if available in Appendix 3b.ii.

Table 92 - P23 Q4 - If Response to 11 includes selection Yes - Please specify:

	Problems	
Environmental Crime	12	• Dog fouling, waste in gardens and fly tipping
Anti-Social Behaviour	10	• Substance misuse and vandalism
Vermin	2	• Rat infestations

Organised Crime	2	• Theft and drug dealing
Road / Parking Issues	2	• Issues with riding E-Scooters and bikes illegally
Problem Social Tenants	1	• Unaddressed issues with council tenants that wouldn't be under SL
Dissatisfaction with other council departments	1	• Council failure to respond to complaints and manage council tenants
Protected Characteristic	1	• Allegations of issues being caused by minority groups
Health Implications	1	• Poor mental health
Area Decline	1	• Community relations and respect
Poor Housing Conditions	1	• Poor quality private rented properties

Part 24 – Dinnington (Continued)

For those who completed the paper survey, the below questions were not included, so the number of responses may be reduced.

Question 1 – P24 Q01 Reasons for a selective licence in Dinnington are: - Poor housing quality, Anti-social behaviour and crime, Health disparities and Poor education. Do you agree with our reasons for proposing Selective Licencing in Dinnington?

Table 93 - P24 Q01 - Do you agree withour reasons for proposing Selective Licensing in Dinnington

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	33%	0	0%	1	100%	2	50%	6	67%	0	0%	11	50%
Agree	1	17%	0	0%	0	0%	1	25%	1	11%	1	100%	4	18%
Neutral	0	0%	0	0%	0	0%	1	25%	0	0%	0	0%	1	5%
Disagree	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Strongly disagree	3	50%	1	100%	0	0%	0	0%	2	22%	0	0%	6	27%
Grand Total	6	100%	1	100%	1	100%	4	100%	9	100%	1	100%	22	100%

Overall 68% of the respondents to this question either agreed or strongly agreed with the reasons for proposing a Selective Licensing area in Dinnington. The groups where the majority disagreed or strongly disagreed with the reasons for having Selective Licensing in Dinnington were Local Businesses (100%) and Landlords (50%). The groups where the majority agreed or strongly agreed were Private Sector Tenants (100%), Public Sector Tenants (75%) Residential Property Agents (100%) and Owner Occupiers (78%).

Question 2 – P24 Q2 - The proposed outcomes of the Selective Licensing designation are to: - Improve the quality of housing, Reduce anti-social behaviour and crime, Reduce health disparities and Improve education. Do you agree with the proposed outcomes of the Selective Licensing designation Dinnington?

Table 94 - P24 Q02 - Do you agree with the proposed outcomes for the Selective Licensing Designation in Dinnington?

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	1	17%	0	0%	1	100%	2	50%	6	67%	0	0%	10	45%
Agree	1	17%	0	0%	0	0%	1	25%	1	11%	1	100%	4	18%
Neutral	1	17%	0	0%	0	0%	0	0%	0	0%	0	0%	1	5%
Disagree	0	0%	0	0%	0	0%	1	25%	0	0%	0	0%	1	5%
Strongly disagree	3	50%	1	100%	0	0%	0	0%	2	22%	0	0%	6	27%
Grand Total	6	100%	1	100%	1	100%	4	100%	9	100%	1	100%	22	100%

Overall, 63% of respondents to this question agreed or strongly agreed with the proposed outcomes for Selective Licensing in Dinnington. The groups where the majority disagreed or strongly disagreed were Landlords (50%) and Local Businesses (100%). The groups where the majority agreed or strongly agreed with the proposed outcomes for Selective Licensing in Dinnington were the Owner Occupiers (88%), and a Residential Property Agent (100%) and Private Sector Tenants (100%).

Part 25 – Brinsworth North East

Question 1 – P25 Q01 - Which of the following do you feel are problems Brinsworth North East?

Table 95 - P24 Q01 - Which of the following do you think are problems in Brinsworth North East?

Which of the following do you feel are problems in Brinsworth North East?	Count	%
Litter on the street	7	16.7%
Fly Tipping On Open Land	5	11.9%
Untidy / waste in Gardens	5	11.9%
Dog fouling	4	9.5%
Poor Physical And Mental Health	3	7.1%
Problems accessing services	3	7.1%
A high level of crime and antisocial behaviour	2	4.8%
An Unfair Poor Perception Of Private Landlords	2	4.8%
Not Knowing Where To Go For Help	2	4.8%
Rats & Mice	2	4.8%
A High Level Of Unemployment	1	2.4%
A high turnover of tenants (tenants not staying for long)	1	2.4%
Drug use / dealing	1	2.4%
People Not Being Able To Pay Their Bills	1	2.4%
Poor Housing Conditions	1	2.4%
Overcrowding	1	2.4%
No Problems	1	2.4%

Question 2 – P25 Q02 - If Response includes selection other - Please specify:

This was a follow up question which allowed responders to provide more information, however there were no ‘Other’ responses.

Question 3 – P25 Q03 - Have you experienced any of the issues listed above?

Table 96 - P25 Q03 - Have you experienced any of the issues above?

	A landlord for the area		A private sector tenant		A public sector tenant		A regular visitor in the area		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
No	1	100%	0	0%	1	100%	0	0%	0	0%	2	25%
Yes	0	0%	1	100%	0	0%	1	100%	4	100%	6	75%
Grand Total	1	100%	1	100%	1	100%	1	100%	4	100%	8	100%

Most respondents had experienced the issues they had listed above (75%). The groups that had not experienced the issues set out above include Landlords and Public Sector Tenants.

Question 4 – P25 Q04 - If Response to 15 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in the Brinsworth North East area. A full list of unedited responses if available below:

Table 97 - P25 Q04 - Have you experienced any of the issues above?

House break ins, shed break ins
Poor garden conditions which can be hazardous for anyone. Broken fence not been fixed by landlord for few months. Not getting in touch with the landlord as he will come to fix one thing and would want to increase as he always does that.
Dog fouling, flytipping & litter.
Rats and mice in garden, Litter on streets Weeds on footpaths
Fly tipping gardens a mess and dog poo on street and witnesses anti social behaviour

Part 26 – Brinsworth North East (Continued)

For those who completed the paper survey, the below questions were not included, so the number of responses may be reduced.

Question 14 - P26 Q14 - Reasons for selective licencing in Brinsworth North East are: High proportion of private rented sector tenants, Poor housing conditions, Social instability and Anti-social behaviour and concerns over under reporting. Do you agree with our reasons for proposing Selective Licencing in Brinsworth North East?

Table 98 - P26 Q14 - Do you agree with our reasons for proposing Selective Licensing in Brinsworth North East?

	A landlord for the area		A private sector tenant		A public sector tenant		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%		
Strongly agree	0	0%	1	100%	1	100%	3	75%	5	71%
Agree	0	0%	0	0%	0	0%	0	0%	0	0%
Neutral	0	0%	0	0%	0	0%	1	25%	1	14%
Disagree	0	0%	0	0%	0	0%	0	0%	0	0%
Strongly disagree	1	100%	0	0%	0	0%	0	0%	1	14%
Grand Total	1	100%	1	100%	1	100%	4	100%	7	100%

71% of respondents who completed this agreed or strongly agreed with the Council's reasons for proposing Selective Licensing in Brinsworth North East. Landlords are the only group that strongly disagreed, although it is worth noting the small sample size of each group.

Question 15 – P26 Q15 - The proposed outcomes of the Selective Licensing designation are to: - Improve housing conditions, Reduce social instability, Reduce anti-social behaviour and Encourage reporting issues. Do you agree with the proposed outcomes of the Selective Licensing designation Brinsworth North East?

Table 99 - P26 Q16 - Do you agree with the proposed outcomes of the Selective Licensing designation in Brinsworth North East?

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	A public sector tenant Count	%	An owner occupier Count	%	Total Count	Total %
Strongly agree	0	0%	1	100%	1	100%	3	75%	5	71%
Agree	0	0%	0	0%	0	0%	0	0%	0	0%
Neutral	0	0%	0	0%	0	0%	1	25%	1	14%
Disagree	0	0%	0	0%	0	0%	0	0%	0	0%
Strongly disagree	1	100%	0	0%	0	0%	0	0%	1	14%
Grand Total	1	100%	1	100%	1	100%	4	100%	7	100%

71% of respondents to this question strongly agreed with the proposed outcomes for Selective Licensing in Brinsworth North East. Looking at individual stakeholder groups the only group that strongly disagreed were the Landlords, although it is worth noting the small sample size.

Part 27 – Positives in your Area

Question 1 – P27 Q01 - What makes your area a good area to live in?

Once again, there were some comments not related to the posed question. There were 41 Negative Responses where residents either said they couldn't think of anything positive about their area, or continued mentioning issues about the area. Included were 6 objections to the SL scheme. A full list of unedited responses is available in Appendix 3b.ii.
The most common response was that the Community Relations (68 responses) was a strength within the proposed areas. Most comments related to friendly neighbours, community spirit and diverse populations. Community Activities (4 responses) were highlighted such as litter picking groups, youth clubs and events run at local community centres. The location of the proposed areas is also linked to Local Amenities (65 responses) with positive comments regarding the developments in the Town Centre, public transport links and shop proximity. Notability, proximity and access to green spaces was also associated with the positive Appearance (22 responses) of the areas.
Another notable theme was regarding Safety (14 responses) with comments regarding the peacefulness of proposed areas, or how Public Services such as the Police or Council have been quick to resolve any issues (1 response).
Positive Landlord and Tenant Relations (6 responses) was a recurring theme, with many comments regarding positive experiences with tenancies in the area and landlord's investment into improving their properties, further linked to comments as to why housing is

in high demand in these areas (2 responses). One of the standout themes was regarding the Affordability (8 responses) of properties in designated areas, especially when considering other areas of Rotherham.

Table 100 - P27 Q01 - What makes your area a good area to live in?

Themes	Count
Community Relations	68
Local Amenities	65
Appearance	22
Safety	14
Positive Landlord / Tenant Relations	6
Affordability	5
Community Activities	4
High Housing Demand	2
Public Services	1

Question 2 – P27 Q02 - If you want to suggest a new project or activity or to discuss an existing activity which the Council could help to support or promote, please leave a brief outline below.

Again, many responses received were not in relation to the question proposed.
A follow on question asked if respondents had any suggestions on how to further improve their area. The overwhelming message was that improved Community Engagement (9 responses) is needed across all stakeholder groups. Suggestions included Workshops or Educational Programmes (8 responses) for landlords and tenants, with collaboration with managing agents (1 response) to help achieve this, in order to address the root causes of issues in the area. Other suggestions pressed for more youth interventions (7 responses), perhaps by holding activities at existing facilities (2 responses) like leisure centres and community centres.

Increased Enforcement (9 responses) was the second highest suggestion, with respondents wanting to see results from enforcement regarding Environmental Crime and ASB, but also Increased Police Presence (4 responses). One suggestion said that more CCTV would assist with increasing enforcement. An increase to general council services was mentioned, with more maintenance to public spaces through regular street cleansing and waste collections (8 responses). Road and Parking

Improvements (8 responses) were particularly common, with proposals such as improved public transport, parking permits and one-way streets which may help the ongoing parking issues in more residential areas.
One recurrent theme was how the Council and 3rd Party Services can make a difference. There were multiple references to the Council needing to take actions against their own properties and tenants (6 responses), but also concerns that improved Reporting Systems (3 responses) are needed throughout different departments. Difficulty accessing amenities such as Green Spaces (2 responses) and health services (2 responses)
On the other hand, suggestions for how to proceed with Private Sector Housing enforcement suggested that there are still interventions needed to improve Housing Standards (2 responses), with one suggestion that the scheme should be Borough Wide. However, others in objection to the scheme stress the importance of using existing council powers (2 responses) and instead support landlords (2 responses) and instead target enforcement towards non-compliant landlords and tenants (2 responses).
There were specific projects that focussed on dealing with the issues highlighted previously. Litter Picking groups (3 responses), Community Skips (1 responses), as well as Community Service (1 response) for offenders were all suggestions on how to deal with the environmental and waste issues.

Table 101 - P27 Q02 - If you want to suggest a new project or activity or to discuss an existing activity which the Council could help to support or promote, please leave a brief outline below

Themes	*Count*
Community Engagement	9
Increased Enforcement	9
Increased funding for public space maintenance	8
Road / Parking Improvements	8
Workshops / Education	8
Council Housing Action	6
Increased Police Presence	4
Increased youth intervention	7
Improved Reporting Systems	3
Litter picking	3
Activities at existing facilities	2
Health Interventions	2
Housing Standards	2
Increase Accessibility to Green Spaces	2

Support landlords	2
Target bad landlords/tenants	2
Utilise existing powers	2
Borough wide scheme	1
Collaboration with estate agents	1
Community Service	1
Community Skips	1
Increased CCTV	1

Part 28 – Outcomes of selective licencing

Question 1 – P28 Q01- Please select four outcomes which you consider to be a priority for a selective licencing scheme in your area from the following list: -

The responses to this question have been removed from the consultation analysis and will not form part of this paper or form part of the decision-making process.

Part 29 – Overall

Question 1 – P29 Q01 - Do you agree with the proposed areas for Selective Licensing?

Table 102 – P29 Q01 - Do you agree with the proposed areas for Selective Licensing?

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	4%	0	0%	12	30%	7	54%	3	43%	1	100%	56	56%	0	0%	81	38%
Agree	3	6%	0	0%	7	18%	0	0%	1	14%	0	0%	20	20%	0	0%	31	15%
Neutral	8	16%	0	0%	5	13%	5	38%	1	14%	0	0%	7	7%	1	100%	27	13%

Disagree	9	18%	0	0%	2	5%	1	8%	1	14%	0	0%	3	3%	0	0%	16	8%
Strongly disagree	28	56%	1	100%	14	35%	0	0%	1	14%	0	0%	14	14%	0	0%	58	27%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

Overall, 52% of the responses to this question agreed or strongly agreed with the proposed areas for Selective Licensing.
Looking at how individual stakeholder groups responded, the groups where the majority disagreed or strongly disagreed were Landlords (74%) and Local businesses (100%).

Question 2 – P29 Q02 – The proposed fee structure is below: - Do you agree with the proposed fee structure for selective licencing?

The consultation included the proposed Selective Licensing consultation included the proposed fee structure which would be charged to Private Sector Landlords as part of the scheme.

- Proposed standard licence fee = £210 administrative fee, £785 maintenance fee. Total = £995
- Standard licence with additional fee, if property not licenced within 90 days of the property becoming licensable = £1131
- Properties which received 'better property rebates' in the 2020-25 scheme, where the application is in the same name as the previous application = £720 (35% discount)
- Fully completed applications received with all required supporting documents (not applicable on late applications) = £955 (5% discount on maintenance fee)
- Flats within the same building pay one administrative fee and one full maintenance fee = £995 (additional flats in the same building have a maintenance fee of £235 per flat)
- Owners of larger portfolios pay full administrative fee on 3 properties then £63 (30% discount of the administrative fee) on additional properties. This is not available to agents managing properties not in their ownership
- 12-month Direct Debit available on Maintenance fee (If within 3 years of start of scheme) = £22 per month

A full breakdown off all the fees is available on the webpage.

The question asked whether respondents to the consultation agreed with the proposed fee structure.

Table 103 - P29 Q02 - Do you agree with the fee structure?

	A landlord for the area		A local business owner or service provider		A private sector tenant		A public sector tenant		A regular visitor in the area		A representative of a local organisation		An owner occupier		Residential property agent		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	0	0%	0	0%	3	8%	5	38%	1	14%	0	0%	34	34%	0	0%	43	20%
Agree	1	2%	0	0%	6	15%	0	0%	1	14%	0	0%	26	26%	0	0%	34	16%
Neutral	2	4%	0	0%	12	30%	6	46%	2	29%	1	100%	22	22%	0	0%	45	21%
Disagree	10	20%	0	0%	4	10%	2	15%	1	14%	0	0%	3	3%	1	100%	21	10%
Strongly disagree	37	74%	1	100%	15	38%	0	0%	2	29%	0	0%	15	15%	0	0%	70	33%
Grand Total	50	100%	1	100%	40	100%	13	100%	7	100%	1	100%	100	100%	1	100%	213	100%

There was no clear majority to this question. 43% disagreed or strongly disagreed with the proposed fee structure, whereas 36% agreed or strongly agreed.

Looking at how individual stakeholder groups responded, the groups where the majority disagreed or strongly disagreed were the Local Businesses (100%), Residential Property Agents (100%), Landlords (94%), Private Sector Tenants (48%) and Regular Visitors to the area (43%). Groups where there was a strong response to agree or strongly agree with the fee structure included Owner Occupiers (60%) and Public Sector Tenants (38%)

Question 3 – P29 Q03 – Do you have any additional comments?

Comments submitted in the 'Do you have any additional comments' from P29 Q04, as well as the Direct Correspondence received via email or post, are summarised below.

Financial Concerns

Main concerns regarding the proposal are that the new fees are excessive (24 total responses), particularly from small portfolio landlords who were frustrated with the discounts available for larger portfolios (3 total responses) and those landlords already paying for management under reputable agents (5 total responses).

There are also concerns about the knock-on effects which will likely result in increasing rent costs for tenants (34 total responses), causing additional pressures during the cost of living crisis (5 total responses), or result in a rental gap from landlords selling up (6 total responses) which could cause excess homelessness. There were worries that possible negative reputations associated with areas subject to Selective Licensing (7 total responses), based off the decline of areas under previous schemes, may impact other

stakeholder groups by decreasing property prices (4 total responses) and result in lenders refusing to support mortgages in designated areas (1 total response).

Support and Objections

While there was a consensus that improvement in some of the designated areas is needed (9 total responses), there were a number of outright objections (5 total responses) or concerns raised about how previous schemes have not had substantial positive impacts (8 total responses), with reference to the lack of progress in Maltby despite the area's removal from the proposed scheme (1 response) and the removal of similar schemes in other authorities (1 response). Many responses were linked to their objections that their areas did not fit the criteria for the proposed designations (8 total responses) and that there are concerns about the lack of, or poor, evidence to support further schemes (4 total responses). Others spoke about the positive landlord and tenant relations (4 total responses) that meant that the scheme would be unnecessary, or that they felt that the scheme is targeting minority communities (3 total responses). Further issues were raised in relation to the pending legislation in the form of the Renters Rights Bill, which may have significant overlap with any new scheme.

However, there were some supportive responses for Selective Licensing, or responses that believe that it has the potential to be a useful tool (12 total responses), particularly since there are worries about underreporting (1 response) and rogue, or absent, landlords (7 total responses) in areas. There was also a minority opinion that the scheme should expand to the entirety of Rotherham (3 total responses) so that all landlords are regulated equally. There were comments that this would likely be achieved through the

Consultation Process

Another major topic was dissatisfaction with the consultation process, with concerns regarding the reasoning and legality of the additional period of consultation (5 total responses). 3 respondents expressed that the consultation was not fair or transparent, and that there has been a lack of correspondence regarding the results of the first period consultation (5 total responses). It is noted that there are continuing complaints regarding the misleading grouping of the proposed areas (2 total responses). Concerns were also raised regarding the organisation of events supporting the previous consultation (1 total responses) that prevented all attendants from engaging, and that there haven't been appropriate resources to allow vulnerable groups from the opportunity to express their views (3 total responses).

Policy Concerns

The policies themselves were criticised for disproportionately impacting responsible landlords (3 total responses), such as concerns about how to identify private sector properties that don't apply of their own volition, and mention to the lack of enforcement in the previous schemes (3 total responses). Instead, it was suggested that policies need to incentivise, with some responses aiming for complete exemption of, responsible landlords and agents in order to reward good practice and encourage continued investment in the designated areas (10 total responses) as the proposed policies themselves don't address the root causes of the criteria that had led to the proposals in the first instance (2 total responses). Overall themes wanted some direction of the scheme towards non-

compliant landlords and agents (7 total responses) with one suggestion of a tiered cost system for compliant and non-compliant landlords (1 response). But there was also a need noted for a move away from enforcement, such as providing tenancy support for landlords who are having issues with problem tenants (5 total responses). One standalone comment suggested the council return to its historical position where it had the intention of buying private rented properties.

Council Resources

One of the main themes raised is concern that the scheme is only to generate money for the council (9 total responses). Instead, respondents who were dissatisfied with other council departments (7 total responses), who were mainly critical of the Housing Solutions and Council Homes team, were pushing for the assessment of the condition of RMBC housing stock. They suggested that targeted enforcement or interventions are needed in the area (3 total responses) but should be using existing council powers (1 response). Resources in the previous schemes were also highlighted for review, with comments that inspectors are not qualified or equipped for inspections (1 response), and regarding the poor administration of previous schemes and consultations (2 total responses).

Other

Remaining comments relate to previously mentioned topics in the area problems or suggestions for improvements. Issues including Environmental Crime (6 total responses), Anti-Social Behaviour (6 total responses), Road and Parking Issues (5 total responses), Vermin (1 response) and Overcrowding (1 response). These issues were linked to a lack of investment in the areas (1 response). Suggestions for areas of improvement included greater collaboration with community (4 total responses), particularly around the lack of correspondence during previous schemes, and perhaps the utilisation of Community Service for any offences (1 response).

Table 104 – P29 Q03 – Do you have any additional comments?

Themes	*Survey Count*	*Direct Correspondence*	*Total*
Increased rent costs	33	1	34
Proposed fees are excessive	23	1	24
Not opposed, or has the potential to be a useful tool	10	2	12
Policies need to incentivise/exempt responsible landlords	10		10
Agreement that improvement in areas is needed	9		9
Scheme is only to generate money	8	1	9
Previous schemes have not had a positive impact	8		8
Area does not fit the criteria for Selective Licensing	5	3	8
Rogue or negligent landlords	7		7
Dissatisfied with other council departments	6	1	7
Negative area reputation	6	1	7

Direct scheme towards non-compliant landlords / agents	6	1	7
Environmental Crime	6		6
Anti-Social Behaviour	6		6
Rental gap from landlords selling up	4	2	6
Objection to scheme	5		5
Additional pressures with cost of living	5		5
Tenancy support	5		5
Road / Parking Issues	5		5
Duplicating costs for landlords using reputable agents	4	1	5
Concerns regarding the extension of the consultation		5	5
Lack of correspondence regarding results of the first consultation		5	5
Positive landlord and tenant relations	4		4
Collaboration with community	4		4
Negative impact on property prices	2	2	4
Lack of, or poor, evidence to support further schemes	2	2	4
Targeted enforcement or interventions	3		3
Previous scheme had a lack of enforcement action	3		3
Expand boundaries	3		3
Portfolio vs single property fees not fair	3		3
Policies disproportionately impact responsible landlords	2	1	3
Claims of racist agendas / targeting minority communities	2	1	3
Concerns that the consultation is not fair or transparent	1	2	3
Vulnerable groups not able to express their views		3	3
Doesn't address root causes	2		2
Grouping of areas is misleading	1	1	2
Poor Administration	1	1	2
Existing council powers should be exercised instead	1		1
Lack of investment in area	1		1
Lenders refusing to support Selective Licensing areas	1		1
Organisation of events supporting the consultation	1		1

Lack of improvement in Maltby	1		1
Inspectors are not qualified or equipped	1		1
Tiered cost system	1		1
Overcrowding	1		1
Vermin	1		1
Community Service	1		1
Schemes scrapped in other councils	1		1
Underreporting	1		1
New housing laws will lead to duplication		1	1
Council to buy up private rented properties		1	1

Selective Licensing Consultation Response – Paper Surveys received out of June/July Consultation Period

A large number of paper surveys, distributed by local community groups and representatives, were received after the 20th July deadline. As such, the below data could not be entered into the online system and was analysed separately.

Due to concerns regarding “Part 11 Question 01 (Q14)- Please select four outcomes which you consider to be a priority for a selective licencing scheme in your area from the following list:” the responses to this question have been removed from the consultation analysis and will not form part of this paper or form part of the decision-making process.

Part 0 – Relationship to the area
Question 0 - Are you answering this consultation as a:

Unlike the online consultation form, the paper form had no option for responders to declare their relationship to the area. Using cues from free text responses, and our own databases from the Environmental Health and Community Protection Unit alongside previous Selective Licensing schemes, we were able to identify some stakeholder groups, with the remainder assigned as ‘A regular visitor to the area’.

Table 1 – Are you answering the consultation as:-

Row Labels	Are you answering this consultation as a:	%
A landlord for the area	8	2%
An owner occupier	73	20%
A private sector tenant	153	42%

A public sector tenant, for example a council tenant, housing association, charity	9	2%
A representative of a local organisation	1	0%
A regular visitor to the area	124	34%
Grand Total	368	100%

The majority of responders were ‘A private sector tenant’, followed by ‘A regular visitor in the area’ and ‘An owner occupier’. **There was a total of 368 responses.**

Part 1 – Landlord - Relationship to Area

Question 1 – P01 Q01 - Do you live in one of the proposed Selective Licencing areas?

Table 2 - P4 Q01- Do you live in one of the proposed selective licencing areas?

Row Labels	Do you live in one of the proposed selective licencing areas ?	%
No	3	37.5%
Yes	5	62.5%
Grand Total	8	100%

The majority of landlords that responded did live within a proposed selective licensing area (62.5%).

Question 2 – P01 Q02 - If Yes, which area do you live in?

Table 3 – P01 Q02 - If Yes, Which area do you live in?

Row Labels	Count	%
Eastwood	5	100%
Grand Total	5	100%

All landlords who responded, and live within a proposed area, reside in the Eastwood, East Dene, Clifton, Town Centre and Boston Castle designation.

Question 3 – P01 Q03 - Which proposed selective licencing area do you own and/or manage a property?

Table 4 – P01 Q03 - Which proposed Selective Licensing Area do you wish to comment on?

Row Labels	Count	%
Eastwood	8	100%
Grand Total	8	100%

All landlords who responded manage properties within the Eastwood, East Dene, Clifton, Town Centre and Boston Castle designation.

Part 2 – Other Groups – Relationship to area

Question 1 – P02 Q01 - Do you live in one of the proposed selective licencing areas?

Table 5 – P02 Q01 (Do you live in one of the proposed selective licencing areas?)

Row Labels	Count	%
No	15	4.17%
Yes	246	68.33%
No Response	99	27.50%
Grand Total	360	100.00%

By segmenting the results of this question with the results from Question 0 it is possible to see where these responses have come from:

Table 6 – P02 Q01a (Do you live in one of the proposed selective licencing areas?) Cross Tabulated with Question 0

Are you answering this consultation as a:	Column Labels			
Row Labels	Yes	No Response	No	Grand Total
A private sector tenant	115	32	6	153
A public sector tenant, for example a council tenant, housing association, charity	5	4	0	9
A representative of a local organisation	0	0	1	1
An owner occupier	56	16	1	73
A regular visitor to the area	70	47	7	124
Grand Total	246	99	15	360

The majority of respondents completing this section of the consultation live in one of the proposed selective licensing areas. The group with the highest percentage of living in the proposed Selective Licensing Areas was the Private Sector Tenants.

Question 2 – P02 Q02 - Which area do you wish to comment on?

Table 7 – P02 Q02 (Which area do you wish to comment on?)

Row Labels	Count	%
Eastwood / East Dene / Clifton / Town Centre / Boston Castle	305	84.72%
Masbrough / Kimberworth	47	13.06%
Parkgate	6	1.67%
Eastwood / East Dene / Clifton / Town Centre / Boston Castle AND Masbrough / Kimberworth	1	0.28%
No Response	1	0.28%
Grand Total	360	100.00%

The highest number of responses came from responders who lived in Eastwood / East Dene / Clifton / Town Centre / Boston Castle (85%) followed by Masbrough / Kimberworth (13%).

Table 8 - P02 Q02a - (Which area do you live in?) cross tabulated with Q1

Row Labels	A private sector tenant	A public sector tenant	A representative of a local organisation	An owner occupier	A regular visitor to the area	Grand Total
Eastwood / East Dene / Clifton / Town Centre / Boston Castle	127	9	1	56	112	305
Masbrough	21	0	0	17	9	47
Parkgate	4	0	0	0	2	6
No Response	1	0	0	0	0	1
Eastwood / East Dene / Clifton / Town Centre / Boston Castle AND Masbrough / Kimberworth	0	0	0	0	1	1
Grand Total	153	9	1	73	124	360

In terms of a summary of the responses to this question (and section of the consultation) by proposed Selective Licensing Area

Part 3 – Local to the area

In total there was 251 responses that were local to one of the proposed selective licensing areas, and only these responses were analysed in Part 3:

Question 1 - How long have you lived in this area?

Table 9 - P03 Q01 - How long have you lived in this area?

Row Labels	Count	%
Less than a year	11	4.38%
1-2 years	13	5.18%
3-4 years	64	25.50%
5-9 years	53	21.12%
10 years plus	108	43.03%
No Response	2	0.8%
Grand Total	251	100%

The majority of the people who live in the proposed Selective Licensing areas have lived there for a long time. 10 years + was the most option with the highest number of responses.

Question 2 - How long have you lived in your current home?

Table 10 - P03 Q02 - How long have you lived in your home?

Row Labels	Count	%
Less than a year	12	4.78%
1-2 years	22	8.76%
3-4 years	69	27.49%

5-9 years	44	17.53%
10 years plus	103	41.04%
No Response	1	0.4%
Grand Total	251	100%

So similar, to the previous question, most of the respondents (more than 2/3rds) have lived in the same home for 10 years plus.

Question 3 - Do you intend staying in the area for the next five years?

Table 11 - P03 Q03 - Do you intend staying in the area for the next five years?

Row Labels	Count	%
No	16	6%
Yes	212	84%
No Response	23	9%
Grand Total	251	100%

The majority who responded to this question intend to continue to live in the same area for the next five years.

Part 4 – Landlord Responsibility

This part of the Consultation and onwards were completed by all stakeholder groups.

Do you agree or disagree with the following statements:

Question 1 - 'Landlords and agents should be responsible for maintaining their properties in a safe condition'

Table 12 - P04 Q01 - Do you agree or disagree that Landlords and agents should be responsible for maintaining their properties in a safe condition cross tabulated with area indicated at both P07 02 and P07 06.

	Eastwood	Masbrough	Parkgate	No Response	Eastwood and Masbrough	Grand Total	%
Strongly agree	119	27	2	1	0	149	40%
Agree	83	16	4	0	0	101	28%
Neutral	22	1	0	0	0	22	6%
Disagree	11	1	0	0	1	13	4%
Strongly disagree	12	1	0	0	0	13	4%
No Response	66	1	0	0	0	67	18%
Grand Total	313	47	6	1	1	368	100%

Responders, in regard to all areas, tend to agree or strongly agree that landlords should be responsible for maintaining their properties in a safe condition. Overall, 68% agreed or strongly agreed with this statement.

Question 2 - Landlords and agents should be responsible for maintaining the outside of their properties in a good condition.

Table 13 - P04 Q02 Do you agree or disagree that landlords and agents should be responsible for maintaining the outside of their properties in a good condition.

	Eastwood	Masbrough	Parkgate	No Response	Eastwood and Masbrough	Grand Total	%
Strongly agree	4	0	0	0	0	4	1%
Agree	23	4	0	0	0	27	7%
Neutral	39	5	1	0	0	35	10%
Disagree	114	32	5	1	1	153	42%
Strongly disagree	73	5	0	0	0	78	21%
No Response	70	1	0	0	0	71	19%
Grand Total	313	47	6	1	1	368	100%

The majority (63%) of responders disagree or strongly disagree with the statement that landlords should be responsible for maintaining the outside of their properties in a good condition.

Question 3 - Landlords and agents should be responsible for taking action against tenants who cause a nuisance or antisocial behaviour

Table 14 - P04 Q03 - Do you agree or disagree that Landlords and agents should be responsible for taking action against tenants who cause a nuisance or antisocial behaviour

	Eastwood	Masbrough	Parkgate	No Response	Eastwood and Masbrough	Grand Total	%
Strongly agree	3	2	1	0	0	6	2%
Agree	9	0	0	0	0	9	2%
Neutral	23	14	0	0	0	37	10%
Disagree	44	16	3	0	1	64	17%
Strongly disagree	136	14	2	1	0	153	42%
No Response	98	1	0	0	0	99	27%
Grand Total	313	47	6	1	1	368	100%

Across all areas, 59% either disagree or strongly disagree that Landlords should be responsible for taking action against tenants who cause a nuisance or anti-social behaviour.

Question 4 – Have you witnessed private landlords not responsibly managing properties/tenants in this area?

Table 15 P04 Q04 - Have you witnessed private landlords not responsibly managing properties / tenants in this area?

	Eastwood	Masbrough	Parkgate	No Response	Eastwood and Masbrough	Total Count	Total %
	Count	Count	Count	Count	Count		
No	119	39	5	1	0	244	66%
Yes	2	0	0	0	0	2	1%
No Response	112	8	1	0	1	122	33%
Grand Total	313	47	6	1	1	368	100%

Across all areas on average 66% of the people who responded to this question have not witnessed landlords not responsibly managing their properties or tenants. The only responses (2 total) where landlords have not been responsibly managing their properties were in Eastwood / East Dene / Clifton / Boston Castle / Town Centre.

Part 5 – Local to the area issues

Question 1 – P05 Q01 - Have you ever been the victim of or witnessed antisocial behaviour in the area?

Table 16 - P05 Q01 - Have you ever been the victim of or witnessed antisocial behaviour in the area?

Row Labels	Eastwood Count	Masbrough Count	Parkgate Count	No Response Count	Eastwood AND Masbrough Count	Total Count	%
No, I have not been a victim and a witness of anti-social behaviour	286	40	6	1	1	334	91%
Yes, I have been a victim and a witness of anti-social behaviour	2	2	0	0	0	4	1%
Yes, I have been a victim of anti-social behaviour	4	1	0	0	0	5	1%
Yes, I have witnessed anti-social behaviour	8	3	0	0	0	11	3%
No Response	13	1	0	0	0	14	4%
Grand Total	313	47	6	1	1	368	100%

Positively, 91% of responders to this question have not been a victim of or witnessed anti-social behaviour. Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Masbrough / Kimberworth are the only areas where responders have been a victim and/or a witness of anti-social behaviour.

Question 2 - P05 Q02 - Do you believe the antisocial behaviour was caused by individuals local to the area?

Where responders to P05 Q01 had responded that they had seen or had been a victim of anti-social behaviour a follow up question was posed:

Table 17 - P05 Q02 - Do you believe the antisocial behaviour was caused by individuals local to the area? Cross tabulated with XXX.

Row Labels	Eastwood Count	Masbrough Count	Total Count	Total %
I don't know	7	4	11	55%
Yes	4	2	6	30%
No Response	3		3	15%
Grand Total	14	6	20	100%

30% of responders to this question thought the anti-social behaviour they had seen or experienced had been caused by people local to the area, however 55% did not know.

Part 6 – Area as a whole

Question 1 – P06 Q01 - Looking at the area as a whole, how much of a problem is Poor Housing conditions?

Table 18 – P06 Q01a - How much of a problem are Poor Housing Conditions? (Cross tabulated by proposed selective licensing area)

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	1	1	0	0	0	2	1%
Minor problem	14	3	0	1	0	18	5%
Not a problem	209	9	1	2	1	222	60%
I don't know	80	33	0	3	0	116	32%
No Response	9	1	0	0	0	10	3%
Grand Total	8	153	9	1	73	368	100%

60% of responses to this question suggested that there was not a problem with poor housing conditions in the proposed Selective Licensing areas, with a further 32% responding with ‘I don’t know’. Positively, this trend was expected when we consider the works completed in previous schemes to improve the quality of housing in these areas.

Table 19 – P06 Q01b - Poor Housing conditions are an issue (cross tabulated by stakeholder group).

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	0	0	0	0	2	2	1%
Minor problem	0	8	0	0	2	8	18	5%
Not a problem	6	81	3	1	44	87	222	60%
I don't know	2	58	4	0	26	26	116	32%
No Response	0	6	2	0	1	1	10	3%
Grand Total	8	153	9	1	73	124	368	100%

If this question is disaggregated by stakeholder group, different trends emerge.

Landlords, local organisations and public sector tenants are more likely to think that poor housing condition is not a problem in the proposed Selective Licensing area. On the other hand, private sector tenants, owner occupiers and our unlabelled visitors to the area are more likely to believe that there is an issue with the poor condition of housing.

Question 2 – P06 Q02 - Looking at the area as a whole, how much of a problem are Empty Houses?

Table 20 – P06 Q02a - Looking at the area as a whole how much of a problem are empty houses? (cross tabulated with proposed Selective Licensing Area)

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	0	0	0	0	0	0	0%
Minor problem	10	3	0	0	0	13	4%
Not a problem	237	24	1	1	1	264	72%
I don't know	56	18	0	5	0	79	21%
No Response	10	2	0	0	0	12	3%
Grand Total	313	153	9	1	73	368	100%

Again the most frequent response to this question was that Empty Houses were not a problem (72%). Only 4% of respondents thought Empty Houses were a minor problem.

Table 21 - P06 Q02b – Are Empty Houses an issue by stakeholder group

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	0	0	0	0	0	0	0%
Minor problem	0	4	0	0	0	9	13	4%
Not a problem	7	112	6	1	50	88	264	72%
I don't know	1	33	1	0	21	23	79	21%
No Response	0	4	2	0	2	4	12	3%
Grand Total	8	153	9	1	73	124	368	100%

No single group identified Empty Houses to be a major problem in their area. The only groups where any respondents thought Empty Houses are problem were the private sector tenant and regular visitor to the area groups.

Question 3 – P06 Q03 - Looking at the area as a whole, how much of a problem are high turnover of tenants?

Table 22 – P06 Q03a - How much of a problem are a high turnover of tenants? (cross tabulated with proposed Selective Licensing Area)

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	2	0	0	0	0	2	1%
Minor problem	14	1	0	0	0	15	4%
Not a problem	183	23	1	2	0	209	57%
I don't know	106	22	0	4	1	133	36%
No Response	8	1	0	0	0	9	2%
Grand Total	313	47	1	6	1	368	100%

Again, the general consensus on this was that the high turnover of tenants was not a problem (57% of responses).

Table 23 – P06 Q03b - How much of a problem is the high turnover of tenants (Cross tabulated with stakeholder group).

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	0	0	0	0	0	0	0%
Minor problem	0	4	0	0	0	9	13	4%
Not a problem	7	112	6	1	50	88	264	72%
I don't know	1	33	1	0	21	23	79	21%
No Response	0	4	2	0	2	4	12	3%
Grand Total	8	153	9	1	73	124	368	100%

No single group identified a high turnover of tenants as a major problem. The only groups to identify it as a minor problem were by public sector tenants and regular visitors to the area.

Question 4 – P06 Q04 - Looking at the area as a whole, how much of a problem is a high level of unemployment?

Table 24 – P06 Q04a - Looking at the area as a whole, how much of a problem is a high level of unemployment? (cross tabulated with proposed SL area).

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	60	17	0	0	0	77	21%
Minor problem	17	3	0	0	0	20	5%
Not a problem	124	3	1	1	1	129	35%
I don't know	98	23	0	5	0	127	35%
No Response	14	1	0	0	0	15	4%
Grand Total	313	47	1	6	1	368	100%

The most common responses to this question were ‘I don’t know’ and ‘Not a problem’ at 35%. However, there were notable responses where high unemployment was reported in Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Masbrough / Kimberworth.

Table 25 – P06 Q04b - How much of a problem is High Unemployment? (cross tabulated by stakeholder group).

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	1	39	1	0	7	29	77	21%
Minor problem	0	8	0	1	1	10	20	5%
Not a problem	4	44	3	0	21	57	129	35%
I don't know	3	57	3	0	39	25	127	35%
No Response	0	5	2	0	5	3	15	4%
Grand Total	8	153	9	1	73	124	368	100%

The groups most likely to think high unemployment is a problem were private sector tenants, regular visitors to the area and owner occupiers.

Question 5 – P06 Q05 – Looking at the area as a whole, how much of a problem is Tenants not being able to pay their rent?

Table 26 – P06 Q05a How much of a problem are tenants who are unable to pay their rent? (Cross tabulated by area)

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	14	6	0	0	0	20	5%
Minor problem	20	3	0	0	0	23	6%
Not a problem	103	1	1	2	0	107	29%
I don't know	167	36	0	4	1	208	57%
No Response	9	1	0	0	0	10	3%
Grand Total	313	47	1	6	1	368	100%

While there was a lack of responses suggest that tenants who are unable to pay their rent is a significant issue, the majority of respondents (57%) responded 'I don't know'.

Table 27 – P06 Q05b - How much of problem is Tenants who struggle to pay their rent? (Cross tabulated with stakeholder group).

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	12	0	0	1	7	20	5%
Minor problem	1	6	0	0	1	15	23	6%

Not a problem	1	35	2	0	19	50	107	29%
I don't know	5	95	5	1	51	51	208	57%
No Response	1	5	2	0	1	1	10	3%
Grand Total	8	153	9	1	73	124	368	100%

Looking at how the different stakeholders responded to this question, the most common response by stakeholder was ‘I don’t know’. The groups most like to think this was a major problem were the private sector tenants and regular visitors to the area.

Question 6 – P06 Q06 - How much of a problem is accessing services, for example doctors and schools

Table 28 – P06 Q06a - How much of a problem is accessing services, for example doctors and schools? (cross tabulated by area).

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	13	1	0	0	0	14	4%
Minor problem	25	4	0	0	0	29	8%
Not a problem	169	23	1	5	0	198	54%
I don't know	89	19	0	1	1	110	30%
No Response	17	0	0	0	0	17	5%
Grand Total	313	47	1	6	1	368	100%

The majority of respondents (54%) suggested that accessing services, for example doctors and schools, was not a problem (54%). The only areas that has any responses that this was major or minor issue were Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Masbrough / Kimberworth.

Table 29 – P06 Q06b - How much of a problem is accessing services? (cross tabulated by stakeholder group)

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	12	0	0	1	7	20	5%
Minor problem	1	6	0	0	1	15	23	6%
Not a problem	1	35	2	0	19	50	107	29%
I don't know	5	95	5	1	51	51	208	57%
No Response	1	5	2	0	1	1	10	3%
Grand Total	8	153	9	1	73	124	368	100%

Looking at how the different stakeholders responded to this question, the most common response by stakeholder was ‘I don’t know’. The groups most like to think this was a major problem were the private sector tenants and regular visitors to the area.

Question 7 – P06 Q07 - How much of a problem is ill physical and mental health?

Table 30 – P06 Q07a - How much of a problem is ill physical health and mental health? (cross tabulated by area)

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	18	0	0	0	0	18	5%
Minor problem	8	2	0	0	0	10	3%
Not a problem	154	9	1	0	0	164	45%
I don't know	122	26	0	6	1	165	45%
No Response	11	0	0	0	0	11	3%
Grand Total	313	47	1	6	1	368	100%

The most common responses to this question were “Not a problem” and “I don’t know” (45%). Only 5% of respondents thought ill physical and mental health was a major problem.

Table 31 – P06 Q07b - How much of a problem is ill physical and mental health? (cross tabulated with stakeholder groups).

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	6	0	0	2	10	18	5%
Minor problem	0	4	0	0	1	15	10	3%
Not a problem	5	53	3	0	28	75	164	45%

I don't know	3	85	4	1	42	30	165	45%
No Response	0	5	2	0	0	4	11	3%
Grand Total	8	153	9	1	73	124	368	100%

The only groups where respondents think poor health is a major problem were regular visitors to the area, private sector tenants and owner occupiers. However, a large percentage (45%) said they did not know either way.

Question 8 – P06 Q08 - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti?

Table 32 – P06 Q08a - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti?

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	45	18	0	2	0	65	18%
Minor problem	49	3	0	2	1	55	15%
Not a problem	170	18	1	2	0	191	52%
I don't know	36	8	0	0	0	44	12%
No Response	13	0	0	0	0	13	13%
Grand Total	313	47	1	6	1	368	100%

The most common response to this question (52%) was that environmental issues are not a problem. However, this is the first response where each area has responders that thought environmental issues were a problem; Eastwood / East Dene / Clifton / Town Centre / Boston Castle (30%), Masbrough / Kimberworth (45%) and Parkgate (33%).

Table 33 – P06 Q08b - How much of a problem are Environmental issues, such as dog fouling, fly tipping and graffiti? (cross tabulated with stakeholder groups).

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	37	2	1	7	18	65	18%
Minor problem	0	30	1	0	6	18	55	15%
Not a problem	7	66	3	0	54	61	191	52%
I don't know	1	14	0	0	6	23	44	12%
No Response	0	6	3	0	0	4	13	4%
Grand Total	8	153	9	1	73	124	368	100%

All groups except landlords for the areas had responses that think that environmental issues such as dog fouling, fly tipping and graffiti are a problem, although the overall majority still feel that this is ‘Not a problem’.

Question 9 – P06 Q09 - How much do you agree that there is a problem with a high level of crime and antisocial behaviour

Table 34 – P06 Q09a - How much of a problem is crime and anti-social behaviour (cross tabulated by area)

Row Labels	Eastwood Count	Masbrough Count	Eastwood and Masbrough Count	Parkgate Count	No Response Count	Total Count	Total %
Major problem	8	4	0	0	0	12	3%
Minor problem	32	3	0	3	0	38	10%
Not a problem	208	32	1	3	1	245	67%
I don't know	53	8	0	0	0	61	17%
No Response	12	0	0	0	0	12	3%
Grand Total	313	47	1	6	1	368	100%

The most common response was that crime and anti-social behaviour was not a problem (67%). When disaggregating by proposed selective licensing area Eastwood / East Dene / Clifton / Town Centre / Boston Castle and Masbrough / Kimberworth are the only areas where any responders thought crime and ASB were a major problem.

Table 35 – P06 Q09b - How much of a problem is crime and anti-social behaviour?

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Major problem	0	6	0	0	0	6	12	3%
Minor problem	0	21	1	1	4	11	38	10%
Not a problem	7	92	5	0	59	82	245	67%

I don't know	1	27	1	0	10	22	61	17%
No Response	0	7	2	0	0	3	12	3%
Grand Total	8	153	9	1	73	124	368	100%

The groups most likely to think that crime and ASB are a major problem were private sector tenants and regular visitors to the area. The only groups who thought crime and ASB were not a problem were landlords.

Question 10 – P06 Q10 - How much do you agree or disagree that private landlords have a good reputation in the area?

Table 36 – P06 Q10a - How much do you agree or disagree that private landlords have a good reputation in the area? (cross tabulated with area).

	Eastwood	Masbrough	Eastwood and Masbrough	Parkgate	No Response	Grand Total	%
Strongly agree	4	0	0	0	0	4	1%
Strongly Agree	86	3	0	0	0	89	24%
Agree	50	16	0	0	0	66	18%
Neutral	83	5	0	6	1	95	26%
Disagree	28	0	0	0	0	28	8%
Strongly disagree	25	22	1	0	0	48	13%
No Response	41	1	0	0	0	42	11%
Grand Total	313	47	1	6	1	368	100%

The most common response was that responders agreed or strongly agreed that private landlords had a good reputation (42%). Very few responders strongly disagreed (13%).

Table 37 – P06 Q10b - How much do you agree or disagree that private landlords (cross tabulated with stakeholder group).

	A landlord for the area	A private sector tenant	A public sector tenant	A representative of a local organisation	An owner occupier	A regular visitor to the area	Total Count	Total %
Strongly Agree	3	26	2	0	11	47	89	24%
Agree	1	26	1	0	13	25	66	18%
Neutral	3	49	2	1	27	13	95	26%
Disagree	0	9	1	0	2	16	28	8%
Strongly disagree	1	28	0	0	11	8	48	13%
No Response	0	15	3	0	9	15	42	11%
Grand Total	8	47	6	1	173	124	368	100%

The stakeholder groups who had a positive opinion, having agreed and strongly agreed, that landlords had a good reputation were the landlords (51%) and regular visitors to the area (58%). Private sector tenants had mixed views, with 34% positive and 35% negative.

Part 7 – Parkgate

Question 1 – P17 Q01 - Which of the following do you feel are problems in Parkgate?

Table 38 – P07 Q01 - Which of the following do you feel are issues in Parkgate?

Which of the following do you feel are problems in Parkgate?	Count	%
A High Level Of Crime And Antisocial Behaviour	2	18.2%
Fly Tipping On Open Land	2	18.2%
Untidy Waste In Gardens	2	18.2%
No Response	2	18.2%
Dog Fouling	1	9.1%
Litter On The Street	1	9.1%
Other	1	9.1%

Question 2 – P07 Q02 - If Response to 1 includes selection other - Please specify:

Where respondents to the previous question picked the option “Other”, they were asked this follow up question which asked them to provide more detail. The responses are provided as they were entered into the consultation.

Table 39 – P07 Q02 - Other - Please specify?

Parkgate Feedback
None of these

Question 3 – P07 Q03 - Have you experienced any of the issues listed above?

Table 40 – P07 Q03 - Have you experienced any of the issues listed above?

Row Labels	A private sector tenant Count	A regular visitor in the area Count	Total Count	Total %
No	4	2	6	100%
Yes	0	0	0	0%
Grand Total	1	2	6	100%

All respondents had not experienced any of the issues themselves.

Part 8 – Masbrough / Kimberworth

Question 1 – P08 Q01 - Which of the following do you feel are problems in Masbrough / Kimberworth?

Table 41 – P08 Q01 - Which of the following issues do you feel are problems is Masbrough / Kimberworth?

Which of the following do you feel are problems in Masbrough/ Kimberworth?	Count	%
Dog fouling	25	18%
Fly tipping on open land	21	15%
Rats and mice	20	14%
A high level of unemployment	14	10%
Not knowing where to go for help	13	9%
Litter on the street	8	6%
Bedbugs or cockroaches	7	5%
A high level of crime and anti-social behaviour	5	4%
Untidy / waste in gardens	5	4%
An unfair poor perception of private landlords	5	4%
Truancy	4	3%
People not being able to pay their bills	4	3%
Drug cultivation	3	2%
Drug use / dealing	3	2%
Empty houses	1	1%
Overcrowding	1	1%
No Response	1	1%
Other	1	1%

Question 2 – P08 Q02 - If Response to 1 includes selection other - Please specify:

Responders to question 1 were given an opportunity to provide more detail on some of the issues in Masbrough / Kimberworth:

Table 42 – P08 Q02 - If Response to 1 includes selection other - Please specify:

Masbrough/Kimberworth Feedback
Loud music at night and early hours in morning

Question 3 – P08 Q03 - Have you experienced any of the issues listed above?

Table 43 – P08 Q03 - Have you experienced any of the issues listed above?

	A private sector tenant	A regular visitor in the area	Owner Occupier	Total Count	Total %
Row Labels	Count	Count	Count		
No	4	1	16	21	44.7%
Yes	17	7	1	25	53.2%
No Response	0	1	0	1	2.1%
Grand Total	21	9	17	47	100%

The majority of respondents (53.2%) said they had experienced the issues that they had identified as being problems in Masbrough/Kimberworth. The groups most likely to have experienced the issues were Private Sector Tenants.

Question 4 – P08 Q04 - If Response to 3 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in Masbrough/Kimberworth. A full list of unedited responses if available in Appendix 3c.ii.

Table 44 – P08 Q04 - If Response to 3 includes selection Yes - Please specify:

Masbrough	*Count*	
Enviro-crime	17	Frequent mentions of rubbish on streets or gardens, and dog fouling.
Anti-social behaviour	12	Repeated concerns about loud music and general noise disturbances.
Vermin infestation	2	Reports of rats.
Organised crime	1	General report of crime.
Cost of living	3	Difficulty affording bills and concerns about minimum wage.

[Text Wrapping Break]

Note: there were 2 comments regarding positive landlord and tenant relations, but did not relate to the question.

Part 9 – Eastwood / East Dene / Clifton / Town Centre / Boston Castle

Note: The lone result for ‘Eastwood and Masbrough’ was included in this section due to potential statistical power in the smaller Masbrough/Kimberworth dataset.

Question 1 – P10 Q01 – Which of the following do you feel are problems in Eastwood / East Dene / Clifton / Town Centre / Boston Castle?

Table 45 - Which of the following do you feel are issues in this area?

Which of the following do you feel are problems in Eastwood / East Dene / Clifton / Town Centre / Boston Castle:	Count	%
Dog fouling	114	17%
No Response	85	13%
Fly tipping on open land	72	11%
Litter on the street	65	10%
Rats and mice	56	8%
A high level of unemployment	50	8%
Poor physical and mental health	39	6%
An unfair poor perception of private landlords	30	5%
Truancy	30	5%
Not knowing where to go for help	16	2%
People not being able to pay their bills	15	2%
Bedbugs or cockroaches	14	2%
Other	14	2%
Drug use / dealing	13	2%
A high level of crime and anti-social behaviour	12	2%

Untidy / waste in gardens	11	2%
Overcrowding	10	2%
Problems accessing services	6	1%
Drug cultivation	4	1%
Empty properties	2	0%
Poor housing conditions	2	0%
Empty houses	1	0%

Question 2 – P09 Q02 If Response to 2 includes selection other - Please specify:

Responders to question 1 were given an opportunity to provide more detail on some of the issues in Eastwood / East Dene / Clifton / Town Centre / Boston Castle area. A full list of unedited responses if available in Appendix 3c.ii.

Table 46 – P09 Q02 - Which of the following do you feel are issues in this area? If Response to 2 includes selection other - Please specify:

Eastwood Themes	*Count*	
Dissatisfied with council departments	6	• Council and Councillor criticism for lack of action
Enviro-crime	4	• Fly tipping of furniture
Anti-social behaviour	1	• Reports of loud music
Community	1	• Criticism of community work ethic
Road / parking improvements	1	• Dissatisfaction with new bike lanes
Vermin infestation	1	• Reports of rats

Note: there were multiple points raised about an area/street/property not meeting the criteria with comments like “No problems”, “Not applicable” and “None”

Question 3 – P09 Q03 - Have you experienced any of the issues listed above?

Table 47 – P09 Q03 - Have you experienced any of the issues listed above?

Row Labels	A landlord for the area Count	A private sector tenant Count	A public sector tenant Count	A regular visitor in the area Count	A representative of a local organisation Count	An owner occupier Count	Total Count	Total %
Yes	0	20	0	8	0	7	35	11%
No	8	95	6	87	1	45	242	77%
No Response	0	12	3	18	0	4	37	12%
Grand Total	8	127	9	113	1	56	314	100%

The majority of people responding to these questions had not encountered the issues that they had reported as being issues in the Eastwood / East Dene / Clifton / Town Centre / Boston Castle area (77%).

The groups who were most likely to have experienced the issues were private sector tenants, owner occupiers and visitors to the area.

Question 4 – P09 Q04 - If Response to 4 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in Eastwood / East Dene / Clifton /Town centre / Boston Castle area. A full list of unedited responses if available in Appendix 3c.ii.

Table 48 - P09 Q04 - If Response to 4 includes selection Yes - Please specify:

Eastwood	*Count*	
Enviro-crime	18	• Frequent mentions of excessive rubbish being fly tipped and dog fouling
Vermin infestation	7	• Multiple report of rats
Dissatisfied with other council departments	4	• Perceived lack of action and maintenance from RMBC
Health implications	1	• Report of poor health

Note: there were an additional 2 points raised about an area/street/property not meeting the criteria with comments like “No issues”.

Part 10 – Positives in your Area

Question 1 – P10 Q01 - What makes your area a good area to live in?

The most common response was that the Community Relations (88 responses) was a strength within the proposed areas. Most comments related to friendly neighbours, diverse populations and the sense of belonging after being a resident in the area for some time. The location of the proposed areas is also linked to Local Amenities (74 responses) with positive comments regarding shop proximity and access to green spaces like parks. Another notable theme was regarding Safety (31 responses) with many comments highlighting how quiet and peaceful their area is, as well as how well looked after (Appearance – 22 responses). Notably, one of the standout comments was regarding the Affordability (12 responses) of properties in designated areas, with positive comments about Landlord and Tenant Relations (2 responses), other finance related comments related to the availability of Jobs (3 responses).

However, there were a number of Negative Responses (13 responses) with responses that appear frustrated with the decline of areas, with one standalone comment regarding the lack of support in minority communities (Protected Characteristics). There was also an emphasis on the dissatisfaction of Council services (3 responses) – although there was a standalone positive opinion of the Council – and mention to the cost of living struggles (1 response).

Table 49 - P10 Q01 - What makes your area a good area to live in?

Themes	*Count*
Community Relations	88
Local Amenities	74
Safety	31
Appearance	22
Negative Response	13
Affordability	12
Dissatisfied with council departments	3
Jobs	3
Positive Landlord and Tenant Relations	2
Council Services	1
Protected Characteristics	1
Cost of living	1

Question 2 – P10 Q02 – Do you know of any activities that local residents are organising or wish to organise for the benefit of your area?

Note: This question differs on the paper form to the online form which only focussed on ideas for new activities.

A follow on question asked if respondents knew of any ongoing activities, or had any suggestions on how to further improve their area. The overwhelming response, aside from the large numbers of none responses, was that improved Community Engagement and Activities (14 responses) is required. Examples provided included tea/coffee morning groups, neighbourhood watch groups and greater collaboration with Councillors and established community groups in the area. There were also specific projects that focussed on dealing with the issues highlighted previously, particularly around Litter Picking (5 responses).

Table 50 - P10 Q02 - Do you know of any activities that local residents are organising or wish to organise for the benefit of your area?

Themes	*Count*
Community engagement and activities	14
Litter picking	5
Negative Response	1

Part 11 – Outcomes of selective licencing

Question 1 – P11 Q01- Please select four outcomes which you consider to be a priority for a selective licencing scheme in your area from the following list: -

The responses to this question have been removed from the consultation analysis and will not form part of this paper or form part of the decision-making process.

Part 12 – Overall

Question 1 – P12 Q01 - Do you agree with the proposed areas for Selective Licensing?

Table 51 - P12 Q01 - Do you agree with the proposed areas for Selective Licensing?

	Column Labels							
	A landlord for the area	A private sector tenant	A public sector tenant, for example a council tenant, housing association, charity	A representative of a local organisation	An owner occupier	A regular visitor to the area	Total Count	Total %
Row Labels	Count	Count	Count	Count	Count	Count		
Strongly Agree	0	3	0	0	0	7	10	3%
Disagree	0	10	0	0	3	11	24	7%
Strongly Disagree	8	134	7	1	67	98	313	85%
No Response	0	6	2	0	3	8	19	5%
Grand Total	8	153	9	1	73	124	368	100%

Overall, 92% of the responses to this question disagreed or strongly disagreed with the proposed areas for Selective Licensing. There were only stakeholder groups where any respondents strongly agreed with the proposed areas – private sector tenants and regular visitors to the area.

Question 2 – P12 Q02 – The proposed fee structure is below: - Do you agree with the proposed fee structure for selective licencing?

The consultation included the proposed Selective Licensing consultation included the proposed fee structure which would be charged to Private Sector Landlords as part of the scheme.

- Proposed standard licence fee = £210 administrative fee, £785 maintenance fee. Total = £995
- Standard licence with additional fee, if property not licenced within 90 days of the property becoming licensable = £1131
- Properties which received 'better property rebates' in the 2020-25 scheme, where the application is in the same name as the previous application = £720 (35% discount)
- Fully completed applications received with all required supporting documents (not applicable on late applications) = £955 (5% discount on maintenance fee)
- Flats within the same building pay one administrative fee and one full maintenance fee = £995 (additional flats in the same building have a maintenance fee of £235 per flat)
- Owners of larger portfolios pay full administrative fee on 3 properties then £63 (30% discount of the administrative fee) on additional properties. This is not available to agents managing properties not in their ownership
- 12-month Direct Debit available on Maintenance fee (If within 3 years of start of scheme) = £22 per month

A full breakdown off all the fees is available on the webpage.

The question asked whether respondents to the consultation agreed with the proposed fee structure.

Table 52 – P12 Q02 - Do you agree with the fee structure?

Row Labels	Column Labels A landlord for the area Count	A private sector tenant Count	A public sector tenant, for example a council tenant, housing association, charity Count	A representative of a local organisation Count	An owner occupier Count	A regular visitor to the area Count	Total Count	Total %
Strongly Agree	0	2	0	0	0	0	2	1%
Neutral	0	2	0	0	0	1	3	1%
Disagree	0	6	0	0	1	4	11	3%
Strongly Disagree	8	137	5	1	71	114	336	91%
No Response	0	6	4	0	1	5	16	4%
Grand Total	8	153	9	1	73	124	368	100%

Most responses to this question (94%) disagreed or strongly disagreed with the proposed fee structure.

Question 3 – P12 Q03 - Do you have any additional comments?

Objections

The large number of the additional comments were in objection to the scheme outright (43 responses) or raised concerns about how affective another scheme of Selective Licensing would be, as respondents were not confident that previous schemes have had substantial positive impacts (18 responses). Therefore, many respondents suggested that alternative proposals should prioritised (4 responses), or existing powers used (2 responses).

Financial Concerns

Main concerns regarding the proposal are the knock-on effects of the increased fees (3 responses) will likely result in increasing rent costs for tenants (71 responses), particularly when many are already struggling with the cost of living (14 responses), or the possibility of evictions or homelessness from landlords selling up (3 responses). There were worries that possible negative reputations associated with areas subject to Selective Licensing (7 responses) may impact wider property prices (16 responses).

Boundaries

There are still concerns about the grouping of areas (2 responses) as many respondents contested that their area does not fit the proposing criteria for Selective Licensing (16 responses), or that they are confident in positive landlord and tenant relations within the PSH sector (2 responses). However, there were also a number concerns raised that the proposed boundaries are targeting minority communities (9 responses) with extreme comments regarding racist agendas.

Council Resources

One of the main themes raised is concern that the scheme is only to generate money for the Council (13 responses), which respondents had a general negative opinion towards given dissatisfaction with wider departments within the Council (8 responses).

Other

Remaining comments relate to previously mentioned topics in the area problems or suggestions for improvements.

Table 53 – P12 Q03 – Any additional comments?

Themes	***Count***
Increase in rent prices	71
Objection to scheme	43
Does not believe that previous schemes have had a positive impact	18
Negative impact on property prices	16
Feel their area/street/ property does not meet the criteria	16
Cost of living	14
Concerns that the scheme is only to generate money for the council	13
Protected Characteristics	9
Dissatisfied with other council departments	8
Negative impact on area reputation	7
Agreement that improvement in areas is needed	4
Selective Licensing is not affective - other solutions should be prioritised	4
Enviro-crime	3
Increase in evictions/homelessness	3
Increase in license fees	3
Council's job to look at alternative schemes	2
Positive landlord/tenant relations	2

Dissatisfied with previous/existing scheme(s)	2
Existing laws/council powers should be exercised instead	2
Concerns regarding the grouping of areas being misleading	2
Does not address root causes	1
Anti-social behaviour	1
Vermin infestation	1
Jobs	1
Lack of investment in area	1
Community	1

Appendix 4

SYMCA response to Selective Licensing for Areas within Rotherham

SYMCA welcomes the opportunity to respond to RMBC's consultation on a Selective Licensing Scheme for Proposed areas across the borough.

Whilst SYMCA doesn't have a defined and agreed policy response to the introduction of selective licensing schemes it does have key priorities and objectives to ensure that everyone has "the right to a safe, secure and warm home" (SY Mayor's manifesto 2024) including in the private rented sector.

SYMCA Housing Framework, 2023

Vision for Housing - To ensure that everyone has access to good quality, warm homes that are affordable and meet needs, whilst helping achieve our ambitions for a net zero economy and sustainable, attractive places to live, work and invest.

We will strive to raise both the energy efficiency of existing homes and the design quality and environmental standards of new housing, with a particularly focus on new housing supporting both regeneration and the repurposing of our urban centres.

The five priorities include:

Improving the standard and quality of new and existing homes and places, including **private rented homes**, as part of wider regeneration and placemaking

SYMCA supports RMBC's ambitions to improve landlord management in the PRS and in doing so improve communities. SYMCA also supports the following RMBC aims:

- make the area more attractive to residents
- encourage people to stay in the area for longer
- cut the length of time houses are empty
- increase property values as the area improves
- reduce crime and antisocial behaviour.
- increase the professionalism with which privately rented properties are managed
- increase the demand for properties in the area.
- improve sustainability within the area

We recognise that the Private Rented Sector has some of the worst standards across the housing sector, housing some of the most vulnerable households in South Yorkshire. We recognise that poor housing brings with it community instability and anti-social behaviour along with health inequalities.

In response to this, in January 2024 SYMCA set up a South Yorkshire Private Rented Sector Steering Group to identify where SYMCA could support the 4 Local Authorities in their work to improve conditions and standards in the private rented sector, including identifying any regional approaches or through devolved powers. It was agreed that SYMCA would commission work to develop a regional private sector stock condition survey to identify where investment is needed. This work is ongoing, identifying the most robust and effective methodologies and options to get the best information and data from any survey to enable SYMCA and the 4 Local Authorities to tackle poor conditions and standards in the sector.

Whilst we recognise the need for enforcement to improve the sector, we also recognise the need to work with private sector landlords to encourage them to improve conditions for their tenants, particularly with new legislative changes being introduced soon including the extension of the DHS for the sector and the Renters Rights Bill. Work to do date has included

- LET Zero Innovation Project encouraging PRS landlords to considered retro fit initiatives to make their homes more energy efficient
- The first South Yorkshire Private Sector Landlord Forum was held in June in partnership with the NRLA. The aim of the session was to raise awareness of good landlord management practice and imminent changes which will affect the sector, for example Renters Rights and expansion of the DHS to the PRS.

We will continue to explore with RMBC where we can support ambition to improve PRS landlord management and standards in the sector.

Rebecca Slack, Senior Development Manager(Housing) 18/7/25

Appendix 5. AREA PLANS – Neighbourhood Development and Improvement Plans

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Brinsworth Northeast

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

Monitoring Actions and Objectives

1. General Information

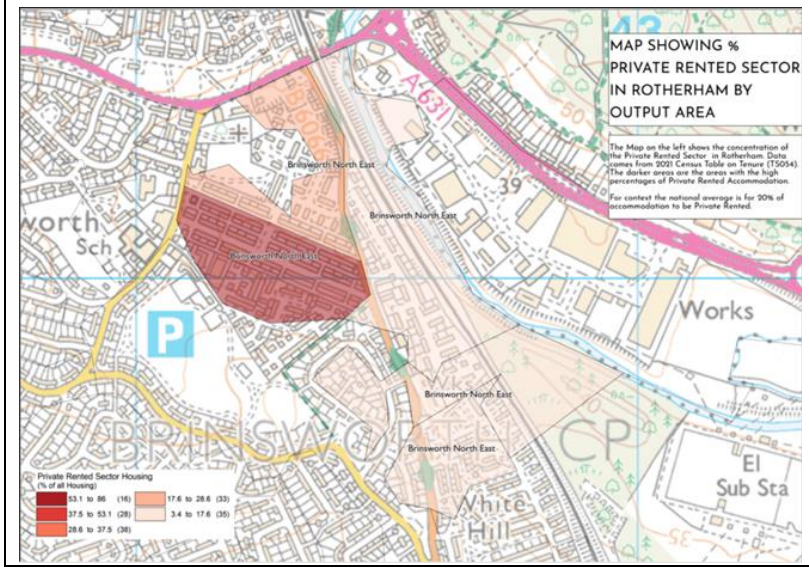
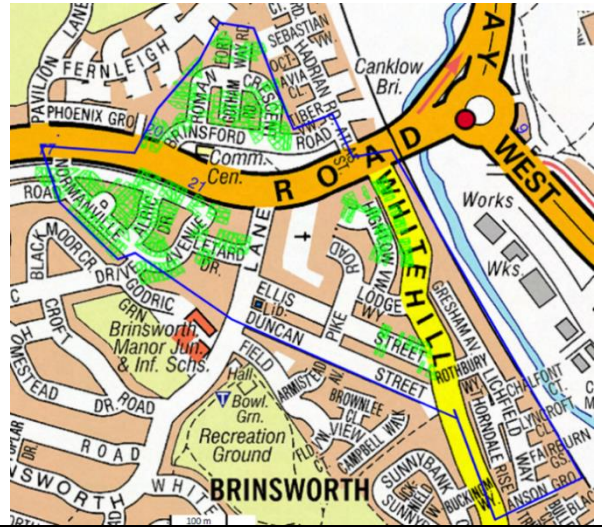
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group – Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	Maximum 5 Years (e.g. February 2026 – February 2031) annually reviewed with option to close if objectives are met earlier.
Prepared by	Locality Area Managers Group (Chris Stone CPM, Andrea Peers, Neighbourhoods, INSp Darren Birley SYP, Nicola Macfarlane, Housing services)
Date Created / reviewed	23/07/2025

	Description
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of Poor Housing Conditions for the area of Brinsworth detailed in the map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020 -30 Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Brinsworth and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, **they may revoke the designation** if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Brinsworth (2026–2031)** Brinsworth Northeast LSOA, while not statistically flagged as a high-priority area, is believed to face significant underlying challenges that are not fully captured in official data. A culture of under-reporting—rooted in historic crime and anti-social behaviour—has led to a reluctance among residents to engage with authorities, masking the true extent of local issues. The area has experienced demographic shifts due to increased migration, which has disrupted a previously stable community and contributed to racial tensions. Housing conditions are a concern, with the age and character of the stock suggesting that disrepair is more widespread than reported. Anti-social behaviour, particularly noise nuisance, fly tipping and poor waste management, remains persistent and is currently addressed through resource-intensive enforcement. The private rented sector has grown sharply, now comprising 55% of the housing stock compared to 14.23%

	Description
	across the wider ward. However, a key factor in the area's complexity is the presence of large, historic council estates to the north and northwest, which have transitioned into mixed-tenure communities through Right to Buy. These estates, while no longer predominantly social housing, still reflect the legacy of public sector provision and may be contributing to the wider area's ASB issues. A selective licensing declaration is proposed to enable more effective intervention, improve landlord accountability, and better understand the tenure dynamics across these interconnected neighbourhoods.

Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health Monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
Education	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development
Parish Council	Resident feedback via Steering group.

2. Justifications

Map of location of PRS	Proposed boundary for Declaration Edged in blue, showing Right to Buy properties in green.
	

Area description

Brinsworth ward lies in the west of Rotherham Borough, with a population of 9,527 (2021 census). The ward is represented by two members of the Council. Most of the population live in the parish of Brinsworth (population 9,129) with the remainder in the Phoenix area north of Bawtry Road. Suburban housing predominates in Brinsworth and is popular with commuters to both Rotherham and Sheffield. Junction 33 of the M1 motorway is situated in the ward. Although there are deprived pockets, the ward is generally less deprived than average for Rotherham

The proposed boundary for Declaration includes half of Brinsworth North East and parts of Brinsworth North and Brinsworth Manor Lower Super Output Area's (LSOA) with a small element of Canklow south LSOA. The area contains extremely high concentrations (55%) of private rented sector (PRS) properties in Victorian terraces (Duncan / Ellis Streets) surrounded by high concentrations of social housing, many having been sold via the Right to Buy policy. It is currently unclear how many ex-social housing properties are now in the private rented sector. The area is bordered by more recent private property with lower levels of private rented stock.

RMBC Private Sector Housing Options Appraisal (Duncan / Ellis) 12986-LUC-XX-XX-RP-L-0006 Version 2.0 Date: 10th October 2024 Prepared by LUC, identified the area has many challenges and offered a range of options.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13th October 2025 shows that Brinsworth has a range of issues relevant to selective licensing.

Housing Standards

As Brinsworth has not been subject to selective licensing previously the level of data available on housing conditions is more limited than other proposed declarations.

Housing in the relevant LSOA's are predominantly private rented housing. There are significant numbers of Right to Buy, private sector properties. *(evidenced -Appendix 1 Census 2021 & Ward Profile 2023)*

Approximately 230 addresses are contained in the Duncan / Ellis area of the LSOA, which are in private ownership. In 2015, 35% were found to be owned by landlords; with over 4/5ths of those properties (84%) being owned by absentee portfolio landlords. The overall numbers of private rented properties have since increased significantly with 55% of properties in the PRS in 2021 (2021 census). (UK average 19% English House Survey 2022 to 2023)

'Housing Deprivations' analysis in the 2021 Census shows the LSOA to be marginally over the Rotherham norm. The most current data available to the council on area wide property condition is the 2018 BRE house condition survey which stated that 21% of properties contain category 1 hazards, 18% of properties may contain fall hazards and that 19% were estimated to be in disrepair. Current data for EPCs in the area show that 74% private rented properties have an EPC D rating or below and 57% (146) properties are estimated to have a solid wall. This suggests a high potential for excess cold hazards, depending on the age and effectiveness of the heating systems installed and the level of retrofitted insulation. The number of reactive housing complaints and formal housing Notices issued by the council over the last 5 years, place the proposed area in the top 20 of the 78 postal areas in Rotherham. The age and character of the properties in the area would indicate that disrepair may be a bigger issue than reported. There are currently unknown levels of private lettings in ex-council stock and allegations that ASB in the area is being driven or supported by social tenants

Low Demand - Brinsworth North East LSOA, appear in the analysis of the 28 LSOA's with high levels PRS (Appendix1). It is ranked 14/28 for low demand on a composite scale, which considers housing sales volume, housing sale prices and numbers of empty properties.

Migration analysis shows a 19.9% migration rate over 5 years (above 10% is considered significant). Migration has increased over the last years in this area which has impacted on what was a traditional and settled community. The area now has several asylum properties in the PRS. Due to property values it is likely that this figure will rise.

‘Housing Deprivations’ analysis in the 2021 Census shows the LSOA to be marginally over the Rotherham norm.

Deprivation. The area ranks in the 3rd decile of the Indices of multiple deprivations nationally, (between 30%- 40% of most deprived LSOA’s nationally 2019).

Antisocial Behaviour - A summary of the reactive complaints received by the council in the Brinsworth ward over both two and five years, shows a disproportionally high level of reactive complaints over this period for the Brinsworth North East LSOA. Although the proposed selective licensing area is approximately ¼ of the residential area of the Brinsworth Ward, the number of complaints received from the proposed area, account for almost 50% of all complaints received for the Ward. Of the reported cases, noise, waste, ASB and housing standards account for 87%. In an area with such high levels of PRS this suggest poor housing and tenant management. A further analysis by postal area shows reactive housing complaints and formal housing Notices issued over this period are in the top 20 of the 78 postal areas in Rotherham. 12 of these 20 areas have been previously under Selective Licensing.

Crime

There are 13 of the 25 LSOA’s in Rotherham (with high PRS) with Crime Rates exceeding Rotherham Average (0.113) (Police Reported Crime Rate by LSOA (Jan - Dec 23)). Brinsworth north LSOA’s ranked 13th and has experienced Cannabis Cultivations in residential property.

Though South Yorkshire Police statistics on a Rotherham wide comparison do not flag this LSOA as a hot spot, the local impact of ASB and Crime is a concern to residents. Under reporting may be a significant issue. There is a historic legacy in the area from previous ASB and Crime which may still create a reluctance to report issues to the authorities.
Brinsworth North-East has recently been the subject of a problem-oriented policing plan (POP lite) due to burglary, which had peeked in the last year. The POP lite delivered a reduction in offending, however sustainability is an issue. The area has been subject to increased car crime and ASB. This area features in recent data for ASB in the dark nights period. The park within this area often attracts ASB and has been targeted by travellers on occasion. The area has an appreciable asylum seeker population housed in private rented properties. This has led to some tensions, with limited reporting of racial targeting.
The area wide statistic will not drive additional resource to the area, as its level of reporting sits below trigger levels, however, the area has its own problems and culture, which may currently be keeping issues off the radar.

Previous actions to address issues:

Historically, the area has experienced issues with ASB, Poor waste, property management and criminality. As a result, the area was considered for inclusion in the 2020-25 selective licensing declarations. At that time, it was considered that a less formal approached to resolving the areas issues would be tried as an alternative to selective licensing. After consultation, a three-phase project plan was developed and delivered, covering road and pavement improvements, street furniture and alley gate upgrades and rationalisation, concluding with contact with all known landlords to request improvements in their management of their properties and tenants. It was described as a voluntary alternative to selective licensing. Tenants were provided with details on local recycling sites and bulky waste services along with tenants' rights information. Landlords were signposted to the National Residential Landlord Association NRLA and the Rotherham landlord association for assistance with developing good property management practices. Landlords were encouraged to have all required certification, inspect properties quarterly, take up references from prospective tenants, have written tenancy agreement and were given information on managing ASB. A dedicated inbox was publicised for resident feedback Brinsworth.feedback@rotherham.gov.uk

The project delivered the public realm works, there was very little feedback provided from tenants or landlord. No landlords contacted the council to take up the offer of property inspections or to engage with a voluntary scheme.

Other measures taken

Community Clean up Days	Regular Community Action Partnership (CAP) meetings
Multi-agency walkabouts identifying issues and developing actions	Community Action Partnerships CAP Action plans developed to engage residents
Dedicated 4 week project to address alley gates and fly tipping on adopted service back alleys	Ward Councillors involved with CAP and Project Planning.
Offer of voluntary standards for landlords to adopt – self regulation.	Problem Oriented Policing plan (POP Lite) – burglary, vehicle theft
Repeated periods of enforcement for poor gardens and waste in private rented properties	Regular patrols by PCSO's and council enforcement officers.
Task and Finish Groups to address asylum property issues	

Challenges

- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.

- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing, to enable wider improvements
- **To identify the of extent of PRS in surrounding council stock.** To access conditions and the contribution these properties contribute to the area's ASB issues.

3. Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Brinsworth

- **The map of the proposed boundary**, which was presented for public consultation has been adjusted. Requests were received to remove parts of Whitehill Lane, Crownhill Road and Bawtry Road, at the extreme edges of the proposed area. Both requests have been actioned, as it would not affect the overall objectives of the declaration. Requests to remove Duncan and Ellis Streets could not be agreed, as they are the core of the proposed declaration.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants

- **Responder's priorities** incorporated into the priorities and objectives of this Area Plan

- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan (NDIP)** to reflect the 'focus on' improving life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

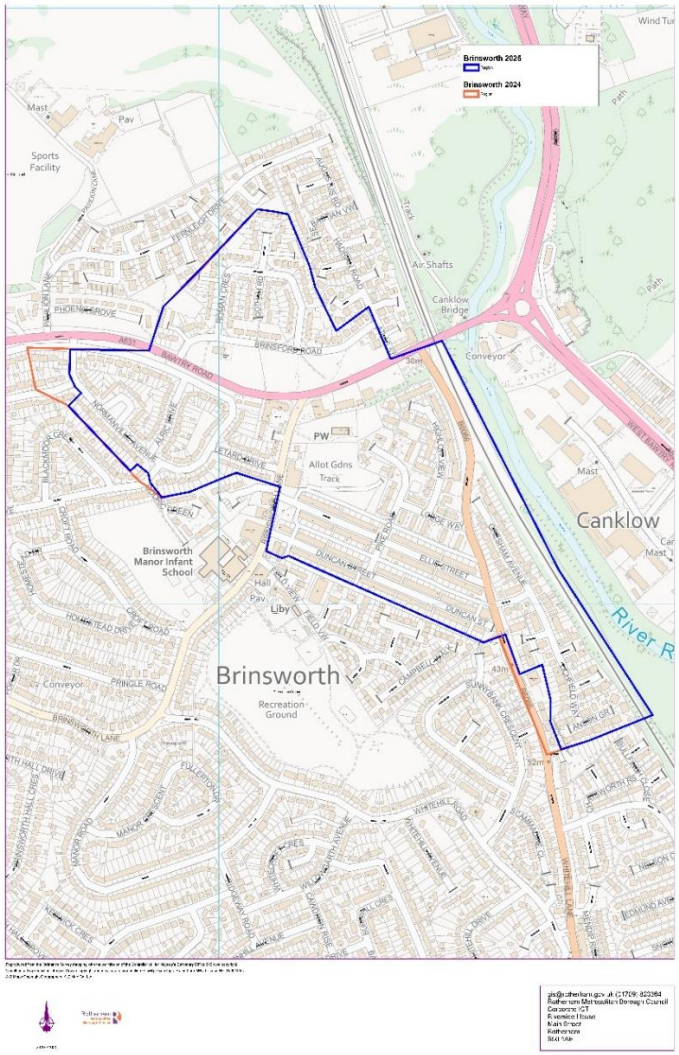
- **Area strengths and positives** identified by responders will be recognised, forming a basis for area development.

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Tenure neutral approach to enforcement** to address allegations made during consultation that social tenants cause problems in the area – proposed boundaries include social stock.

Map of boundary of proposed declaration, after consultation

The adjusted proposed boundary is as below. The blue boundary shows the adjusted boundary with the orange line showing where areas have been removed, following consultation.



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following;

a) Identify the problems

Consultation responses

Which of the following do you feel are problems in Brinsworth North East?	Count	%
Litter On The Street	21	11%
Problems Accessing Services For Example Schools And Doctors	19	10%
A High Level Of Crime And Antisocial Behaviour	17	9%
Fly Tipping On Open Land	16	8%
Dog Fouling	15	8%
No Problems	14	7%
Untidy Waste In Gardens	14	7%
Drug Use Dealing	10	5%
An Unfair Poor Perception Of Private Landlords	9	5%
A High Level Of Unemployment	7	4%
A High Turnover Of Tenants / Tenants Not Staying For Long	7	4%
People Not Being Able To Pay Their Bills	7	4%
Rats Mice	7	4%
Poor Physical And Mental Health	7	4%
Drug Cultivation	6	3%
Poor Housing Conditions	4	2%
Not Knowing Where To Go For Help	4	2%
Empty Houses	3	2%
Empty Properties	2	1%
Truancy	2	1%
Alley Gates	1	1%
Overcrowding	1	1%
	193	100%

b) Identify and Develop the Strengths

Brinsworth Strengths and Comments

The most common response was that the Community Relations was a strength within the proposed areas, with mention of friendly neighbours and community spirit. The Centre, community facility was valued along with the playing field, local shops and the doctors' surgery, as local amenities. The Parish Council's activities received support.

4. Strategic Objectives

5-year Neighbourhood Development and Improvement Plan

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants. Improve coordination with social sector to deliver tenure neutral management standard
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not
OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026

Dinnington

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

Monitoring Actions and Objectives

1. General Information

	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group –Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	Maximum 5 Years (e.g. Feb 2026 – Feb 2031) annually reviewed with option to close if objectives are met earlier.
Prepared by	Locality Area Managers Group (Chris Stone CPM, Andrea Peers, Neighbourhoods, INSp Darren Birley SYP, Nicola Macfarlane, Housing services)
Date Created / reviewed	23/07/2025
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of High Levels of Deprivation for the area of Dinnington detailed in the map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30

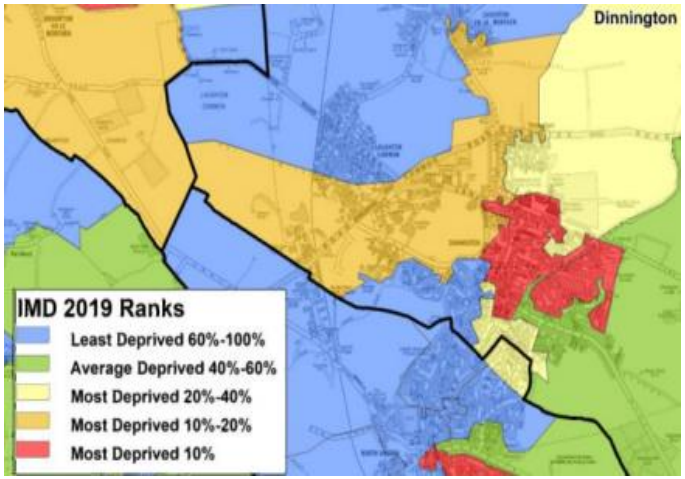
	Description
	Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Dinnington and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, they may revoke the designation if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Dinnington (2026–2031)** Evidence exists to support a new Selective Licensing Declaration under the Criteria of High Levels of Deprivation, ASB & Crime or Poor Housing Conditions. The current selective licensing declarations have exposed continued poor management of the Private Rented Sector in both levels of disrepair, management of tenants and the environmental impact of the exteriors of private sector properties. Though some progress has been made over the 2020-25 scheme, the area is likely to benefit from a further period of selective licensing to help embed sustainable improved management standards. This approach has proved successful in the Maltby housing market. The proposed extension of the declaration boundary to encompass the historic social housing estates will allow a better understanding of the substantial 'Right to Buy' housing stock and create a more integrated management arrangement with the current social sector. To recognise the wide range of issues identified, a declaration will be progressed under the criterion of High levels of Deprivation, as this offers the widest opportunity for targeted intervention. The objectives will contribute to improved health impacts from further improving poor housing, improved ASB and Crime which contribute to the Multiple Indices of Deprivation. (IMD) It is acknowledged from the outset, based on the difficulties of the 2020-25 scheme, measuring improvements in deprivation at a local level is not possible, having regard to the multiple factors which contribute to it both

	Description
	local and national. The Councils intention by declaring on the criterion of Deprivation, is to allow the council to address a wide range of issues. This declaration will aim to address those aspects of Deprivation which can be realistically impacted by a housing centred intervention. It does not aim to reverse Dinnington's ranking in the national IMD. It will measure its success, based on objectives and actions which impact the contributary factors to deprivation locally.

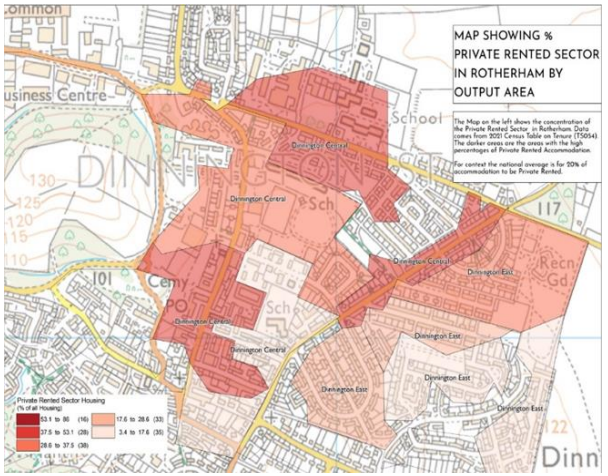
Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health Monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
Education -	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development
Dinnington Town Council	

2. Justifications

Indices of Multiple Deprivation 2019



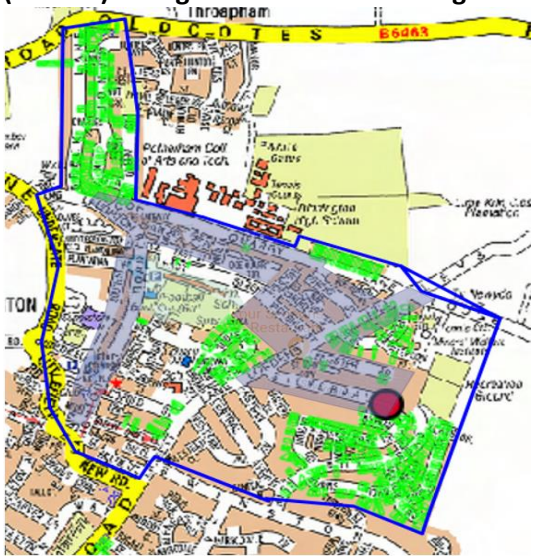
% of Private Rented Sector



Existing Selective licensing Area 2020-25



Proposed scheme boundary in blue, superimposed over the 2020-25 boundary (shaded). The green area indicates Right to Buy properties.



Area description

Dinnington lies in the south east of Rotherham Borough, with a population of 12,385 (2021 census). The Ward is represented by three members of the Council. The Ward is based on the small town of Dinnington and parish of Dinnington St Johns (total parish population 9,091), with the exception of Dinnington Park Avenue parish Ward, as well as the villages and parishes of Laughton en le Morthen (population 1,220), Firbeck (population 313), Letwell (population 217) and Gildingwells (population 207). Also included is the village of Laughton Common which is served by South Ward of Thurcroft parish (total parish population 7,908). The Ward is very varied with extensive rural areas as well as an industrial area, a deprived former mining community and modern suburban housing estates, popular with commuters.

RMBC Private Sector Housing Options Appraisal (Leicester Road) 12986-LUC-XX-XX-RP-L-0002 Version 2.0 Date: 10th October 2024 Prepared by LUC, identified that the area has many challenges and offered a range of options.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper October 2025 shows that Dinnington has a range of issues relevant to selective licensing.

Poor Housing Condition. A summary of 2020-25 Selective licensing schemes records that of the 300 inspections undertaken 174 (58%) properties had Category 1 or 2 hazards (HHSRS). 44 category 1 and 638 category 2 hazards were found in the 300 properties. Only 83 properties received a rebate for good management and repair. Though there are a small number of larger portfolio holders operating in this market, the vast majority of licensees owned 1 or 2 properties, illustrating a high proportion of accidental or non- professional landlords. In the 2020-25 selective licensing scheme, Dinnington had the second lowest proportion of properties with hazards of the six areas in that scheme. However, 58% remains and unacceptably high number of properties and families living with hazards.
The evidence from the 2020-25 scheme shows that there is a lack of proactive maintenance or management. Though improvements have been delivered by earlier schemes in this area, there remains a lack of confidence that this improvement will be maintained.

Of the 222 enforcement notices served in this area in the last Selective Licensing scheme, 132 (60%) were because of poor housing conditions. The remaining 40% were due to ASB or poor gardens much of which should have been addressed by landlords with their tenants.

The declaration boundaries have been widened, to include all areas with the highest proportions of Private Rented properties and some of the areas of mixed tenure properties, which have higher levels of deprivation, to better understand the condition and the current tenure of large numbers of ‘Right to Buy’ properties.

Area Assessment – the detailed data presented in Appendix 1 of the Cabinet paper, 13th October 2025, shows that Dinnington has a range of issues relevant to selective licensing in addition to the poor housing conditions discussed above.

- **Low demand Areas** (Housing Sales Data and Empty Properties) Dinnington's combined score is 15 from 25 (1 being worst).
- **Crime & Antisocial Behaviour**. There are 11 of the 25 areas in Rotherham (with high PRS) which have a higher anti-social behaviour (ASB) rate than the Rotherham Average (0.017) based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23). Dinnington Central is 3rd highest in the 11. Dinnington also features in the top 100 Output Area's in Rotherham (out of 878 OAs) having high levels of private rented sector properties and Neighbourhood Crime & ASB volumes. (Neighbourhood Crime is taken to mean Residential Burglary, Personal Robbery, Theft from the Person, and all Vehicle Offences). South Yorkshire Police data of 01/11/2024. There are 13 of the 25 LSOA's in Rotherham (with high PRS) with Crime Rates exceeding Rotherham Average (0.113) (Police Reported Crime Rate by LSOA (Jan - Dec 23). Dinnington Central is 3rd highest in the 13 and also features in the list of private sector rented properties identified with whole property Cannabis Cultivations
- **Levels of Migration -** Guidance suggests an increase of over 10% in population over a 5-year period would be considered significant. Dinnington Central LSOA is 24.9%
- **High Levels of Deprivation** – most of the proposed declaration is in the 10% most deprived areas in England (2019 IMD). A more recent, alternative measure of "Housing Deprivation" is contained in the 2021 Census. In this data, a household is classified as 'deprived' if the household's accommodation is either overcrowded, in a shared dwelling, or has no central heating. This data identifies that 18 LSOA's (with High PRS) have higher '% Housing Deprivation' than the Rotherham Average (4.28%). Dinnington Central LSOA ranks 12th of these 18.

Previous actions to address:

300 full HHSRS inspections of let properties.	Community engagements days providing advice and information.
Landlord newsletter sent direct via email to licence holders	Landlord Forum events including presentations regarding benefits and homelessness.
Offer of discounted Training via the NRLA.	Referrals to CAB , Key Choices
Landlord forums publicised to all licence holders held jointly with NRLA.	Community Clean up Days
Dedicated 'selectivelicensing' email for license holders to access the council team	Multi-agency walkabouts identifying issues and developing actions

Support and assistance available on request from council officers.	Task and Finish Groups
Landlord newsletter and NRLA publicised to Landlords.	CAP Action plans
132 Housing Enforcement Notices served to remedy identified Hazards within privately rented homes	Dinnington investment plan and high street improvements
90 Enforcement Notices served to remedy ASB and poor gardens / waste issues.	South Yorkshire Problem Oriented Policing (POP) plans to address youth ASB
Engagement and enforcement with tenants and landlords	Intensive police and council out of hours visibility patrol
Early Help diversionary and support interventions	Multiple intensive enforcement actions in the Leicester Road area

Challenges

- **Visibility:** Previous initiatives and improvements have been mostly within dwellings, resulting in responders challenging the achievements of previous selective licensing schemes.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.
- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing to enable wider improvements
- **To identify** of extent of PRS in surrounding council stock and to review its condition and contribution to ASB

3. Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Dinnington

- **The map of the proposed boundary**, which was presented for public consultation has **not** been adjusted. Requests were received to remove Barleycroft Lane at the extreme edge of the proposed area. It is a street of mixed commercial and residential properties similar to others in the proposed area. The Lane was not included in the previous SL designation however, records show that 40% of reactive complaints received in the last 5 years relate to ASB (noise, waste, overgrown

land). The profile fits the wider area and the objectives of the SL designation. In the door knocking exercise in July 2025, 9 of the 13 residents spoken to (8 owner occupiers and 5 private tenants), supported the introduction of selective licensing.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants

- **Responder's priorities** have been incorporated into the priorities and objectives within the Area Plan

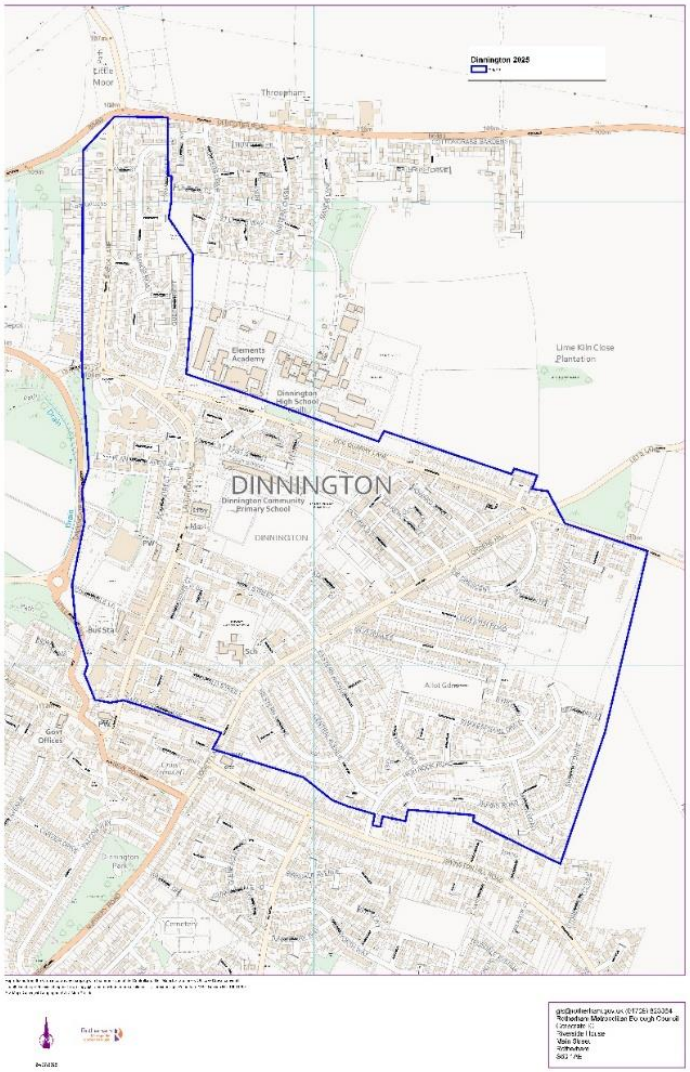
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan (NDIP)** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

- **Area strengths and positives** identified by responders recognised and will form a basis for area development.

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Tenure neutral approach to enforcement** to address allegations made during consultation that social tenants cause problems in the area – proposed boundaries include social stock.

Map of boundary of proposed declaration, after consultation


Dinnington 2025
Little Moor
Throapham
Elements Academy
Dinnington High School
Lime Kiln Close Plantation
DINNINGTON
Dinnington Community Primary School
DINNINGTON
Bus Sta
Sch
Post Offices
Cemetery

In consultation residents, landlords, businesses and tenants prioritised the following issues;

In consultation residents, landlords, businesses and tenants prioritised the following;

a) Acknowledge the Problems

Which of the following do you feel are problems in Dinnington?	Count	%
Fly Tipping On Open Land	32	10%
Litter On The Street	30	9%
Drug Use Dealing	30	9%
A High Level Of Crime And Antisocial Behaviour	28	8%
Untidy Waste In Gardens	26	8%
An Unfair Poor Perception Of Private Landlords	24	7%
Dog Fouling	22	7%
A High Level Of Unemployment	19	6%
Drug Cultivation	19	6%
Problems Accessing Services For Example Schools And Doctors	15	4%
Poor Housing Conditions	13	4%
Poor Physical And Mental Health	13	4%
Rats Mice	12	4%
No Problems	11	3%
People Not Being Able To Pay Their Bills	11	3%

Not Knowing Where To Go For Help	9	3%
A High Turnover Of Tenants / Tenants Not Staying For Long	5	1%
Empty Properties	5	1%
Truancy	3	1%
Other	3	1%
Empty Houses	2	1%
Nuisance Vehicles	1	0%
Parking	1	0%
Bins on Pavements	1	0%
Poor service from police and council	1	0%
	336	100%

b) Identify And Develop the Existing Strengths

The most common response was that the Community Relations was a strength within the proposed areas, with mention of friendly neighbours and community spirit. Good transport links are valued but ASB at the bus interchange deters use. Access to the countryside received multiple mentions. Local shops and the doctors' surgery are supported but local health care is considered stretched.

4. Strategic Objectives

5-year Neighbourhood Development and Improvement Plan

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants. Improve coordination with social sector to deliver tenure neutral management standard
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not
OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026

Masbrough / Kimberworth

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

1) General Information

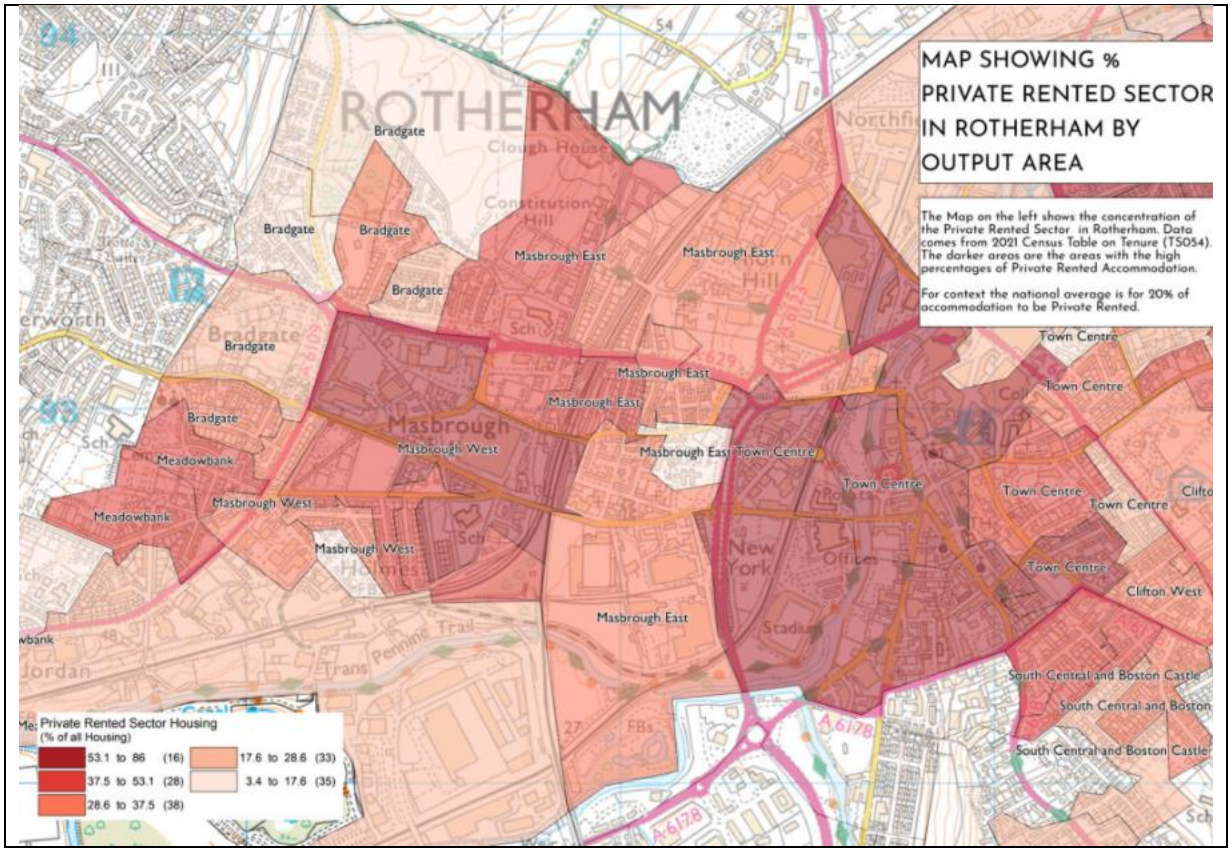
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group –Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	e.g., February 2026 – February 2031
Prepared by	Locality Area Managers Group (Craig Cornwall CPM, Shaun Mirfield Neighbourhoods, INSp John Crapper SYP, Karen Milner Housing services)
Date Created / reviewed	23/07/25
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of Poor Housing Conditions for the area of Masbrough / Kimberworth detailed in the map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy

	Description
	General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Masbrough / Kimberworth and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, they may revoke the designation if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Masbrough / Kimberworth (2026–2031)** This Area Plan details the justification and objectives for a Selective Licensing designation for Masbrough / Kimberworth, declared on the grounds of 'Poor Housing Conditions'. Data from previous schemes shows that Masbrough had the worst inspection outcomes from 2020–2025, with high rates of Category 1 and 2 hazards (HHSRS) and poor eligibility for the 'better quality letting' rebate. These issues stem from inadequate property management and low investment. This plan will implement actions to develop the existing strengths within the wider community, support Landlords and tenants to change behaviours, whilst delivering focussed risk / intelligence-based inspection programme to target poor housing management.

Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health Monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support

Education -	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

2) Justifications



Area description

The locality lies within the Rotherham West Ward of the Borough. Masbrough and Ferham have high minority ethnic populations, much terraced housing and high levels of deprivation. The Ward overall is the third most ethnically diverse Ward in the Borough, so community confidence and cohesion can be an issue. Private semi-detached housing predominates in the western part of the ward such as Kimberworth. The Local Ward Plan provides additional detail. RMBC Private Sector Housing Options Appraisal (Ferham & Masbrough) 12986-LUC-XX-XX-RP-L-0004 Version 2.0 Date: 10th October 2024 Prepared by LUC, identified the area has many challenges and offered a range of options.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13th October 2025 and shows that "Masbrough / Kimberworth has a range of issues.

- **Low Demand**. Areas with high levels of Private Rented Sector (PRS) properties ranked against Low Demand Data (Housing Sales Data and Empty Properties) Ranked 1-25 (1 being worst) Masbrough Lower Super Output Areas (LSOA's) ranges from 5 – 20, average 11.5 and suffers from Low housing demand.
- **Antisocial Behaviour**. Of the 11 Lower Super Output Areas (LSOA) in Rotherham (with high PRS) which have a higher ASB rate than the Rotherham Average (0.017) (based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23)). Masbrough West, East and Jordan LSOA's are within this group.
- **Housing Conditions**. 381 properties in the 2020-25 Selective Licensing scheme were inspected in this area, 363 properties had category 1 or 2 hazards or both. This represents 95.8% of all properties inspected, failed to be free of hazards to the occupying tenant. This area was rated worst of the six areas in the 2020-25 Selective Licensing scheme for poor housing management /condition
- **Migration**. Transient population, the area population changed / increased by 20.1-23.1% over 5 years (10% is considered significant)
- **Crime**. There are 13 of the 25 LSOA's in Rotherham (with high PRS) with Crime Rates exceeding Rotherham Average (0.113) (Police Reported Crime Rate by LSOA (Jan - Dec 23). Masbrough East / West & Jorden are included in the 13. There have also been 31 properties prohibited for extensive Cannabis Cultivation.
- **Environmental Crime**. The area suffers with high levels of waste, fly-tipping, low-levels of recycling, rodent infestations and other pollution issues associated with privately let properties.
- **Deprivation**. The majority of the proposed declaration is in the 10% most deprived areas in England (2019 IMD)

Previous actions to address:

- Problem Oriented Policing plan POP – Ferham triangle 2023 to 2024 – problem solving initiative.
- Ferham Action Plan managed by Neighbourhoods and involving key stakeholders such as the Police, Environmental Health, Early Help, the local school and other agencies.
- Tasking management of perpetrators and nominals
- CCTV deployments
- Upgrading of streetlighting in identified streets
- Pro-active waste audits
- Waste management initiatives
- Operation Grow interventions and investigations
- Work with DWP/HMRC on Benefit fraud and other financial investigations.
- Community clean-up days
- Two previous periods of Selective Licensing focussing on housing low demand and deprivation.
- Regular engagement with local landlords. Offers of training, information and support to landlords and letting agents.

Challenges

- **Visibility:** Previous initiatives and improvements mostly within dwellings, resulting in little sustained physical improvement in the physical amenities.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served notice. Change of behaviour to more proactive active management by landlords of their properties.
- **Resource Use:** To minimise licence fees, the vast majority of license fee income covers staff costs over the life of the scheme. Identify other funding mechanisms to support areas and lever other initiatives from partners and services into the area not funded directly from Selective Licensing to enable wider improvements

Consultation feedback

Following a 13 week period of statutory consultation, feedback from the responders has been considered and the following changes have been made to the draft Area Plan for Masbrough / Kimberworth

- **The map of the proposed boundary**, which was presented for public consultation has been adjusted. Responding to comments received during consultation, the bottom southwest of the intended designation map has been redrawn as it was accepted that this was a densely populated council property estate (Thornton Terrace), and also contained some areas on the outer edge, that are predominately owner occupied, newer dwellings. These have been removed. This includes Bradgate Lane and the park itself, which is not felt appropriate to be included, as it will dilute focus on properties and the people occupying them. There was also a view to ensure focus remains on the most challenging neighbourhoods, to ensure resource was committed to Ferham, Masbrough, Meadowbank and Kimberworth as opposed to areas such as Richmond Park (council property dominated) and Bradgate (owner-occupiers). This was in response to local resident's concerns that the levels of private rented properties in this area were comparatively lower to the wider proposed area and that a selective licensing declaration was undesirable. On consideration, the council agreed that this part of the proposed declaration can be removed without adversely affecting the schemes objectives. This represents a reduction of 103 licensable properties from the proposed declaration.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan

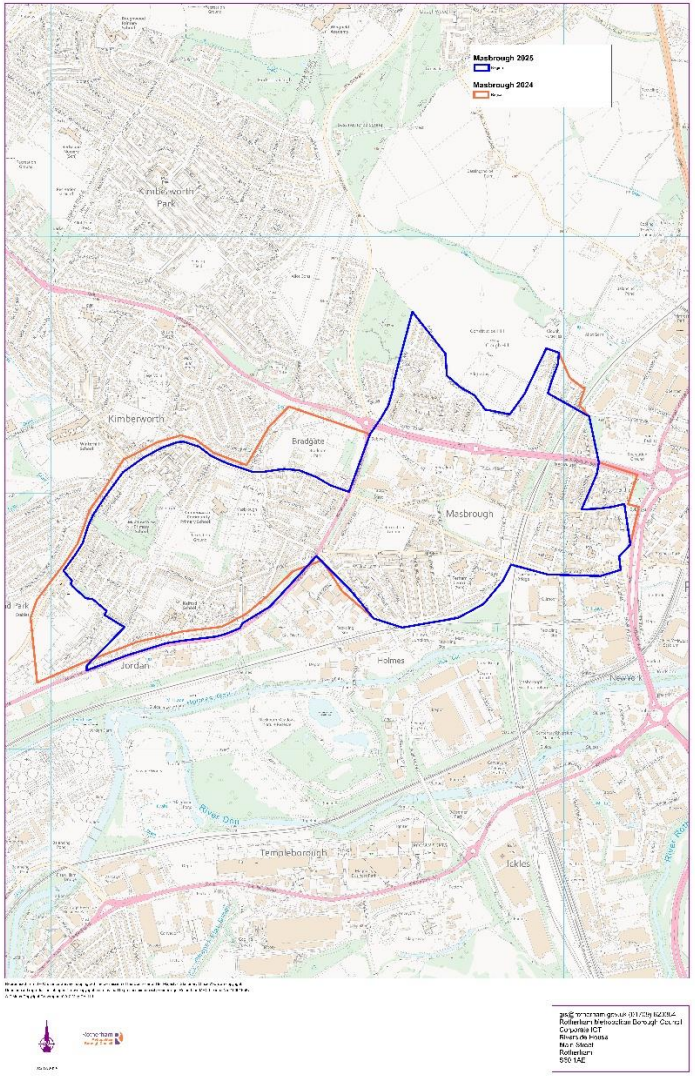
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood

- **Area strengths and positives** identified by responders recognised and will form a basis for area development.

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

Map of boundary of proposed declaration, after consultation

The adjusted proposed boundary is as below. The blue boundary shows the adjusted boundary with the orange line showing where areas have been removed, following consultation.



Area Feedback
In consultation residents, landlords, businesses and tenants prioritised the following;

a) Identify the problems

Which of the following do you feel are problems in Masbrough?	Count	%
Litter On The Street	71	9.71%
Fly Tipping On Open Land	68	9.30%
Dog Fouling	64	8.76%
Rats & Mice	62	8.48%
Untidy / Waste In Gardens	51	6.98%
A high level of crime and antisocial behaviour	44	6.02%
Drug Use / Dealing	41	5.61%
A High Level Of Unemployment	38	5.20%
Drug Cultivation	33	4.51%
Not Knowing Where To Go For Help	29	3.97%
Poor Housing Conditions	22	3.01%
An Unfair Poor Perception Of Private Landlords	22	3.01%
Problems accessing services, for example schools and doctors	22	3.01%
No Problems	21	2.87%
A high turnover of tenants (tenants not staying for long)	20	2.74%
People Not Being Able To Pay Their Bills	20	2.74%
Poor Physical And Mental Health	19	2.60%
Overcrowding	19	2.60%
Bedbugs and cockroaches	15	2.05%
Empty Properties	12	1.64%

Truancy	10	1.37%
Other	9	1.23%
Empty Houses	7	0.96%
Problem Social Housing tenants	5	0.68%
Dissatisfied with other council departments	4	0.55%
Unsafe to walk	1	0.14%
Nuisance vehicles	1	0.14%
Parking	1	0.14%
Totals	731	100.00%

b) **Identify and Develop the Strengths**

The most common response was that the Community Relations was a strength within the proposed areas, with mention of friendly neighbours and community spirit. The Mosque is identified as a valued community facility along with the Local Parks, Ferham Park and Bradgate Park, which act as a place that communities come together. English, Eastern European, Pakistani and other Asian backgrounds make use of the space. Local events including the Ferham festival and Sunday league football all help the communities come together. Generally, responders felt it's a good area with access to all the required amenities and services. Doctors, Dentists, Shopping, Transport, Leisure, Entertainment

3) Strategic Objectives

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants.
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not achieved

OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

Parkgate (Rawmarsh East)

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

General Information

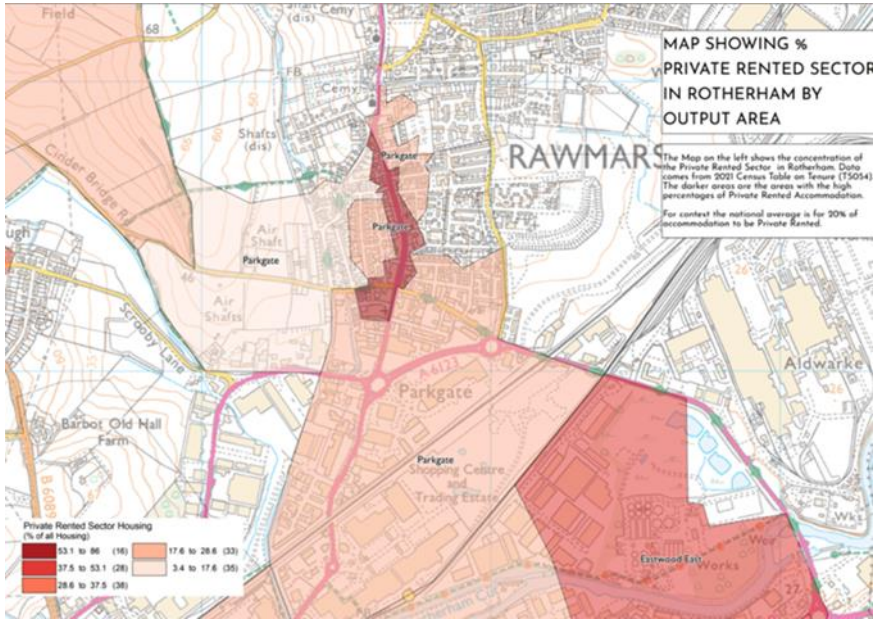
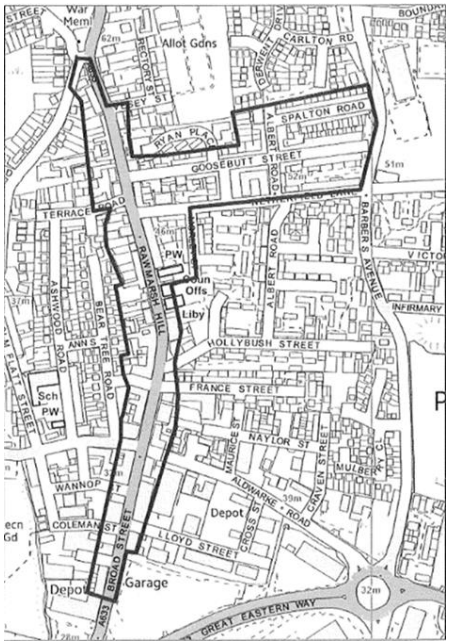
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group – Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	e.g., Feb 2026 – Feb 2031
Prepared by	Locality Area Managers Group (Richard Bramall CPM, Nicola Hacking Neighbourhoods, INSp Carl Goodwin SYP, Lynne Rowen Housing services)
Date Created / reviewed	23/07/25
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of Poor Housing Conditions for the area of Parkgate detailed in the in map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy

	Description
	General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Parkgate and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, they may revoke the designation if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Parkgate (2026–2031)** This Area Plan details the justifications and objectives for a Selective Licensing designation for Parkgate, declares on the grounds of Poor Housing Conditions. Data from previous schemes shows Parkgate had 60.7% of properties with category 1&2 hazards on first inspection (HHSRS). 12.8% had category 1 hazards. There was 28% eligibility for the 'better quality letting' rebate. The figures tend towards the more serious Hazards illustrating that the disrepair goes beyond a lack of basic maintenance. Families are being left at serious risk of harm. The area suffers from inadequate property management and low investment. This plan will implement a risk or intelligence-based inspection programme, targeting poor management with a focus on enforcing licence conditions to improve management standards in the private rented sector. The area also suffers high levels of crime and antisocial behaviour which is focused in the areas of high private sector housing.

Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support

Education	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Local engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

1. Justifications

Location of high levels of private rented sec	Proposed Selective Licensing boundary 2026-31
	

Area description

The locality lies within two Wards of Rotherham, Rawmarsh West and Rawmarsh East of the Borough.

The ward has a mixture of residential areas with Parkgate having the most terraced housing. Rawmarsh East and West ward are amongst the 80% of wards in Rotherham where the white British population exceeds 90%.
Deprivation in Rawmarsh East and West wards are well above the borough average and in most of the ward is also well above the national average. Rawmarsh South neighbourhoods (where the SL Licensing area sits) is within the most deprived 10% in England. The housing in Parkgate is predominantly private rented which consists of terraced housing and flats over retail units and has been under selective licensing since May 2020.

The Local Ward Plans provides additional detail.

Rawmarsh West - https://www.rotherham.gov.uk/rawmarsh-west-ward
Rawmarsh East - https://www.rotherham.gov.uk/rawmarsh-east-ward

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13th October 2025 and shows that Parkgate has a range of issues relevant to selective licensing.

- **Low housing demand**. Parkgate's Lower Super Output Areas scored 14. (Areas with high levels of Private Rented Sector (PRS) properties ranked against Low Demand Data (Housing Sales Data and Empty Properties) Ranked 1-25 (1 being worst).
- Population **migration** is twice that considered average in the UK.
- **Housing standards**. The current scheme uncovered high levels of disrepair, with 60.7% of properties having Cat 1 and/or Cat 2 hazards. Over 626 hazards were identified in the 2020-25 selective licensing scheme in 196 properties. A lack of co-operation has been a feature, with difficulty gaining access to properties, Parkgate having the second highest level of licence avoidance. On a positive, 28% of properties achieved the 'better quality rebate', which is a base for future improvement.
- Formal enforcement has been required in both housing (85) and environmental / ASB (41), to address problems.
- Results show the area is the 3rd worst of the six areas previously under selective licensing, indicating an ongoing lack of proactive management from landlords.
- Parkgate has a **high crime rate**, including residential cannabis cultivation, second only to the town centre (in areas with high levels of private rented sector)
- A significant and **persistent problem caused by anti-social behaviour**. Parkgate is ranked 5th of the 11 areas in Rotherham (with high PRS) and high levels of anti-social behaviour (ASB), based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23).

- **High Levels of Deprivation**. The majority of the proposed declaration is in the 10% most deprived areas in England (2019 IMD)

Previous actions to address:

- GRIP/Civitas funding additional Policing Patrols 2023/24 (SYP lead)
- Proactive visits and execution of warrants with trading standards.
- Execution of warrants with immigration services HMRC (SYP lead)
- Parkgate was an area identified within the CAP (Community Action partnership) Action Plan co-ordinated by Neighbourhoods and involving key stakeholders such as the Police, Environmental Health and other agencies.
- Tasking management of perpetrators and nominals via joint tasking meeting.
- CCTV deployments
- Pro-active waste audits
- Operation Grow (cannabis cultivations) interventions and investigations
- Working with DWP on Benefit fraud and other financial investigations.
- Community clean up days
- Tenants' handbook delivered to properties within the SL scheme.
- Delivered 'know who to call leaflets' to encourage reporting within the SL scheme.
- Previous periods of Selective Licensing, focussing on housing 'low demand' and 'deprivation'.
- Regular engagement with local landlords.
- Offers of training, information and support to landlords and letting agents.

Challenges

- **Visibility:** Previous initiatives and improvements have been mostly within dwellings, resulting in responders challenging the achievements of previous selective licensing schemes.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.
- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing to enable wider improvements

3. Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Parkgate:

- **The map of the proposed boundary**, which was presented for public consultation has not been adjusted. There were no requests during the consultation to adjust the proposed boundary.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan

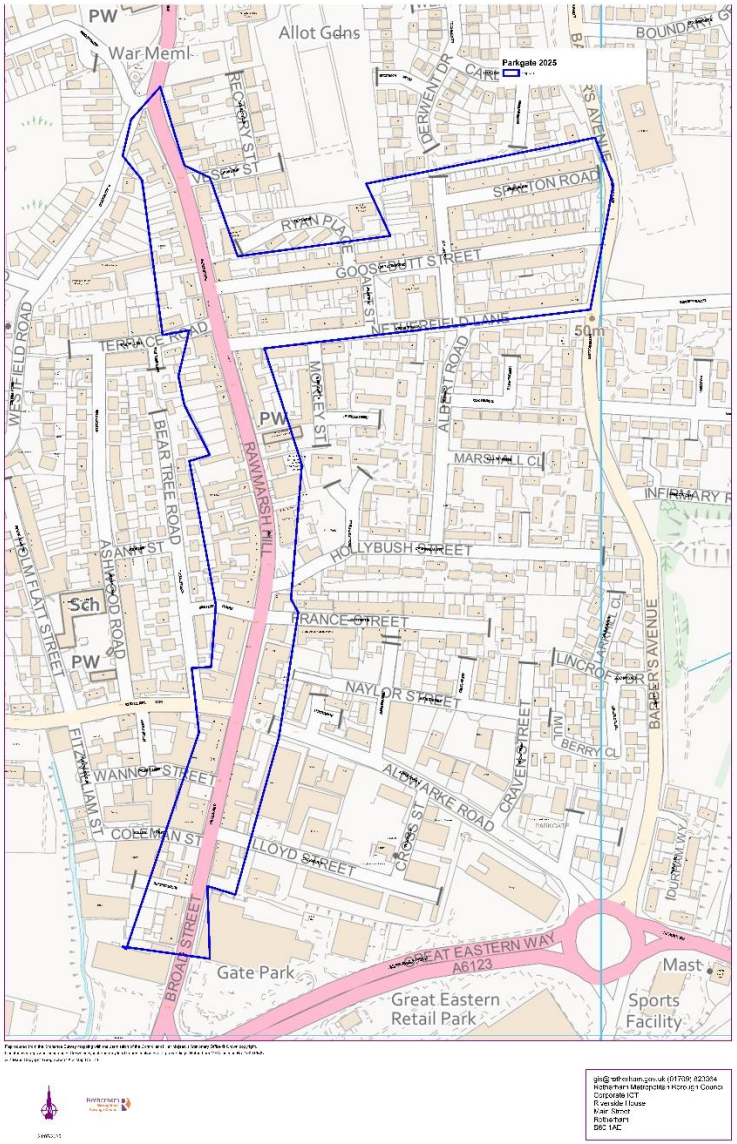
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' improving life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

- **Area strengths and positives** identified by responders will be recognised, forming a basis for area development.

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Tenure neutral approach to enforcement** to address allegations that social tenants cause problems in the area.

Map of boundaries of proposed declaration after consultation.



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following issues;

a) Identify the Problems

Which of the following do you feel are problems in Parkgate?	Count	%
Litter On The Street	20	10%
Dog Fouling	15	8%
Fly Tipping On Open Land	15	8%
Drug Use Dealing	14	7%
A High Level Of Crime And Antisocial Behaviour	14	7%
Untidy Waste In Gardens	13	7%
Drug Cultivation	12	6%
An Unfair Poor Perception Of Private Landlords	9	5%
A High Turnover Of Tenants Tenants Not Staying For Long	9	5%
A High Level Of Unemployment	8	4%
Poor Housing Conditions	8	4%
No Problems	7	4%
Poor Physical And Mental Health	7	4%
Rats Mice	7	4%
Empty Properties	6	3%
People Not Being Able To Pay Their Bills	6	3%
Other	6	3%
Not Knowing Where To Go For Help	5	3%
Empty Houses	4	2%

Problems Accessing Services For Example Schools And Doctors	3	2%
Truancy	1	1%
Bins on pavements	1	1%
Antisocial driving	1	1%
Total	191	100%

b) Identify And Develop the Strengths

Respondents valued that the area is near to local amenities, shops schools and has tram (via park and ride) as well as good bus routes. There was however some offers to start groups, particularly allotments and to create more green space.

4. Strategic Objectives

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants.
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not.
OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholders.

Objective Code	Strategic Objective Description
	Use performance management data to help deliver against the AREA PLAN. Use other agreed measures to improve the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026.

Thurcroft

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

1. General Information

	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group –Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	Maximum 5 Years (e.g. Feb 2026 – Feb 2031) annually reviewed with option to close if objectives are met earlier.
Prepared by	Locality Area Managers Group (Chris Stone CPM, Andrea Peers, Neighbourhoods, INSp Darren Birley SYP, Nicola Macfarlane Housing services)
Date Created / reviewed	23/07/2025
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute, xxxxxx on the grounds of Poor Housing Conditions for the area of Thurcroft detailed in the map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy

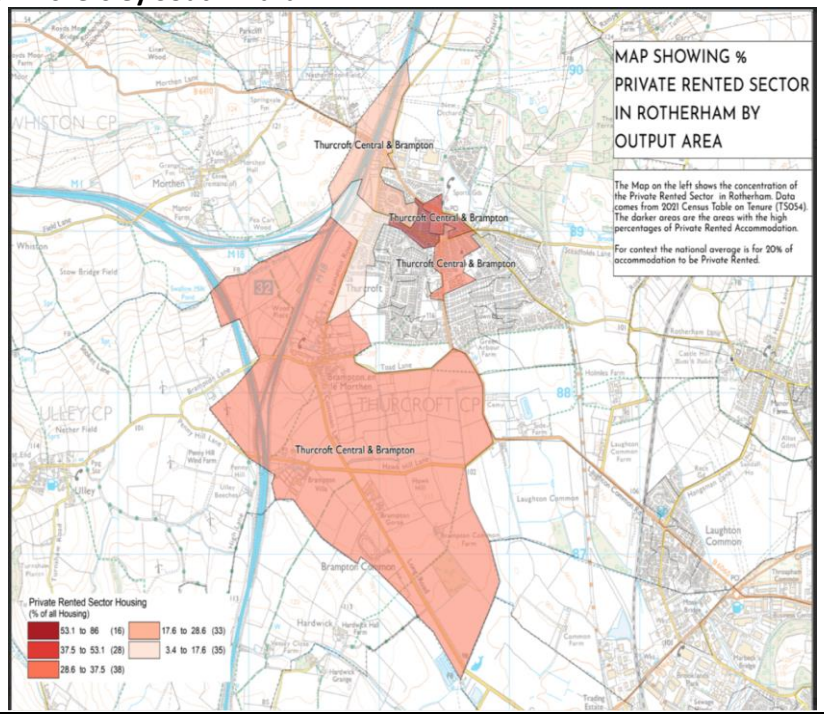
	Description
	Empty Homes Strategy Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Thurcroft and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, **they may revoke the designation** if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Thurcroft (2026–2031)** Evidence exists to support a new Selective Licensing Declaration under the Criteria of Poor Housing Conditions but also supports action under ASB, Crime and wider deprivation. The current selective licensing declarations have exposed significant poor management in the private rented sector. The area is likely to benefit from a second period of selective licensing to help embed improved management standards. This approach has proved successful in the Maltby housing market. The proposed extension of the declaration boundary to encompass neighbouring parts of the historic social housing estates, will allow a better understanding of the condition and tenure of the substantial 'Right to Buy' housing stock, creating a more integrated management arrangement with the current social sector. A declaration under Poor Housing Conditions would contribute to improved health impacts from poor housing, whilst helping to address ASB and crime, major indicators in the Multiple Indices of Deprivation.

Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**

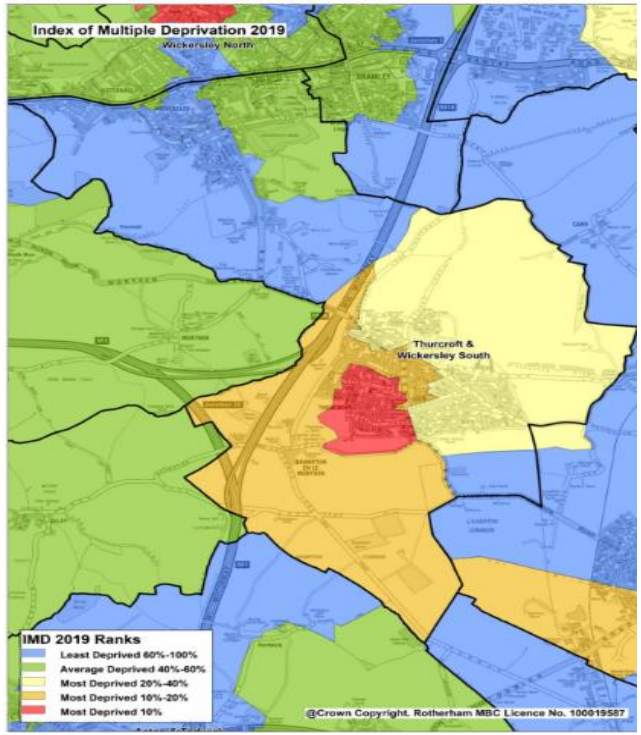
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
Education -	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

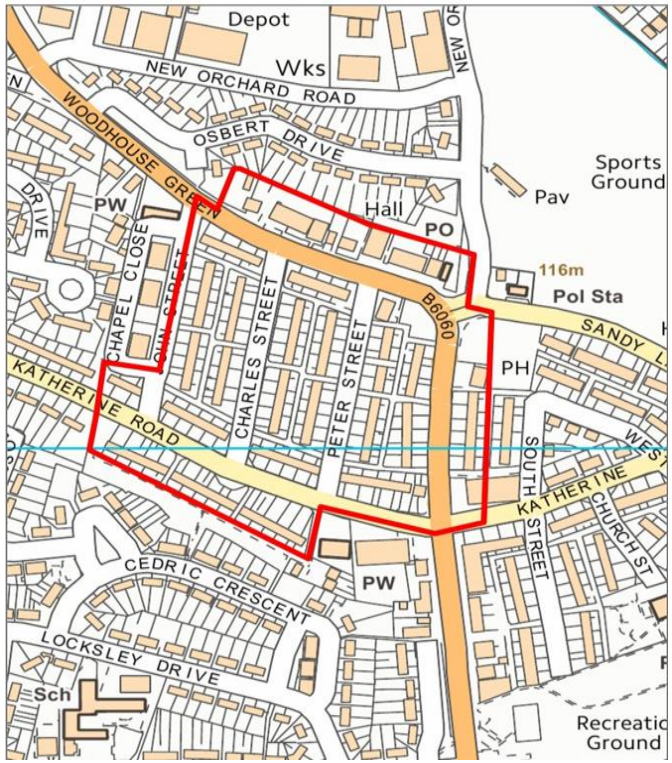
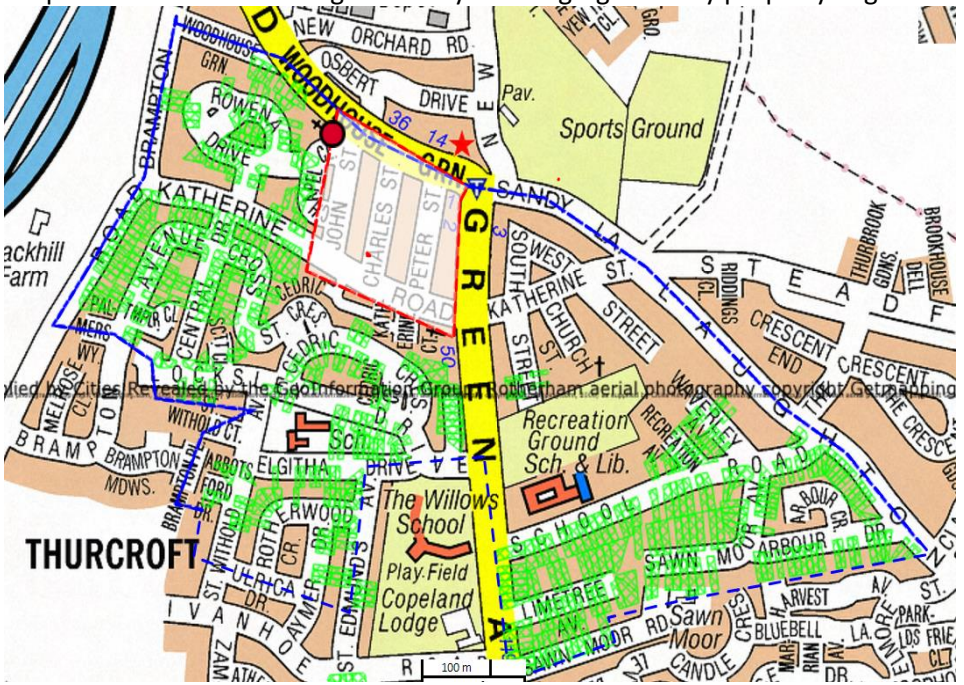
2. Justifications

Location of high concentrations of Private rented property in Thurcroft and Wickersley South Ward



Levels of deprivation Thurcroft and Wickersley South Ward



2020-25 Selective Licensing Boundary	Proposed selective Licensing Boundary showing right to buy property in green
	

Area description

Thurcroft and Wickersley South Ward lies in the south of Rotherham with a population of 10,042 (2021 census). The Ward is represented by two members of the Council. The south of the Ward is largely rural with population located in Thurcroft and Brampton en le Morthen. The Ward is served by the Thurcroft North Ward of Thurcroft parish (total parish population 7,908) council and the Wickersley South Ward of Wickersley parish (total parish population 8,290) council. The most deprived part of the Ward is the former mining community of Thurcroft.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13 October 2025 and shows that Thurcroft has a range of issues.

- **Poor Housing Condition**.

A summary of 2020-25 Selective licensing schemes, records that of the 124 inspections undertaken in the Thurcroft declaration 90 (69.8%) properties had Category 1 or 2 hazards (HHSRS). 20 category 1 and 482 category 2 hazards were found in the 90 properties. Proportionally this was the 2nd worst result of the six areas under selective licensing between 2020-2025. The level of rebates issued for good management and repair was also the second lowest of the six areas.
Of the 124 licenses, there are 95 individual Licence holders, the vast majority only owning 1 property, with only 5 owning more than 4 properties, illustrating a high proportion of accidental or non- professional landlords.

The evidence from the 2020-25 scheme shows significant issues with nearly 70% of properties lacking proactive maintenance or management. Though improvements have been delivered by earlier interventions, there remains a lack of confidence that this improvement will be maintained or that other more positive behaviours will establish.

Of the 107 enforcement notices served in this area in the last Selective Licensing scheme, 85 (80%) were because of poor housing conditions.

The declaration boundaries have been widened, to include areas with the highest proportions of Private Rented properties and some of the areas of mixed tenure properties, which have higher levels of deprivation, to better understand the condition and the current tenure of large numbers of ‘Right to Buy’ properties.

The Local Ward Plan provides additional detail. RMBC Private Sector Housing Options Appraisal (Katherine Road, Thurcroft) 12986-LUC-XX-XX-RP-L-0003 Version 3.0 Date: 10th October 2024 Prepared by LUC, identified the area has many challenges and offered a range of options.

- **Low demand** areas (Housing Sales Data and Empty Properties) Thurcroft’s combined score is 15 from 25 (1 being worst).
- High levels of **Crime**. Thurcroft features in the top 100 Output Area’s in Rotherham (out of 878 OAs) having high levels of private rented sector properties and Neighbourhood Crime & ASB volumes. (Neighbourhood Crime is taken to mean Residential Burglary, Personal Robbery, Theft from the Person, and all Vehicle Offences. South Yorkshire Police as of 01/11/2024.
- Levels of **Migration.** Guidance suggests an increase of over 10% in population over a 5-year period would be considered significant. Thurcroft scored 19.8%.

- High Levels of **Deprivation** – the majority of the proposed declaration is in the 10% most deprived areas in England (2019 IMD).

Previous actions undertaken to address these issues:

124 (100% of the 2020-25 declaration) full HHSRS inspections have been undertaken.	Police Neighbourhood officers delivered intervention around local youth ASB and Off-Road Bikes in the area on a 'business as usual' approach.
Focussed Enforcement 107 Notices served over 2020-25 SL declaration.	Additional funding from Police for focussed visibility patrols by Police and Council.
Landlord newsletter sent direct via email to licence holders.	Community engagement days providing advice and information.
Offer of discounted landlord training via the NRLA.	Landlord Forum events including presentations regarding progress of SL, benefits and homelessness.
Landlord forums publicised to all licence holders held jointly with NRLA.	Referrals to CAB, Key Choices, NLRA
Dedicated 'selective licensing' email for license holders to access the council team.	Community Clean Up Days.
Support and assistance available on request from council officers.	Multi-agency walkabouts identifying issues and developing actions.
Community Action Partnerships CAP Action plans developed.	Task and Finish Groups.

Challenges

- **Visibility:** Previous initiatives and improvements have been mostly within dwellings, resulting in responders challenging the achievements of previous selective licensing schemes.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.
- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing to enable wider improvements

3. Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Thurcroft

- **The map of the proposed boundary**, which was presented for public consultation has been adjusted, removing Palmers Way from the proposal.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants.

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan.

- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' improving life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

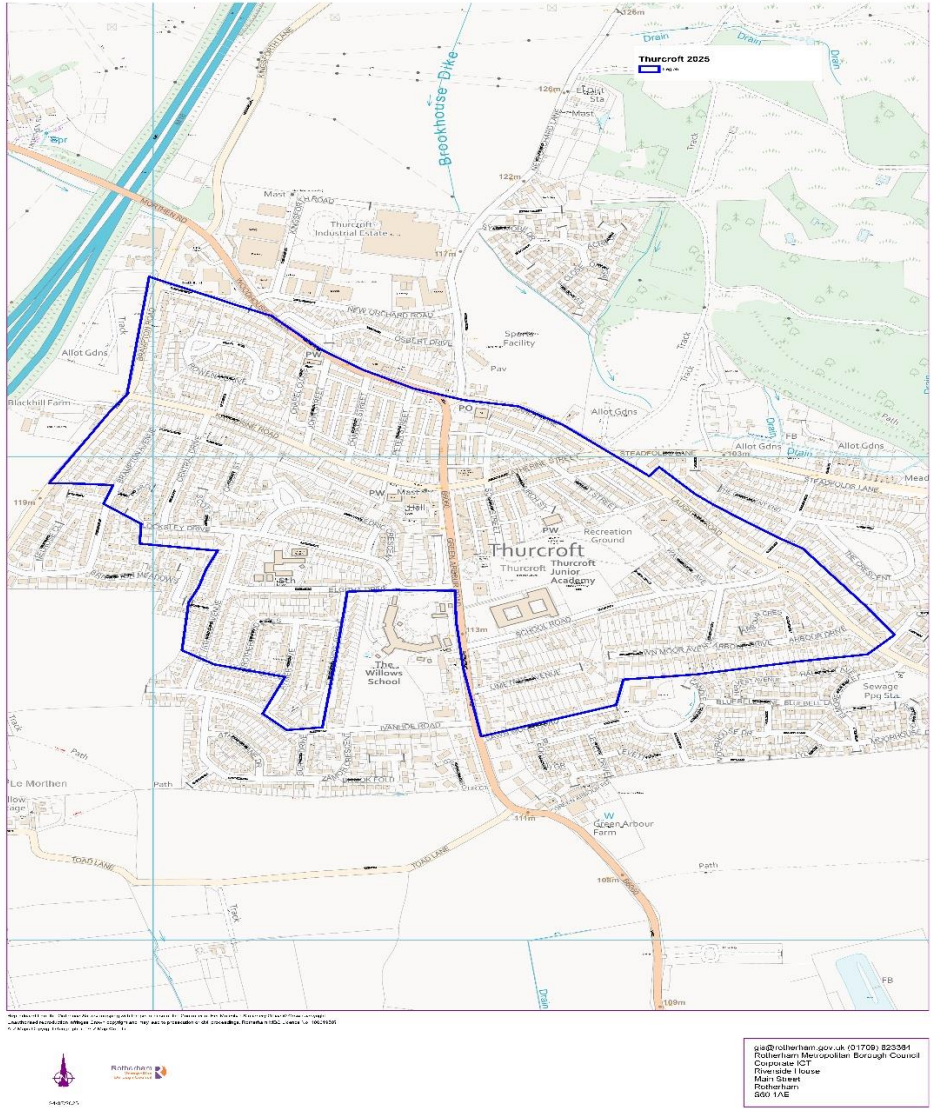
- **Area strengths and positives** identified by responders will be recognised, forming a basis for area development.

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Responders considered that social tenants cause problems in the area –** tenure neutral approach to enforcement with extended boundaries to include social stock.

Map of boundary of proposed declaration, after consultation

The adjusted proposed boundary (Palmers Way removed) as below.



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following.

1. **Acknowledge the Problems**

Which of the following do you feel are problems in Thurcroft?	Count	%
Litter On The Street	28	10%
Dog Fouling	25	9%
Drug Use Dealing	24	9%
Untidy Waste In Gardens	24	9%
A High Level Of Crime And Antisocial Behaviour	21	8%
Fly Tipping On Open Land	19	7%
A High Level Of Unemployment	17	6%
Drug Cultivation	15	6%
Rats Mice	13	5%
An Unfair Poor Perception Of Private Landlords	13	5%
People Not Being Able To Pay Their Bills	11	4%
Poor Housing Conditions	10	4%
A High Turnover Of Tenants / Tenants Not Staying For Long	8	3%
Problems Accessing Services For Example Schools And Doctors	8	3%
Empty Properties	7	3%
Poor Physical And Mental Health	5	2%
Not Knowing Where To Go For Help	5	2%

Empty Houses	4	1%
Other	4	1%
No Problems	3	1%
Road safety / off road bikes	2	1%
Truancy	2	1%
Total	268	100%

2. Identify And Develop the Existing Strengths

Many long-term residents acknowledge the value of community and the quality of local shops and schools. There was support of the Parish Council. The football areas are well supported. The community is generally a safe place to live but ruined by a small number of “wannabe gangsters”. The demand for rented properties is high. Responders wanted more activities for teens and vulnerable groups within the community. Off road-bikes were mentioned as problem.

4. Strategic Objectives

5-year *Neighbourhood Development and Improvement Plan*

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants. Improve coordination with social sector to deliver tenure neutral management standard
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.

Objective Code	Strategic Objective Description
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not
OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026.

Town Centre, Eastwood, Clifton, Boston Castle

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

1. **General Information**

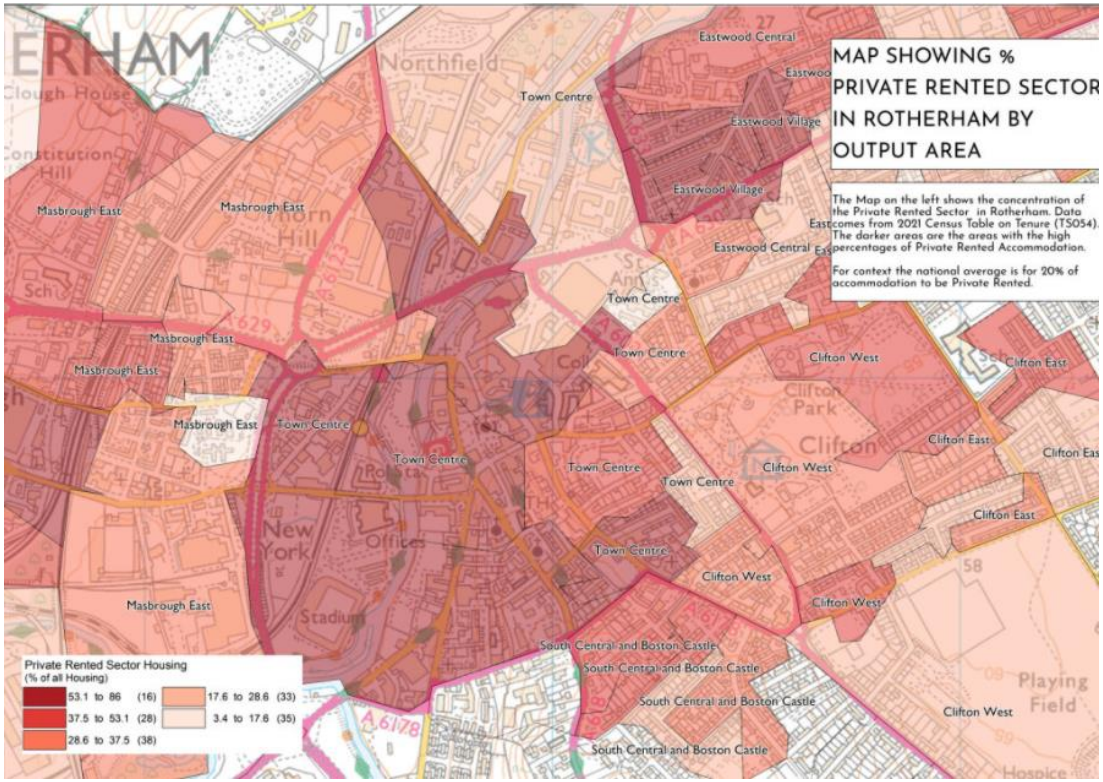
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group – Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	Feb 2026 – Feb 2031
Prepared by	Locality Area Managers Group (Richard Bowler CPM, Shaun Mirfield Neighbourhoods, INSp John Crapper SYP, Karen Milner, Housing services)
Date Created / reviewed	23/07/25
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of Poor Housing Conditions for the area of the Town Centre and Eastwood detailed in the in map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy Empty Homes Strategy

	Description
	Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Town Centre / Eastwood / Clifton / Boston Castle and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, they may revoke the designation if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for the Town Centre, Eastwood, Boston Castle, Clifton. (2026–2031)** This Area Plan provides the justifications and the objectives for a Selective Licensing designation for the Town Centre, Eastwood, Clifton, Boston Castle. The declaration will be made on the grounds of 'Poor Housing Conditions'. Data from the previous scheme shows that "Eastwood /Town Centre" designations had unacceptable inspection outcomes in 2020–2025, with high rates of Category 1 and 2 hazards (HHSRS) and poor eligibility for the 'better quality letting' rebate. These issues stem from inadequate property management and low investment and criminality. This plan will implement actions to develop the existing strengths within the wider community, support Landlords and tenants to change behaviours, whilst delivering a focussed risk / intelligence-based inspection programme to target poor housing management.

Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement

Public Health	Health Monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
Education	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

2) Justifications



Area description

The locality lies within the Rotherham East and Boston Castle Wards of the Borough. The locality has a high minority ethnic population, and most of the locality has much terraced housing and high levels of deprivation. Rotherham East is the most deprived Ward in the Borough, while Boston Castle is the most ethnically diverse Ward in the Borough, so community confidence and cohesion can be an issue. The Local Ward profile provides additional detail. RMBC Private Sector Housing Options Appraisal (Eastwood Village) 12986-LUC-XX-XX-RP-L-0005 Version 2.0 Date: 10th October 2024 Prepared by LUC, identified the area has many challenges and offered a range of options.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13th October 2025 shows that parts of the Town Centre, Eastwood, Clifton, Boston Castle have a range of issues relevant to selective licensing.

Area Assessment

The areas,

- Suffer from **low housing demand.** Areas with high levels of Private Rented Sector (PRS) properties, ranked against Low Demand Data (Housing Sales Data and Empty Properties) Ranked 1-25 (1 being worst). All LSOAs in this area are within the top 14 of ranked areas for lower demand indicators (Housing Sales Data and Empty Properties)
- Has **higher rates of ASB**. There are 11 of the 25 areas in Rotherham (with high PRS) which have a higher anti-social behaviour (ASB) rate than the Rotherham Average (0.017) based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23). Town Centre / Eastwood LSOA's are ranked 1st and 2nd of the 11.
- Suffer from **poor quality housing.** 835 properties were inspected during the 2020-25 Selective Licensing scheme; 522 (62.5%) properties had category 1 or 2 hazards or both. Only 20% of properties inspected received the rebate rewarded for good standard and acceptable management found upon inspection. The vast majority of properties in the area are rated D or E for energy performance. 549 formal housing enforcement notices were served in the 2020-25 scheme.
- Has a transient population, with **migration** measured over 5 years at 18.6 – 41.6% depending on LSOA (10% is considered significant)
- Suffers **Crime**. There are 13 of the 25 LSOA's in Rotherham (with high PRS) with Crime Rates exceeding Rotherham Average (0.113) (Police Reported Crime Rate by LSOA (Jan - Dec 23). 6 of the 13 LSOA's are within this proposed designation area. 56 properties have been prohibited for extensive Cannabis Cultivation highlighting the level of criminality in

the PRS in this area.

- Suffers with high levels of waste, fly-tipping, low-level of recycling, rodent infestations and other pollution issues associated with privately let properties. 573 formal enforcement notices were served for non-housing environmental issues and ASB in the 2020/25 scheme.

Previous actions to address:

- Eastwood Deal – multiagency dedicated strategic / delivery group
- Tasking management of perpetrators and nominals
- CCTV deployments
- Pro-active waste audits
- Waste management initiatives
- Operation Grow (cannabis cultivation) interventions and investigations
- Work with DWP/HMRC on benefit fraud and other financial investigations.
- Community clean up days
- Two previous periods of Selective Licensing focussing on housing low demand and deprivation.
- Regular engagement with local landlords. Offers of training, information and support to landlords and letting agents.
- Public Spaces Protection Orders (recently renewed in 2025 to 2028).

Challenges

- **Visibility:** Previous initiatives and improvements have been mostly within dwellings, resulting in responders challenging the achievements of previous selective licensing schemes.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.
- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing to enable wider improvements

3) Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Town Centre, Eastwood, Clifton, Boston Castle

- **The map of the proposed boundary**, which was presented for public consultation, has been adjusted after consideration of representations and street level data. East Dene and parts of Clifton, along with parts of the Town Centre have been removed resulting in an estimated decrease of 226 properties from the original proposal.

- **Slight reduction in licence fees** with refocusing on costs for non-compliant applicants

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan

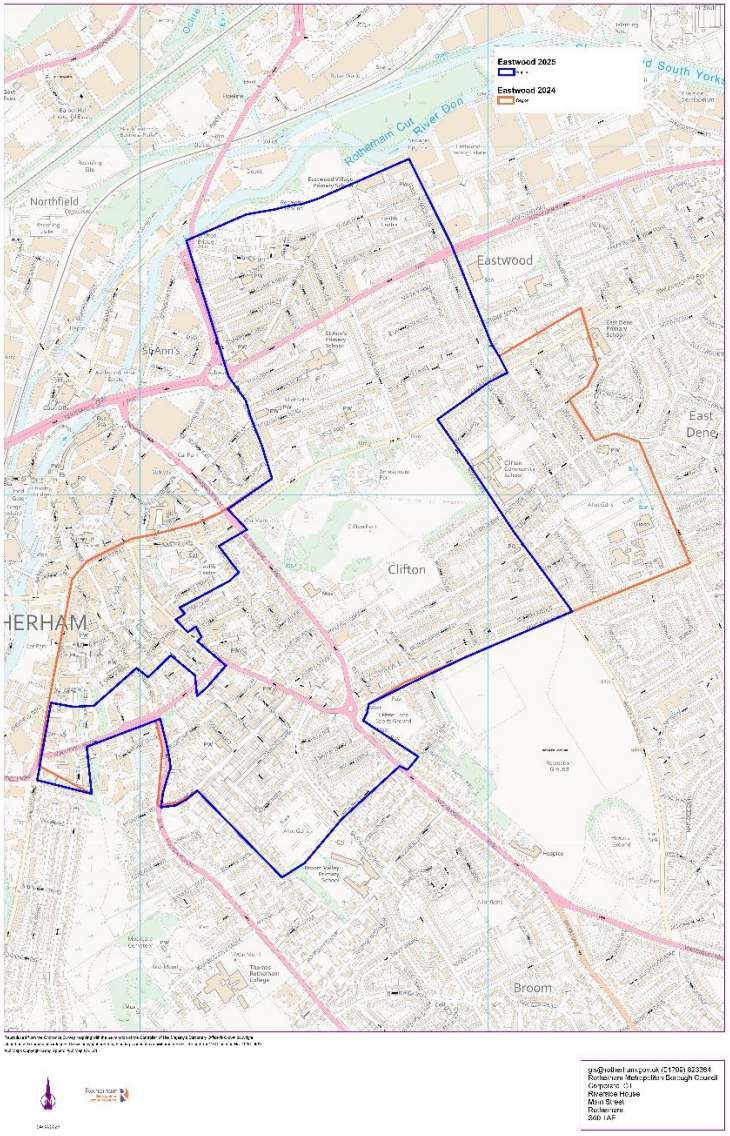
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

- **Area strengths and positives** identified by responders recognised and will form a basis for area development.

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Tenure neutral approach to enforcement** to address allegations that social tenants cause problems in the area –with extended boundaries to include social stock.

Map of boundary of proposed declaration, after consultation. Blue line is final boundary, orange line was original proposal



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following;

a) Identify the Problems

Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle:	Count	%
Litter On The Street	177	10%
Dog Fouling	170	10%
Fly Tipping On Open Land	160	9%
Rats Mice	144	8%
A High Level Of Unemployment	116	7%
Drug Use Dealing	99	6%
Untidy Waste In Gardens	98	6%
A High Level Of Crime And Antisocial Behaviour	89	5%
Drug Cultivation	74	4%
Poor Physical And Mental Health	74	4%
An Unfair Poor Perception Of Private Landlords	67	4%
Overcrowding	53	3%
A High Turnover Of Tenants / Tenants Not Staying For Long	49	3%
Not Knowing Where To Go For Help	49	3%
People Not Being Able To Pay Their Bills	45	3%
Truancy	43	3%
Poor Housing Conditions	38	2%
Bedbugs Or Cockroaches	34	2%

Other	29	2%
Empty Properties	27	2%
No Problems	26	2%
Problems Accessing Services For Example Schools And Doctors	26	2%
Empty Houses	20	1%
Nuisance vehicle	4	0.2%
	1711	100%

b) Identify and develop the strengths

Community and neighbours

- Several residents noted a good community spirit where people look out for each other.
- Some mentioned a mix of different communities getting along well.
- Positive relationships with neighbours, including long-term residents, were highlighted.
- Some streets were described as friendly, with low or no anti-social problems.
- One landlord mentioned that their tenants are a "very good Family" and "full time working people".

Location and amenities

- The area is described as being close to the town centre and transport links.
- Convenient access to shops, healthcare, food bank and other amenities is a recurring theme.
- For families, easy access to green spaces like Clifton Park and playing fields is a significant positive.
- Specific positive features mentioned include the nearby mosque, leisure centre, post office, and a fish and chip shop.

Affordability and housing

- The area offers affordable housing and good value for property.

- Some landlords commented on having great tenants and that their properties are well-maintained.

Environment and atmosphere

- Some residents described their immediate area as relatively quiet and crime-free.
- One resident appreciated the well-lit roads and excellent community spirit.
- Many houses are described as well-maintained.

New opportunities

- Create more multi-cultural groups or clubs to improve social cohesion e.g. walking group for elderly, support the elderly dementia group, more organised sports on the field, littler picking groups, tea clubs
- Create a "Cultural and Social Hub" in a disused building, offering spaces for artistic workshops, cultural events, coworking, and professional training. This centre will promote social inclusion, support local start-ups, and organize educational and recreational activities for all ages, revitalizing the surrounding area.

4) Strategic Objectives

5-year *Neighbourhood Development and Improvement Plan*

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants.
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not achieved

OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026.

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Appendix 6

In response to feedback received during the mandatory consultation, a number of streets and areas were reviewed to consider if there was justification to remove them, without undermining objectives of the proposed Area Plan.

The Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean proposal, received the most challenge. The lower super output data (LSOA) presented with the September 2024 Cabinet paper and referenced at Appendix 1 was reconsidered. The data was compared to street level data held by the council, relating to complaints received by Community Protection over the period of the last selective licensing scheme. On review, the draft area boundary contained only part of LSOA01007770. This area contains Lord Street, Davis Street and Oxford Street, though all had relatively high levels of complaints, with Lord Street having the highest, the data set (LSOA01007770) represents a larger area, most of which is outside of the proposed declaration boundary. It was therefore considered that the data is less robust and may be challengeable, if used to justify the inclusion of these few streets from that LSOA. For this reason, LSOA01007770 will be removed from the proposed boundary of this declaration.

The higher levels of complaints received on these streets, however, does question whether the whole of LSOA01007770 should be considered for a future proposed declaration.

LSOA E01007765 has data which supports its inclusion in the proposed designation. A street level review of the area around the Clifton Allotment Gardens, showed lower than average levels of reporting than the remainder of the LSOA.

As a result of both assessments, the amended proposed selective licensing border for this area will run up the centre of Middle Lane.

On the town centre side of the proposed area, comments were received about the unique nature of town centre living, typified by blocks of self-contained flats and flats over commercial premises. It was suggested a standalone policy would be a more effective way to consider residential accommodation in the town centre. This coincides with the council developing a wider town centre plan with its own footprint. In recognition of the points made in the consultation it is now proposed to remove the town centre footprint from the proposed selected licensing declaration. An independent residential strategy will be developed within the town centre plan.

Masbrough / Kimberworth proposal.

On review of the proposed boundaries following consultation feedback a few small areas have been identified which are predominantly owner occupiers or are located in or around Bradgate Park. It is considered that the proposed boundary can be adjusted to remove these areas without prejudicing the Area Plan objectives.

Brinsworth proposal

In response to consultation, a few newbuild properties close to the Thirsty Flame pub and some properties around Crownhill Road and Bawtry Road have been removed as they have no relevance to the Area Plan objectives. Requests to remove Duncan and Ellis Street cannot be supported, as these streets have the highest concentration of private rented sector properties. There is sufficient justification to progress these streets as the core of the proposed selective licensing designation in this area.

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Thurcroft

Only one street was requested to be removed from this proposal, which is on the edge of the area and contains new build properties and council bungalows. Removing these properties will not affect the proposal objectives.

Requests to remove streets from Selective Licensing Proposals			
Requests	**Area**	**Comment**	**Withdrawn?**
Request for Clifton to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	The whole area described as Clifton has sufficient data to justify its partial inclusion in the designation	No
Request for Oxford Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castl/ Clifton / East Dean**	Oxford Street is contained within LSOA01007770. Only a part of this LSOA has been included in the proposed designation which makes the data less robust for this road. It will be removed from the proposal	Yes
Request for Davis Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Davis Street is contained within LSOA01007770. Only a part of this LSOA has been included in the proposed designation which makes the data less robust for this road. It will be removed from the proposal	Yes
Request for Badlsey Moor Lane to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	125 Cases Badsley Moor Lane is the subject of a significant number of reactive ASB/ Waste/ Noise/ fly tipping complaints consistent with the objectives of the proposed declaration	Partly. Now starting at Middle Lane
Request for Cottenham Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Cottenham Road is a key connecting road between Fitzwilliam Road and Doncaster Road. There is significant enforcement data for this area to remain in the declaration. Removal of this street may undermine the scheme objectives.	No
Request for St Leonards Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Cottenham Road and St Leonards connect and are key connecting road in the area. There is significant enforcement data for this area to remain in the declaration. Removal of this street may undermine the scheme objectives.	No
Request for Eastwood Mount to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Though Eastwood Mount is in LSOA E01007765 which has data which supports its inclusion in the designation. There is little history of	Yes

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		issues on Eastwood Mount or Byron Drive. Both will be removed	
Request for The Maltings to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	The Maltings is a social housing development which has a significant number of leasehold flats, some are now in the private rented sector. There is sufficient evidence of issues for its inclusion in the declaration	No
Request for Clifton Ave to be removed from the Scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Clifton Ave is not a long street but has a significant number of cases recorded covering fires, waste, ASB, noise and housing complaints. these are the issues targeted by the proposed declaration and cannot be taken out without seriously undermining the scheme objectives.	No
Request for Gladys St to be removed from the Scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Though Gladys in LSOA E01007765 which has data which supports its inclusion in the designation. There is limited history of issues on Gladys Street. It will be removed	Yes
Request for Badsley Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	The half of Badsley Street which sits within the body of the declaration has few properties but is an important link road and cannot be removed from the declaration.	No
Request for Mansfield Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Mansfield Road is mixed commercial and residential. There is evidence of issues in the area, however, it sits within the footprint of the Town Centre Plan. After consultation it is recognised that the nature of the residential offer in the town centre is different to the wider area. A separate strategy will be developed for residential accommodation in the Town Centre. This may be a separate, future designation of selective licensing or other policy to recognise the unique nature of town centre accommodation.	Yes
Request for Moorgate Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	As Moorgate Street is within the Town Centre Plan footprint it will be removed as above.	Yes
Request for Gerard Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Gerard Road has significant evidence for its inclusion in the proposed declaration with waste, ASB issues and a number of Housing complaints.	No

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Request for Wellgate to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Wellgate is an arterial route passing through the proposed declaration linking two distinct areas and could not be totally removed. However, the lower half is within the town centre footprint and will be removed as above.	Yes
Request for Church Street to be removed from the scheme	**Not in within the proposed boundary**	**NFA**	NA
Request for Kimberworth to be removed from the scheme	**Masbrough / Kimberworth**	The whole of Kimberworth cannot be removed from the scheme as it would undermine the designation objectives. There are key streets in this area which require support/intervention as described in the area plan.	No
Request for Winifred St to be removed from the scheme	**Masbrough / Kimberworth**	Winifred Street has been included in both SL schemes since 2015. No enforcement action has been taken. This street being removed.	Yes
Request for Richmond Way to be removed from the scheme	**Masbrough / Kimberworth**	Richmond Way is presumed to be primarily owner-occupier with little complaint/enforcement data. As it sits on the edge of the proposed area it can be removed without undermining the Area Plan objectives.	Yes
Request for Clough Green to be removed from the scheme	**Masbrough / Kimberworth**	Clough Green is a short cul-de sac of post 1990 primarily owner-occupier properties. It can be removed from the scheme by re-drawing the affected outer boundary edge as it meets Rodger Street	Yes
Request for Psalters Lane to be removed from the scheme	**Masbrough / Kimberworth**	Psalters Lane is a key connecting road between Ferham/Holmes and through to Kimberworth. There is significant enforcement data for this street. Removal of this street may undermine the scheme objectives.	No
Request for Bradgate Lane to be removed from the scheme	**Masbrough / Kimberworth**	Bradgate Lane is made of primarily owner-occupier properties, with little complaint or enforcement data. It can be removed from the proposed boundary without a detrimental impact, by bringing the boundary to the edge of the Park and Kimberworth Road.	Yes

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Request for Regent Street to be removed from the scheme	**Masbrough / Kimberworth**	Removing Regent Street would undermine the scheme objectives as this street and the streets which run off it would need to be removed simultaneously. There is sufficient evidence of issues to justify its inclusion in the proposed scheme.	No
Request for Falding Street to be removed from the scheme	**Masbrough / Kimberworth**	Falding Street is in the middle of a primary area that requires intervention and cannot be taken out without seriously undermining the scheme objectives.	No
Request for Kimberworth Road to be removed from the scheme	**Masbrough / Kimberworth**	There is significant enforcement data for Kimberworth Rd, including cannabis cultivation. Taking out this road could have a serious detrimental impact on the scheme.	No
Request for James Street to be removed from the scheme	**Masbrough / Kimberworth**	James Street is a street of concern in relation to the scheme objectives. There are housing, environmental and ASB issues on the street.	No
Request for Brinsworth to be removed from the scheme	**Brinsworth**	Though one landlord has a significant portfolio in the area and has asked for special consideration, it does not constitute a majority holding and would not be able to significantly influence the wider area if independently addressed under a voluntary arrangement.	No
Request for Whitehill Lane to be removed from the scheme	**Brinsworth**	Whitehill Lane has very few properties but links two areas of residential property in the declaration. At the south end of the lane within the proposed SL area is the Thirsty Flame public house and 4 newbuild properties which, as requested, can be removed from the proposal without effecting the proposal objectives.	Yes
Crownhill Road and Bawtry Road	**Brinsworth**	A small number of properties can be removed from the proposed area as they would not affect the objective of the scheme and removing them creates a more defined boundary.	Yes
Request for Duncan Street to be removed	**Brinsworth**	Duncan Street, along with Ellis Street have the highest concentrations of PRS and the highest levels of concerns within the proposed areas.	No

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Request for Ellis Street to be removed	**Brinsworth**	Duncan Street, along with Ellis Street have the highest concentrations of PRS and the highest levels of concerns within the proposed areas.	No
Request for Barleycroft Lane to be removed from the scheme	**Dinnington**	Barleycroft Lane is at the extreme edge of the proposed area. It is a street of mixed commercial and residential. Properties are similar to others in the proposed area. It was not included in the previous SL designation. 40% of reactive complaints received in the last 5 years relate to ASB (noise, waste, overgrown land). The profile fits the wider area and the objectives of the SL designation	No
Request for Palmers Way to be removed from the scheme	**Thurcroft**	Palmers Way is a small close on the edge of the proposed declaration and has a mix of good quality private residences and council bungalows. The proposed boundary does not include the left-hand side of the street so does not affect the private houses. It can, however, be removed without effecting the objectives of the proposal.	Yes

Appendix 6

Maps showing the changes to original proposed scheme boundaries after consultation.

Original proposed boundary in orange, final boundary in blue. Pink boundaries denote the selective licensing scheme boundary between 2020 – 2025

Figure 1- Brinsworth Revised SL Boundary

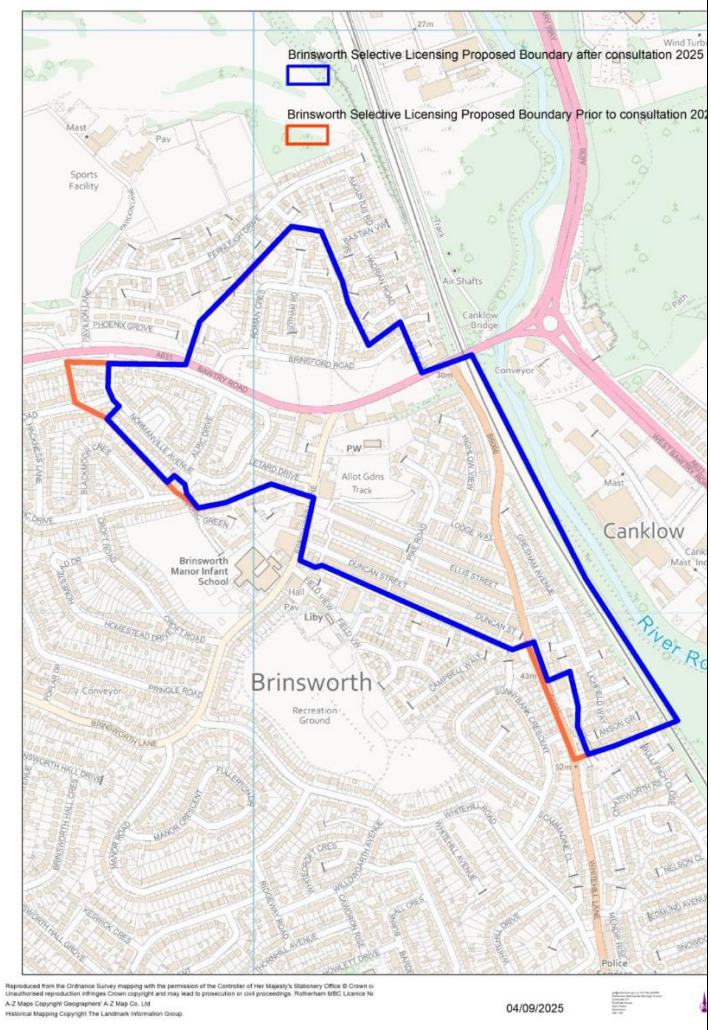
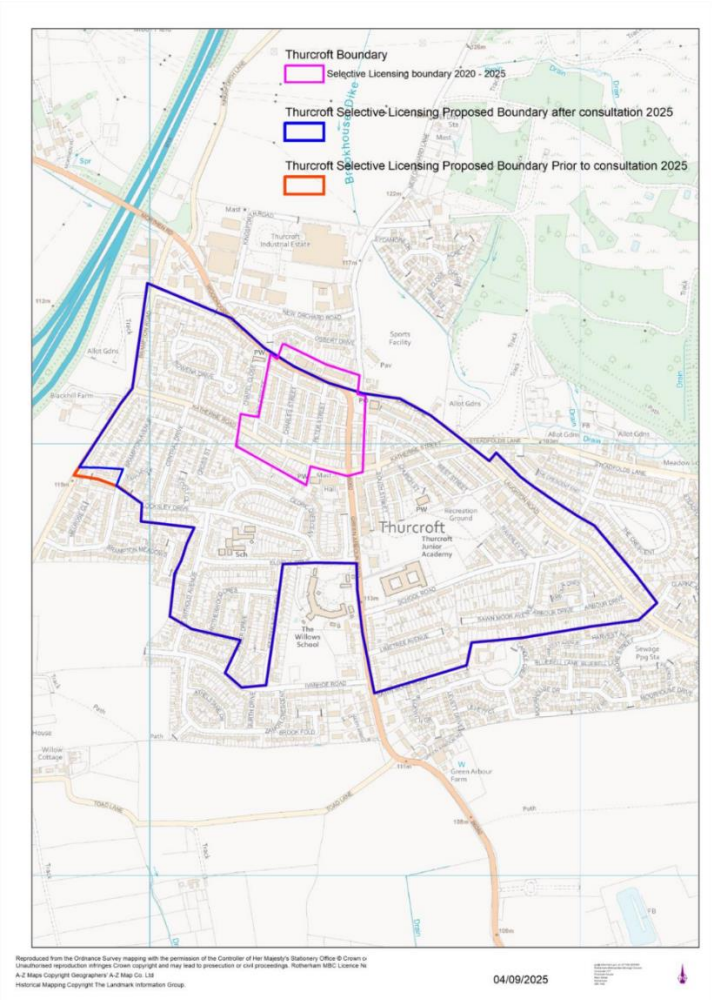


Figure 2 Thurcroft revised SL Boundary



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Figure 3- Masbrough Revised SL Boundary

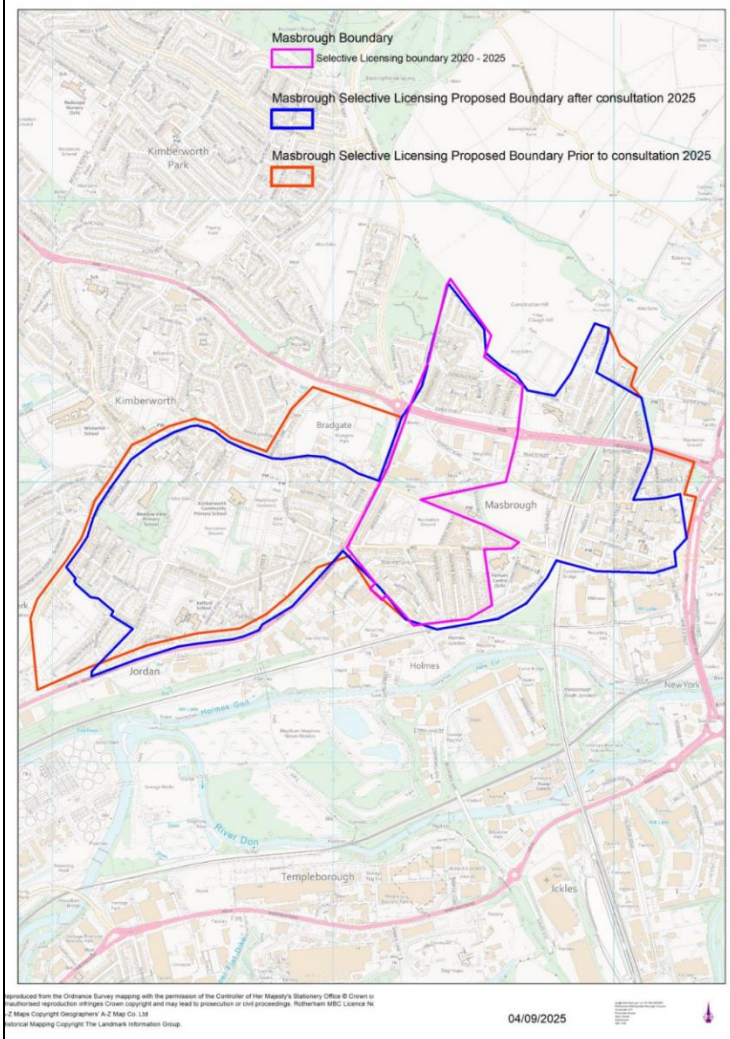
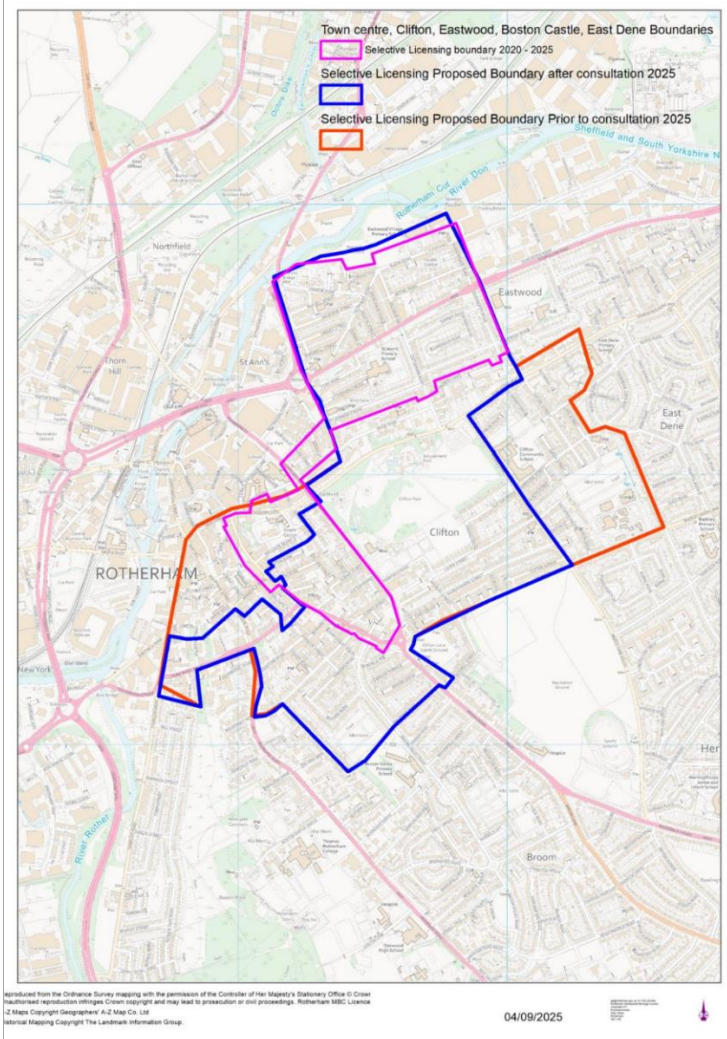


Figure 4- Town Centre, Clifton, Eastwood, Boston Castle Revised SL Boundary

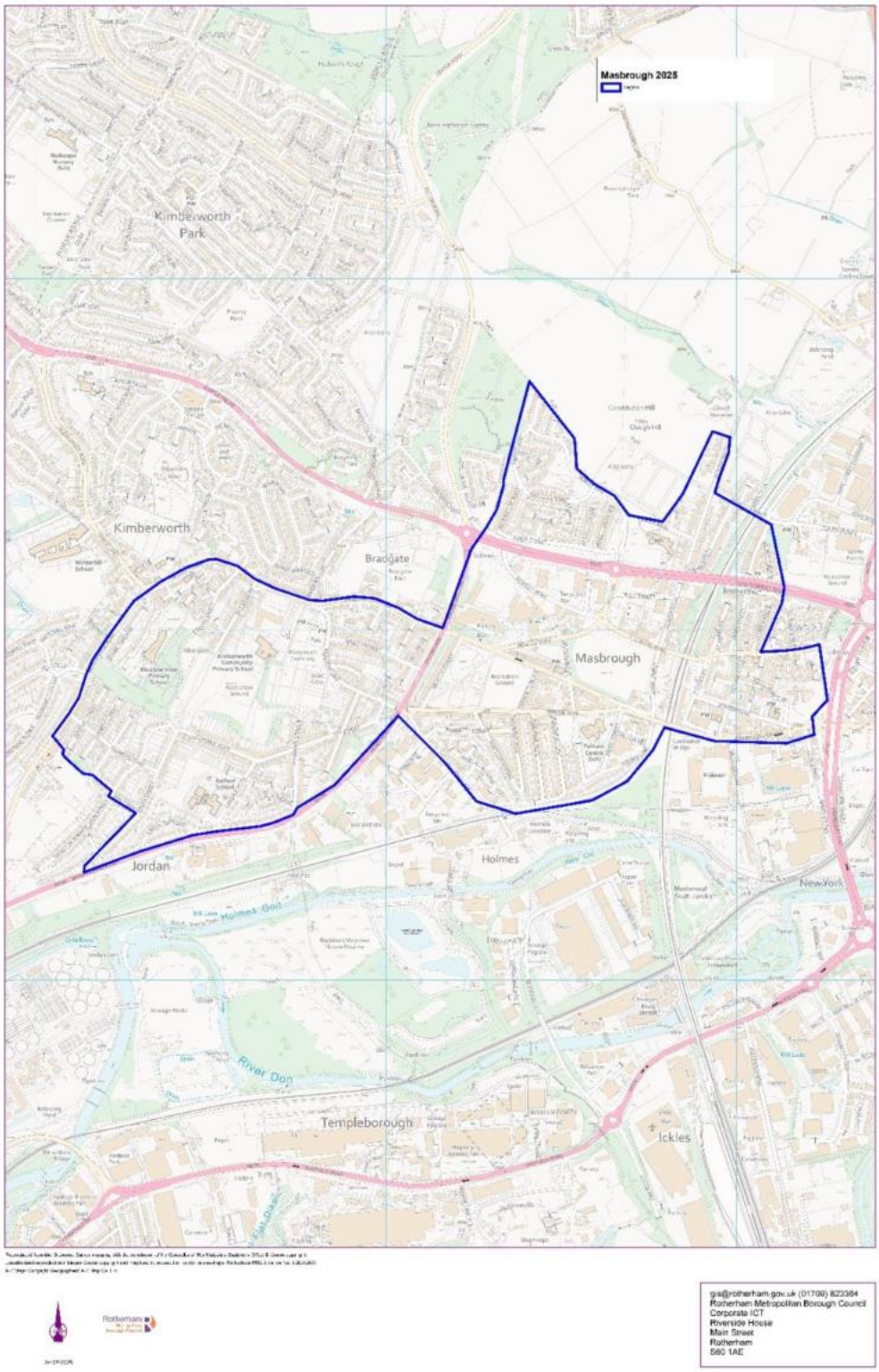


<u>Both the Dinnington and Parkgate proposed boundaries remain unchanged after consultation.</u>

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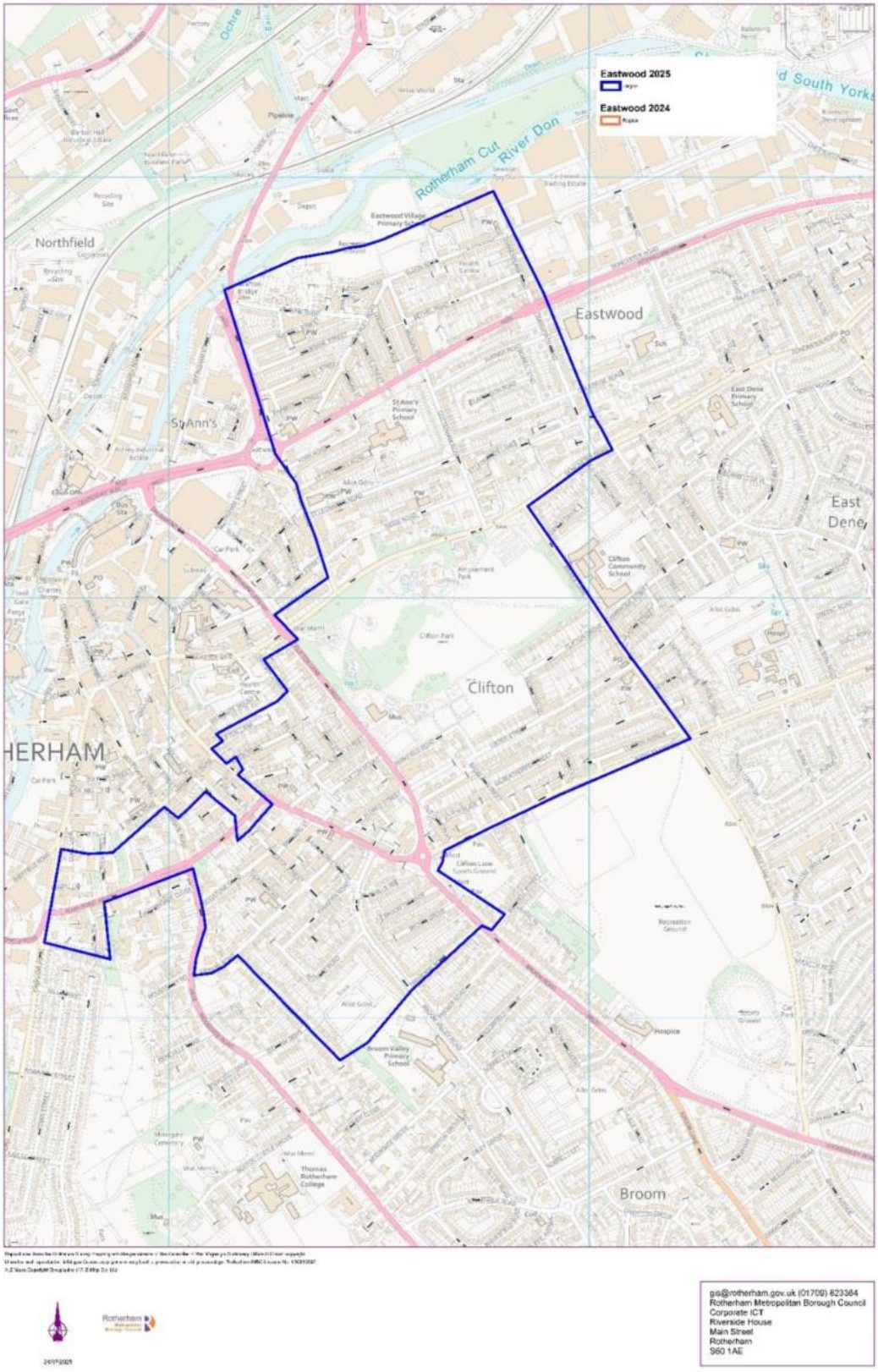
Final SL Boundary Maps following Consultation for 2026-31 Declaration

Masbrough / Kimberworth



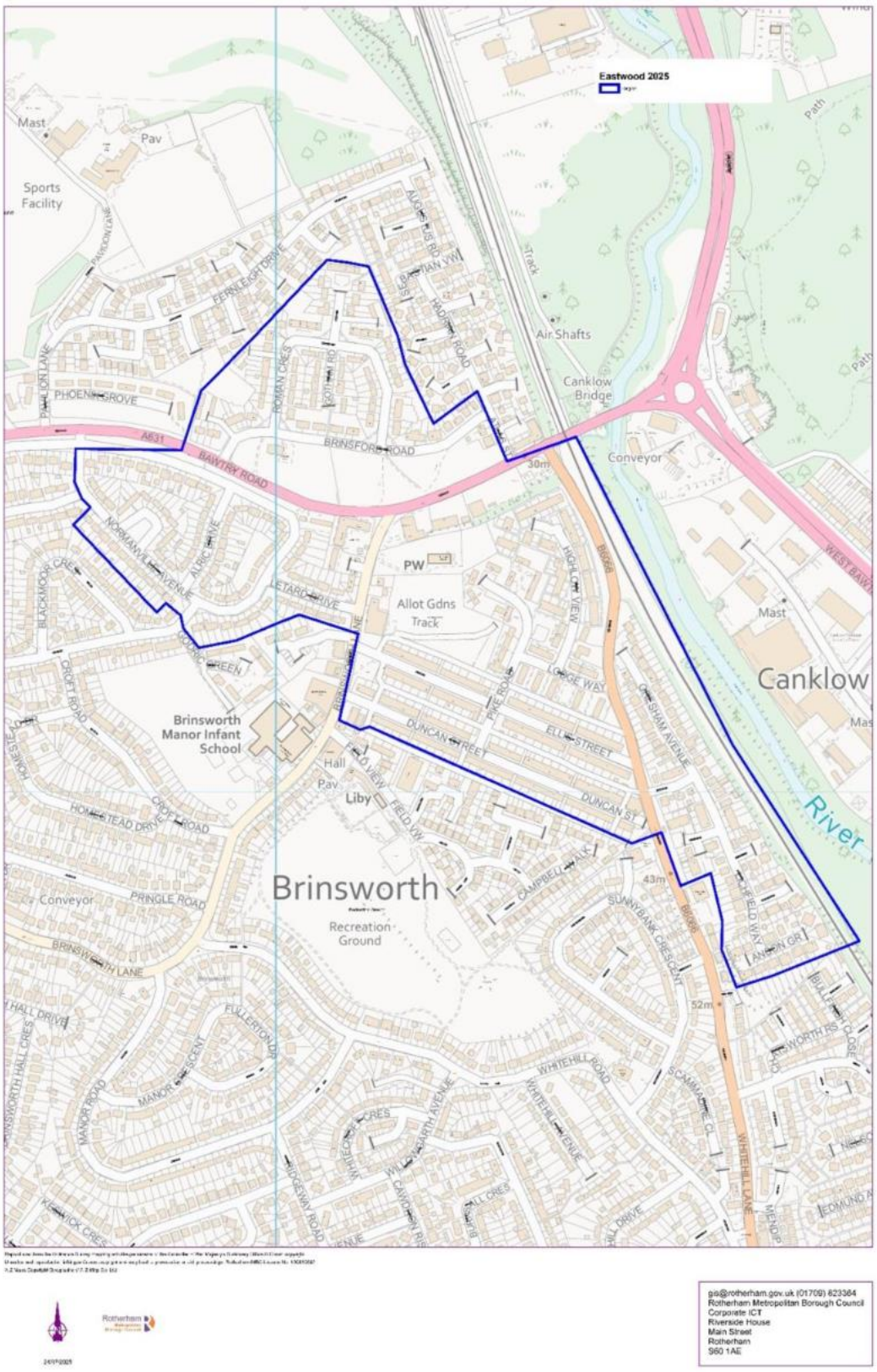
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Town Centre / Eastwood / Clifton /Boston Castle r



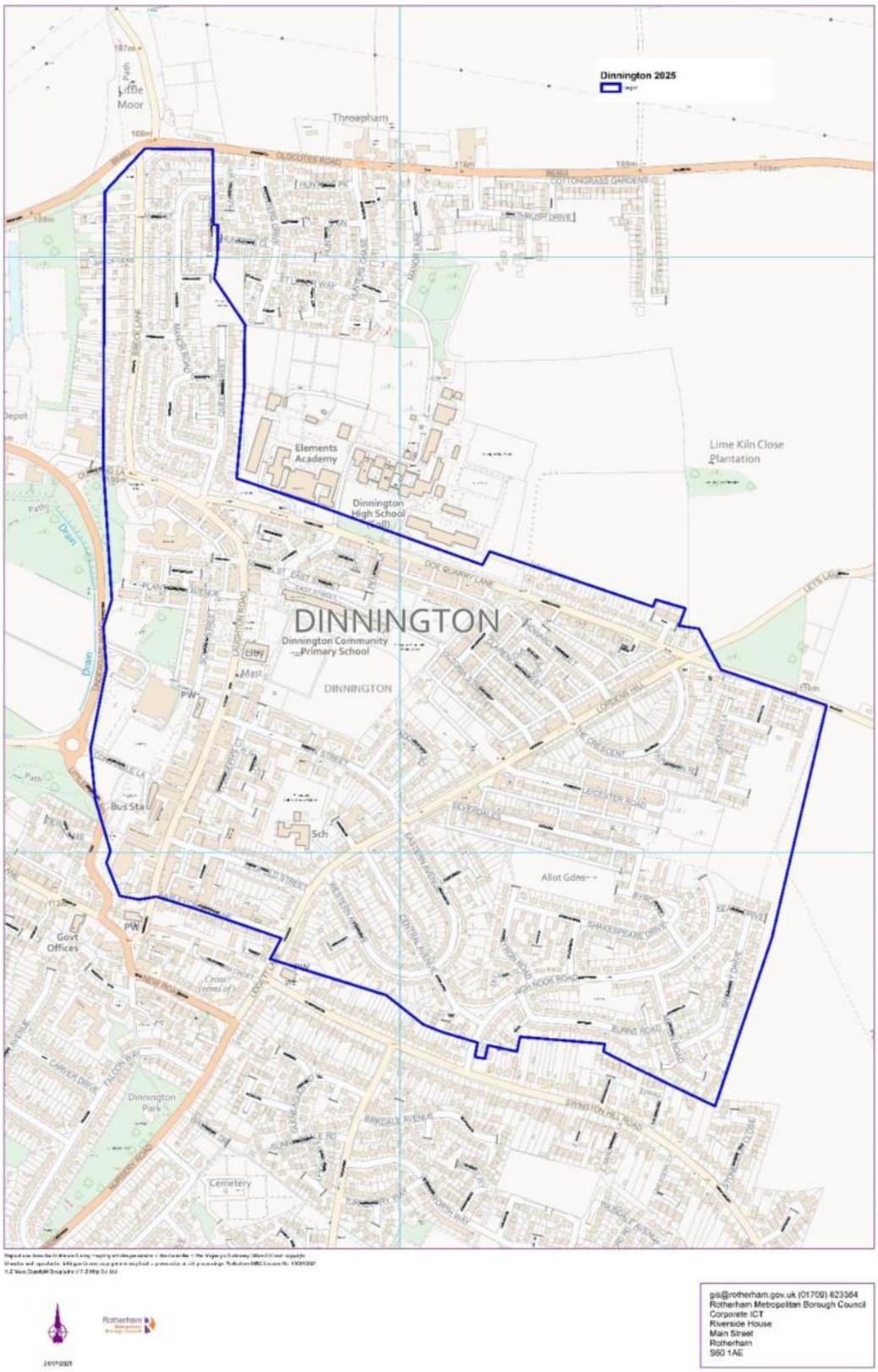
Appendix 6

Brinsworth



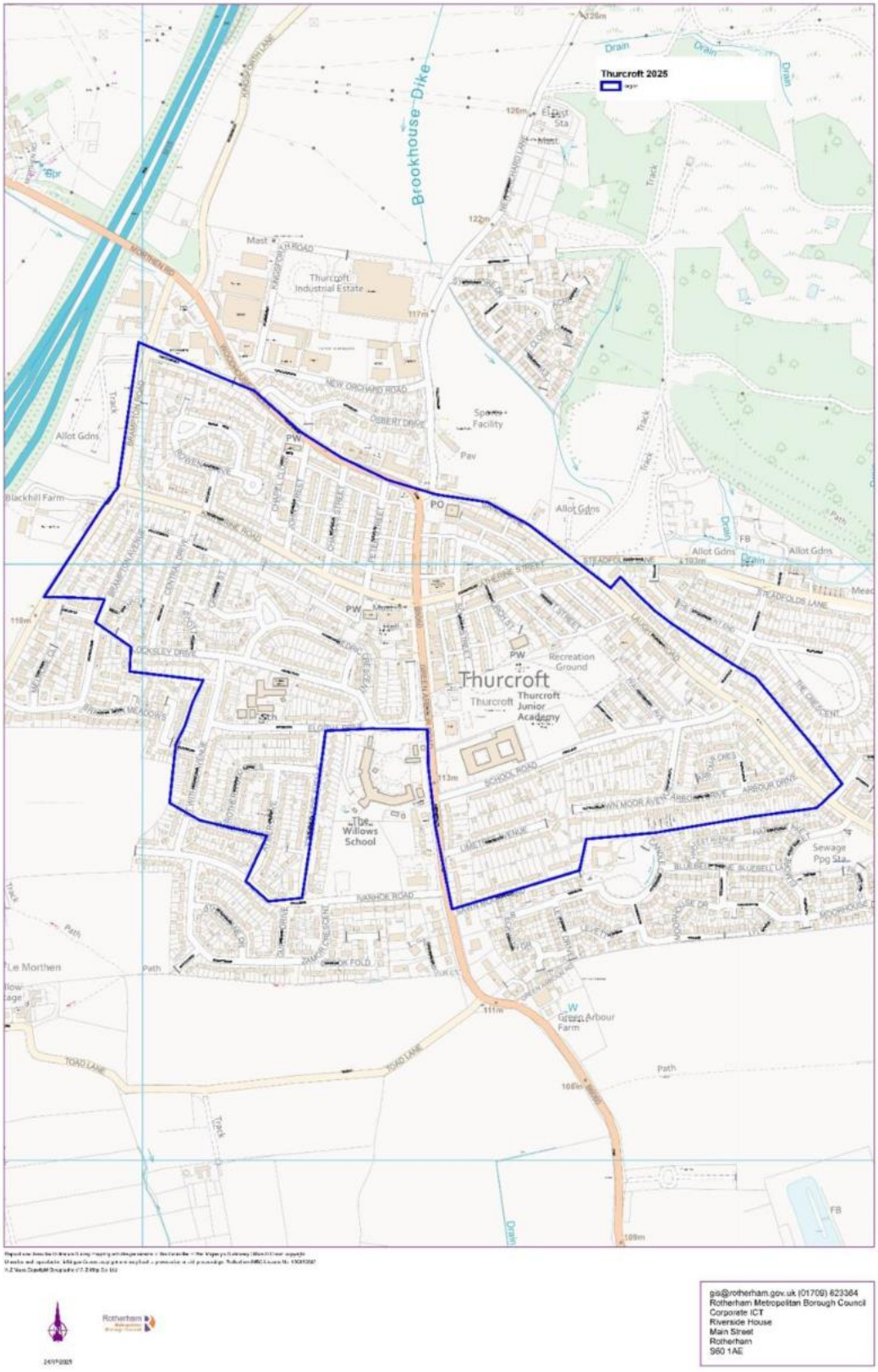
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Dinnington



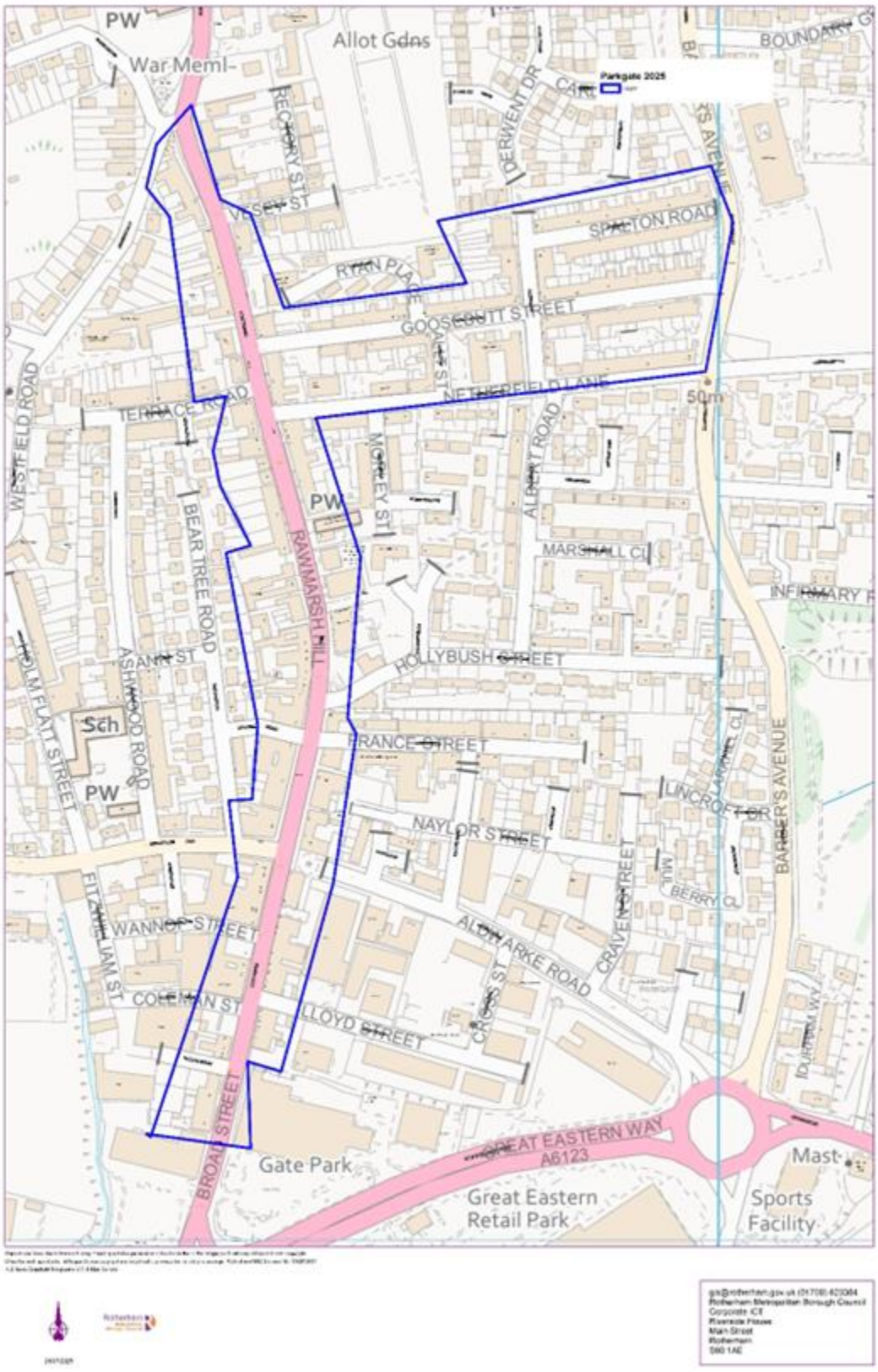
Appendix 6

Thurcroft



Appendix 6

Parkgate



Analysis of Alternative scheme Proposals
Each of the 7 alternative proposals received during the consultation are reproduced in full at the end of this section.

1) Proposal for an Alternative Approach to Selective Licensing – Kash Walayat OBE 6/2/25

Summary
Alternative compliance scheme to run parallel to the selective licensing scheme borough wide. Proposal that Landlords submit specific set of evidence, including photos of interior and exterior, proof of NRLA membership, certificates etc. as part of the streamlined process. Fee of £250 for the 5 years. Refreshed documents to be submitted annually. Should these documents be incomplete, not submitted or issues arise then a requirement to apply for a selective licence and join the full scheme.

Key features
- Runs alongside formal selective licensing
- Self-regulation
- Borough-wide
- Lower fees

Response
This is a well-considered and presented alternative scheme. The proposal considers the imminent Renter Rights legislation and wider legal responsibilities. The core of the model suggests similar requirements to the Governments proposed landlord Database with an enforcement element for inadequate documentary compliance.

The Government database is scheduled to come into operation nationally in August 2026. As written, the streamline proposal considers a voluntary document based alternative scheme to be administered alongside formal selective licensing. Those complying with the voluntary scheme would be exempt from selective licensing but would pay an administration fee of £250 / property. If they fail to deliver the voluntary scheme's requirements the property would again be subject to formal selective licensing.

It is not clear that the legislation and government guidance would allow for a licence exemption within a declaration, based on the operation of the voluntary scheme.

This would then require the voluntary scheme properties to be licenced at the reduced fee. If it then failed to comply with the voluntary scheme conditions, the licence would have to be formally revoked, before a demand was made for a new licence application and fee to enter the councils' selective licensing scheme. This is likely to be an overly complex process with increased administration fees and the chance of properties not relicensing.

The proposal does not consider the additional control and responsibilities provided by Licence Conditions which are attached to each selective licence.

Under this proposal council officers would have no contact with the tenants of properties entered into the voluntary streamline scheme. The proposal only requires

the required documentation and photos of the interior and exterior of the property to be compliant. This provided little reassurance of the actual quality of the letting or management practices. If, as would be expected, large numbers of landlords opted for this option, the proposed fees for the streamline scheme would be insufficient to fund the selective licensing scheme or verification visits on the voluntary scheme.

The proposal names one benefits would be the ability to rolled this model out wider that the proposed selective licensing areas, perhaps district wide, which may help resolve the funding issue. Unfortunately, the data does not currently support a brough wide selective licensing declaration, which would remove the incentive for landlords outside of declared areas, to join the voluntary scheme

Based on the levels of hazards and poor management identified over the previous two schemes, there would be little confidence that a bureaucratic, paper-based licensing scheme would deliver the improvements to tenants living conditions, that a property inspection bases scheme could provide. It may also be open to abuse.

Appraisal

Strengths

- Accepts that there are responsible landlords and assists in building relationships between the council and the private rented sector.
- Reduces the resources required in respect of inspections.
- Suggests a district wide compliance scheme.
- Suggests a partial self-regulation model.
- Suggests similar documentary evidence currently required by SL and Government Bill.

Weaknesses

- This proposal could not operate district wide within selective licensing (SL), as SL can only be declared where one of the 6 qualifying criteria can be demonstrated.
- The complexity of delivery of the proposal would generate increased administration costs whilst reducing income, creating a serious risk to the viability of the financial scheme.
- After two periods (10 years) of SL within Rotherham, the evidence of non-compliance and poor levels of proactive management, does not provide confidence which would support a self-regulation model.
- Concerns around the monitoring of property conditions, this would be done under the streamlined compliance scheme by way of submitting evidence and photographs rather than inspections.
- Experience in the current scheme suggests landlords fail to provide timely copies of annual certificates. This would generate significant work chasing up documentation and potentially converting the status of the property.
- The streamlined compliance scheme is not legally enforceable, albeit non-compliance would lead to a requirement to apply for a selective licence.
- The streamline alternative offers a bureaucratic model, similar outcome to the proposed landlord data base in the Renters rights Bill, with enforcement and additional fees for those who fail to make a competent

application or fail to provide annual documentary updates. There is no independent verification of the actual standards within a property.
- Resource intensive in terms setting up and running a parallel scheme to the selective licensing schemes.

Appraisal against Area Plan Objectives

- If it were possible to operate this type of scheme, as proposed, on a district wide model, it would offer significant fee income, which would support local Areas Plan objectives. It is unlikely that it would be legally possible to apply a district wide scheme unless it was voluntary. It is also unlikely that landlords would voluntarily accept this additional cost to their business, especially, those who offer poor accommodation on a voluntary basis.

Selective licensing is a self-funding project, the fee income based on this proposal would be £250 for a 5-year licence for compliant applications, which is a 75% reduction on the standard licence fee of £995 proposed in the consultation. If 50% of applicants within the consulted scheme boundaries, provided full voluntary applications, this would represent a loss of £1,568,977.50 in fee income. It would not be possible deliver the proposed Area Plans described and costed within the Cabinet report.

Risk

- The practicalities of running a parallel scheme and enforcing that scheme alongside a selective licensing scheme will likely create a significant resource issue.
- Unlikely to recover all costs.
- Likely to be difficulties/ challenges if issues and status of property is changed to require full selective licence and fee.
- The submission of documentation doesn’t necessarily provide a true reflection of property conditions and management standards.
- Identification of non-compliant properties unlikely without significant levels of verification inspections. Tenants would be left in hazardous homes and the Area Plan objectives would not be met.

Practical/Beneficial Alternative?

- The streamlined initial approach does not go far enough to safeguard against poor property management and housing conditions. The approach is based upon documentary evidence only.
- The approach presents challenges in terms of enforcing a requirement to join the full selective licensing scheme should issues be identified.

Appendix 7

2) <u>Proposal for an Alternative Approach to Selective Licensing – Jamie Smyth, Director, Livin Residential Lettings 12/3/25</u>

Summary
Introduction of an approved/accredited property management scheme using accredited Letting Agent and the formation of a landlord steering group. Property management agents meeting strict criteria (such as RICS, ARLA Propertymark, or Safeagent membership) could be recognised as approved agents for consideration by RMBC. Approved agents would submit regular property condition reports, including photographic or video evidence, to RMBC for review. This ensures ongoing compliance without unnecessary financial penalties. Approved agents would be required to meet high standards that already exceed selective licensing conditions.

The Landlord Steering Group would serve as a platform for responsible landlords to work alongside RMBC. It will also provide a forum for reporting issues in each designated area to focus RMBC enforcement. Suggestion of a mandatory database, property condition reports and targeted enforcement.

Key features

- Replaces formal selective licensing
- Using private letting agents
- Self-regulation
- Lower fees
- Steering group
- Waiting for outcome of Renters Rights Bill or suggesting elements within the Bill

Response
The alternative suggested is not a practical or beneficial alternative when considered across the majority of landlords, who do not use Letting Agents. There is no legislation which could compel landlords to use Letting agent. As presented, this alternative scheme it could not achieve the same objectives as described in the Area Plans for the proposed selective licensing designation. There is no specific fee structure offered accepting a suggestion of a significantly reduced fee, which is unlikely to generate sufficient fees to fund the anticipated levels of necessary enforcement, and to deliver the Area Plan objectives, based on the experience of non-compliance in the two previous selective licensing schemes.

This scheme suggests a landlord steering group, this element is viable and welcomed and will be within the recommended proposal.

<u>Appraisal</u>

Strengths

- Encourage landlords to utilise an approved managing agent and thus improve standards.
- Detailed analysis of data collected as proposed would be beneficial and might enable the Council to assess how best to utilise resources.

- The use of a landlord steering group in the manner suggested will be beneficial and assist in building good relationships between the Council and those in the private rented sector.
- Training and education improve standards where the landlord is engaged and increases confidence amongst tenants.
- Documented evidence of Landlord's engagement.

Weaknesses

- All proposals are voluntary and unenforceable; they rely upon the engagement of landlords.
- There is no requirement for a landlord to engage an agent and any scheme in respect of Using an approved/accredited managing agent would be unenforceable.
- The Landlord Steering Group will only be effective in respect of those who choose to engage and has no legal standing.

Appraisal against Area Plan objective

The proposed scheme, within the limitations of those landlords using accredited Letting Agents as proposed, may be able to address some of the Area Plan objectives around improved management of private sector properties. The non-specific, but significantly reduced fee structure would not support wider area interventions.

Risk

- No enforcement options should a landlord choose not to use an approved agent and not engage with the work of the steering group.
- Risk of limited impact as relies upon voluntary engagement and would require a significant number of landlords to engage in order to have any real impact.
- Landlords cannot be required to engage in any of the schemes proposed.
- The worst landlords normally do not choose to engage in voluntary schemes and therefore the poorest standards of tenancy management will not be addressed.
- Costs cannot be recovered.
- Targeted enforcement would only be in respect of those engaging in the schemes properties identified as a problem and therefore would not reach where truly needed.

Practical/ Beneficial Alternative?

- Using an approved/accredited agent will tackle poor management and housing conditions but only in limited circumstances given that any scheme would be voluntary. Such a scheme will therefore have only a limited impact and only for the period of time whereby there is engagement with the scheme.
- This alternative does not provide for a sufficient impact upon management standards across the sector/areas of designation proposed.
- Targeted enforcement enables an approach to tackle poor housing conditions and management in very restrictive circumstances.
- Voluntary schemes are legally unenforceable and therefore only have an impact in relation to those who choose to partake and engage. Any impact

will be limited as a result and will not sufficiently address poor management practices/ standards.

- The suggestions to instigate a landlord steering group is a positive aspect of this proposal.

Appendix 7

3) Proposal for an Alternative Approach to Selective Licensing – Bricknells Letting Agents S/L 04/03/20205

Summary

Reference to the Renters Right Bill coming into force and that there will be a mandatory property database for Council's to utilise. The Council would write to all landlords in the relevant areas and request inspections. The 'good landlords' would not object. There would be a nominal charge for inspections. The Council could then focus on those who are not signed up to the database or have refused access for inspections. The Council could also set up an accreditation scheme utilising agents who can conduct the inspection on behalf of or in conjunction with the Council negating the need for the Council to inspect. The proposal acknowledges that some do not use agents and self-manage instead, and they could implement a 'pay for inspection' basis. This would focus existing powers on the areas where there is a greater need.

Key features

- Replaces formal selective licensing
- Using private letting agents
- Self-regulation
- Borough-wide
- Lower fees
- Steering group
- Waiting for outcome of Renters Rights Bill or suggesting elements within the Bill

Response

This alternative scheme accepts the need for intervention in parts of the housing market within Rotherham. It anticipates the introduction of the national Landlord database. This legislation has not completed its parliamentary process at the time if writing. If enacted, the Landlord Database is scheduled to become operational in August 2026, when failure to be on the database will be a criminal offence. The proposal suggests Council accredited Letting agents to provide confidence in their proactive management and allowing landlords to pay per inspection in a voluntary arrangement, followed up by traditional enforcement and focus on advice and guidance from the Council. The proposal does not fit within a selective licensing framework and would have to be initiated as a voluntary initiative. This would not allow for licences or licence conditions. There would be no statutory framework for fees or compulsion to engage until the national Database was initiated. A voluntary scheme, based on levels of non-compliance with mandatory schemes, is not likely to be effective. It may also prejudice compliant landlords, who would join the initiative, other would use the lack of compulsion avoid engaging.

Appraisal

Strengths

- Resources can be assessed and used in a targeted way.
- Support and assistance available for landlords regarding inspections.

Weaknesses

- The use of any accreditation scheme is voluntary and nor enforceable should landlords choose not to engage.
- The proposal addresses those who do not use Letting agents and self-manage their properties, but as above there is nothing to require a landlord to pay for an inspection. Selective licensing can only create a fee for a licence under the Housing Act 2004.
- It would not be possible to deal with no access issues through the selective licensing framework.
- The proposal to utilise existing enforcement options deals only with hazards/defects within a property/exterior of property and does not deal with the overall management standards in the same way the selective licensing framework does.

Appraisal against Area Plan objective

The voluntary nature of the proposed scheme, within the limitations of those landlords using accredited Letting Agents as proposed, may be able to address some of the Area Plan objectives around improved management of some private sector properties. The non-specific, but significantly reduced fee structure would not support wider area interventions.

Risks

- Not all costs can be recovered.
- Resource intensive in respect of the set-up of an agent accreditation scheme.
- No enforcement options should a landlord not engage in the voluntary scheme.
- In the absence of the selective licensing framework the existing enforcement options are restrictive.
- The proposal only addresses inspections of the properties and does not deal with overall management standards.

Practical/ Beneficial Alternative?

- In the absence of a Selective Licensing framework the alternative legislation available is restrictive and therefore management standards are unlikely to be improved.
- Voluntary schemes are legally unenforceable and therefore only have an impact in relation to those who choose to partake and engage. Any impact will be limited as a result and will not sufficiently address poor management practices/ standards.

Appendix 7

4) Proposal for an Alternative Approach to Selective Licensing – Mr. Monir 18/2/25

Summary

St.Leger Homes is an Arm's Length Management Organisation (ALMO), a Company limited by guarantee, wholly owned by the Doncaster Council. It provides services for the Council under the auspices of a formal Management Agreement with the Council. The alternative proposal is to adopt the St. Ledger homes letting model offering a comprehensive management service to private landlords charging 12% of rental income. It is proposed that the Council sets up a business arm to takes properties off private landlords and manage them for a fee. The model includes a database where private tenants could access well managed private sector properties. The council benefit by gaining control of more properties to assist in managing the council waiting list and homelessness issues. The Landlords benefit from passing the management of their properties to a trusted Letting Agent. St Leger Homes offers a private residential property management service to manage homes on behalf of private landlords to increase the number and choice of properties offered.

Key features

- Replaces formal selective licensing
- Using private letting agents
- Self-regulation
- Borough-wide
- Lower fees

Response

In this model the Council would act as a commercial Letting Agent offering a similar package to those available from high street Letting Agents. There are several legal, commercial and logistical issues with setting up this type of scheme and it could not be achieved in the short term. As with any Letting agent, the ultimate responsibility for the condition of the property rest with the landlord's willingness to invest and to allow the Letting Agent to deliver improvement. This does not release the landlord form their legal responsibilities or give the council the power to ensure standards are maintained. The model competes in the market for properties to manage and would have no power to insist problematic landlords offer their properties to them. Though it may be considered that a Council backed letting Agent may offer confidence and high levels of compliance, this proposal is not comparable with the proposed selective licensing model. It could not deliver area-based initiatives to contribute to the Area Plans.

Strengths

- Removes landlord management responsibilities and gives to responsible nominated agent via the Council.
- Likely to improve standards for tenants and local community, more likely to pursue enforcement against problem tenants.

Weaknesses

- This would entail the Council offering a service as a managing agent on a commercial basis and likely engaging an external company in that role.

- Unlike with a leasing scheme this wouldn't be used as Council stock and therefore could result in potential conflict with the Council's duties as a social housing provider.
- Resource intensive.
- Does not present a long-term solution to poor management of private rented properties, need to consider terms and length of any agreement and that only acting in capacity as a managing agent with overall control remaining with the Owner of the property.
- Does not tackle poor management techniques, simply removes the responsibility for a period of time.
- Requires engagement of landlord, it isn't mandatory and does not address standards/issues around those landlords who chose not to join the scheme. No enforcement powers available for those who choose not to.
- Unlikely to be financially viable, the Council would need to assess charge of an initial fee and then percentage of the rent. The setting up of such a scheme would be costly – fee for the management agent, contractual issues, dealing with collection of rent and payment upon receipt.
- The ultimate responsibility for the condition of the property rest with the landlord's willingness to invest and allow the Letting Agent to deliver improvement. This does not release the landlord form their legal responsibilities or give the council the power to ensure standards are maintained.

Appraisal against Area Plan objective

The proposed scheme if initiated could offer high levels of management to private sector properties but it could not focus its delivery in any specific area of need so is unlikely to be able to deliver the objectives of an Area Plan.

Risks

- Not own stock with ultimate control remaining with the Landlord/owner.
- Resource intensive - Likely need to appoint management company – cost of this and the set up of such a scheme. Cost likely to exceed that charged and any short fall would then fall to public purse or alternatively charges too high which would impact uptake.
- Voluntary scheme.
- Council still responsible if managing agent appointed and there are issues/termination of contract.
- Lack of enforcement options.

Practical/ Beneficial Alternative?

- This option allows the Council to tackle poor management and housing conditions but only in limited circumstances given that any scheme would be voluntary. Such a scheme will therefore have only a limited impact and only for the period of time whereby there is engagement with the scheme.
- This alternative does not provide for a sufficient impact upon management standards across the sector/areas of designation proposed.
- There would be a significant impact upon the Council in terms of resources to set up and maintain such a scheme.

- Likely not a financially viable scheme and this would result in an impact upon the public purse as the cost would likely exceed the fees paid.

Appendix 7

5) Proposal for replacement of Selective Licensing in Masbrough – Landlord steering group 17/3/25

Summary

Mandatory registration of all private landlords on a central database. Requirement for landlords to submit property condition reports and works project plan. Online platform for tenants to raise concerns with landlord and then Council with clear procedures for investigating tenant complaints. Targeted enforcement approach – data analysis, pro-active inspections. Landlord and tenant education and support.

Key features

- Replaces formal selective licensing
- Self-regulation
- Lower fees / unclear funding mechanism
- Steering group
- Waiting for outcome of Renters Rights Bill or suggesting elements within the Bill

Response

The alternative proposal is well presented. It mentions many of the same objectives as the selective licensing proposal and the measures identified in the Renter Rights Bill. The database in this proposal is likely to be significant to develop and would not be cost effective just for Masbrough. It is likely that the National database in the proposed Bill will deliver a similar database. The current timetable expects the national database to be operational by August 2026 which is likely to be before any standalone system might take to initiate. There are also significant Data protection issues with a shared database. The proposal mentioned cost being shared between stakeholders without identifying these stakeholders or proposing a funding mechanism. The model does not address wider area issues, already identified, in the Area Plans, which would require a mandatory basis achieve compliance. A voluntary scheme, based on levels of non-compliance with mandatory schemes is not likely to be effective. It may also prejudice compliant landlords, who would engage whilst others would use the lack of compulsion to avoid engaging.

Strengths

- Detailed analysis of data collected as proposed would be beneficial and would enable the Council to utilise resources in respect of any required enforcement in a targeted way.
- The use of a landlord steering group in the manner suggested will be beneficial and assist in building good relationships between the Council and those in the private rented sector.
- It is suggested that the portal will be funded by Stakeholders.
- Training and education improve standards where the landlord is engaged and increases confidence amongst tenants.
- Documented evidence of Landlord’s engagement.
- The proposal is similar to the proposals in the Renters Rights Bill.

Weaknesses

- All proposals are voluntary and unenforceable; they rely upon the engagement of landlords.

- The Landlord Steering Group will only be effective in respect of those who choose the engage and has no legal standing.
- If the portal is funded by Stakeholders what level of control will the Council have in respect of this and how will it be managed, again if not used there is no means to enforce.
- The proposal suggests that it will improve tenant protection. The measures are all voluntary and are measures that should already be in place for tenants for a well-managed property.
- The uptake for training and education previously offered has been low.
- The proposal is similar to the proposals in the Renters Rights Bill. Much of the infrastructure would be expensive and would need a long lead period to develop, especially as this has been proposed as a Masbrough specific alternative.

Appraisal against Area Plan objective

The proposal is specific to the Masbrough. The existing data identifies this area as having the worst levels of housing conditions, the worst level of improvement between the SL schemes and the highest levels of criminality. The area has significant deprivation. The objectives in this Area Plan extend beyond simple house condition, which this voluntary proposal will not be able to consider. The proposed project plan would cause delay in delivery, as much of the data is available and the proposed funding structure is vague which is unlikely to deliver in the short to medium term.

Risks

- No enforcement options.
- Risk of limited impact as relies upon voluntary engagement and would require a significant number of landlords to engage in order to have any real impact. Landlords cannot be required to engage in any of the proposals.
- The worst landlords normally do not choose to engage in voluntary schemes and therefore the poorest standards of tenancy management will not be addressed.
- Costs cannot be recovered.

Practical/ Beneficial Alternative?

- Targeted enforcement enables an approach to tackle poor housing conditions and management in very restrictive circumstances.
- Voluntary schemes are legally unenforceable and therefore only have an impact in relation to those who choose to partake and engage. Any impact will be limited as a result and will not sufficiently address poor management practices/standards.

Appendix 7

6) **Two Alternative Proposals to the 2025-2030 Selective License Scheme, – Tracy Cartland-Ward, Landlord 16/3/25**

Summary

The first proposal

To put pause any new proposal until the draft Area Plans has been finalised and all can consider and until Renters Right Bill is finalised and enacted. Then undertake a further consultation with a steering group of stakeholders.

The second proposal

To apply a borough-wide Selective Licensing scheme for all private sector landlords where the landlord is licensed not the property. Create an accredited surveyor list to undertake private HHSRS to submit to the council. Cause managing agents to sign up to a marketing commitment to only market properties which pass HHSRS inspection at no cost to agent.

Proposed fee structure suggests max £600 per property for fully compliant landlords after a list of discounts. Non-compliant landlords pay more.

Key features

- Replaces formal selective licensing
- Using private letting agents
- Self-regulation
- Borough-wide
- Lower fees
- Steering group
- Waiting for outcome of Renters Rights Bill or suggesting elements within the Bill

Response

First proposal

The draft Area Plans were summarised in the ‘ambition’ at each area face to face meeting, after consultation feedback, the plans are being altered to address the issues raised and will be provided in the final Cabinet Paper as the objective of any declaration. Area Plans are live documents and can develop over the life of the declaration. The proposal mentions a stakeholder steering group which will be recommended as a feature of any new declarations, offering the opportunity to influence the activity within each area. The council is aware of the Renters Rights Bill / Act and its provision which may impact any selective licensing declaration. Any decision will be made in full appreciation of this.

Second proposal

The change to the general consent in 2024 allows the Council to consider whole borough schemes. The qualifying criteria remain the same. It is not likely that a borough-wide scheme could be declared as the circumstances of the private sector vary considerably across the borough and would not fit the qualifying criteria. There is no legal mechanism to require compulsion for Letting agents to restrict marketing.

Private accredited surveyors were an option in the first selective licensing scheme.

There was limited take up and some issues with quality of inspection, verification inspection created duplication and additional costs. Inspections by Council officers are more effective as the officers look for more issues than housing standards, which can contribute to Area Plan objectives. The fee structure was based on a brough-wide declaration and in that context would have had merit. In a smaller scheme the fee must reflect the costs of delivering the declaration objectives.

Strengths

- A consistent approach across the Borough in relation to the PRS.

Weaknesses

- Will require significant resources in order to implement such a scheme. The legal test needs to be fully considered and met in order to implement a Borough wide scheme.

Appraisal against Area Plan objective

First proposal would not deliver against Area Plan objectives in the short /medium term.

Second proposal - A borough-wide scheme if it could be legally declared could offer the opportunity to deliver local Area Plan objectives. Other aspects of the proposal are not enforceable, so would rely on voluntary uptake and effective delivery, therefore are less likely to achieve Area plan objectives.

Risks

- Costs will not be met.
- Legal challenge.
- Significant resources will be needed.

Practical/ Beneficial Alternative?

- Low chance of a district-wide scheme being possible within mandatory declaration criteria.
- Licensing landlord not property and limiting letting agent marketing unenforceable.
- Private surveyor may have merit if sufficient safeguards in place, but low take up in earlier scheme shows only larger portfolio holder are likely to take up the option. Cost saving to single property landlord likely to be low against licence discount.

7) **Alternative Proposals to the 2025-2030 Selective License Scheme** - Private Sector Leasing Option – suggestion raised at consultation meeting as a complimentary scheme to support area plan objectives

Summary

The Council would lease private sector properties from private owners on a 5+ year lease. The Owner would have no direct responsibility in law for the letting and the council would have full control over the management and letting of the property. This model exists in other local authorities and in government backed resettlement schemes.

Property owners who do not want the responsibility to act as a landlord could lease the property to the council. The management would be passed to vetted private sector letting agents (via procurement processes), who would offer a full management package for a fee. Properties would to be let at market rent on a shorthold tenancy. The council would retain a proportion of the rent to maintain the property, the owner would have monthly income but no responsibility in law for the letting. Owners would retain the Capital asset value of the asset. The property would be returned to the owner at the end of the lease or a new lease agreed. Development of the lease offer can be via selective licensing steering group.

Key features

- Runs alongside formal selective licensing
- Using private letting agents
- Remove reluctant landlords from the market and offers option other than sale of asset.
- Provides professional management
- Provides additional properties for the council to offer to those on the waiting list or in need.
- Assists in the homelessness provision.

Response

In isolation this scheme is unlikely to address poor management and property conditions as it relies upon voluntary engagement of landlords. When offered within a selective licensing environment as a standalone initiative it offers an alternative for reluctant landlords, who wish to retain their asset, but not to have the responsibility of being a landlord. If take- up is large enough, the improved management could have a positive effect on an area contributing to the Area Plan objectives. The infrastructure provided by a leasing scheme provided the council with an effective mechanism to make better use of Management Orders and Empty Property Management Orders, increasing enforcement options within the selective licensing areas. The initiative operating within the selective licencing areas would act as a pilot for a boroughwide initiative. This option has been supported by a number of landlords during consultation who accept that they do not have the time or commitment to become professional landlords.

Strengths

- Removes reluctant Landlord.
- Opens up new properties for homelessness and wider lettings.

- Provides funding and options to owners of empty properties to bring the property back into use.
- Provides some control over lets in SL areas to change the letting environment and drive change.
- Provides a viable mechanism for the use of Management and Empty Homes Management Orders.
- Possible trial for a wider initiative outside of selective licensing areas.
- Opportunity for tenants to be given a probation period in a less secure tenancy, prior to being offered social tenancy.

Weaknesses

- Voluntary scheme with no enforcement options available.
- Would need a minimum level of take up to be viable.
- Would need a lot of setting up, needs a detailed contractual package developing – it would be resource intensive initial stages.
- The smaller income for Landlords and financial implications may not be attractive.
- We need to protect council from properties in serious disrepair due to costs to repair by the design of the package offered.
- If agent pulls out council would still have lease responsibilities.
- Increase to housing stock but only for lease period with risk of this not continuing.
- Less secure tenancies.

Appraisal against Area Plan objective

Area plans generally are trying to improve the professionalism and quality of the rented sector. Many of the poor practices experience over previous schemes result from accidental or part time landlords who do not have the commitment or knowledge to operate a professional letting business. This voluntary addition to mandatory selective licencing could offer an effective alternative to the benefit of the area.

Risks

- Funding/cost implications.
- Resource intensive to set up and would still require Council oversight.
- Leases would only be for a specific period – this could create uncertainty where used as part of Council stock.

Practical/ Beneficial Alternative?

- Provides a useful tool for bringing empty properties back into use but would need to work in conjunction with selective licensing.

Appendix 7

ALTERNATIVE PROPOSALS PUBLISHED IN FULL

1) **Kash Walayat OBE 6/2/25**

Proposal for a Streamlined Landlord Compliance Scheme as an Alternative to Selective Licensing

1. Background

1.1 Rotherham Council is currently consulting on the future of Selective Licensing for the period 2025 to 2030. The consultation, which began on January 6, 2025, and will run until March 17, 2025, seeks input from private tenants, landlords, agents, businesses, and residents in the proposed areas. Feedback collected will be presented to the Council's Cabinet in April 2025 for consideration before any final decisions are made.

1.2 The proposed Selective Licensing scheme includes the following six areas within the borough-

- Brinsworth
- Dinnington
- Eastwood / East Dene / Clifton / Town Centre / Boston Castle
- Masbrough
- Parkgate
- Thurcroft

1.3 The current scheme mandates a licensing fee of £995 per property, covering a five-year period. The intent of the scheme is to improve housing standards and ensure landlords comply with legal requirements. However, many responsible landlords feel penalised despite maintaining high compliance standards, while the scheme places a significant financial and administrative burden on them.

2. Disadvantages of the Existing Scheme (Implemented 01/04/2020)

2.1 While the Selective Licensing scheme introduced in April 2020 aimed to improve rental housing conditions, it has presented several challenges-

- **High Cost for Responsible Landlords-** The fee applied to all landlords regardless of compliance, penalizing those who already maintain high standards.
- **Limited Coverage-** The scheme only applies to designated areas, leaving many non-compliant landlords outside of enforcement efforts.
- **Resource Allocation Issues-** The Council spends resources monitoring and inspecting already compliant landlords instead of focusing on problem properties.
- **Administrative Burden-** The licensing process is time-consuming and cumbersome, leading to delays in takeup, approval and renewals.
- **Tenant Displacement Risks-** Some landlords pass on licensing costs to tenants, increasing rental prices in designated areas.

3. Proposed Alternative Compliance Scheme

3.1 A streamlined scheme is proposed to run in parallel to the proposed Selective Licensing, which ensures that responsible landlords are not penalised while targeting rogue landlords effectively.

3.2 **Requirements for the Streamlined Scheme-** Landlords opting for this slim scheme must submit the following documentation for each property-

- A current Tenancy Agreement
- A valid Electrical Installation Condition Report (EICR)
- A valid Energy Performance Certificate (EPC) with minimum of E rating
- A valid Gas Safety Certificate (if applicable)
- Information Commissioner's Office (ICO) Certification
- Proof of Deposit Registration (if a deposit has been taken)
- Proof of Registration with the National Residential Landlords Association (NRLA)
- Photographs of the property's interior and exterior

3.3 **Fee Structure-**

- A one-time administrative fee of **£250 per property** for the proposed **fiveyear period**.

3.4 **Ongoing Compliance-**

- Landlords must submit updated versions of the above documentation annually within **28 days of the anniversary** of their initial submission or start date of the proposed selective licensing scheme.
- The Council will review these submissions using a slim down risk based approach and if all documents are in order, they will notify landlords of the next annual submission date.
- If documentation is incomplete, not provided, or issues are identified, the landlord will be required to **join the full Selective Licensing scheme** with 28 days.
- The **£250 fee already paid will be deducted from the full licensing cost** of £995.

3.5 **Benefits of the Streamlined Scheme-**

- **Lower Costs for Responsible Landlords-** This scheme provides significant savings compared to the £995 full licensing fee.
- **More Comprehensive Coverage-** This approach enables a wider range of properties to be included beyond the limited designated areas.
- **Encourages Compliance-** Landlords have an incentive to remain compliant as it is more cost-effective and efficient.
- **Council Resource Optimisation-** Resources can be better allocated to target non-compliant landlords.

3.6 **Wider Compliance and Assurance to the Council –** The streamlined compliance scheme provides wider regulatory assurance by incorporating additional legal and operational safeguards beyond just housing conditions. Requiring landlords to register with the Information Commissioner's Office

(ICO) ensures they adhere to data protection regulations when handling tenant information, mitigating risks of data misuse. Additionally, proof of deposit registration guarantees that tenant deposits are securely protected within an approved tenancy deposit scheme and registration with a professional body, these elements will provide an additional financial security and compliance with legal requirements

4. Potential Conflicts with the Renters' Reform Bill

4.1 The proposed Renters' Reform Bill introduces several reforms that may overlap with existing Selective Licensing schemes, potentially leading to redundancy and questioning the necessity of implementing a full licensing scheme when many provisions are set to become law.

4.2 **Abolition of Section 21 "No-Fault" Evictions-** The Bill seeks to eliminate Section 21 evictions, requiring landlords to provide a valid reason for terminating a tenancy, such as rent arrears or anti-social behavior. This change aligns with objectives of Selective Licensing aimed at ensuring tenant security and responsible landlord practices.

4.3 **Introduction of a Private Rented Sector Database-** The Bill proposes creating a comprehensive database of rental properties and landlords, enhancing transparency and aiding enforcement of housing standards. This database could serve functions similar to those of Selective Licensing schemes, such as monitoring landlord compliance and property conditions.

4.4 **Application of the Decent Homes Standard to the Private Rented Sector-** Extending this standard to private rentals mandates that properties meet specific criteria, ensuring safe and habitable living conditions. This requirement overlaps with Selective Licensing objectives to improve housing quality.

4.5 **Prohibition of Discrimination Against Tenants-** The Bill aims to make it illegal for landlords and agents to discriminate against tenants based on benefits or having children, promoting fairer access to housing. While Selective Licensing schemes may not directly address discrimination, this provision complements broader efforts to ensure equitable treatment in the rental market.

5. Addressing Potential Redundancies

5.1 Given these overlaps, implementing a full Selective Licensing scheme may lead to duplication of efforts and unnecessary administrative burdens. The proposed streamlined compliance “slim” scheme offers a more efficient alternative by focusing on key compliance areas without replicating forthcoming legal requirements.

5.2 By aligning the streamlined scheme with the Renters' Reform Bill, the Council can ensure that resources are utilised effectively, targeting non-compliant landlords while supporting responsible ones. This approach minimizes

redundancy and leverages new legislative frameworks to maintain housing standards.

6. Retaining Council Powers without Full Selective Licensing for the Slim Scheme

6.1 The Council can retain its enforcement powers and oversight capabilities without implementing full Selective Licensing by ensuring that landlords enrolled in the streamlined compliance scheme meet all necessary legal and regulatory requirements (see para 6.5 for summary of local authority existing) powers.

6.2 Regular documentation submissions ensure that landlords remain compliant, and any failure to provide the required documentation or meet safety standards would trigger immediate escalation to the full Selective Licensing scheme. This conditional approach maintains a strong regulatory framework without subjecting compliant landlords to unnecessary administrative burdens.

6.3 The Council can also conduct targeted audits and inspections based on risk assessments rather than blanket enforcement, allowing resources to be directed toward properties with compliance concerns while minimizing disruption for responsible landlords.

6.4 This approach ensures that non-compliant landlords can be effectively identified and brought into the full scheme, while compliant landlords benefit from a lighter regulatory touch. The Council retains the ability to enforce housing standards, penalise breaches, and take necessary legal action against landlords who fail to comply, ensuring robust tenant protections and maintaining housing quality across the borough.

6.5 Summary of Existing Council Powers Under the Housing Act

The Council already possesses significant enforcement powers under the **Housing Act 2004**, which allows it to take action against landlords who fail to meet required housing standards. These powers include:

- **Improvement Notices (Section 11 & 12) -** The Council can serve improvement notices requiring landlords to rectify hazards identified in rental properties.
- **Prohibition Orders (Section 20 & 21) -** The Council can prohibit the use of properties or specific parts of properties that pose serious risks to tenant health and safety.
- **Hazard Awareness Notices (Section 28) -** These notices inform landlords of potential hazards in their properties and recommend remedial actions.
- **Emergency Remedial Action (Section 40) -** In extreme cases where tenants are at immediate risk, the Council can undertake remedial work and recover costs from the landlord.
- **Banning Orders (Housing and Planning Act 2016) -** For persistent offenders, the Council can apply for banning orders, preventing landlords from renting properties.

- **Civil Penalties (Housing and Planning Act 2016) -** The Council can impose financial penalties of up to £30,000 for breaches of housing regulations.
- **Rent Repayment Orders (Section 96)-** Tenants and the Council can apply for repayment of rent where landlords have failed to comply with licensing or enforcement requirements.

These existing enforcement mechanisms provide the RMBC Council with the authority to regulate landlords and uphold housing standards, making full Selective Licensing unnecessary for compliant landlords under the streamlined scheme.

7. Comparison of Council Powers under Different Schemes

7.1 The following table outlines how the Council retains its enforcement and oversight powers under the Streamlined Compliance Scheme, the Full Selective Licensing Scheme, and the Renters' Reform Bill:

Council Power	Streamlined Compliance Scheme	Full Selective Licensing	Renters' Reform Bill
Requirement for landlords to register	Yes, with proof of compliance	Yes, mandatory licensing	Proposed national database
Annual compliance checks	Yes, landlords submit documentation annually	Yes, through Council inspections	No, compliance enforced through general regulation
Targeted audits and risk assessments	Yes, Council conducts selective audits	Yes, full inspections required	No specific audits outlined
Enforcement against non-compliant landlords	Yes, escalates to full licensing if non-compliant	Yes, penalties and revocation of license	Yes, penalties for non-compliance
Protection of tenant deposits	Yes, proof of deposit registration required	Yes, included in licensing requirements	Yes, required under tenancy law
Data protection compliance	Yes, ICO registration required	Not explicitly required	Yes, aligns with broader data protection laws
Gas, Electrical, and Energy safety compliance	Yes, landlords must submit valid certificates	Yes, inspections ensure compliance	Yes, part of property safety regulations
Council oversight on property conditions	Yes, based on submitted evidence	Yes, through inspections	Yes, subject to enforcement through legal provisions
Legal recourse against landlords	Yes, non-compliant landlords must join full licensing scheme	Yes, fines and penalties apply	Yes, penalties for failing to meet standards

7.2 The above table highlights how the streamlined scheme retains essential regulatory functions while reducing unnecessary administrative burdens. It ensures compliance, focuses resources on non-compliant landlords, and aligns with the proposed Renters' Reform Bill, making it a practical and effective alternative to full Selective Licensing for the Slim Scheme landlords.

8. Conclusion

8.1 The proposed streamlined compliance scheme not only addresses the disadvantages of the existing Selective Licensing model but also anticipates and integrates forthcoming legislative changes under the Renters' Reform Bill. This proactive approach ensures that the Council's efforts are complementary to national reforms, reducing duplication and enhancing the effectiveness of housing regulation in Rotherham. Additionally, by implementing this scheme alongside the full Selective Licensing scheme, the Council can offer a fairer, more cost-effective, and resource-efficient system that benefits compliant landlords while effectively addressing rogue landlords.

31/01/25

2) **Proposal for an Alternative Approach to Selective Licensing – Jamie Smyth, Director, Livin Residential Lettings 12/3/25**

Proposal for an Alternative Approach to Selective Licensing
Introduction

As a director of an RICS-regulated residential property management company in South Yorkshire, managing over 100 properties, I am committed to ensuring high standards in the private rented sector. Rather than imposing a **blanket selective licensing scheme** on all landlords, I propose a **more targeted, data-driven approach** that encourages responsible management while focusing enforcement on problem properties.

This proposal recommends the introduction of an **Approved/Accredited Property Management Agents Scheme** and the formation of a **Landlord Steering Group (LSG)** to work collaboratively with RMBC to improve housing standards without excessive financial burdens on compliant landlords.

Key Elements of the Alternative Proposal

1. Approved/Accredited Property Management Agents Scheme

This scheme would create a **structured, compliance-led approach** where accredited agents work with RMBC to uphold property and tenancy standards.

1.1 Accreditation & Reporting

- Property management agents meeting **strict criteria** (such as **RICS, ARLA Propertymark, or Safeagent** membership) **could** be recognised as approved agents for consideration by RMBC.
- Approved agents would submit **regular property condition reports**, including **photographic or video evidence**, to RMBC for review.
- This ensures **ongoing compliance without unnecessary financial penalties**.

1.2 Robust Management Standards

Approved agents would be required to meet high standards that already **exceed** selective licensing conditions, including:

- **Comprehensive tenant vetting procedures.**
- **Regular property inspections** with documented reports.
- **Maintenance tracking and compliance checks** (e.g., gas safety, electrical safety, EPCs).
- **A clear complaints resolution process** for tenants.
- **Proactive engagement with tenants** to prevent anti-social behaviour and tenancy breaches.

2. Landlord Steering Group (LSG) – A Collaborative Approach

The **Landlord Steering Group** would serve as a platform for **responsible landlords** to work alongside RMBC, ensuring **direct accountability** while improving housing standards in a **fair and transparent** manner. It will also provide a forum for reporting issues in each designated area to focus **RMBC enforcement** where it is truly needed.

2.1 Data-Driven Registration & Monitoring

- **Mandatory landlord registration** with a **central database**, including property details and compliance records.
- **Regular property condition reporting** to track maintenance and safety compliance.
- **Landlord Steering Group and Training Attendance – Mandatory.**

2.2 Targeted Enforcement Approach

- **RMBC to focus enforcement resources on identified problem properties**, rather than penalising compliant landlords.
- **Use of data analysis** to identify high-risk areas with poor housing standards.
- **Increased enforcement for non-compliant landlords**, with penalties for repeated breaches.

3. Reduced Administrative Burden for RMBC

- Instead of processing **thousands** of individual landlord applications, RMBC could **oversee a streamlined process** by working directly with **accredited agents and the LSG**.
- This would **free up council resources** to focus on genuine problem areas **where intervention is required**.

4. Dedicated RMBC Liaison Officer

- Agents could pay a **reduced per-property fee** (**significantly lower than the proposed £995 per property**) to fund a **designated RMBC officer**.
- This officer's role would be to **work directly with accredited agents**, ensuring compliance, addressing issues, and **intervening only where necessary**.
- This maintains **council oversight without placing an unnecessary financial burden** on compliant landlords.

5. Focus on RMBC's Own Housing Stock & Social Housing Providers

(Noted: This element **cannot be included** as part of the legal framework for selective licensing)

- If the council is **serious about improving housing standards and dealing with anti-social behaviour**, it should **assess the condition of its own housing stock** and that of **social housing providers it funds**.

- **Why aren't these properties subjected to the same scrutiny as private landlords?**

Potential Benefits of the Alternative Approach

- **Maintain High Standard Without Excessive Costs** – Allows good landlords to continue delivering high standards **without financial penalties**.
- **More Effective Enforcement** – **Targets non-compliant landlords** rather than applying a **blanket licensing scheme**.
- **Stronger RMBC & PRS Relationship** – A **healthy relationship** where both **hold each other to account** for housing standards, working together to **improve communities**.
- **Reduced Costs for Tenants** – Avoids **unnecessary rent increases** due to excessive licensing fees.
- **Improved Outcomes for RMBC** – **More efficient allocation of resources** rather than blanket administration of selective licensing.
- **Improved Housing Standards Across All Sectors** – Ensures **RMBC and social housing providers meet the same standards** expected of private landlords.

Conclusion

This proposal offers a **balanced, effective, and fair alternative** to selective licensing by **targeting enforcement where it is genuinely needed**, while recognising and supporting **responsible landlords**.

I welcome the opportunity to discuss this further and explore how we can work together to achieve the **best outcome for tenants, landlords and RMBC**.

Jamie Smyth BSc (Hons) MRICS
Director
Livin Residential Lettings Ltd & Workin Commercial Property

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3) Proposal for an Alternative Approach to Selective Licensing – Bricknells Letting Agents S/L 04/03/20205

Extracted from a longer response the consultation.

An alternative

At Bricknells we are members of ARLA (Association of Residential Letting Agents), NRLA (National Residential Landlords Association) and the Leaders Council. We manage many properties within the proposed selective licensing areas on behalf of landlords.

In our management of properties we reference, vet tenants, conduct regular inspections (being mindful of the Fitness for Human Habitation Bill 2018), manage tenancies and address issues of property maintenance and repair.

Landlords pay a fee for our services and if the scheme progresses having to pay a further £900 plus, for council inspections and notices appears to be duplication.

There are a number of 'good agents' operating in the borough, would it not be prudent to leverage their expertise? Could the council set up an associate scheme for agents whereby through a council accreditation scheme with continuing council oversight they can be leveraged to conduct inspections and reporting on behalf of and in conjunction with the council.

To become accredited and pay for the scheme then maybe a nominal fee could be levied. Accreditation would give an added layer to an agent's qualifications, with costs either passed on to landlords or absorbed.

With landlords there are two types, those that employ an agent and those that self-manage.

So, for those that would use an accredited agent there would no need to be levied a selective licence fee as their agent would fulfil all inspections and would be happy to share their inspection reports for council oversight thereby negating the need for a council inspection.

For those landlords that self-manage or do not use an accredited agent the council would inspect on a 'pay for inspection' basis as indicated above in lieu of the selective licence fee.

This would allow the council to narrow the imposition of licencing and focus their existing powers of enforcement to those areas of greater need. As currently if the scheme were introduced as is, then council resources would be spread 'too thin' to become effective.

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4) Proposal for an Alternative Approach to Selective Licensing – Mr. Monir 18/2/25

From: Zahir Monir >
Sent: 18 February 2025 18:50
To: Chris Stone <
Subject: Re: Badsley moor lane selective licensing

Good Afternoon Chris

We can't we adopt the st ledger homes private landlord scheme.

The council sets up a business arm takes properties off landlords manages them for a small fee. The advantages are all check ups done by council for tenants. All paperwork to a high standard. Their could be a database and good landlords will go for this opportunity. Their will no anti social behaviour, council does check ups and has a in-house meantenance team. They will be no homeless and less issues around hazards etc.

Can this be looked or can you contact st ledger homes.

Thanks
Zahir

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5) Proposal for replacement of Selective Licensing in Masbrough – Landlord steering group 17/3/25

This alternative proposal is reproduced in full, but the format had been changed to allow inclusion in this document

Proposal to replace selective licensing By Landlord Steering Group

Masbrough region

OUR PROPOSAL

Key elements of this system:

- **Landlord registration with detailed property information:**
  1. Mandatory registration of all private landlords with a central database, including property details, contact information, and tenancy agreements.
  2. Regular updates required to maintain accurate information.

- **Property condition reporting:**
  1. Requirement for landlords to submit detailed property condition reports at regular intervals, covering aspects like safety, maintenance, and energy efficiency.
  2. Landlords to give works project plan being a 5yr proposal and other details as required on the form.
  3. Use of standardized reporting forms to facilitate easy comparison and identification of potential issues.

- **Tenant feedback mechanism:**
  1. Secure online platform for tenants to report housing concerns directly to Landlord in the first instance and then to local authority being Environmental Health Dept.
  2. Clear procedures for investigating tenant complaints and addressing issues promptly.

- **Targeted enforcement approach:**

  1. Data analysis to identify high-risk areas with poor housing standards.
  2. Plan of action to be agreed to raise standards in housing and locations with all stakeholders.
  3. Increased enforcement capacity to conduct proactive inspections in these areas and support the issue of penalties for non-compliance.

- **Landlord / Tenant education and support:**
  1. Provision of online resources and workshops to educate landlords on best practices for property management and tenant rights.
  2. Approved Contractors' listings, including pooling contract offering.
  3. Incentives for landlords who demonstrate high standards of property management.
  4. This is not limited to holding Landlord meetings to discuss any issues they

face and the Landlord Steering Group to provide support.

5. Tenants meeting to be held to address problems they face with Landlords or the property and / or any other issues related to housing locality and services, the feedback channelled back to relevant authorities to ensure accountability and results.
6. Owner / Occupier meetings to be held and their concerns to be addressed.

Potential benefits of replacing selective licensing:

- **Reduced administrative burden on landlords**: Eliminates the need for separate licensing applications in designated areas, thus enabling streamlining compliance processes.
- **More targeted approach**: Allows for focused interventions in areas with the most pressing housing concerns, rather than blanket licensing.
- **Improved tenant protection**: Enhanced mechanisms for tenant feedback and complaint resolution.
- **The SL is having an adverse effect on the owner occupiers** who are seeing their property values decreasing, lenders not borrowing in these localities due to council's SL mapping, It is having an adverse effect.
- **The LSG can ensure better co-operation and deliverability from the Landlord to the council relevant bodies, and with all stakeholders and vice versa.**
- **Greater accountability**: Clearer data on landlord compliance and property conditions.

Data collection and analysis:

Ensuring robust data collection and analysis capabilities to identify high-risk areas effectively.

- **Enforcement capacity:** Building adequate enforcement capacity to respond to tenant complaints and investigate potential violations.
- **Consultation with stakeholders**: Engaging with landlords, tenants, and local communities to gather feedback and address concerns throughout the development process.

Rationale

Why should area related Landlord Steering Groups be setup and supported by the council?

The main reason for having consultations is it look at how the Landlords and SL can work together and achieve the results as directed by central Govt. We have two options Landlords either agree with the SL team or disagree and submit their proposals that addresses the requirements and delivers the required results.

Throughout the last 10 years it has been Selective licensing V Landlords, tenants and owner occupiers who are all dismayed, disgruntled and in totality wholly against Selective Licensing, they have seen no value or benefit of Selective Licensing.

The LA Licensing Dept has been operating for 10 years being two terms it has not achieved the desired goal of un-licensing in this location and after 2 terms being 10years it is saying it needs more terms hence the mapping of this location once again, this shows a failure. After all their reports and un-licensing, a certain area. National media had done a report on the conditions of the properties in that location, which highlighted Selective Licensing's comprehensive failure borough wide.

It has not just failed the housing stock; it has failed the owner occupiers, its failed landlords and tenants as Landlords have passed the cost on to the tenants and SL has not addressed tenants' issues in relation to their comprehensive housing issues.

Tenants' rights have not been protected within the SL schemes, they believe they have been targeted due to many reasons.

SL has also failed owner occupiers who have seen a significant drop in standards in the locality and significant valuation drop on their residences, furthermore the SL regime has affected the lenders appetite to borrow funds for purchases / remortgages in the areas of SL.

We respectfully submit with the resources of the council availed to them, they have failed miserably and have not achieved the desired result of raising the location's

housing stock to a satisfactory level where the location can be moved out of SL that alone is another prime evidence of failure, if they haven't achieved it in the last 10 years they will not be able to remove it in the next 5 years, the area has not benefitted whatsoever from SL. It is time for the LSG to be created and let it deliver for a period of 5 years.

Execution Strategy

- Proper partnerships with all stakeholders
- Local direct knowledge would benefit the end result being better housing
- The locations would lift above in quality of housing, tenants and property values. It would also see a rise in Private investors investing into these localities.
- It would create a better working environment for council depts especially not wasting council resources but having targeted involvement with the environment health Dept as well as other dept's with LSG.

Technical/Project Approach

This would involve implementing a comprehensive, data-driven landlord registration system, incorporating mandatory property condition reporting, robust tenant engagement mechanisms.

With initial all stakeholder meetings addressing their concerns with the requirements of the Environmental Health Dept & other council bodies to deliver to their requirements as a JV.

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Resources

Using technology to create reporting and data gathering routes

Project Deliverables

- Data collection and analysis:
  - Landlord and Property registration with up-to-date certifications, reports on portal
  - tenant registration with occupant/s details
  - Ensuring robust data collection and analysis capabilities to identify high-risk areas effectively.
- Enforcement capacity:
  - Building with portal adequate enforcement capacity for reporting tenant complaints and other information to Environmental Health for investigating potential violations.

Benefits to the RMBC

Financial savings being paramount at the time when the council is struggling to meet and provide essential services for of all the residents of the borough as oppose to spending the funds on a selected few.

All stakeholders been on one page and working together.

A positive way of raising the housing stock quality and retaining housing within the Borough and potential for increase of housing availability.

Whereas we are projecting a better service, registration, monitoring, reporting and data gathering and due to the stakeholders' commitments, we will strive to meet central Government requirements.

The reasons for a Local Councils to exist is to provide services to the people of its borough, if the people of the borough prefer the way of LSG. Which guarantees retainment of the current housing stock coupled with its saving for the council's finances and resources it would meet the expectations of the stakeholders and therefore this proposal should be approved.

Timeline for Execution

Key project dates are outlined below. Dates are best-guess estimates and are subject to change until the LSG proposal is approved.

Description	Start Date	End Date	Duration
Project Start	1/9/25	30/08/30	60 months
Milestone 1 Initialize registration of all Landlord and properties currently tenanted within location			

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12months for existing properties and ongoing for new properties Stakeholder meetings to and support Stakeholders are landlords, tenants, EHD, Owner occupiers			
Milestone 2 All data on properties to be availed on portal			24 months
Milestone 3 Setup data gathering program with all stakeholders			24 months
Milestone 4 Setting up tenant reporting portal Reporting of problem properties			12months
Inspection & Auditing of systems on yearly basis with data delivery mechanism to all stakeholders			ongoing
Phase 2 Identifying problems areas and reporting routes to Stakeholders for			
Milestone 5 Audit systems ongoing and ensure Environmental Health have all relevant information Ensure data delivering Final report to be submitted to all stakeholders With recommendations			

Final report to be submitted to all stakeholders
With recommendations

EXPECTED RESULTS

Financial & Policy Benefits

Saving RMBC finances and targeted use of resources

Retaining & increasing of housing availability for the Borough

A working relationship between Enivronmental Health Landlords and tenants

OTHER BENEFITS

- The locations would lift positively upwards, in quality housing
- tenants would have a voice and direct access to portals.
- The estates property values would increase.

- It would also see a rise in Private investors investing into these localities.
- It would create a better working environment for council depts especially not wasting council resources but having targeted involvement with the environment health Dept as well as other dept's with LSG.
- The stakeholders will be directly involved as under SL it was SL V Stakeholders
- Removing all diss-advantages of Selective licensing on the location on residents, tenant's owner occupiers with direct benefits for investors and owner occupiers to move forward and gain investment to buy and sell the properties within location.
- Lifting the location out of poverty.

PRICING

Stakeholders to pay for the portals and setting up all procedural requirements, reporting portals, data gathering and wholesome deliverability. In essence all costs borne by stakeholders on an equal basis

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6) <u>Two Alternative Proposals to the 2025-2030 Selective License Scheme, – Tracy Cartland-Ward, Landlord 16/3/25</u>

Extracted from a longer response the consultation.

PROPOSED ALTERNTIVES

1. Take a pause and put any new proposal on hold until the following are available:

    - The Draft Area Plan is finalised and released, so that all can see it, analyse it and understand the data used to form the proposed scheme.
    - The finalisation of the Renters Rights Bill, so that we can apply funds without waste on duplication of activities and ensure the scheme works alongside the new regulations.
    - Have an independent consultation on any new proposed scheme, that is designed in collaboration with the PRS arena, including steering groups representative of landlords, tenants and residents.

2. Design a scheme that seeks to license all PRS properties in the Rotherham borough, given that all tenants deserve the right standard of living conditions not just those in identified areas. Such a scheme to also encourage agents in the area to ensure they are not complicit in turning a blind eye to landlords who are not providing the standard of living compliant with HHSRS.

    This proposal is like the Smart Rent Wales scheme and other councils e.g. Newham borough have shown applying SL to all PRS housing not otherwise on license, has worked and provided a cost eUective way of sharing the burden on improvements for all tenants across all landlords.

    Below of the main points I would consider and reason for inclusion, when looking further at this alternative:

    A. All landlords in the PRS Sector in the Rotherham Borough must apply

    - This ensures that the council do not have to fight to identify landlords who have not applied for license as ALL landlords, not otherwise licensable MUST apply
    - You could also incorporate into this a scheme where the Landlord is licensed, such that they apply for ALL properties in the PRS within the borough on one application, listing multiple properties – thus reducing an administrative burden.
    - When submitting the application, it must be sent with all regulatory certificates Gas, EICR, EPC and more importantly include an HHSRS

      inspection within the last 5 years, with evidence of any remediation

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and improvements where the inspection failed.

- It should be noted with the current proposed scheme, with increased expansion of areas, it would be near impossible for all properties to be physically inspected by the council themselves, or without spending vast sums from the fees raised to have outsourced contractors do the inspection.
- A process could also be introduced where HHSRS surveyors used are those on the councils approved list, similar to the drop kerb scheme, or are HHSRS surveyors recommended by a registered agent, who also must mark the HHSRS report as verified. These will ensure the council can be satisfied the inspections are true and valid.

B. **All Agents renting property in the PRS space in Rotheram Borough MUST also register at NO COST, to ensure agents are committed to only marketing properties that meet the living standards set within HHSRS**

- This will result in landlords not being able to market, as easily, a property that does not meet the desired criteria of living,
- Initially this may result in some landlords leaving properties empty, but increase council tax on a empty property and no rent income would soon hurt the bad landlords pockets.
- I am also committed and prepared to work with the council and have ideas on how the council could use empty properties in the area, to reduce the use of public funds for emergency housing.

C. **Self Managing Landlords**

- Where a landlord self manages, this would bypass the Agent marketing test, I would proposed this is addressed in the fee structure.

D. **Fee Structure**

- Such a scheme would reduce the burden on the council, which spent 3x the cost inspecting properties in the last scheme, using outside HHSRS contractors who were often creating issues to help keep them in business.
- I would propose either a main fee per landlord with a small fee per property (and I do mean small, this proposal does not seek to create a large financial

  burden on any landlord or tenant). Or a very small fee per property – noting that this proposal is for all properties in the PRS arena to apply for license. No landlord should be paying more than a £120 per year per property in my view if you have the right scheme (after discounts for good landlords who do all in their power to ensure the

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conditions of their properties pass the HHSRS system).

- Discounts on the full price should be given against the following:
  - Full license applied for within a given time frame
  - All documentation provided in full with the application and verified/certified where necessary.
  - Discount if a verified HHSRS inspection with the last 5 years is provided (A new HHSRS verified inspection report would be required when that 5 year period ends – even if they are in the middle of the SL scheme period)
  - If not using a landlord fee structure then discounts for landlords with multiple properties who license ALL properties they have in a single submission, with full documentation
  - If using a landlord structure then fee per landlord set in brackets of property number, i.e. a landlord with 1 property is not paying the same as a landlord with 20 properties etc.
- Fines/No discount to those not applying within a given period of SL commences (or within a given period of taking ownership of a property)

I appreciate this proposal is only an outline at this point and will require further detail & analysis, but is in my opinion a safer, fairer way to apply a scheme.
Include all for a lower fee per unit which may have the outcome of no increase being passed to tenants and create THE safest, NO 1 PRS housing sector any borough has ever brought to our nation of renters.

I am committed to being part of a steering group to work on this should the proposal be considered for review and further analysis.

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7) <u>Two Alternative Proposals to the 2025-2030 Selective License Scheme, – Private sector Leasing</u>

This proposal was based on conversations with landlord during the consultation face to face meetings, who identified that other councils and government agencies offered leasing options which allowed reluctant landlords to retain their properties with no risk whilst making good use of the asset.

The lease scheme described above is based on existing schemes in other areas to reflect the verbal proposals received.

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Appendix 8

Typical Selective Licensing Conditions 2025 -2030 (proposed)
Licence Conditions - Introduction

The aim of Licence conditions is to assist Licence holders to manage their letting businesses in a professional manor for the benefit of themselves, their tenants and their neighbours in the communities in which they let. The areas under selective licensing are struggling with a range of issues which ruin lives and suppress the housing market. Proactive management of properties and tenants by licence holders, supported by the local authority, will assist in the improvement of the area. They do not replace and are in addition to all existing statutory requirements.

Key areas of management which will have positive impacts:

1. Prompt reactions to tenants' concerns.
2. Improved management of the waste produced from let properties.
3. Prompt intervention where tenants cause, or are subject to, antisocial behaviour.

The Council expects a professional and proactive style of tenancy management from private landlords. This would include proactive assessment (visit / inspection) of their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants), addressing problems promptly (within 5 working days) using qualified and competent persons to deliver high quality, timely repairs and to keep records of all activity and contacts with tenants and contractors.

Waste management is a problem in many areas. Uncontrolled waste from your property will attract vermin, cause infestations and will be a nuisance which will have an adverse effect on the area. Mattresses, waste and furniture should be removed before a new tenancy begins (unless letting as 'furnished'). Do not allow new tenants to dispose of waste from previous tenants. Actively controlling how you and your tenants manage waste will ultimately reduce your costs, help improve the area and protect your investment. Bulky waste collections can be arranged from the council at a small charge, or you can use a registered waste collector.

Antisocial behaviour (ASB) in an area will harm individuals and reduce the desirability of that area, damaging your business. It is in both the landlords and the council's interest to deal with the perpetrators swiftly. As licence holder, you can control who lives in an area, by sensible use of references before you let. If things go wrong, early, effective tenancy management can improve a situation. Many individuals will consider the possibility of losing their home a much stronger deterrent than a fine or court appearance. Working together, landlords, council and police have the power to change the nature of an area. The council and the police will assist you and offer advice regarding this issue. Please ensure your written tenancy agreement contains clauses which hold the occupants responsible for preventing any antisocial behaviour created by themselves or visitors.

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Rotherham Selective Licensing Conditions

*These conditions, form part of your premises licence. They are **in addition** to all existing legislative requirements for the letting or property.*
Breach of any of the following licence conditions is a criminal offence under the Housing Act 2004 and can result in prosecution or the issuing of a Civil Penalty of up to £30,000. It can also result in the revocation of your licence.
"house" is meant to refer to the building or part of a building, which is licensed under Part 3 of the Housing Act 2004.

Communication

The licence holder must provide an email address with their Licence Application. This email address will be used as the main method of communication with the licence holder throughout the life of the scheme. The licence holder must inform the council of any changes to their preferred email address within 7 days. The licence holder should monitor their preferred email address and respond to communications received from the licencing authority promptly. Communication with the licencing authority should be sent to landlordlicensing@rotherham.gov.uk

Failure to maintain the declared email address is a breach of these conditions and will limit your access to any offers, refund, opportunities or warnings. It will also prevent you access the landlord newsletter.
landlordlicensing@rotherham.gov.uk can be used to contact the selective licencing team for advice, or to submit documentation required by these Licence Conditions.

Housing Act 2004 Prescribed Conditions S90(4) Schedule 4 (conditions 1-4)

1. The licence holder must:

    a. Obtain a valid Gas Safety Certificate on an annual basis, if gas is supplied to the house. A copy of this certificate must be provided to the Council within 14 days of the renewal date. A copy must also be provided to the tenant.

2. The licence holder must:

    a. keep electrical **appliances** and **furniture** made available by him in the house in a safe condition, and

    b. ensure that every electrical **installation** in the house is in proper working order and safe for continued use; and

    c. to supply the authority, on demand, with a declaration by him as to the safety of such installations, appliances and furniture.

3. The licence holder must:

    a. Ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation.

b. Ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and

(i) keep each such alarm prescribed in 3a & 3b above in proper working order;

(ii) supply the authority, on demand, with a declaration and evidence as to the condition and positioning of any such alarm prescribed in 3a & 3b above.

At the Beginning of a Tenancy

4. Ensure that the prospective tenant has the 'right to rent' before letting. Guidance is available at Landlords: immigration right to rent checks - GOV.UK

5. The licence holder must provide each occupier of the house with a **written tenancy agreement** statement of the conditions of the terms on which they occupy the house.

6. The layout and content of the Tenancy Agreement is an issue for the landlord, the terms of the tenancy must be fair and comply with the law. Template agreements are available from your solicitor or from the National Residential Landlord Association. Guidance is available from; Private renting for tenants: tenancy agreements: What should be in a tenancy agreement - GOV.UK

7. As a minimum, the Tenancy Agreement must include,

- the names and dates of birth of all people given permission to occupy.
- **total number of individuals the agreement permits to occupy the dwelling.**
- the rental price and how it's paid
- information on how and when the rent will be reviewed
- the deposit amount and how it will be protected
- details of when the deposit can be fully or partly withheld (for example to repair damage tenants have caused)
- the property address.
- the start and end date of the tenancy
- any tenant or landlord obligations
- an outline of bills you're responsible for
- It can also include information on:
- whether the tenancy can be ended early and how this can be done
- who's responsible for minor repairs (other than those that the landlord is legally responsible for)
- whether the property can be let to someone else (sublet) or have lodgers

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8. The licence holder shall provide a copy of the said terms to the authority on demand. The licence holder must abide by the conditions and responsibilities contained in the tenancy agreement and carry out all landlord functions as laid down.

9. The licence holder must ensure that the tenant is given:
    a. The details of any utilities or other charges included in the rent;

    b. Information and instructions on the responsibility for payment of Council Tax

    c. Information and instructions on the responsibility for payment of utilities and arranging provision of such.

10. The licence holder must obtain references or guarantees in respect of the person(s) who wish to occupy the property **before** any tenancy is granted. The licence holder should use the information provided to anticipate potential tenants who are likely to cause antisocial behaviour. Licence holders should either avoid such tenants or put in place adequate measures to manage the tenant, so they do not adversely affect neighbours or the locality.

    Copies of these references must be provided to the council within 5 days upon request.

    References can be in the form of, but not limited to:
    a. A written reference from previous landlord, employer or government agency (e.g. probation services);

    b. Any financial background checks the licence holder has undertaken;

    c. A documented personal visit to the prospective tenants current or most recent accommodation.

    d. A “rent in advance” arrangement or accommodation referral or placement from Rotherham Council.

    e. Evidence that the occupant has been placed at the address as an asylum seeker.

11. The licence holder must provide the tenant with a written receipt for all cash rent payments received. (This does not affect the legal requirement to provide a rent book for rent paid on a weekly basis).

NB. It is good practice for the licence holder to be able to provide the tenant or the council with a written statement of all payments received from the tenant during the tenancy, supported by documentary proof, on request.

12. The licence holder must ensure that all new tenancy deposits are protected in a government authorised scheme within 14 days of receiving it from the tenant.

13. Upon commencement of any tenancy, the tenant should be provided with either an electronic document or written details of:
    a. Emergency telephone contact details for the Licence holder or their representative(s) who is authorised to act on their behalf. This emergency contact number should be available 24hrs and monitored regularly every day.
    b. All property safety certification – Gas, Electrical, Energy Performance Certificate etc
    c. Copy of tenancy agreement
    d. Copy of Selective Licence
    e. A receipt, for any payments taken during the application for the tenancy and any advance rent or tenancy deposit scheme payments taken.
    f. User manuals for all appliances including boilers / heating
    g. Council tax liabilities
    h. Details of Utilities providers and payment methods.

    The information should be accessible to the tenant via hard copy or electronically at all times. It should also be available to any Inspecting Officer from the Council or Police; or otherwise made available on request.

14. The property should be free from all hazards and in good repair. The gardens should be free from waste and well-tended. There should be evidence of an inspection prior to letting, detailing the condition of the dwelling and gardens. It is good practice to prepare written inventory detailing the condition of the property and all items forming part of the let. This should be agreed by both parties and signed.

15. Before the start of the tenancy, the licence holder shall ensure that the property is provided with wheeled bins of suitable capacity and type as specified by the Council. The License holder must provide details of the Council's arrangements for refuse collection including recycling. Details of how to dispose of bulky waste should also be provided. Efforts should be made to ensure the tenant UNDERSTANDS these arrangements and **evidence** should be retained by the licence holder that the information has been provided and be available to the Council on request.

During the Tenancy

16. The licence holder must proactive assess (visit / inspect) their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants) and address any identified problems promptly (within 5 working days) using qualified and competent persons. Records should be kept and be available on request of all visits, inspections, works undertaken and contacts with tenants and contractors.

17. The licence holder must ensure that all repairs to the house or any installations, facilities or equipment within it are to be carried out by competent and reputable persons and that they are completed to a reasonable standard.

18. The licence holder must not unreasonably cause any service supplied to the property under the terms of the tenancy agreement to be interrupted.

19. The licence holder must ensure that any disrepair identified by the tenant or through periodic inspection by the licence holder, other managing agent or landlord are undertaken within the period of time agreed with the tenant, and no later than 28 days of it being identified.

Overcrowding

20. It is an offence to allow a property to become overcrowded. This is why in condition 7 above, the Licence holder must record the name and age of all persons to whom the tenancy applies. The licence holder must identify in the tenancy which rooms are to be used as bedrooms, the total number of bedrooms and the maximum number of permitted occupants under that tenancy.

21. The Licence holder must actively avoid overcrowding in the property during the life of a tenancy. The licence holder is responsible for monitoring the number of individuals occupying the dwelling. Where a tenancy already exists at the start of licensing, the licence holder should monitor the number of occupants and ensure that the property does not become overcrowded.

22. It is not uncommon for tenants to invite additional individuals into the property to share the rent or to sublet all or part of a property, causing the property to become overcrowded. Where your tenant has allowed more individuals to sleep in the property, causing a breach of your tenancy or causing overcrowding, the licence holder must give written instruction to the tenant to reduce the number of occupants, and provide a copy of any such instruction to the council on request. If the tenant refuses to instruct additional individuals to leave, the council would expect the licence holder to take the appropriate action to bring the tenancy to an end.

Security

23. The licence holder will ensure that keys are provided to the tenant where window locks are provided.

24. Where previous occupants have not surrendered keys, the licence holder will arrange for a lock change to be undertaken, prior to new occupants moving in.

25. The licence holder will ensure front and rear doors are secure and fitted with good quality locking systems. (complying with BS3621)

26. The licence holder must ensure that all reasonable measures are taken to ensure that the property is effectively secured from unauthorised entry. This includes maintaining boundary fences, gates, hedges or other methods to define a secure boundary to the curtilage of the property.

27. The properties main entrance/s should be illuminated at night via streetlights or other methods, to ensure safe access and egress. There should be enough light to easily see keyholes, steps etc and to provide confidence to the tenant. Vegetation must not obscure an entrance from sight of the street.

Local Environment

28. The licence holder must take steps to remove graffiti on the property within five working days of it being reported to them.

29. The licence holder shall ensure that the exterior of the house is maintained in a reasonable decorative order and in reasonable repair.

30. The licence holder must ensure that all outbuildings, yards, forecourts, common courts*, passages* and gardens surrounding the house are maintained, in reasonable repair and ensure that the tenant is aware of their responsibility to keep them in a clean, tidy and safe condition and free from infestations.

    * any court, yard or passage which is used in common by the occupants of two or more premises, must be regularly swept and kept clean and free from rubbish or other accumulation to the satisfaction of the local authority

31. The licence holder must take all reasonable and all practicable steps in keeping external areas and the curtilage of the property free from rubbish and fly tipping deposits at all times. If employing a third party to carry out any such clearances, care must be taken to ensure that they are a registered waste carrier and be clear where the waste will be removed to.

Anti-social behaviour (ASB)

For the purposes of these conditions, anti-social behaviour is taken to comprise behaviour by the occupants of the house and/or their visitors, which causes a nuisance or annoyance to other occupants of the house, to lawful visitors to the house or to persons residing in or lawfully visiting the locality of the house. Also any illegal or immoral activity.
These conditions link to the Council's antisocial behaviour policy and its General Enforcement policy.

32. The licence holder must take all reasonable and all practicable steps for preventing and dealing with anti-social behaviour. They must undertake a documented process of incremental steps to deal with any complaints, made either directly to them, or via the Local Authority or Police service, regarding their tenants or guests. The documented record of action must be available to the local authority or police within 24 hrs of any request.

33. The licence holder is required to provide an authorised officer of the Local Authority, a Police Officer or Police Community Support Officer, upon request, information regarding the full names and dates of birth of each

occupant.

34. The licence holder will ensure that the occupants of the house are aware of the assistance available to them to deal with anti-social behaviour and how they can report nuisance and anti-social behaviour to the authority. The Council will make such information available to tenants and property owners via its website.

35. The licence holder must take steps to terminate the tenancy following advice and recommendation from the Council, should it be found that the property is being used for illegal or immoral use or where there is evidence of persistent and ongoing antisocial behaviour.

Cannabis cultivation

36. The use of residential properties for cannabis cultivation is a criminal offence. Licence holders have an obligation under condition 16 to regularly monitor their properties. If cannabis cultivation is discovered or reported to the Licence holder, they must within 24hrs, report the issue to the Police **and** the licencing authority. Failure to report cultivations or to provide satisfactory evidence of property inspections within 24hrs of request by the licensing authority or police, will be a breach this condition.

Termination of a tenancy

37. The licence holder must adhere to legal requirements when seeking possession of the property from the tenant. This includes legislation relating to illegal eviction and harassment. Private renting for tenants: evictions in England: Harassment and illegal evictions - GOV.UK

38. The licence holder will respond to reference requests within a reasonable timescale and provide an honest and accurate reference relating to existing or past tenants.

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39. The licence holder will not discriminate against prospective occupiers of the house on the grounds of race, disability, gender, religion or sexual orientation.

40. The licence holder should proactively manage the property and their tenant. They should not wait until issues are raised by the Council or the Police before taking action to ensure their tenancies comply with these conditions.

41. The Licence holder must make necessary arrangements when requested by the Local authority or partners, to gain access to the property or gardens within a maximum of 72 hours of that request. The Licence holder should attend any site meeting if requested. The licence holder must give 24hr notice to the tenants of any intended entry of the property.

42. The licence holder must report any criminal offences **or suspected** offences, occurring at their property to the licensing authority or police, and

retain evidence of that report. Including but not limited to;

- The growing of or production of any form of drug
- The possession of any aggressive or dangerous dog
- Possession of a firearm,
- Excessively aggressive / offensive behaviour of tenants towards neighbours or the licence holder or agents.
- Any other criminal behaviour

Fit and proper person

43. The licence holder must ensure that they, and any person(s) who assist in the management of the property must remain a 'fit and proper' person as per the definition in the Housing Act 2004, see **Appendix 1** of these conditions. If they are convicted of or receive a warning for a relevant offence during the licence period they must inform the council **within 7 days**. If the council becomes aware that the licence holder or any acting on their behalf do not comply with the 'fit and proper' person definition, this will be taken seriously, and formal action will be initiated.

Change of Ownership /Licence Holder/ Manager

44. The licence holder must inform the Council, within 5 working days, if there is a **change of managing agent** and provide the Council with proof that they are a 'fit and proper person' as defined in the Housing Act 2004 (Appendix 1)

45. Notifications of changes to License holder or premise details should be made in writing by the Licence Holder and sent to the address on the licence or by email to landlordlicensing@rotherham.gov.uk.

46. The licence holder must inform the Council of any change of circumstances which may affect their suitability to continue to remain the licensee. This must be done within five working days of the changes taking effect.

47. The licence holder must inform the council of any steps being taken to sell the licensed property including the details of any successful purchaser(s).

NOTE: You must tell us about changes in your circumstances that could affect your licence. These include changes to the tenancy/tenant details.

You should always report changes as soon as possible. You should also tell the council in advance about any changes you know are happening which haven't taken effect yet (for example: you are about to change your address or contact details).

You can report changes online or by phone. We will ask you to follow up any telephone call with a letter or email in case there's any dispute later.

IMPORTANT- Where the licence holder fails to provide information regarding changes that could affect their licence within a calendar month of that change,

they will forfeit their entitlement to any available pro rata refund of the maintenance element of the licence fee.

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Enforcement of these Conditions with be in accordance with the Council's 'General Enforcement Policy' available on the website or via the QR link.

Appendix 8

Appendix 1 – Fit and proper person criteria, list of relevant convictions, cautions, reprimands or warnings which must be reported to the Council.

Category 1 offences

A conviction for these offences will usually result in the licence application being rejected.

Offences of dishonesty	Possession of an offensive weapon	Indecent assault
Benefit fraud (offences under ss111A and 112 of the Social Security Administration Act 1992)	Actual bodily harm (s47 Offences Against the Person Act 1861)	Indecent exposure
Forgery	Grievous bodily harm (s18 Offences Against the Person Act 1861)	Any other offence under Schedule 3 of the Sexual offences act 2003
Burglary	Robbery	**Housing Act Offences**
Conspiracy to defraud	Riot	Protection from Harassment Act 1997
Obtaining money or property by deception	Affray	Protection from Eviction Act 1997
Offences of violence	Any racially aggravated offence (Crime and Disorder Act 1988)	Any conviction for failure to comply with the licensing regime as set out in the Housing Act 2004 (s95)
Murder	**Offences relating to drugs**	Provision of false or misleading information (s238 of Housing Act 2004)
Manslaughter	Supply of drugs	Obstruction (s241of the Housing Act 2004)
Arson	**Sexual and indecency offences**	Failure to comply with a licence condition (s95 of the Housing Act 2004)
Malicious harm (s20 Offences against the Person Act 1861)	Rape	Failure to hold a relevant licence (s72 of the Housing Act 2004)
Possession of a firearm	Soliciting	Breach of improvement notices and prohibition orders (s35.6 s32.2b of the Housing Act 2004)

Appendix 8

Category 2 Offences

A conviction for these offences will be viewed seriously and, following further investigation, could result in the licence application being rejected:

Offences of dishonesty	Offences of violence
Handling or receiving stolen goods.	Violent disorder
Theft	Police assault

A caution, reprimand or warning for any Category 1 offences will be classed as a Category 2 offence.

Category 3 Offences

A conviction, caution, reprimand or warning for these offences may also be taken into account and further information will be requested in order to determine the relevance of these offences. If deemed to be relevant or sufficiently severe, these offences could result in the licence application being rejected:

Offences of violence	Criminal damage
Common assault	Obstruction
All other offences relating to dishonesty, drugs, sexual and indecency, Housing and Landlord and Tenant.	

A caution, reprimand or warning for any Category 2 offences will be classed as a Category 3 offence.

Appendix 8

Town centre / Eastwood / East Dene / Clifton / Masbrough / Kimberworth

Typical Selective Licensing Conditions 2025 -2030 (proposed)
Licence Conditions - Introduction

The aim of Licence conditions is to assist Licence holders to manage their letting businesses in a professional manor for the benefit of themselves, their tenants and their neighbours in the communities in which they let. The areas under selective licensing are struggling with a range of issues which ruin lives and suppress the housing market. Proactive management of properties and tenants by licence holders, supported by the local authority, will assist in the improvement of the area. They do not replace and are in addition to all existing statutory requirements.

Key areas of management which will have positive impacts:

1. Prompt reactions to tenants' concerns.
2. Improved management of the waste produced from let properties.
3. Prompt intervention where tenants cause, or are subject to, antisocial behaviour.

The council expects a professional and proactive style of tenancy management from private landlords. This would include proactive assessment (visit / inspection) of their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants), addressing problems promptly (within 5 working days) using qualified and competent persons to deliver high quality, timely repairs and to keep records of all activity and contacts with tenants and contractors.

Waste management is a problem in many areas. Uncontrolled waste from your property will attract vermin, cause infestations and will be a nuisance which will have an adverse effect on the area. Mattresses, waste and furniture should be removed BEFORE a new tenancy begins (unless letting as 'furnished'). Do not allow new tenants to dispose of waste from previous tenants. Actively controlling how you and your tenants manage waste will ultimately reduce your costs, help improve the area and protect your investment. Bulky waste collections can be arranged from the council at a small charge, or you can use a registered waste collector.

Antisocial behaviour (ASB) in an area will harm individuals and reduce the desirability of that area, damaging your business. It is in both the landlords and the council's interest to deal with the perpetrators swiftly. As licence holder, you can control who lives in an area, by sensible use of references before you let. If things go wrong, early, effective tenancy management can improve a situation. Many individuals will consider the possibility of losing their home a much stronger deterrent than a fine or court appearance. Working together, landlords, council and police have the power to change the nature of an area. The council and the police will assist you and offer advice regarding this issue. Please ensure your written tenancy agreement contains clauses which hold the occupants responsible for preventing any antisocial behaviour created by themselves or visitors.

Appendix 8

Rotherham Selective Licensing Conditions

These conditions, form part of your premises licence. They are in addition to all existing legislative requirements for the letting or property.
Breach of any of the following licence conditions is a criminal offence under the Housing Act 2004 and can result in prosecution or the issuing of a Civil Penalty of up to £30,000. It can also result in the revocation of your licence.
"house" is meant to refer to the building or part of a building, which is licensed under Part 3 of the Housing Act 2004.

Communication

The licence holder must provide an email address with their Licence Application. This email address will be used as the main method of communication with the licence holder throughout the life of the scheme. The licence holder must inform the council of any changes to their preferred email address within 7 days. The licence holder should monitor their preferred email address and respond to communications received from the licencing authority promptly. Communication with the licencing authority should be sent to landlordlicensing@rotherham.gov.uk
Failure to maintain the declared email address is a breach of these conditions and will limit your access to any offers, refund, opportunities or warnings. It will also prevent you access the landlord newsletter.
landlordlicensing@rotherham.gov.uk can be used to contact the selective licencing team for advice, or to submit documentation required by these Licence Conditions.

Housing Act 2004 Prescribed Conditions S90(4) Schedule 4 (conditions 1-4)

1. The licence holder must:
   Obtain a valid Gas Safety Certificate on an annual basis, if gas is supplied to the house. A copy of this certificate must be provided to the Council within 14 days of the renewal date. A copy must also be provided to the tenant.

2. The licence holder must:

a. keep electrical appliances and furniture made available by him in the house in a safe condition, and

b. ensure that every electrical installation in the house is in proper working order and safe for continued use; and

c. to supply the authority, on demand, with a declaration by him as to the safety of such installations, appliances and furniture.

3. The licence holder must:

a. Ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation.

b. Ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and

   (i) keep each such alarm prescribed in 3a & 3b above in proper working order;

   (ii) supply the authority, on demand, with a declaration and evidence as to the condition and positioning of any such alarm prescribed in 3a & 3b above.

Appendix 8

At the Beginning of a Tenancy

4. Ensure that the prospective tenant has the 'right to rent' before letting. Guidance is available at Landlords: immigration right to rent checks - GOV.UK

5. The licence holder must provide each occupier of the house with a written tenancy agreement statement of the conditions of the terms on which they occupy the house.

6. The layout and content of the Tenancy Agreement is an issue for the landlord, the terms of the tenancy must be fair and comply with the law. Template agreements are available from your solicitor or from the National Residential Landlord Association. Guidance is available from; Private renting for tenants: tenancy agreements: What should be in a tenancy agreement - GOV.UK

7. As a minimum, the Tenancy Agreement must include,

- the names and dates of birth of all people given permission to occupy.
- total number of individuals the agreement permits to occupy the dwelling.
- the rental price and how it's paid
- information on how and when the rent will be reviewed
- the deposit amount and how it will be protected
- details of when the deposit can be fully or partly withheld (for example to repair damage tenants have caused)
- the property address.
- the start and end date of the tenancy
- any tenant or landlord obligations
- an outline of bills you're responsible for
- It can also include information on:
- whether the tenancy can be ended early and how this can be done
- who's responsible for minor repairs (other than those that the landlord is legally responsible for)
- whether the property can be let to someone else (sublet) or have lodgers

8. The licence holder shall provide a copy of the said terms to the authority on demand. The licence holder must abide by the conditions and responsibilities contained in the tenancy agreement and carry out all landlord functions as laid down.

9. The licence holder must ensure that the tenant is given:
a. The details of any utilities or other charges included in the rent;
b. Information and instructions on the responsibility for payment of Council Tax
c. Information and instructions on the responsibility for payment of utilities and arranging provision of such.

10. The licence holder must obtain references or guarantees in respect of the person(s) who wish to occupy the property before any tenancy is granted. The licence holder should use the information provided to anticipate potential tenants who are likely to cause antisocial behaviour. Licence holders should

either avoid such tenants or put in place adequate measures to manage the tenant, so they do not adversely affect neighbours or the locality.
Copies of these references must be provided to the council within 5 days upon request.
References can be in the form of, but not limited to:

a. A written reference from previous landlord, employer or government agency (e.g. probation services);
b. Any financial background checks the licence holder has undertaken;
c. A documented personal visit to the prospective tenants current or most recent accommodation.
d. A “rent in advance” arrangement or accommodation referral or placement from Rotherham Council.
e. Evidence that the occupant has been placed at the address as an asylum seeker.

11. The licence holder must provide the tenant with a written receipt for all cash rent payments received. (This does not affect the legal requirement to provide a rent book for rent paid on a weekly basis).

NB. It is good practice for the licence holder to be able to provide the tenant or the council with a written statement of all payments received from the tenant during the tenancy, supported by documentary proof, on request.

12. The licence holder must ensure that all new tenancy deposits are protected in a government authorised scheme within 14 days of receiving it from the tenant.

13. Upon commencement of any tenancy, the tenant should be provided with either an electronic document or written details of:

a. Emergency telephone contact details for the Licence holder or their representative(s) who is authorised to act on their behalf. This emergency contact number should be available 24hrs and monitored regularly every day.
b. All property safety certification – Gas, Electrical, Energy Performance Certificate etc
c. Copy of tenancy agreement
d. Copy of Selective Licence
e. A receipt, for any payments taken during the application for the tenancy and any advance rent or tenancy deposit scheme payments taken.
f. User manuals for all appliances including boilers / heating
g. Council tax liabilities
h. Details of Utilities providers and payment methods.
The information should be accessible to the tenant via hard copy or electronically at all times. It should also be available to any Inspecting Officer from the Council or Police; or otherwise made available on request.

14. The property should be free from all hazards and in good repair. The gardens should be free from waste and well-tended. There should be evidence of an inspection prior to letting, detailing the condition of the dwelling and gardens. It is good practice to prepare written inventory detailing the

condition of the property and all items forming part of the let. This should be agreed by both parties and signed.

15. Before the start of the tenancy, the licence holder shall ensure that the property is provided with wheeled bins of suitable capacity and type as specified by the Council. The License holder must provide details of the Council's arrangements for refuse collection including recycling. Details of how to dispose of bulky waste should also be provided. Efforts should be made to ensure the tenant UNDERSTANDS these arrangements and evidence should be retained by the licence holder that the information has been provided and be available to the Council on request.

During the Tenancy

16. The licence holder must proactive assess (visit / inspect) their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants) and address any identified problems promptly (within 5 working days) using qualified and competent persons. Records should be kept and be available on request of all visits, inspections, works undertaken and contacts with tenants and contractors.

17. The licence holder must ensure that all repairs to the house or any installations, facilities or equipment within it are to be carried out by competent and reputable persons and that they are completed to a reasonable standard.

    The licence holder must not unreasonably cause any service supplied to the property under the terms of the tenancy agreement to be interrupted.

19. The licence holder must ensure that any disrepair identified by the tenant or through periodic inspection by the licence holder, other managing agent or landlord are undertaken within the period of time agreed with the tenant, and no later than 28 days of it being identified.

Overcrowding

20. Detailed guidance of what will constitute an overcrowded property under these license conditions is provided at Appendix 2. Minimum bedroom sizes are also listed in Appendix 2.
    An overcrowded property will;
    - Create health hazards to tenants.
    - Cause condensation and mould.
    - Cause excessive wear and damage to your property.
    - Create excessive waste and waste management issues.
    - Potentially create noise and ASB issues.

21. It is an offence to allow a property to become overcrowded. This is why in condition 7 above, the Licence holder must record the name and age of all persons to whom the tenancy applies. The licence holder must identify in the tenancy which rooms are to be used as bedrooms, the total number of

bedrooms and the maximum number of permitted occupants under that tenancy.

22. The license holder must only create a tenancy if the numbers of agreed occupants comply with guidance at Appendix 2 of these Conditions and should ensure that those sleeping in the property, does not exceed this guidance during the life of the tenancy.

23. The Licence holder must actively avoid overcrowding in the property during the life of a tenancy. The licence holder is responsible for monitoring the number of individuals occupying the dwelling. Where a tenancy already exists at the start of licensing, the licence holder should monitor the number of occupants and ensure that the property does not become overcrowded.

24. It is not uncommon for tenants to invite additional individuals into the property to share the rent or to sublet all or part of a property, causing the property to become overcrowded. Where your tenant has allowed more individuals to sleep in the property, causing a breach of your tenancy or causing overcrowding, the licence holder must give written instruction to the tenant to reduce the number of occupants, and provide a copy of any such instruction to the council on request. If the tenant refuses to instruct additional individuals to leave, the council would expect the licence holder to take the appropriate action to bring the tenancy to an end.

Security

25. The licence holder will ensure that keys are provided to the tenant where window locks are provided.

26. Where previous occupants have not surrendered keys, the licence holder will arrange for a lock change to be undertaken, prior to new occupants moving in.

27. The licence holder will ensure front and rear doors are secure and fitted with good quality locking systems. (complying with BS3621)

28. The licence holder must ensure that all reasonable measures are taken to ensure that the property is effectively secured from unauthorised entry. This includes maintaining boundary fences, gates, hedges or other methods to define a secure boundary to the curtilage of the property.

29. The properties main entrance/s should be illuminated at night via streetlights or other methods, to ensure safe access and egress. There should be enough light to easily see keyholes, steps etc and to provide confidence to the tenant. Vegetation must not obscure an entrance from sight of the street.

Local Environment

30. The licence holder must take steps to remove graffiti on the property within five working days of it being reported to them.

31. The licence holder shall ensure that the exterior of the house is maintained in a reasonable decorative order and in reasonable repair.

32. The licence holder must ensure that all outbuildings, yards, forecourts, common courts*, passages* and gardens surrounding the house are maintained, in reasonable repair and ensure that the tenant is aware of their responsibility to keep them in a clean, tidy and safe condition and free from infestations.
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All other offences relating to dishonesty, drugs, sexual and indecency, Housing and Landlord and Tenant.	

A caution, reprimand or warning for any Category 2 offences will be classed as a Category 3 offence.

Appendix 2 - Overcrowding

The Bedroom Standard

The Bedroom Standard is based on the ages and composition of the family. A notional number of bedrooms are allocated to each household in accordance with its composition by age, sex and status and relationships of family members.

A separate bedroom is allocated to each:

- married or cohabiting couple;
- adult aged 21 years or more;
- pair of adolescents aged 10-20 years of the same sex;
- pair of children aged under 10 years regardless of sex.

Any unpaired person aged 10-20 years is paired, if possible, with a child aged under 10 years of the same sex or, if that is not possible given a separate bedroom. The same applies to any unpaired child aged under 10 years. This standard is then compared with the number of bedrooms available for the sole use of the household.

Bedrooms converted to other uses are not included; bedrooms not in use are included unless they are uninhabitable.

Appendix 8

Note: An unpaired young person aged 10-20 cannot share a room with a child of the opposite sex who is under the age of 10.
This can be summarised in the following table:

Minimum Bedroom Room Sizes ($M^{2)}$

BEDROOM	Recommended Size	Minimum Size
Double bedroom	$12m^2$	$10m^2$
Single bedroom	$8m^2$	$6.5m^2$
Sleeping room for child under 10 years	$6.5m^2$	$4.6m^2$

Lacors - Regulation Of ‘Crowding And Space’ In Residential Premises

Appendix 9 - Proposed Selective Licensing Budget 2026-31

Selective Licensing Scheme (2026-2031)
Total Estimated Income and Expenditure

Scheme Administration	
Staffing Costs	£718,402
Non Pay Costs	£435,885
Total Administration Costs	**£1,154,287**
Scheme Maintenance	
Staffing Costs	£2,496,687
Non Pay / Enforcement Costs	£468,686
Total Maintenance Costs	**£2,965,373**
Total Estimated Scheme Costs	**£4,119,660**
Total Estimated Scheme Income	**£4,119,660**
Estimated Scheme Deficit	**£0**

This is an estimate of Income and Expenditure over the 5 year period of the Scheme. The majority of the licence fee income would be expected to be collected in the first 18 months of the scheme, when most licences will be issued. The income will be ring-fenced, to be drawn down over the life of the scheme as costs are incurred. Prudent assumptions have been made in respect of future inflation impacting on scheme costs.

Appendix 9 - Proposed Selective Licensing Budget 2026-31

Selective licensing fees in England

The table below shows selective licensing fees across England in order to provide an overview of the costs associated. The tables shows that the fees proposed are broadly in line with other areas.

Local Authority	Commencement of Scheme	Licence Fee (Range)	Local Housing Authority
Gateshead Council	01/06/2025	£850	Gateshead Council - Selective and Additional Licensing
Manchester Council	24/05/2025	£764-£964	Manchester Council
Barking & Dagenham Council	06/04/2025	£950	London Borough of Barking and Dagenham
Blackpool Council	01/04/2025	£447 - £772	Blackpool Council - Selective Licensing
Newcastle City Council (2nd Entry)	01/04/2025	£1,000	Newcastle City Council - Selective Licensing
Bexley Council	13/01/2025	£800	London Borough of Bexley
Leeds City Council	17/07/1905	£1100-£1225	Leeds city council
North Lincolnshire Council	2025	£955	North Lincolnshire Council
Gedling Borough Council	05/01/2025	£645 -£840	Gedling Borough Council
Bristol City Council (2nd Entry)	06/08/2024	£912	Bristol City Council - Licensing Info
Middlesbrough Council	05/06/2024	£836-£998	Middlesbrough Council
North Yorkshire Council (Scarborough)	01/06/2024	£695	North Yorkshire Council - Selective Licensing
Peterborough City Council	11/03/2024	£908	Peterborough City Council
Nottingham City Council	01/12/2023	£665 - £1233	Nottingham City Council

Appendix 9 - Proposed Selective Licensing Budget 2026-31

Redbridge Council	01/11/2023	£825 - £880	Redbridge Council - Selective Licensing
Brent Council	01/08/2023	£640	Brent Council - Property Licensing
Newham Council	01/06/2023	£650- £750	Newham Council - Rented Property Licensing
Sefton Council	01/03/2023	£494-£695	Sefton Council
East Staffs Borough Council	12/09/2022	£507 - £620	East Staffordshire Borough Council
Ashfield Council	25/07/2022	£250 - £350	Ashfield - Apply for a licence
Burnley Council	21/07/2022	£640-£750	Burnley Council - Selective Licensing
Oldham Council	04/07/2022	£840	Oldham Council - Licensing Info
Bristol City Council (1st Entry)	06/04/2022	£799	Bristol City Council - HMO and Selective Licensing
Durham County Council	01/04/2022	£520 - £555	Durham County Council - Private Rented Properties
Liverpool City Council	01/04/2022	£309-£680	Liverpool City Council
Tower Hamlets Council	01/10/2021	£747	Tower Hamlets Council - Licensing
Enfield Council	01/09/2021	£735	Enfield Council - Selective Licensing
Southend-on-Sea Council	18/03/2021	£808	Southend-on-Sea City Council
Havering Council	14/10/2020	£865-£900	London Borough of Havering
Wirral Council	01/10/2020	£595	Wirral Council
Oadby and Wigston Council	05/05/2020	£840	Oadby and Wigston Borough Council
Rotherham Council	01/05/2020	£521	Rotherham Council - Licensing Scheme

Waltham Forest Council	01/05/2020	£700	Waltham Forest Council
Newcastle City Council (1st Entry)	01/04/2020	£900	Newcastle City Council - Private Sector Housing

Review Of Possible Economic Effects of a Selective Licensing Declaration.

An Independent Review of the Use and Effectiveness of Selective Licensing 2019

National research in 2019[1] concludes that;

Selective licensing **can contribute to rising house prices**, especially when part of a broader strategy to improve housing standards and community wellbeing. However, it's **impact is modest** compared to larger market forces and **not guaranteed** unless implemented effectively. Rents may be affected but the market forces are the major driver for rents in an area.

1. Positive Local Effects

- In areas where selective licensing was implemented effectively, **house prices increased**. For example, one authority reported:
- **16% increase in house prices** in the year following the introduction of licensing.
- This was attributed to improved property conditions, reduced anti-social behaviour, and better landlord management.

2. Mixed Evidence from Broader Analysis

- A desktop analysis comparing licensed areas with similar non-licensed areas showed:
- **Some licensed areas saw house price growth**, but not consistently more than comparator areas.
- **Market forces** (e.g. regional economic trends, demand/supply dynamics) had a **greater influence** on house prices than licensing alone.

3. No Clear Link to Rent Increases

- The report found **no strong evidence** that selective licensing **increased rents** significantly.
- Licence fees were too small to cause major rent hikes.
- Rent increases were more closely tied to broader housing market trends.

4. Indirect Benefits

- Licensing led to:
- Better property standards.
- Reduced vacancy rates.
- Improved tenant satisfaction.

  These factors can **enhance the desirability** of an area, potentially supporting house price growth over time.

Mortgages

Owner occupiers

There is no evidence that Lenders will restrict mortgages for home ownership due to its inclusion in a selective licensing area. Lending decisions will be made on affordability and property condition as in any other area.

Does selective licensing affect Buy To Let mortgages?

Selective licensing can impact buy-to-let (BTL) mortgages. Some lenders may have policies against lending on properties subject to selective licensing (SL), and evidence of non-compliance by landlords can lead to difficulties securing or maintaining financing. It is likely that lenders will consider an applicant's track record, and each application will be considered on merit.

If the property or type of let falls under mandatory or selective licensing requirements the lender will usually require proof that a licence has been issued, as a condition of the mortgage. Which is a benefit to the selective licensing scheme.

Lender Concerns:

- Invalidation of Mortgage Terms:

Non-compliance with licensing requirements can invalidate mortgage conditions and landlord insurance policies, making it harder to secure financing and protection.

- Difficulty in Securing Mortgages:

Certain lenders may refuse to lend on properties within selective licensing areas, citing the potential for future problems and the need to become the licensee in case of repossession.

- Long-term Consequences:

Banning orders for landlords who fail to comply with licensing requirements can also impact their ability to let properties in the future, further hindering their BTL investment.

- Increased Costs:

SL can also increase costs for landlords through licensing fees and potential compliance costs, which can impact the financial viability of BTL investments. Similarly, lenders may avoid lending in areas of low value property regardless of a declaration.

In essence, SL adds a layer of complexity and risk for BTL investors, potentially affecting their ability to secure, maintain, and manage BTL mortgages. However, this would be the case with any affordability checks carried out by a lender when considering lending money to an applicant/investor.

Most lenders don't object to lending on SL properties, if the applicant can provide evidence of a sound business model and can show they are professional, experienced and compliant.

RBS/NatWest is one of the few lenders who actively avoid SL area stating they “will not consider multiple tenancies, Homes of Multiple Occupancy (HMO), bedsits, ‘Related Person’ tenancies, properties that fall under a selective licensing scheme or properties that will be used as a holiday home or holiday let.”

Other lenders may place restrictions on BTL or offer less favourable rates of interest, however, there appears to be BTL mortgage products available to investors in SL areas.

Insurance

There is no evidence that household insurance, car insurance or pet insurance, as suggested, is influenced by a selective licensing designation. Areas with higher crime rates and lower property values may pay increased premiums. It is possible that the symptoms which selective licensing aim to address, are the reasons that premiums in these areas are elevated, rather than the designation.

Landlord insurances may be affected by a designation, including products relating to guaranteed rents, for similar reasons described in the mortgage section. Premiums will reflect perceived risk, assessed on numerous factors. Areas of high levels of deprivation may attract higher premiums regardless of a selective licensing declaration.

Rents / Property Values

Work has been carried out using ‘Hometrack’ data from each of the selective licensing areas in the 2020-25 declarations. Comparisons have been made with surrounding areas (within 1000m) to identify if the declarations have had a noticeable effect on property values or rent levels.

Four of the areas have in part, been under selective licensing for 5 years, two areas for 10 years. This provides an illustration of the effect of a previous designation on rent and property values.

The table below compares 200 records per selective licensing area, to identify the average rents and property values along with the % annual change in both property values and rents.

In all cases the average rents and values in the designated areas are lower than their surrounding area. This is expected, as the reason for the declarations is to address a housing market experiencing difficulties. The figures do not support the argument that the declarations have driven the market artificially. The orange figures show where the largest % increases have occurred. In 3 of the 6 areas both % values and rents have increased or are the same in the selective licensing areas as the surrounding areas. In Town Centre / Eastwood % property values have increase within the declarations whilst % rents are lower. In Thurcroft the % rent values in the selective licensing area is noticeably higher than the surrounding, however property values are similar. This may be explained by the high proportion of social housing surrounding the declaration in this area.

The table shows no consistent pattern in values or rents where selective licensing declarations have been made. There is no compelling evidence that previous selective licensing declarations have significantly influenced the local housing market, which is consistent with the findings of the national study above on the effect

of selective licensing on rents. In conclusion, local housing markets are more influenced by supply and demand and national economic factors than the introduction of selective licensing.

Appendix 10, Post declaration publicity plan

Law	**A Ref**	**Action Plan**	**Target date**	**Status**
9. (1) A local housing authority that is required under section 59(2) or 83(2) of the Act to publish a notice of a designation of an area for the purpose of Part 2 or 3 of the Act must do so in the manner prescribed by paragraph (2).			**To be confirmed**	
(2) Within 7 days after the date on which the designation was confirmed or made the local housing authority must —				
(a)place the notice on a public notice board at one or more municipal buildings within the designated area, or if there are no such buildings within the designated area, at the closest of such buildings situated outside the designated area;	1	a) Draft a Public Notice. See info in Action 13 b) Arrange for it on notice board at Town Hall and Riverside House c) Post at Rawmarsh CSC d) Post at nearest municipal building to Thurcroft		
(b)publish the notice on the	2	a) Internet page		

authority's internet site; and				
(c)arrange for its publication in at least two local newspapers circulating in or around the designated area—	3	b) Arrange Public Notices via AT/Press office		
(i)in the next edition of those newspapers; and				
(ii)five times in the editions of those newspapers following the edition in which it is first published, with the interval between each publication being no less than two weeks and no more than three weeks.				
(3) Within 2 weeks after the designation was confirmed or made the local housing authority must send a copy of the notice to—	4	Gather details of persons in subsections below Respondents gathered Gather others		
(a)any person who responded to the consultation conducted by it	5	Send a copy of the notice to respondents e-mail/post		

under section 56(3) or 80(9) of the Act;				
(b)any organisation which, to the reasonable knowledge of the authority—				
(i)represents the interests of landlords or tenants within the designated area; or	6	Send a copy of the notice to respondents e-mail/post. PLUS ALL THE PEOPLE SENT A CONSULTATION AS A LANDLORD/AGENT		
(ii)represents managing agents, estate agents or letting agents within the designated area; and	7	Send a copy of the notice to respondents e-mail/post		
(c)every organisation within the local housing authority area that the local housing authority knows or believes provides advice on landlord and tenant matters, including—	8	Send a copy of the notice to respondents e-mail/post		
(i)law centres;	9	Send a copy of the notice to respondents e-mail/post		
(ii)citizens' advice bureaux;	10	Send a copy of the notice to respondents e-mail/post		
(iii)housing advice centres; and	11	Send a copy of the notice to respondents e-mail/post		

(iv) homeless persons' units.	12	Send a copy of the notice to respondents e-mail/post		
(4) In addition to the information referred to in section 59(2)(a), (b) and(c) or 83(2)(a), (b) and(c), the notice must contain the following information—	13	Ensure these are detailed in the public notice		
(a)a brief description of the designated area;				
(b)the name, address, telephone number and e-mail address of—				
(i)the local housing authority that made the designation;				
(ii)the premises where the designation may be inspected; and				
(iii)the premises where applications for licences and general advice may be obtained;				
(c)a statement advising any landlord, person managing or tenant within the designated area to				

seek advice from the local housing authority on whether their property is affected by the designation; and				
(d)a warning of the consequences of failing to licence a property that is required to be licensed, including the criminal sanctions.				

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Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Eastwood / Clifton / Boston Castle / Town Centre) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

1. This designation may be cited as the Rotherham Metropolitan Borough Council
   Designation for an Area for Selective Licensing **(Eastwood / Clifton / Boston Castle / Town Centre) 2026**.

2. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

3. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[1]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

   (a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[2];

   (b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of social housing in respect of social housing (within the meaning of Part 2 of

[1] For the definition of "house" see sections 79 and 99 of the Act

[2] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[3]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[4] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[5].

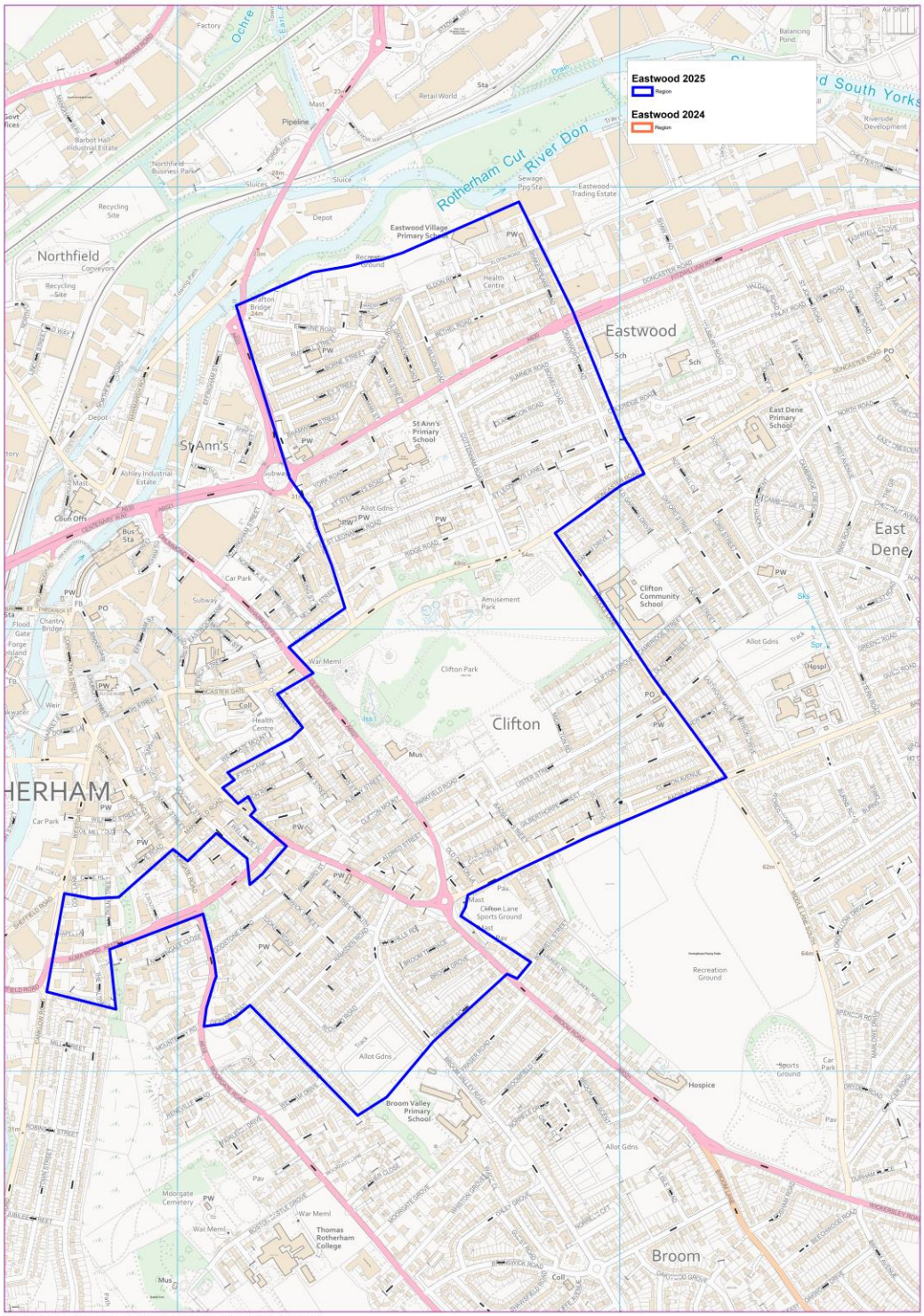
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[6]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

Annex a – Paragraph 4: Map of Designated Area

[3] Section 79 (3) of the Act
[4] Section 79 (4) of the Act and SI 370/2006
[5] Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 102
[6] Section 232 of the Act and paragraph 11 of SI 373/2006

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective



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Annex b – Paragraph 5(d): Exempted Tenancies or licences[7]

Prohibition of occupation by law

1. A tenancy or licence of a house[8] or a dwelling[9] within a house where the house or the dwelling is subject to a prohibition order made under section 20 of the Act the operation of which has not been suspended under section 23.

Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:

(a) a business tenancy under Part II of the Landlord and Tenant Act 1954

(b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises[10]

(c) a tenancy under which agricultural land, exceeding two acres, is let together with the house[11]

(d) a tenancy under which the house is comprised in an agricultural holding or the holding is comprised under a farm business tenancy if it is occupied (whether as tenant or as a servant or agent of the tenant), in the case of an agricultural holding, by the person responsible for the control of the farming of the holding, and in the case of a farm business tenancy, by the person responsible for the control of the

[7] See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006
[8] Sections 79 (2) and 99 of the Act
[9] For the definition of a dwelling – see section 99 of the Act
[10] See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003
[11] For the meaning of "agricultural land" section 26 (3) (a) of the General Rate Act 1967

management of the holding[12]

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled[13]by:

(a) a local housing authority

(b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act

(c) a fire and rescue authority under the Fire and Rescue Services Act 2004;

(d) a health service body within the meaning of section 9 of the National Health Service Act 2006.

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

(a) sections 87 to 87D of the Children Act 1989

(b) section 43 (4) of the Prison Act 1952

(c) section 34 of the Nationality, Immigration and Asylum Act 2002

(d) The Secure Training Centre Rules 1998[14]

(e) The Prison Rules 1998[15]

(f) The Young Offender Institute Rules 2000[16]

(g) The Detention Centre Rules 2001[17]

(h) The Criminal Justice and Court Service Act 200 (Approved Premises) Regulations 2001[18]

(i) The Care Homes Regulations 2001[19]

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[12] See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

[13] For the definition of "person managing" and "person having control" see section 263 of the Act

[14] SI 472/1998 as amended by SI 3005/2003

[15] SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002. SI 3301/2003 and SI 869/2005

[16] SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

[17] SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

[18] SI 850/2001

[19] SI 3965/2001 as amended by SI 865/2001. SI 534/2003, SI 1590/2003, SI 1703/2003, 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 SI and SI 3168/2004

(j) The Children's Homes Regulations 2001[20]
(k) The Residential Family Centres Regulations 2002[21]

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
(i) which is managed or controlled by a specified educational establishment or is of a
specified description of such establishments and
(ii) the occupiers of the house or dwelling are undertaking a full time course of further
or higher education at the specified establishment which is a member of a specified Code of Standards or Practice[22]

Long leaseholders

6. A tenancy of a house or a dwelling within a house provided that –
(i) the full term of the tenancy is for more than 21 years and
(ii) the tenancy does not contain a provision enabling the landlord (or his successor
his in title) to determine it other than by forfeiture, earlier than at the end of the term
and
(iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

Certain family arrangements

7. A tenancy or licence of a house or a dwelling within a house where –
(i) the person who has granted the tenancy or licence to occupy is a member of the
family of the person who has been granted the tenancy or licence and
(ii) the person who has granted the tenancy or licence to occupy is the freeholder or
long leaseholder of the house or dwelling and
(iii) the person occupies the house or dwelling as his only or main residence (and if
there are two or more persons at least one of them so occupies).

Holiday lets

[20] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004
[21] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004
[22] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the

whole blood and
(4) a stepchild of a person is to be treated as his child

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Masbrough / Kimberworth) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

4. This designation may be cited as the Rotherham Metropolitan Borough Council
   Designation for an Area for Selective Licensing **(Masbrough / Kimberworth) 2026**.

5. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

6. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[23]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

   (a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[24];

[23] For the definition of "house" see sections 79 and 99 of the Act

[24] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

(b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of social housing in respect of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[25]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[26] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[27].

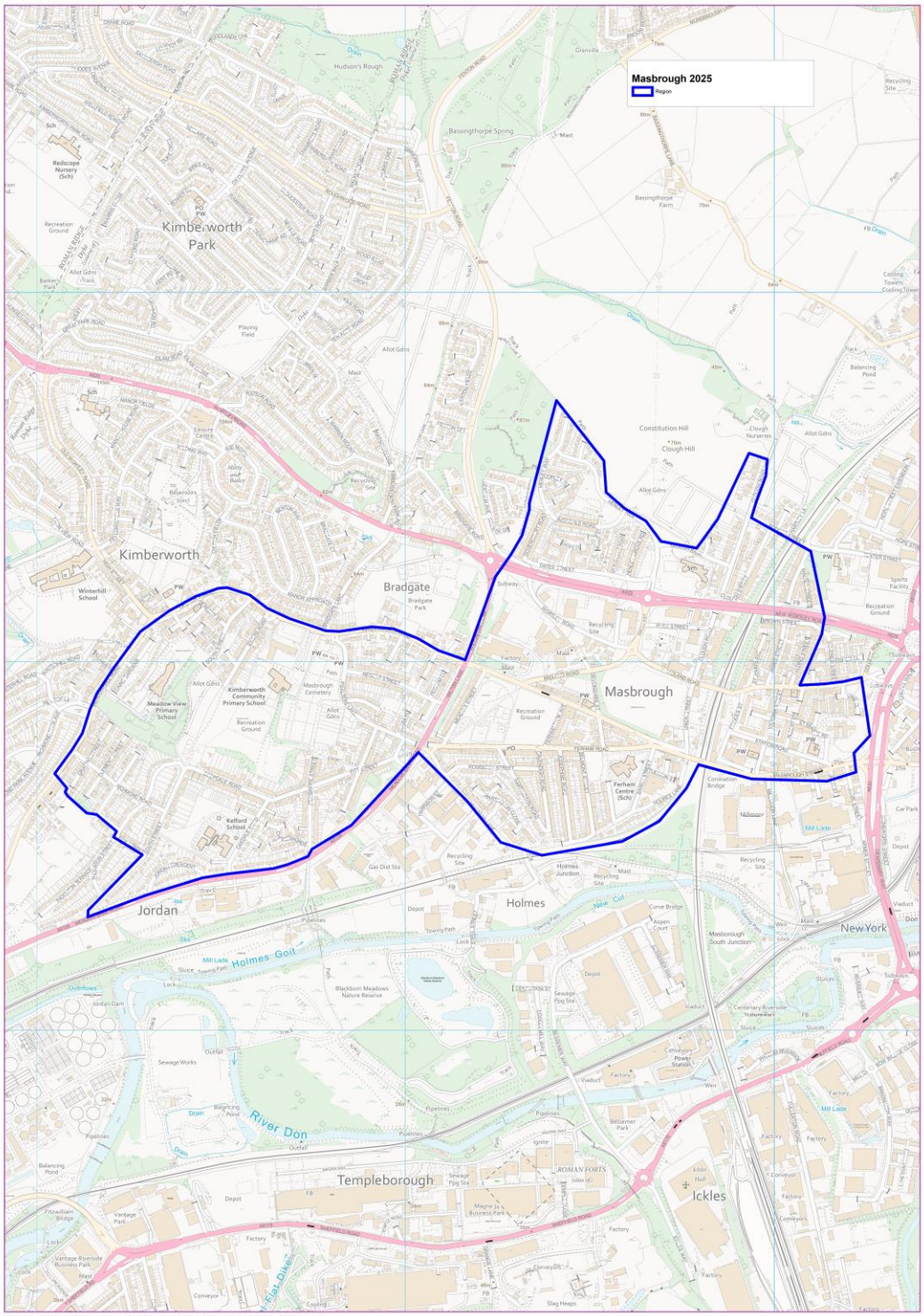
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[28]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

[25] Section 79 (3) of the Act
[26] Section 79 (4) of the Act and SI 370/2006
[27] Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 102
[28] Section 232 of the Act and paragraph 11 of SI 373/2006

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Annex a – Paragraph 4: Map of Designated Area



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Annex b – Paragraph 5(d): Exempted Tenancies or licences[29]

Prohibition of occupation by law

1. A tenancy or licence of a house[30] or a dwelling[31] within a house where the house or the
dwelling is subject to a prohibition order made under section 20 of the Act the operation
of which has not been suspended under section 23.

Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:

(a) a business tenancy under Part II of the Landlord and Tenant Act 1954

(b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used
for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises[32]

(c) a tenancy under which agricultural land, exceeding two acres, is let together with
the house[33]

(d) a tenancy under which the house is comprised in an agricultural holding or the
holding is comprised under a farm business tenancy if it is occupied (whether as
tenant or as a servant or agent of the tenant), in the case of an agricultural holding,
by the person responsible for the control of the farming of the holding, and in the
case of a farm business tenancy, by the person responsible for the control of the

[29] See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006
[30] Sections 79 (2) and 99 of the Act
[31] For the definition of a dwelling – see section 99 of the Act
[32] See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003
[33] For the meaning of “agricultural land” section 26 (3) (a) of the General Rate Act 1967

management of the holding[34]
[35]

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled[36]by:

(a) a local housing authority

(b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act

(c) a fire and rescue authority under the Fire and Rescue Services Act 2004;

(d) a health service body within the meaning of section 9 of the National Health Service Act 2006.

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

(a) sections 87 to 87D of the Children Act 1989

(b) section 43 (4) of the Prison Act 1952

(c) section 34 of the Nationality, Immigration and Asylum Act 2002

(d) The Secure Training Centre Rules 1998[37]

(e) The Prison Rules 1998[38]

(f) The Young Offender Institute Rules 2000[39]

(g) The Detention Centre Rules 2001[40]

(h) The Criminal Justice and Court Service Act 200 (Approved Premises) Regulations 2001[41]

[34] See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

[36] For the definition of “person managing” and “person having control” see section 263 of the Act

[37] SI 472/1998 as amended by SI 3005/2003

[38] SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002. SI 3301/2003 and SI 869/2005

[39] SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

[40] SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

[41] SI 850/2001

(i) The Care Homes Regulations 2001[42]
(j) The Children's Homes Regulations 2001[43]
(k) The Residential Family Centres Regulations 2002[44]

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
(i) which is managed or controlled by a specified educational establishment or is of a
specified description of such establishments and
(ii) the occupiers of the house or dwelling are undertaking a full time course of further
or higher education at the specified establishment which is a member of a specified Code of Standards or Practice[45]

Long leaseholders

6. A tenancy of a house or a dwelling within a house provided that –
(i) the full term of the tenancy is for more than 21 years and
(ii) the tenancy does not contain a provision enabling the landlord (or his successor
his in title) to determine it other than by forfeiture, earlier than at the end of the term
and
(iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

Certain family arrangements

7. A tenancy or licence of a house or a dwelling within a house where –
(i) the person who has granted the tenancy or licence to occupy is a member of the
family of the person who has been granted the tenancy or licence and
(ii) the person who has granted the tenancy or licence to occupy is the freeholder or
long leaseholder of the house or dwelling and
(iii) the person occupies the house or dwelling as his only or main residence (and if
there are two or more persons at least one of them so occupies).

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[42] SI 3965/2001 as amended by SI 865/2001. SI 534/2003, SI 1590/2003, SI 1703/2003, 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 SI and SI 3168/2004

[43] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004

[44] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004

[45] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

Holiday lets

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the whole blood and

(4) a stepchild of a person is to be treated as his child

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Dinnington) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

7. This designation may be cited as the Rotherham Metropolitan Borough Council
   Designation for an Area for Selective Licensing **(Dinnington) 2026**.

8. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

9. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[46]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

   (a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[47];

   (b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of

[46] For the definition of "house" see sections 79 and 99 of the Act

[47] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

social housing in respect of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[48]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[49] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[50].

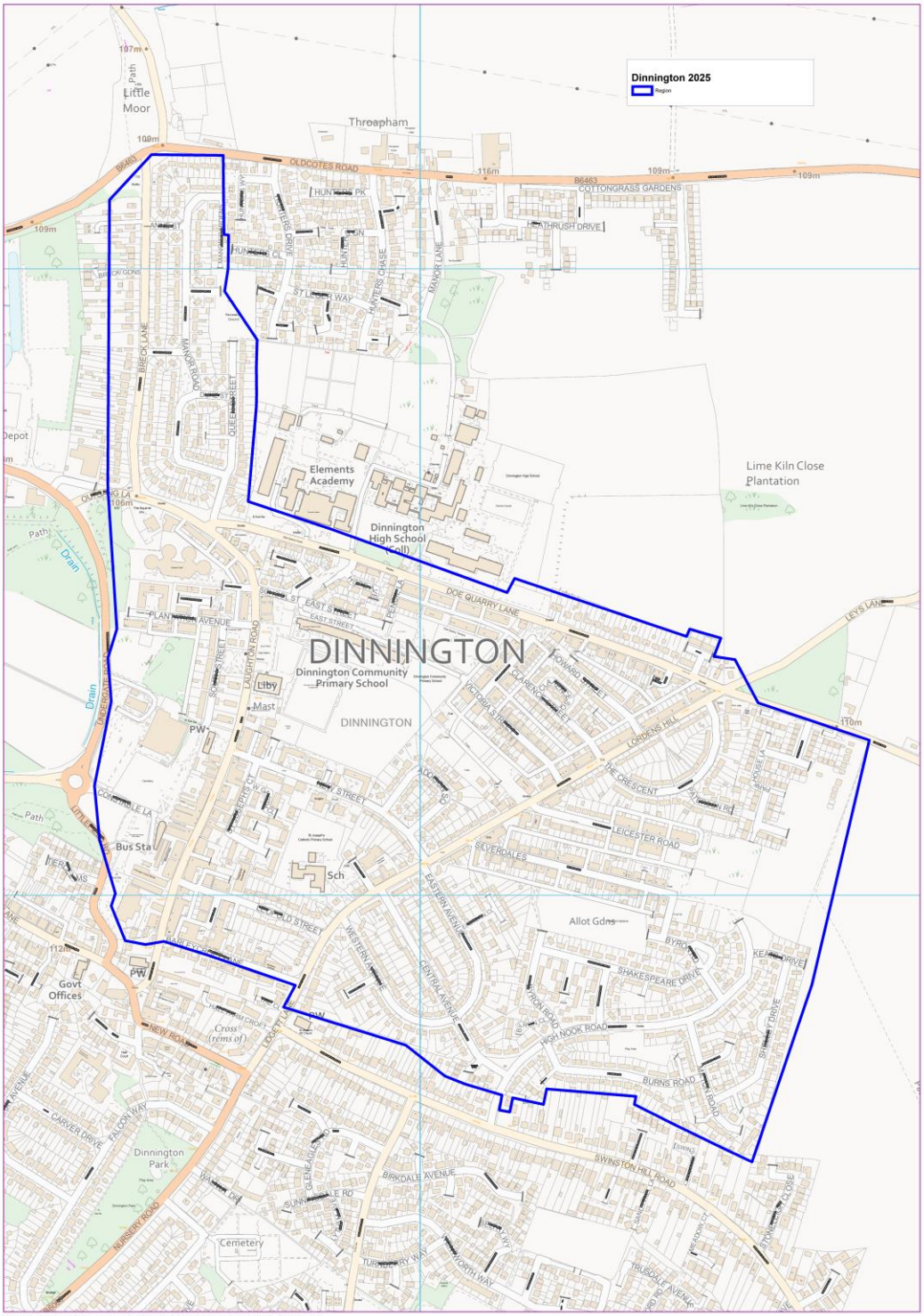
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[51]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

[48] Section 79 (3) of the Act
[49] Section 79 (4) of the Act and SI 370/2006
[50] Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 102
[51] Section 232 of the Act and paragraph 11 of SI 373/2006

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Annex a – Paragraph 4: Map of Designated Area



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Annex b – Paragraph 5(d): Exempted Tenancies or licences[52]

Prohibition of occupation by law

1. A tenancy or licence of a house[53] or a dwelling[54] within a house where the house or the
dwelling is subject to a prohibition order made under section 20 of the Act the operation
of which has not been suspended under section 23.

Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:

(a) a business tenancy under Part II of the Landlord and Tenant Act 1954

(b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used
for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises[55]

(c) a tenancy under which agricultural land, exceeding two acres, is let together with
the house[56]

(d) a tenancy under which the house is comprised in an agricultural holding or the
holding is comprised under a farm business tenancy if it is occupied (whether as
tenant or as a servant or agent of the tenant), in the case of an agricultural holding,
by the person responsible for the control of the farming of the holding, and in the
case of a farm business tenancy, by the person responsible for the control of the

[52] See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006
[53] Sections 79 (2) and 99 of the Act
[54] For the definition of a dwelling – see section 99 of the Act
[55] See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003
[56] For the meaning of “agricultural land” section 26 (3) (a) of the General Rate Act 1967

management of the holding[57]

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled[58]by:

(a) a local housing authority

(b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act

(c) a fire and rescue authority under the Fire and Rescue Services Act 2004;

(d) a health service body within the meaning of section 9 of the National Health Service Act 2006.

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

(a) sections 87 to 87D of the Children Act 1989

(b) section 43 (4) of the Prison Act 1952

(c) section 34 of the Nationality, Immigration and Asylum Act 2002

(d) The Secure Training Centre Rules 1998[59]

(e) The Prison Rules 1998[60]

(f) The Young Offender Institute Rules 2000[61]

(g) The Detention Centre Rules 2001[62]

(h) The Criminal Justice and Court Service Act 200 (Approved Premises) Regulations 2001[63]

(i) The Care Homes Regulations 2001[64]

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[57] See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

[58] For the definition of "person managing" and "person having control" see section 263 of the Act

[59] SI 472/1998 as amended by SI 3005/2003

[60] SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002. SI 3301/2003 and SI 869/2005

[61] SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

[62] SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

[63] SI 850/2001

[64] SI 3965/2001 as amended by SI 865/2001. SI 534/2003, SI 1590/2003, SI 1703/2003, 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 SI and SI 3168/2004

(j) The Children's Homes Regulations 2001[65]
(k) The Residential Family Centres Regulations 2002[66]

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
(i) which is managed or controlled by a specified educational establishment or is of a
specified description of such establishments and
(ii) the occupiers of the house or dwelling are undertaking a full time course of further
or higher education at the specified establishment which is a member of a specified Code of Standards or Practice[67]

Long leaseholders

6. A tenancy of a house or a dwelling within a house provided that –
(i) the full term of the tenancy is for more than 21 years and
(ii) the tenancy does not contain a provision enabling the landlord (or his successor
his in title) to determine it other than by forfeiture, earlier than at the end of the term
and
(iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

Certain family arrangements

7. A tenancy or licence of a house or a dwelling within a house where –
(i) the person who has granted the tenancy or licence to occupy is a member of the
family of the person who has been granted the tenancy or licence and
(ii) the person who has granted the tenancy or licence to occupy is the freeholder or
long leaseholder of the house or dwelling and
(iii) the person occupies the house or dwelling as his only or main residence (and if
there are two or more persons at least one of them so occupies).

Holiday lets

[65] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004
[66] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004
[67] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the

whole blood and
(4) a stepchild of a person is to be treated as his child

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Thurcroft) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

10. This designation may be cited as the Rotherham Metropolitan Borough Council
Designation for an Area for Selective Licensing **(Thurcroft) 2026**.

11. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

12. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[68]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

(a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[69];

(b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of

[68] For the definition of "house" see sections 79 and 99 of the Act

[69] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

social housing in respect of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[70]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[71] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[72].

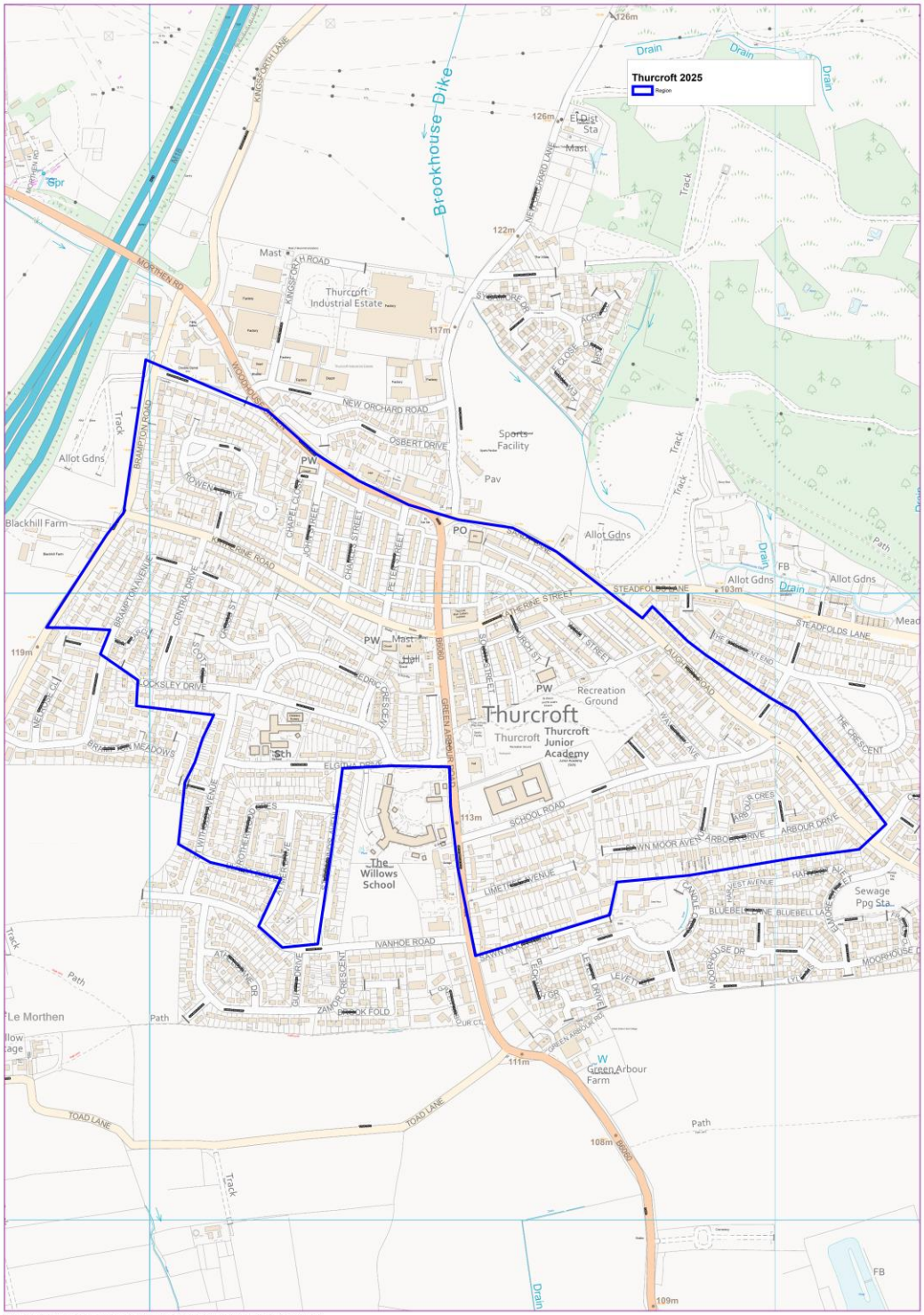
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[73]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

[70] Section 79 (3) of the Act
[71] Section 79 (4) of the Act and SI 370/2006
[72] Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 102
[73] Section 232 of the Act and paragraph 11 of SI 373/2006

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Annex a – Paragraph 4: Map of Designated Area



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Annex b – Paragraph 5(d): Exempted Tenancies or licences[74]

Prohibition of occupation by law

1. A tenancy or licence of a house[75] or a dwelling[76] within a house where the house or the
dwelling is subject to a prohibition order made under section 20 of the Act the operation
of which has not been suspended under section 23.

Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:

(a) a business tenancy under Part II of the Landlord and Tenant Act 1954

(b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used
for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises[77]

(c) a tenancy under which agricultural land, exceeding two acres, is let together with
the house[78]

(d) a tenancy under which the house is comprised in an agricultural holding or the
holding is comprised under a farm business tenancy if it is occupied (whether as
tenant or as a servant or agent of the tenant), in the case of an agricultural holding,
by the person responsible for the control of the farming of the holding, and in the
case of a farm business tenancy, by the person responsible for the control of the

[74] See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006
[75] Sections 79 (2) and 99 of the Act
[76] For the definition of a dwelling – see section 99 of the Act
[77] See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003
[78] For the meaning of “agricultural land” section 26 (3) (a) of the General Rate Act 1967

management of the holding[79]

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled[80]by:

(a) a local housing authority

(b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act

(c) a fire and rescue authority under the Fire and Rescue Services Act 2004;

(d) a health service body within the meaning of section 9 of the National Health Service Act 2006.

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

(a) sections 87 to 87D of the Children Act 1989

(b) section 43 (4) of the Prison Act 1952

(c) section 34 of the Nationality, Immigration and Asylum Act 2002

(d) The Secure Training Centre Rules 1998[81]

(e) The Prison Rules 1998[82]

(f) The Young Offender Institute Rules 2000[83]

(g) The Detention Centre Rules 2001[84]

(h) The Criminal Justice and Court Service Act 200 (Approved Premises) Regulations 2001[85]

(i) The Care Homes Regulations 2001[86]

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[79] See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

[80] For the definition of "person managing" and "person having control" see section 263 of the Act

[81] SI 472/1998 as amended by SI 3005/2003

[82] SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002. SI 3301/2003 and SI 869/2005

[83] SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

[84] SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

[85] SI 850/2001

[86] SI 3965/2001 as amended by SI 865/2001. SI 534/2003, SI 1590/2003, SI 1703/2003, 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 SI and SI 3168/2004

(j) The Children's Homes Regulations 2001[87]
(k) The Residential Family Centres Regulations 2002[88]

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
(i) which is managed or controlled by a specified educational establishment or is of a
specified description of such establishments and
(ii) the occupiers of the house or dwelling are undertaking a full time course of further
or higher education at the specified establishment which is a member of a specified Code of Standards or Practice[89]

Long leaseholders

6. A tenancy of a house or a dwelling within a house provided that –
(i) the full term of the tenancy is for more than 21 years and
(ii) the tenancy does not contain a provision enabling the landlord (or his successor
his in title) to determine it other than by forfeiture, earlier than at the end of the term
and
(iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

Certain family arrangements

7. A tenancy or licence of a house or a dwelling within a house where –
(i) the person who has granted the tenancy or licence to occupy is a member of the
family of the person who has been granted the tenancy or licence and
(ii) the person who has granted the tenancy or licence to occupy is the freeholder or
long leaseholder of the house or dwelling and
(iii) the person occupies the house or dwelling as his only or main residence (and if
there are two or more persons at least one of them so occupies).

Holiday lets

[87] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004
[88] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004
[89] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the

whole blood and
(4) a stepchild of a person is to be treated as his child

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Brinsworth) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

13. This designation may be cited as the Rotherham Metropolitan Borough Council
Designation for an Area for Selective Licensing **(Brinsworth) 2026**.

14. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

15. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[90]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

(a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[91];

(b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of

[90] For the definition of "house" see sections 79 and 99 of the Act

[91] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

social housing in respect of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[92]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[93] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[94].

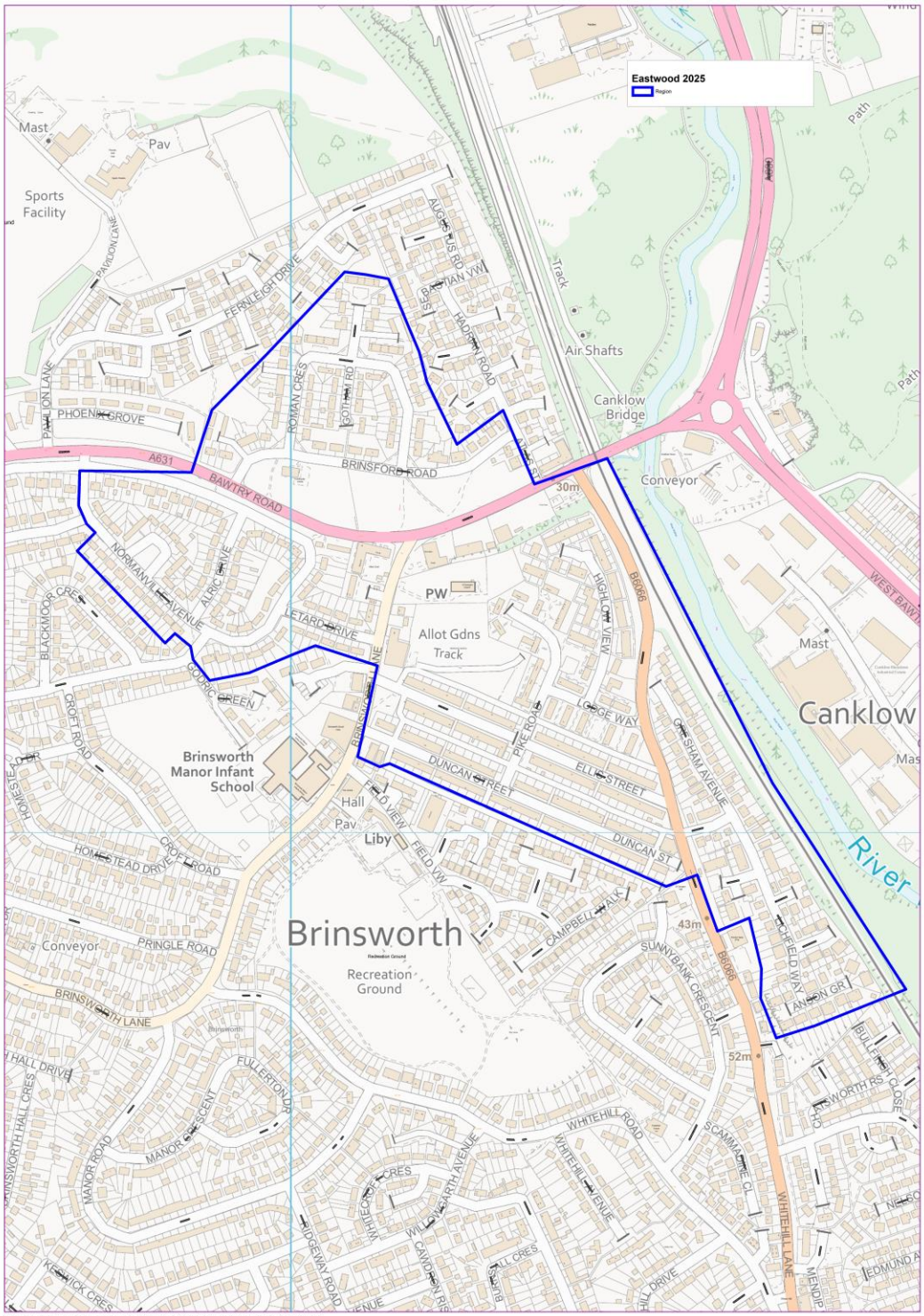
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[95]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

[92] Section 79 (3) of the Act
[93] Section 79 (4) of the Act and SI 370/2006
[94] Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 102
[95] Section 232 of the Act and paragraph 11 of SI 373/2006

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Annex a – Paragraph 4: Map of Designated Area



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Annex b – Paragraph 5(d): Exempted Tenancies or licences[96]

Prohibition of occupation by law

1. A tenancy or licence of a house[97] or a dwelling[98] within a house where the house or the dwelling is subject to a prohibition order made under section 20 of the Act the operation of which has not been suspended under section 23.

Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:

(a) a business tenancy under Part II of the Landlord and Tenant Act 1954

(b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises[99]

(c) a tenancy under which agricultural land, exceeding two acres, is let together with the house[100]

(d) a tenancy under which the house is comprised in an agricultural holding or the holding is comprised under a farm business tenancy if it is occupied (whether as tenant or as a servant or agent of the tenant), in the case of an agricultural holding, by the person responsible for the control of the farming of the holding, and in the case of a farm business tenancy, by the person responsible for the control of the

[96] See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006
[97] Sections 79 (2) and 99 of the Act
[98] For the definition of a dwelling – see section 99 of the Act
[99] See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003
[100] For the meaning of “agricultural land” section 26 (3) (a) of the General Rate Act 1967

management of the holding[101]

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled[102]by:

(a) a local housing authority

(b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act

(c) a fire and rescue authority under the Fire and Rescue Services Act 2004;

(d) a health service body within the meaning of section 9 of the National Health Service Act 2006.

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

(a) sections 87 to 87D of the Children Act 1989

(b) section 43 (4) of the Prison Act 1952

(c) section 34 of the Nationality, Immigration and Asylum Act 2002

(d) The Secure Training Centre Rules 1998[103]

(e) The Prison Rules 1998[104]

(f) The Young Offender Institute Rules 2000[105]

(g) The Detention Centre Rules 2001[106]

(h) The Criminal Justice and Court Service Act 200 (Approved Premises) Regulations 2001[107]

(i) The Care Homes Regulations 2001[108]

---

[101] See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

[102] For the definition of "person managing" and "person having control" see section 263 of the Act

[103] SI 472/1998 as amended by SI 3005/2003

[104] SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002. SI 3301/2003 and SI 869/2005

[105] SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

[106] SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

[107] SI 850/2001

[108] SI 3965/2001 as amended by SI 865/2001. SI 534/2003, SI 1590/2003, SI 1703/2003, 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 SI and SI 3168/2004

(j) The Children's Homes Regulations 2001[109]
(k) The Residential Family Centres Regulations 2002[110]

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
(i) which is managed or controlled by a specified educational establishment or is of a
specified description of such establishments and
(ii) the occupiers of the house or dwelling are undertaking a full time course of further
or higher education at the specified establishment which is a member of a specified Code of Standards or Practice[111]

Long leaseholders

6. A tenancy of a house or a dwelling within a house provided that –
(i) the full term of the tenancy is for more than 21 years and
(ii) the tenancy does not contain a provision enabling the landlord (or his successor
his in title) to determine it other than by forfeiture, earlier than at the end of the term
and
(iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

Certain family arrangements

7. A tenancy or licence of a house or a dwelling within a house where –
(i) the person who has granted the tenancy or licence to occupy is a member of the
family of the person who has been granted the tenancy or licence and
(ii) the person who has granted the tenancy or licence to occupy is the freeholder or
long leaseholder of the house or dwelling and
(iii) the person occupies the house or dwelling as his only or main residence (and if
there are two or more persons at least one of them so occupies).

Holiday lets

[109] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004
[110] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004
[111] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the

whole blood and
(4) a stepchild of a person is to be treated as his child

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Parkgate) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

16. This designation may be cited as the Rotherham Metropolitan Borough Council
Designation for an Area for Selective Licensing **(Parkgate) 2026**.

17. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

18. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[112]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

(a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[113];

(b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of

[112] For the definition of "house" see sections 79 and 99 of the Act

[113] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

social housing in respect of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[114]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[115] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[116].

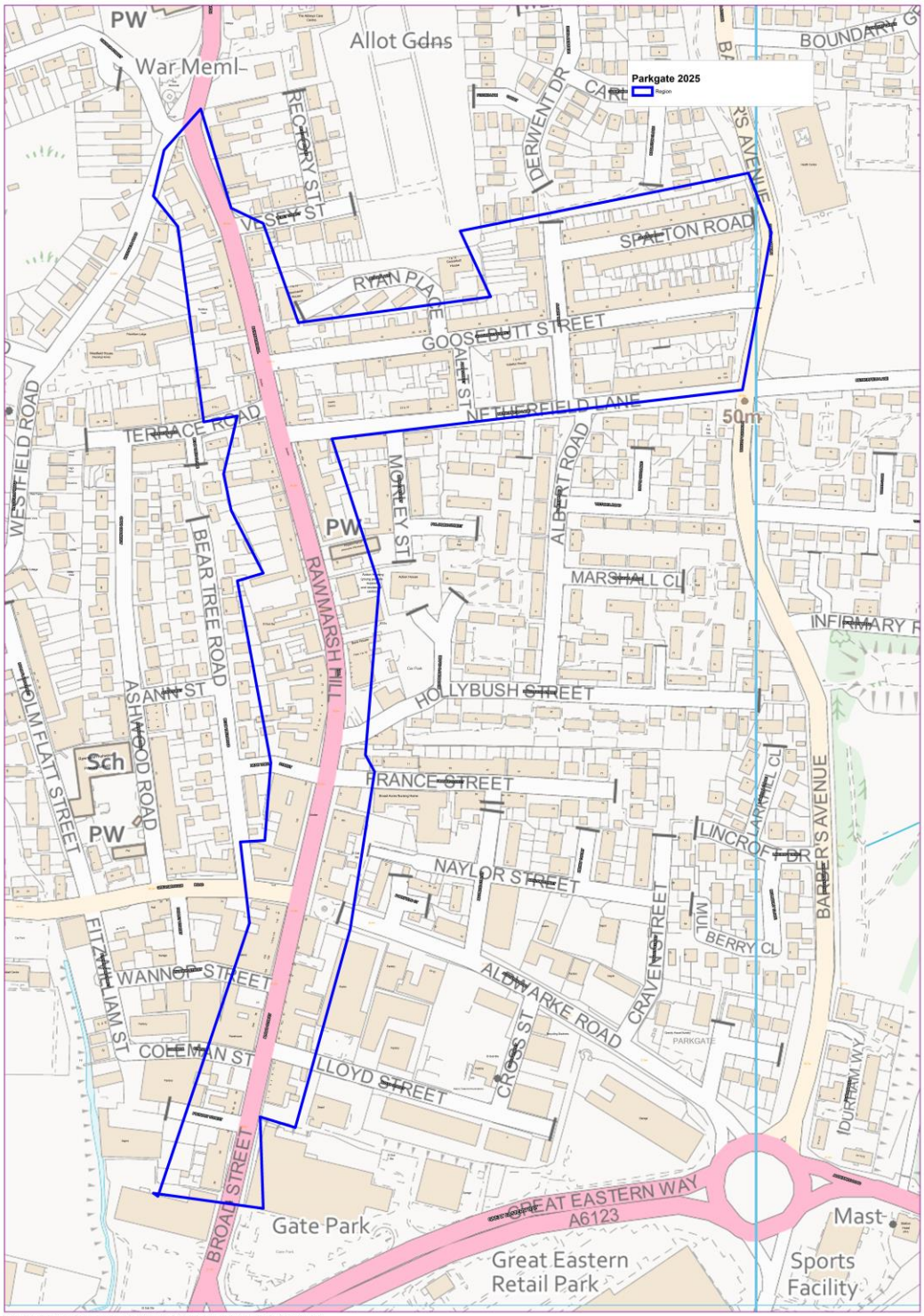
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[117]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

[114] Section 79 (3) of the Act
[115] Section 79 (4) of the Act and SI 370/2006
[116] Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 102
[117] Section 232 of the Act and paragraph 11 of SI 373/2006

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Annex a – Paragraph 4: Map of Designated Area



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Annex b – Paragraph 5(d): Exempted Tenancies or licences[118]

Prohibition of occupation by law

1. A tenancy or licence of a house[119] or a dwelling[120] within a house where the house or the
dwelling is subject to a prohibition order made under section 20 of the Act the operation
of which has not been suspended under section 23.

Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:

(a) a business tenancy under Part II of the Landlord and Tenant Act 1954

(b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used
for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises[121]

(c) a tenancy under which agricultural land, exceeding two acres, is let together with
the house[122]

(d) a tenancy under which the house is comprised in an agricultural holding or the
holding is comprised under a farm business tenancy if it is occupied (whether as
tenant or as a servant or agent of the tenant), in the case of an agricultural holding,
by the person responsible for the control of the farming of the holding, and in the
case of a farm business tenancy, by the person responsible for the control of the

[118] See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006
[119] Sections 79 (2) and 99 of the Act
[120] For the definition of a dwelling – see section 99 of the Act
[121] See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003
[122] For the meaning of “agricultural land” section 26 (3) (a) of the General Rate Act 1967

management of the holding[123]

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled[124]by:

(a) a local housing authority

(b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act

(c) a fire and rescue authority under the Fire and Rescue Services Act 2004;

(d) a health service body within the meaning of section 9 of the National Health Service Act 2006.

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

(a) sections 87 to 87D of the Children Act 1989

(b) section 43 (4) of the Prison Act 1952

(c) section 34 of the Nationality, Immigration and Asylum Act 2002

(d) The Secure Training Centre Rules 1998[125]

(e) The Prison Rules 1998[126]

(f) The Young Offender Institute Rules 2000[127]

(g) The Detention Centre Rules 2001[128]

(h) The Criminal Justice and Court Service Act 200 (Approved Premises) Regulations 2001[129]

(i) The Care Homes Regulations 2001[130]

---

[123] See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

[124] For the definition of "person managing" and "person having control" see section 263 of the Act

[125] SI 472/1998 as amended by SI 3005/2003

[126] SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002. SI 3301/2003 and SI 869/2005

[127] SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

[128] SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

[129] SI 850/2001

[130] SI 3965/2001 as amended by SI 865/2001. SI 534/2003, SI 1590/2003, SI 1703/2003, 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 SI and SI 3168/2004

(j) The Children's Homes Regulations 2001[131]
(k) The Residential Family Centres Regulations 2002[132]

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
(i) which is managed or controlled by a specified educational establishment or is of a
specified description of such establishments and
(ii) the occupiers of the house or dwelling are undertaking a full time course of further
or higher education at the specified establishment which is a member of a specified Code of Standards or Practice[133]

Long leaseholders

6. A tenancy of a house or a dwelling within a house provided that –
(i) the full term of the tenancy is for more than 21 years and
(ii) the tenancy does not contain a provision enabling the landlord (or his successor
his in title) to determine it other than by forfeiture, earlier than at the end of the term
and
(iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

Certain family arrangements

7. A tenancy or licence of a house or a dwelling within a house where –
(i) the person who has granted the tenancy or licence to occupy is a member of the
family of the person who has been granted the tenancy or licence and
(ii) the person who has granted the tenancy or licence to occupy is the freeholder or
long leaseholder of the house or dwelling and
(iii) the person occupies the house or dwelling as his only or main residence (and if
there are two or more persons at least one of them so occupies).

Holiday lets

[131] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004
[132] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004
[133] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the

whole blood and
(4) a stepchild of a person is to be treated as his child

Appendix 12

PART A - Initial Equality Screening Assessment

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality and diversity.

A **screening** process can help judge relevance and provide a record of both the process and decision. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions.

Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality and diversity
- whether or not equality and diversity is being/has already been considered, and
- whether or not it is necessary to carry out an Equality Analysis (Part B).

Further information is available in the Equality Screening and Analysis Guidance – see page 9.

1. Title	
Title: Selective Licensing – Options for future designations	
Directorate: Regeneration and Environment	**Service area: Regulation and Enforcement**
Lead person: Chris Stone	**Contact:**
Is this a: [ ] **Strategy / Policy** [x] **Service / Function** [ ] **Other** **If other, please specify**	

2. Please provide a brief description of what you are screening
To designate parts of Eastwood / Town Centre, Clifton, Boston Castle, East Dene, Masbrough, Kimberworth, Maltby, Dinnington, Thurcroft and Parkgate, as Selective Licensing areas in order to improve the management of privately rented properties and the conditions within the boundaries of the proposed designations.

Appendix 12

3. Relevance to equality and diversity		
All the Council's strategies/policies, services/functions affect service users, employees or the wider community – borough wide or more local. These will also have a greater/lesser relevance to equality and diversity. The following questions will help you to identify how relevant your proposals are. When considering these questions think about age, disability, sex, gender reassignment, race, religion or belief, sexual orientation, civil partnerships and marriage, pregnancy and maternity and other socio-economic groups e.g. parents, single parents and guardians, carers, looked after children, unemployed and people on low incomes, ex-offenders, victims of domestic violence, homeless people etc.		
Questions	**Yes**	**No**
Could the proposal have implications regarding the accessibility of services to the whole or wider community? *(Be mindful that this is not just about numbers. A potential to affect a small number of people in a significant way is as important)*		X
Could the proposal affect service users? *(Be mindful that this is not just about numbers. A potential to affect a small number of people in a significant way is as important)*	X	
Has there been or is there likely to be an impact on an individual or group with protected characteristics? *(Consider potential discrimination, harassment or victimisation of individuals with protected characteristics)*		X
Have there been or likely to be any public concerns regarding the proposal? *(It is important that the Council is transparent and consultation is carried out with members of the public to help mitigate future challenge)*	X	
Could the proposal affect how the Council's services, commissioning or procurement activities are organised, provided, located and by whom? *(If the answer is yes you may wish to seek advice from commissioning or procurement)*		X
Could the proposal affect the Council's workforce or employment practices? *(If the answer is yes you may wish to seek advice from your HR business partner)*		X
If you have answered no to all the questions above, please explain the reason		

If you have answered **no** to all the questions above please complete **sections 5 and 6.**

If you have answered **yes** to any of the above please complete **section 4.**

Appendix 12

4. Considering the impact on equality and diversity	
If you have not already done so, the impact on equality and diversity should be considered within your proposals before decisions are made**.** Considering equality and diversity will help to eliminate unlawful discrimination, harassment and victimisation and take active steps to create a discrimination free society by meeting a group or individual's needs and encouraging participation. Please provide specific details for all three areas below using the prompts for guidance and complete an Equality Analysis (Part B).	
• **How have you considered equality and diversity?** Looked at demographic breakdowns of area to determine the makeup of the areas in question. We have considered the likely effects on key stakeholders when considering the introduction of the selective licensing to these areas	
• **Key findings** The impact of a selective licensing designation will impact directly or indirectly on all residents and business operators within the declared areas. The most effected will be private landlords and tenants. We plan to carry out a broader equality analysis to ensure we have not missed any important impacts	
• **Actions** Complete Part B Equality analysis	
Date to scope and plan your Equality Analysis:	June 2025.
Date to complete your Equality Analysis:	1 July 2025
Lead person for your Equality Analysis (Include name and job title):	Chris Stone Community Protection manager.

5. Governance, ownership and approval		
Please state here who has approved the actions and outcomes of the screening:		
Name	**Job title**	**Date**
C Stone	Community Protection manager.	02/07/25
L Coates	Service manager	
E Ellis	HoS	

6. Publishing
This screening document will act as evidence that due regard to equality and diversity

has been given.

If this screening relates to a **Cabinet, key delegated officer decision, Council, other committee or a significant operational decision** a copy of the completed document should be attached as an appendix and published alongside the relevant report.

A copy of **all** screenings should also be sent to equality@rotherham.gov.uk For record keeping purposes it will be kept on file and also published on the Council's Equality and Diversity Internet page.

Date screening completed	3 July 2025
Report title and date	**13 October 2025** **Selective Licensing – Options for future designations**
If relates to a Cabinet, key delegated officer decision, Council, other committee or a significant operational decision – report date and date sent for publication	**13 October Cabinet** **Selective Licensing – Options for future designations**
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	16th July 2025

Appendix 12
PART B – Equality Analysis Form

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality and diversity.

This form:

- Can be used to prompt discussions, ensure that due regard has been given and remove or minimise disadvantage for an individual or group with a protected characteristic
- Involves looking at what steps can be taken to advance and maximise equality as well as eliminate discrimination and negative consequences
- Should be completed before decisions are made, this will remove the need for remedial actions.

Note – An Initial Equality Screening Assessment (Part A) should be completed prior to this form.

When completing this form consider the Equality Act 2010 protected characteristics Age, Disability, Sex, Gender Reassignment, Race, Religion or Belief, Sexual Orientation, Civil Partnerships and Marriage, Pregnancy and Maternity and other socio-economic groups e.g. parents, single parents and guardians, carers, looked after children, unemployed and people on low incomes, ex-offenders, victims of domestic violence, homeless people etc. – see page 11 of Equality Screening and Analysis Guidance.

1. Title	
Equality Analysis title: Selective Licensing Policy	
Date of Equality Analysis (EA):1/7/25	
Directorate: Regeneration and Environment	**Service area: Regulation and Enforcement**
Lead Manager: **Chris Stone**	**Contact number:** **823179**
Is this a: ☐ **Strategy / Policy** ☒ **Service / Function** ☐ **Other** **If other, please specify**	

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2. Names of those involved in the Equality Analysis (Should include minimum of three people) - see page 7 of Equality Screening and Analysis Guidance		
Name	**Organisation**	**Role (eg service user, managers, service specialist)**
Chris Stone	RMBC	PS Lead CPU
Emma Ellis	RMBC	HoS
Lewis Coates	RMBC	Service Manager

3. What is already known? - see page 10 of Equality Screening and Analysis Guidance

Aim/Scope (who the Policy/Service affects and intended outcomes if known)
This may include a group/s identified by a protected characteristic, others groups or stakeholder/s e.g. service users, employees, partners, members, suppliers etc.)

Proposal effects of Eastwood / Town Centre, Clifton, Boston Castle, Masbrough, Kimberworth, Maltby, Dinnington, Thurcroft and Parkgate, if Selective Licensing is designated

The stakeholders who may be affected should the Council approve this paper's recommendations are,

Local residents
Home owners
Tenants public and private
Landlords, landlord's associations,
Managing agents
Any members of the community who live or operate businesses or provide services within the proposed designation.
SY Mayoral Combined Authority
SY Police
Departments within RMBC
Ward members

The proposed outcome of selective licensing differs in each of the 6 proposed areas. The Neighbourhood Development and Improvement Plans (Area Plans) 2026-31 at appendix 4, provide a detailed account of the objectives and activity which will be delivered. In summary however, the scheme intends to improve the proactive management and standards in privately let properties to the benefit of private tenants. This in-turn will create wider area improvements to the benefit of residents in all tenures in the area.

Appendix 12

What equality information is available? (Include any engagement undertaken)
Efforts were made to identify local stakeholders in each area using existing council sources, this included any identified groups with protected characteristics. Appendix 2 lists the range of stakeholders invited to contribute to the consultation and methods of contact. Each stakeholder group will contain individuals with protected characteristics as well as those groups who specifically representing those with protected characteristics.

All responses have been summarised and reproduced in full within the report.
The online consultation document included an equalities segment.

Of the 1335 responses received 693 online responses contained an equalities segment to which the council received 134 responses. The table reflects the design of the council's standard equality questionnaire.

This represents 10% of all responses which included equalities information.

The responses indicate that those with protected characteristics have been able to be involved in the consultation. Which provides confidence that the consultation was accessible and promoted to the wider demographic of the area, including those with protected characteristics. Their comments are included within the body of the report along with all responses.

Selective Licensing Consultation - Equalities and Monitoring Data

1. Do you want to provide additional information about yourself?

Response	Count	Percentage
No	559	81%
Yes	134	19%
Total	**693**	**100%**

2. Do you want to provide your date of birth? If yes:

Age Group	Count	Percentage
Under 25	0	0%
25 to 34	8	13%
35 to 44	14	23%
45 to 54	12	20%
55 to 64	17	28%
65 to 74	8	13%
75 to 84	1	2%
85 and over	0	0%
Other	1	2%
Total	**61**	**100%**

Note: Other date provided was a 2025 date.

3. Are you a carer?

Carer Status	Count	Percentage
Yes	21	16%

No	105	78%
Prefer not to say	8	6%
Total	**134**	**100%**

4. Do you have a disability or a condition which has lasted or expected to last for at least 12 months?

Response	Count	Percentage
Yes	34	25%
No	92	69%
Prefer not to say	8	6%
Total	**134**	**100%**

5. If: Yes - What are your disability conditions?

Disability/Condition	Count	Percentage
Developmental disorder	1	2%
Illness or condition that is not mentioned here	4	8%
Deafness or partial loss of hearing	7	14%
Mental health condition	10	20%
Physical disability	12	24%
Long-term illness or health condition	16	32%
Total	**50**	**100%**

Note: Count is higher than number of respondents that said 'Yes' as multiple answers could be selected.

6. How would you describe your ethnic background?

Ethnicity	Count	Percentage
Other ethnic group	2	1.5%
Asian or Asian British - Indian	3	2.2%
Asian or Asian British - Pakistani	3	2.2%
Black or Black British - African	3	2.2%
Dual Heritage - Any other background	3	2.2%
White - Western European	4	3.0%
Prefer not to say	7	5.2%
White - British	109	81.3%
Total	**134**	**100.0%**

7. Do you identify as transgender?

Response	Count	Percentage
Yes	5	4%
No	125	93%
Prefer not to say	4	3%
Total	**134**	**100%**

8. Which of the following describes how you think of your gender?

Response	Count	Percentage
Male	58	43.3%
Female	67	50.0%
Prefer not to say	6	4.5%
Other	3	2.2%
Total	**134**	**100%**

9. What is your current marital status?

Response	Total	Percentage
Civil partnership	3	2.2%
Prefer not to say	6	4.5%
Widowed	9	6.7%
Divorced/separated	15	11.2%
Living with partner	19	14.2%
Single	19	14.2%
Married	63	47.0%
Total	**134**	**100.0%**

10. Are you pregnant?

Response	Count	Percentage
Yes	1	1%
No	125	93%
Prefer not to say	8	6%
Total	**134**	**100%**

11. Have you had a baby in the last 12 months?

Response	Count	Percentage
No	117	87.3%
Yes	7	5.2%
Prefer not to say	10	7.5%
Total	**134**	**100.0%**

12. What is your refugee or asylum seeker status?

Response	Count	Percentage
Neither	124	92.5%
Refugee	1	0.75%
Prefer not to say	9	6.75%
Total	**134**	**100%**

13. What is your religion?

Response	Count	Percentage

Prefer not to say	8	5.97%
No religion	61	45.52%
Christian (all denominations)	56	41.79%
Muslim	3	2.24%
Jewish	1	0.75%
Other religion or belief	5	3.73%
Total	**134**	**100%**

14. Which of the following describes your sexual orientation?

Response	Count	Percentage
Bisexual	9	6.7%
Gay/lesbian	4	3.0%
Heterosexual/straight	108	80.6%
Other	2	1.5%
Prefer not to say	11	8.2%
Total	**134**	**100.0%**

Are there any gaps in the information that you are aware of?
None that we are aware of.

What monitoring arrangements have you made to monitor the impact of the policy or service on communities/groups according to their protected characteristics?
A stakeholder steering group is recommended for the duration of the policy to allow all the identified stakeholders to stay informed and involved. Any adverse impact on protected groups should be identified via this group.

Engagement undertaken with customers. (date and group(s) consulted and key findings) the design and	The design and reach of the constitution on Selective Licensing is detailed in Appendix 2. All residents, businesses, neighbourhood groups, local charities, faith groups, landlord groups, tenants, owner occupiers and visitors, which the council were aware of, were directly contacted. This included over 30,000 direct mail leaflets to all known addresses in the areas, supplemented by a range of other contact methods. The consultation was undertaken in two phases. 06/01/25 – 19/03/25 and 30/06/25 – 20/07/25 There were 7 widely publicised, face to face consultation events located in each of the proposed areas. These were well attended with over 100 visitors to the Town Centre and Masbrough events. The Key findings from the consultation were that of those who responded, the majority did not support the proposed scheme. There was no indication that any specific group with protected characteristics had a specific objection related to their characteristics. The

	objections came from Landlords who do not wish to pay a licence fee, owner occupier who fear a reduction in house prices and private tenants who are concerned about possible rent increases.
Engagement undertaken with staff (date and group(s)consulted and key findings)	Mutli-departmental and Partners held at Rockingham Training centre. Monthly TASKing meeting (multiagency) Design of the Area Plan – revised from feedback to ensure a wide range of action are included to supplement the enforcement core of the project Discussion around engagement with difficult to reach groups concluded that Ward member and 3rd sector play a key role during the project to ensure all protected groups have a voice. The Area Plans were reformatted and renamed to emphasise the development aspirations for each area. Responses around the areas Strengths were also a focus on which to build additional work to compliment the core activity.

4. The Analysis - of the actual or likely effect of the Policy or Service (Identify by protected characteristics)

How does the Policy/Service meet the needs of different communities and groups? (Protected characteristics of Age, Disability, Sex, Gender Reassignment, Race, Religion or Belief, Sexual Orientation, Civil Partnerships and Marriage, Pregnancy and Maternity) - see glossary on page 14 of the Equality Screening and Analysis Guidance)

Selective Licensing schemes are established in legislation and guidance identify the review periods and engagement required throughout the scheme. Selective Licensing can be shown to have a positive effect on standards in private rented properties and protects the health and wellbeing of those living in those homes (appendix 1a).

The direct benefits are focussed on all private tenants, which will include tenants with protected characteristics.

Selective Licensing is particularly supportive of vulnerable groups and all groups with protective characteristics, as the proactive nature of the project ensures all tenants are directly approached by officers without the need for a referral or a complaint. This is particularly helpful to those who find it hard to approach authorities due to communications issues, mobility problems or fear of authority or reprisals.

Advice and assistance are delivered to the home. The scheme assists residents to understand their rights and supports them to assert those rights, especially around housing issues, but signposts to other services for wider support.

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The locality work with schools, faith groups, community groups help ensure all sectors of the community have awareness of the selective licensing scheme in their area. We have shown in previous schemes, that focussed, proactive work, builds confidence in areas, delivers improved housing standards, reduces anti-social behaviour and delivers improvements in the wider locality. This enhanced confidence and safety is of particular benefit to vulnerable tenants, who may not otherwise approach services or complain to landlords. Selective licensing links in with policies around homelessness, focussing on overcrowding, identifying properties which can be brought back into residential use and by making the private sector safer and more accessible. Though the proposed areas have, in some cases, issues with increased migration, the focus will not be on this aspect. However, the overall work delivered will support all residents.
Does your Policy/Service present any problems or barriers to communities or Groups? None we have currently identified.
Does the Service/Policy provide any positive impact/s including improvements or remove barriers? The Proactive nature of Selective Licensing, not relying on individuals to complain, will positively impact vulnerable individuals by removing any difficulties or anxieties in contacting relevant services. It will reduce barriers to safe, quality housing for all residents in the Selective Licensing areas and improve safety and the sense of security in the Selective Licensing areas, due to a reduction in anti-social behaviour.
What affect will the Policy/Service have on community relations? (may also need to consider activity which may be perceived as benefiting one group at the expense of another) The policy is likely to have a positive impact on community relations as the council works to raise awareness and improve communication and engagement with stakeholder via the steering group. One aspect of the Neighbourhood Development and Improvement Plans promotes 'Strength Based' community engagement and development. The better landlords in the areas will see a more level housing market as non-compliant landlords improve or leave the market.

Please list any **actions and targets** that need to be taken as a consequence of this assessment on the action plan below and ensure that they are added into your service plan for monitoring purposes – see page 12 of the Equality Screening and Analysis Guidance.

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5. Summary of findings and Equality Analysis Action Plan

If the analysis is done at the right time, i.e. early before decisions are made, changes should be built in before the policy or change is signed off. This will remove the need for remedial actions. Where this is achieved, the only action required will be to monitor the
impact of the policy/service/change on communities or groups according to their protected characteristic - See page 11 of the Equality Screening and Analysis guidance

Title of analysis: Selective Licensing Policy
Directorate and service area: Regeneration and Environment
Lead Manager: Chris Stone
Summary of findings:
The Selective Licensing scheme has been designed after a wide-reaching public consultation to establish public feeling and consider a wide range of perspectives to ensure effective design of this scheme. This information has been utilised to help develop and design the implementation of the Selective Licensing areas, taking into account public responses and comments.

Action/Target	State Protected Characteristics as listed below	Target date (MM/YY)
Develop materials to raise awareness of the policy for all groups	**All**	**08/25**
If Cabinet accept the recommendations a Stakeholder Steering group will be established in the first year of the 5-year project	**All**	**Before 1/1/27**
Each area scheme will be actively monitored and managed to deliver the programme of work in the Neighbourhood Development and Improvement Plans (Area Plans) 2026-31 at Appendix 4. Monthly / quarterly and annual (mandatory) reviews are built into the project plan. Where issues are identified which may impact on any protected characteristics during the 5 year delivery period of the project they will be addresses via the project plan by adjustments to service delivery or enhanced actions to ensure all residents receive appropriate access and outputs from the project.	**All**	Monthly / quarterly and annual

***A = Age, D= Disability, S = Sex, GR Gender Reassignment, RE= Race/ Ethnicity, RoB= Religion or Belief, SO= Sexual Orientation, PM=**

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Pregnancy/Maternity, CPM = Civil Partnership or Marriage. C= Carers, O= other groups

6. Governance, ownership and approval		
Please state those that have approved the Equality Analysis. Approval should be obtained by the Director and approval sought from DLT and the relevant Cabinet Member.		
Name	**Job title**	**Date**
Emma Ellis	Head Of Service Community Safety and Regulatory Services	4/9/2025

7. Publishing	
The Equality Analysis will act as evidence that due regard to equality and diversity has been given. If this Equality Analysis relates to a **Cabinet, key delegated officer decision, Council, other committee or a significant operational decision** a copy of the completed document should be attached as an appendix and published alongside the relevant report. A copy should also be sent to equality@rotherham.gov.uk For record keeping purposes it will be kept on file and also published on the Council's Equality and Diversity Internet page.	
Date Equality Analysis completed	3/9/25
Report title and date	**Selective Licensing Policy**
Date report sent for publication	
Date Equality Analysis sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	16/7/25

Climate Impact Assessment, Appendix 13, **Selective Licensing Policy**

Will the decision/proposal impact…	Impact	If an impact or potential impacts are identified:			
		Describe impacts or potential impacts on emissions from the Council and its contractors.	Describe impact or potential impacts on emissions across the Borough as a whole.	Describe any measures to mitigate emission impacts	Outline any monitoring of emission impacts that will be carried out
Emissions from non-domestic buildings?	None				
Emissions from transport?	None				
Emissions from waste, or the quantity of waste itself?	None				
Emissions from housing and domestic buildings?	Decrease	None	May be some small reduction in emissions due to improvements in housing standards in the areas under selective licensing, such as improved insulation, safe electrical items, which may have a small knock on effect on emissions.	No measures, as impacts are likely to be positive	Minimal monitoring as we expect any impacts to be small and difficult to monitor, thus dedicated monitoring would be ill-advised. We expect some of this may be indirectly captured in any inspections or assessments of the properties
Emissions from construction and/or development?	None				

Carbon capture (e.g. through trees)?	None				
Identify any emissions impacts associated with this decision which have not been covered by the above fields: There may be some minimal impacts resulting from the creation of hard copy documentation in order to raise awareness of this policy and vehicle journeys to areas during the delivery of the project.					

Will the proposal affect Council services' resilience to climate change, or the capacity of people living in the Borough to adapt to climate change? The proposal will improve resilience by enforcing some licensing standards on landlords in certain areas, which will help improve general conditions and render properties in a better overall state including the minimal level of insulation and more efficient heating.

Provide a summary of all impacts and mitigation/monitoring measures: Overall ,climate impact is likely to be minor, with the proposal largely focused on improving housing quality of rented houses within the borough We expect there may be some small reduction in emissions as a result of the introduction of selective licensing, due to improvements in housing standards, which will lead to better efficiency and lower fuel use to heat homes, which we expect will have an overall positive effect.

Supporting information:	
Climate Impact Assessment Author	Chris Stone Community Protection Manager Community Safety and Street Scene Regeneration and Environment
Please outline any research, data or information used to complete this Climate Impact Assessment.	Department for Business, Energy and Industrial Strategy. 2021. *Private Rental Sector Minimum Energy Efficiency Standard (MEES) Compliance and Enforcement Competition*. [Online]. [Accessed 17 July 2025]. Available from: https://assets.publishing.service.gov.uk/media/60a7a4dbe90e071b5cf0a9e2/prs-enforcement-competition-guidance.pdf
If quantities of emissions are relevant to and have been used in this form please identify which conversion factors have been used to quantify impacts.	

Validation	Tracking Reference: CIA 504 Arthur King Principal Climate Change Officer

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