CABINET

Monday 20 October 2025
10.00 a.m.
Council Chamber, Rotherham Town Hall, Moorgate Street, Rotherham. S60 2TH

Cabinet Members:-

Leader of the Council	Councillor Chris Read
Deputy Leader & Children and Young People Portfolio	Councillor Victoria Cusworth
Adult Social Care and Health Portfolio	Councillor Joanna Baker-Rogers
Housing Portfolio	Councillor Linda Beresford
Finance & Community Safety Portfolio	Councillor Saghir Alam
Street Scene and Green Spaces Portfolio	Councillor Lynda Marshall
Transport, Jobs and the Local Economy Portfolio	Councillor John Williams

Rotherham Metropolitan Borough Council

CABINET

Venue:	**The Town Hall, The Crofts, Moorgate Street, Rotherham. S60 2TH**
Date and Time:	**Monday 20 October 2025 at 10.00 a.m.**
Agenda Contact	**Governance Unit – governance@rotherham.gov.uk**

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.

A G E N D A

1. Apologies for Absence

To receive apologies from any Member who is unable to attend the meeting.

2. Declarations of Interest

To invite Councillors to declare any disclosable pecuniary interests or personal interests they may have in any matter which is to be considered at this meeting, to confirm the nature of those interests and whether they intend to leave the meeting for the consideration of the item.

3. Questions from Members of the Public

To receive questions from members of the public who wish to ask a general question in respect of matters within the Council's area of responsibility or influence.

Subject to the Chair's discretion, members of the public may ask one question and one supplementary question, which should relate to the original question and answer received.

Councillors may also ask questions under this agenda item.

4. Minutes of the Previous Meeting (Pages 7 - 28)

To receive the record of proceedings of the Cabinet meeting held on 15 September 2025.

5. Exclusion of the Press and Public

There are no agenda items with exempt information.

ADULT SOCIAL CARE AND HEALTH

6. Oaktrees Extra Care Scheme (Pages 29 - 51)

Report from the Strategic Director of Adult Care, Housing and Public Health.

Recommendations:

That Cabinet:

1. Approve Together Housing to demolish the Resource Centre on the Oaktrees site.

2. Approve Together Housing to repurpose the land into an enclosed communal garden with seating and two additional car parking spaces, for the exclusive use of tenants.

DEPUTY LEADER & CHILDREN AND YOUNG PEOPLE

7. Revised Elective Home Education Policy (Pages 53 - 88)

Report from the Strategic Director of Children and Young People's Services.

Recommendations:

That Cabinet:

1. Approves the revised Elective Home Education Policy at Appendix 2.

2. Delegates authority to the Strategic Director of Children and Young People Services to update the Policy if any minor changes are required as a result of the Children's Wellbeing and Schools Bill (currently passing through Parliament).

HOUSING

8. Selective Licensing Policy (Pages 89 - 607)

Report from the Strategic Director of Regeneration and Environment.

Recommendations:

That Cabinet:

1. Review all options proposed in section 5 of the 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 the 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

TRANSPORT, JOBS AND THE LOCAL ECONOMY

9. Authorisation of Nationally Significant Infrastructure Projects (NSIP) - Whitestone Solar Farm (Pages 609 - 622)

Report from the Strategic Director of Regeneration and Environment.

Recommendations

That Cabinet:

1. Delegate authority to the Strategic Director of Regeneration and Environment in consultation with the Head of Planning and Building Control and Cabinet member for Transport, Jobs and the Local Economy to submit to the Planning Inspectorate all documentation and relevant evidence for their consideration and deal with all procedural matters that may arise in relation to this application and any future applications that fall under the legislation for Nationally Significant Infrastructure Projects.

2. Agree to the proposal that a report be submitted to the Planning Board on a quarterly basis to provide a summary of all responses submitted from the Council to the Planning Inspectorate in respect of Nationally Significant Infrastructure Projects in the previous quarter.

10. Householder Design Guide Supplementary Planning Document (Pages 623 - 688)

Report from the Strategic Director of Regeneration and Environment.

Recommendation:

1. That Cabinet approves the adoption of the Householder Design Guide

Supplementary Planning Document.

11. Recommendations from Overview and Scrutiny Management Board (To Follow)

To receive a report detailing the recommendations of the Overview and Scrutiny Management Board in respect of the above items that were subject to pre-decision scrutiny on 15 October 2025.

12. Date and Time of Next Meeting

The next meeting of the Cabinet will be held on Monday 17 November 2025 commencing at 10.00am in Rotherham Town Hall.



John Edwards,
Chief Executive.

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THE CABINET
Monday 15 September 2025

Present:- Councillor Read (in the Chair); Councillors Alam, Baker-Rogers, Beresford, Cusworth, Marshall and Williams.

Also in attendance Councillor Steele (Chair of the Overview and Scrutiny Management Board)

36. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Member	Agenda Item	Interest Type	Nature of Interest
Councillor Beresford	Bassingthorpe Farm Supplementary Planning Document	Personal	Involved Councillor Beresford's Ward and her property bordered the site.

37. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were 3 questions:

1. Mr Hussain thanked all those involved in working together to fix the problems at East Herringthorpe Cemetery. A solution, albeit short term, had been reached. However, Mr Hussain raised some new concerns regarding water getting in to graves on the Christian side of the graveyard. He stated that Yorkshire Water were not acting or providing Dignity with any solutions. He asked if the Council could help resolve the issue. Mr Hussain also asked what the next phase of the process would be so that the previous delays in trying to rectify issues did not have to be repeated.

The Leader also thanked those involved for the progress that had been made. He was not aware of the issues with water getting in to the graves in the Christian section but would raise the matter with officers.

The Assistant Director of Legal confirmed that the Council would continue to work with Dignity to evolve the next stages of the plan.

2. Mr Azam asked if a response could be provided in writing which clarified what the webcasting footage was used for and where on the website it said what the purpose of the recording was. He also asked about the East Herringthorpe Cemetery expansion and stated that there had been some confusion over what was due to happen. He asked if a

strategic, long term plan could be produced for the entire borough.

The Leader agreed to provide a written response in terms of the webcast. He also agreed to provide a written response in terms of what Dignity were commissioned to do in terms of their role and responsibilities. This would also be published on the Council's website. This information would also include clarity on the development of the next stage of the programme and where responsibilities laid for that.

In his supplementary question, Mr Azam stated that there had been a site in East Herringthorpe Cemetery that had been reserved for burial. However since the reservation, the site had been paved over. Mr Azam had had to communicate with Dignity about making the site available for burial following a bereavement. Following this confusion, he asked for an update on when the contract negotiations would conclude.

The Leader clarified that the Council were not in the process of negotiating a new contract. It was in the process of holding the current contractors, Dignity, to account for the things they were contracted to do. If they were no longer able to deliver the contract, the contract would be terminated. This was an ongoing process and did not have an end date.

The Assistant Director of Legal confirmed that a report would be presented to the Improving Places Select Commission along with the service plan for that particular area.

3. Mr Ashraf asked on what date did South Yorkshire Pensions Authority start engaging with Border to Coast in order to assert PIMCO's rationale for the purchase of their Israeli government bond holdings in the middle of a live streamed genocide and what response had been received, if any, to the severe environmental, social and governance risk in addition to the extreme political and media risk. The question had been directed at either of the Council representative's on South Yorkshire Pensions Authority, Councillor Sutton or Councillor Beresford.

The Leader confirmed that Councillor Sutton was not a member of Cabinet and was therefore not in attendance at the meeting. He did however agree to pass on the question to South Yorkshire Pensions Authority.

Councillor Beresford, responding as a representative on South Yorkshire Pensions Board, explained that she served as part of the Governance Board which was responsible for ensuring all operational responsibilities were carried out. She had no input in investment proposals but agreed to take the question back to the Pensions Authority.

In his supplementary, Mr Ashraf referenced the petition he had delivered to South Yorkshire Pensions Authority in June 2025 and asked what Rotherham Council could do, what the Pensions Authority could do and when an answer would be provided.

Councillor Beresford could not commit to an exact timeline but estimated a written response would take around three to four weeks.

38. MINUTES OF THE PREVIOUS MEETING

Resolved:

That the minutes of the Cabinet meeting held on 7 July 2025 be approved as a true and correct record of the proceedings.

39. EXCLUSION OF THE PRESS AND PUBLIC

The Chair advised that there were no items of business on the agenda that would require the exclusion of the press and public from the meeting.

40. ROTHERHAM HEALTH AND WELLBEING STRATEGY 2025-2030

Consideration was given to the report which presented Rotherham's Joint Health and Wellbeing Strategy 2025-2030 for endorsement. The 2020-2025 Rotherham Joint Health and Wellbeing Strategy was due to expire, and work had been undertaken to develop a new Strategy for 2025-2030. The Strategy, attached as Appendix 1 to the report, had been considered and approved by the Health and Wellbeing Board, and was presented for endorsement along with an overview of the methods and evidence used to develop it.

Since September 2024, a cross-organisational working group had met to oversee a programme of consultation and evidence review to support the development of the 2025-2030 Strategy. This work had included interviews with Board members; a Joint Strategic Needs Assessment (JSNA) evidence review; a review of health and care related consultations undertaken during the past five years; a stakeholder survey; and direct engagement with the public.

Following the consultation and evidence review, the vision of the Strategy had been agreed as follows: to enable the people of Rotherham to live happy, healthy, independent lives within thriving communities, regardless of background and personal circumstance. The aims focussed on children and young people; physical health for all people; mental health for all people; and the wider determinants of health. Paragraph 2.2 of the report set out the seven ways of working that would delivery the aims of the Strategy.

The Health and Wellbeing Board had agreed that there should be a small number of high-priority areas for the Strategy to focus on. It had therefore been suggested that a process be put in place to identify priorities which:

a) required intervention from multiple organisations working together;

b) would have a significant impact on the general population or on one of Rotherham's key vulnerable groups;
c) were amenable to substantial, measurable progress being made within five years.

A stakeholder prioritisation event would be held in September 2025 to identify, consider and decide on a small number of key priorities for the Board to focus on over the next five years. While the priorities would be separate from the Strategy and could be refreshed or reviewed during the five year period, the mechanisms for selecting and identifying priority areas of work were a part of the Strategy.

Resolved:

That Cabinet endorse Rotherham's Joint Health and Wellbeing Strategy 2025-2030.

41. HOW DID WE DO? ADULT SOCIAL CARE LOCAL ACCOUNT 2024-2025

Consideration was given to the report which presented the 'How Did We Do?' Local Account for Adult Social Care for 2024-2025 for publication. The Account summarised the achievements for the last 12 months and set out the priorities for the coming year. The priorities were aligned to the Council Year Ahead Delivery Plan (YADP) and the Adult Social Care Strategy (2024 – 2027). The Account also celebrated the hard work and dedication of the workforce and provided case studies to reflect the work of adult social care and outcomes for residents.

Paragraph 2.1 of the report outlined the Council's achievements within Adult Social Care which included reviews of public information for young people preparing for adulthood, vulnerable adults and unpaid carers along with the adult social care web pages. The out of hours support offer for people in crisis had been expanded and building work had started on the Castle View day centre at Canklow. A new Learning Disabilities Strategy had been launched along with a new All Age Autism Strategy.

Paragraph 2.2 of the report outlined the Council's priorities for the year ahead which included implementing an online adult care social portal, investing in new assistive technologies and seeking further opportunities to deliver services collaboratively.

The Local Account provided a view of the real and tangible impact Adult Social Care had on residents' lives through several case studies, as well as highlighting the voice of residents through the complaints and compliments process. It also included the improvements being implemented within services to address issues raised by residents to ensure there was a process of continual service improvement to achieve the expected standards.

It was confirmed during the meeting that the Council had been inspected by the Care Quality Commission and an announcement due in November 2025 with the results of that inspection.

Resolved:

1. That Cabinet approve the publication of the 'How Did We Do?' Local Account for Adult Social Care for 2024 – 2025.

42. ROTHERHAM'S ALL AGE AUTISM STRATEGY 2024-2027 UPDATE

Consideration was given to the report which provided an update on the delivery of Rotherham's All Age Autism Strategy 2024-2027 which had been adopted by Cabinet in February 2024.

The report set out the progress by Rotherham Place partners to deliver the ambition set out in the All-Age Autism Strategy 2024-2027, which was focused on ensuring services in Rotherham were accessible and inclusive. It also set out the changes since 2024 in data and prevalence of autism in Rotherham along with the co-produced priorities for the Strategy and how these had been progressed. Additionally, the report set out the plans to embed the voice and experience of autistic people by refreshing the structure of the Rotherham Autism Partnership Board, which would support the delivery of the Strategy and plan for the next iteration of the Strategy.

Cabinet had agreed that the All Age Autism Strategy action plan should be co-produced with autistic people, families and stakeholders. In response, Rotherham Parent Carers Forum led a series of engagement activities, including voice sessions and surveys, to ensure that the priorities reflected lived experience and local need. The co-production activities had helped shape the development of the action plan, ensuring it was grounded in what mattered most to autistic individuals and their families. The outcomes of the engagement were detailed in Appendix 2, which summarised the key priorities identified through the process. Autistic people in Rotherham had consistently highlighted the importance of having their voices heard and meaningfully included in shaping how the Borough supported and included autistic individuals.

To further strengthen voice and co-production, Rotherham Parent Carers Forum was leading work to re-design the structure of the Autism Partnership Board. This would ensure greater accessibility and inclusion. From September 2025, the Partnership Board would meet three times a year, and the ambition was that these meetings will be held at the new SEND Hub (Eric Manns Building), which was scheduled to open in September 2025. This venue Would support a more inclusive environment for engagement and collaboration.

The Leader thanked Councillor Baker-Rogers for her dedication to this area of work, particularly the drive to improve standards.

Resolved:

That Cabinet:

1. Note the progress being made by Place partners to improve the lives of autistic people living and working in Rotherham.

2. Support the recommended proposal for the transformation of Rotherham's Autism Partnership Board, led by Rotherham Parent Carers Forum.

3. Approve the commencement of co-producing the next Rotherham All Age Autism Strategy.

43. JULY 2025-26 FINANCIAL MONITORING REPORT

Consideration was given to the report which set out the financial position as at the end of July 2025 and forecast for the remainder of the financial year, based on actual costs and income for the first four months of 2025/26. As of July 2025, the Council's financial position for 2025/26 remained positive, although there was a forecast overspend of £2.4m. This position was made up of a Directorate overspend of £7.7m, offset by a projected Central Service underspend of £5.3m.Whilst this was an overspend, the Council expected to be able to manage this pressure during the year and return to a balanced position following mitigating actions.

The Directorate overspend of £7.7m was largely due to demand led pressures in relation to Children's residential placements and placement types. Increased costs were also being felt across the wider Children's social care market, and this was leading to market prices increasing at above inflation levels, placing further pressures on the Council's Budget. These pressures were anticipated, and a corporate provision was maintained within Central Services as part of the Budget and Council Tax Report 2025/26.

The Local Government Pay Award had been agreed at 3.2% at all pay bands up to senior officer. The impact of this was a cost of £2.3m above the budget that was allocated when setting the Council's Budget. The Council had no control over the level of pay award agreed. Central Services was forecasting an underspend of £5.3m, reflecting use of the £5.4m Social Care Contingency approved within the Council's Budget and Council Tax Report 2025/26, the impact of the Local Government Pay Award and savings generated within the Council's Treasury Management Strategy.

The Council's Treasury Management Strategy continued to perform well, with the Council's approach to borrowing adapted to minimise the level of borrowing and borrow short term to ultimately minimise interest costs. The

position had also improved following the outturn for 2024/25 because of re-profiling of the capital programme delivery, which pushed back the need to borrow. It was estimated that this approach should see the Council generate savings to support Council wide pressures. However, it was noted that the Council's Budget and Council Tax Report 2025/26 approved a requirement for the Treasury Management Strategy to save at least £3m in 2025/26. This was on track however economic and market conditions were out of the Council's control.

An update on the Council's Capital Programme was set out in paragraph 2.16 of the report. The revised Capital Programme was £209.479m, split between the General Fund (£144.733m) and the Housing Revenue Account (£64.746m.) This was a decrease of £1.545m from the position reported to Cabinet on 7 July 2025, the majority of which related to the reprofiling of schemes.

The report was considered by the Overview and Scrutiny Management Board (OSMB), who advised that the recommendations be supported.

Resolved:

That Cabinet:

1. Note the current General Fund Revenue Budget forecast overspend of £2.4m.

2. Note whilst there is a projected overspend, the Council expects to be able to manage this pressure during the year and return to a balanced position following mitigating actions. Should that not be possible the Council will need to draw on its reserves to balance the 2025/26 financial position.

3. Note the updated position of the Capital Programme.

44. NEW APPLICATIONS FOR BUSINESS RATES RELIEF OR GRIMM AND CO LIMITED, FOOD AWARE CIC AND CITY OF SHEFFIELD GYMNASTICS CLUB CIC

Consideration was given to the report which set out the applications for the award of Discretionary Business Rates Relief for Grimm And Co. Limited, Food Aware CIC and City of Sheffield Gymnastics Club CIC. This was in accordance with the Council's Business Rates Discretionary Relief Policy (approved by Officer Executive Decision on 01/07/2025.)

Grimm And Co. Limited was a registered charity based in Rotherham Town Centre that delivered free literacy education projects to children, young people and families. The charity targeted those who needed it the most to improve their reading and writing, motivating children and young people to write, and build confidence, self-esteem and aspirations.

The Charity recruited, supported and trained volunteers from across the community including adults with learning disabilities, mental health issues and additional needs who were nurtured, supported and learnt new skills. The current number of volunteers stood at 153 who worked in the shop environment and with young people and families where appropriate.

The Charity was applying for discretionary relief with regards to their 2024/25 and 2025/26 rates liability. The cost to Rotherham Council would be £1830.88 for 2024/25 and £1846.05 for 2025/26.

The application for the award of discretionary relief was considered to be in line with the Council's qualifying criteria as set out in the Policy. The Charity provided access to facilities which were open to all sections of the community. It provided education and welfare support that complemented the statutory services provided by the Council and was focused on work that was in line with the Council's priorities for children and young people.

Food Aware CIC was a not for profit social enterprise which redistributed surplus/donated food and other items e.g. cleaning materials, clothes, toys, and furniture to local community groups across the Yorkshire and Humberside regions with predominant support given in the Rotherham and Doncaster areas. Around 50% of service users were from the Rotherham Borough.

The organisation liaised with commercial outlets to receive surplus food and supplies which were distributed via approved community partner organisations. Support was currently provided to over 130 community organisations across Yorkshire & Humberside, supporting over 4,000 people each week including Maltby Foodbank, FA Rotherham Community Kitchen, Sunnyside Supplies, Maltby Town Council and Crossroads Care Rotherham.

Cabinet had previously approved discretionary relief on the organisation's existing business rates liabilities for other smaller units at the same business address. Due to an increase in demand to support local communities through the current cost of living crisis, an additional storage unit was required to store donated ambient food and other household essentials which enabled the organisation to accept even more surplus essential supplies, support more communities and avoided refusal of these much-needed donations.

The organisation was applying for discretionary relief with regards to their 2024/25 and 2025/26 rates liability. The cost to Rotherham Council would be £2882.88 for 2024/25 (starting from November 2024) and £6968.54 for 2025/26.

The application for the award of discretionary relief was considered to be in line with the Council's qualifying criteria as set out in the Policy. The services provided were open to all not for profit community groups which were run by volunteers with vital support being delivered to the residents

of Rotherham.

City of Sheffield Gymnastics Club CIC was a not for profit gymnastic club who taught sports and fitness to children and some adults. The Club was affiliated to the British Gymnastics Association and the Yorkshire Gymnastics Association. It had 250 members with between 60-70 percent of members from the Rotherham Borough. Members paid a nominal membership fee each year and a small monthly fee to gain access to 22 classes each week and the opportunity to compete in local, regional and national gymnastics competitions. Coaching and mentoring were provided to teenagers to enable them to participate in coaching classes. Any surplus made was reinvested into new and maintenance of equipment, staff training and general operational running costs.

The Club was applying for discretionary relief from when they became a Community Interest Company in 2024/25 and for their 2025/26 rates liability. The cost to Rotherham Council would be £4187.49 for 2024/25 and £5745.99 for 2025/26.

The application for the award of discretionary relief was considered to be in line with the Council's qualifying criteria as set out in the Policy. The Club provided access to facilities which were open to all sections of the community and provided training and fitness to children and adults.

Resolved:

1. That Cabinet approve the applications for Discretionary Business Rates Relief for Grimm And Co. Limited, Food Aware CIC and City of Sheffield Gymnastics Club CIC in accordance with the details set out in Section 6 to this report for the 2024/25 and 2025/26 financial years.

45. INVESTING IN OUR COMMUNITY FACILITIES

Consideration was given to the report which set out the Council's commitment to invest in several community buildings, initially over the next two years, through the investment of £600,000, already approved as part of the Budget and Council Tax report at Council in March 2025. The £600,000 investment would be targeted at buildings with the greatest need, with a focus on health, safety, compliance, and structural integrity. Officers from Property and Facilities Services, in collaboration with the Council's Neighbourhood Teams and community groups, would define the scope of works and ensure that any investment was aligned with sustainable occupancy and governance arrangements. Where possible, other forms of funding, whether internal or external, would be sought to complement the already allocated £600,000.

Section 2.4 of the report detailed the community facilities that had been identified jointly by the Property & Facilities Service and the Neighbourhood Teams. These were:

- The Black Hut: A cost of £200,000 was estimated to carry out structural repairs and compliance upgrades, accessibility improvements and energy efficiency measures. Work was being assessed for the best route to market with a view of starting prior to the end of Autumn 2025 with a completion date of March 2026. The aim was to reopen the facility under a sustainable management model, ensuring it continued to serve the Kimberworth Park community safely and effectively.

- Oaklea Retreat: Costs identified for the works would be determined once surveys had been completed. Initial works that had been identified included structural repairs, accessibility improvements, energy efficiency measures and establishing a formal lease and governance structure. It was envisaged that work would be procured and commissioned over the winter months and completed through spring, no later than the end of March 2026.

- Clifton Learning Partnership: Work would be undertaken to provide replacement windows, signage and decorations, repairs paths and carparking areas, and carry out improvements to access to ensure DDA (Equality Act) compliance. The works to Clifton were currently programmed for the next phase from March 2026 onwards. Detailed surveys would be carried out over Winter and into early Spring. Once completed this would determine a more accurate timescale to carry out the works identified. Costs of the works would be determined once surveys were complete and would fall within the budget allocation for the overall project.

- The Meeting Place: Aligned with the Clifton Learning Partnership, the buildings and surrounding assets would need a full survey to determine costs and timescales. Works would align with the surveys being carried out beyond March 2026 and works completed no later than March 2027. The work would include, as a minimum, painting and decoration, signage upgrades, energy efficiency measures and establishing a formal lease and governance structure.

- Artworks, Brook Hill: The proposed investment at the Brook Hill site would include essential external improvements, including rainwater goods, soundproofing, and energy efficiency upgrades such as insulation and lighting. A more detailed survey would take place in Spring 2026, developing the scope and a final list of works required. All works would then be completed no later than the end of March 2027.

The report was considered by the Overview and Scrutiny Management Board (OSMB), who advised that the recommendations be supported. During the debate at OSMB, it had been agreed that an asset register of

all Council buildings, including the wards they were located in be produced immediately and that an update report be provided in 12 months to OSMB to include the updated condition survey results, where available. An additional recommendation was put to Cabinet that the Assistant Director for Property and Facilities Services, in consultation with the Cabinet Member, ensure that ward members were informed of the condition survey findings within their ward and were consulted regarding investment planning in community facilities within their ward. This recommendation was accepted by Cabinet.

Resolved:

That Cabinet:

1. Approve the works set out in section 2.4 in relation to:
    1. The Black Hut;
    2. Oaklea Retreat;
    3. Clifton Learning Centre;
    4. The Meeting Place (Wingfield); and
    5. Artworks, Brook Hill

2. Delegate authority to the Assistant Director for Property and Facilities Services in consultation with the Cabinet Member for Finance and Community Safety to amend the works as required within budget.

3. Accept the proposal from the Overview and Scrutiny Management Board and agree that the Assistant Director for Property and Facilities Services, in consultation with the Cabinet Member, will ensure that ward members are informed of the condition survey findings within their ward and are consulted regarding investment planning in community facilities within their ward.

46. COMMUNITY SAFETY STRATEGY 2025-2028

Consideration was given to the report which presented the Safer Rotherham Partnership Strategy, which was the Council's Community Safety Strategy, for endorsement and referral to Council for approval.

The Safer Rotherham Partnership (SRP), of which the Council was a key statutory partner, had agreed a new Safer Rotherham Partnership Strategy, setting out priorities and commitments for the period 1 April 2025 to 31 March 2028. The previous Safer Rotherham Partnership Strategy 2022-25 guided the Partnership in delivering significant work to protect vulnerable children and adults, build safer, stronger communities and tackle domestic abuse, serious violence and organised crime.

The Safer Rotherham Partnership had used an evidence-based approach to agree the new priorities, drawing on analysis of partnership crime and community safety data and the outcomes of a comprehensive programme of consultation to capture the views of key stakeholders, including people

who lived, visited or worked in Rotherham. This process identified three main priorities that shaped the new Strategy: Safer Neighbourhoods; Tackling violence, abuse and exploitation; and preventing offending and building resilience. The objective areas and commitments that sat under the priorities were detailed in paragraph 2.4 of the report.

Paragraph 2.5 of the report outlined the Cross Cutting Themes which impacted all community safety priorities. These were Online Crime; Service User Voice; and Equality.

Section 4 of the report and Appendix 2 to the report detailed the consultation outcomes. SRP partner agency consultation and data gathering took place from September 2024 and continued until the final draft strategy was circulated to SRP Board members prior to their meeting on 15 April 2025 and the Strategy was finalised. The wider stakeholder, elected member and public consultation on the proposed priorities ran from September 2024 to December 2024.

The outcome of the consultation was broadly supportive of the priority areas identified. In relation to the areas of focus, there were some variances but generally people thought the partnership should focus on raising awareness and delivering prevention and early intervention activities. The full outcome of the consultation has been provided to each SRP priority lead to inform development of their action plans.

During the meeting, the dangers of online crime and the difficulties in dealing with that were discussed.

The report was considered by the Overview and Scrutiny Management Board (OSMB), who advised that the recommendations be supported. During the debate at OSMB, perception of antisocial behaviour was discussed. During the Cabinet meeting it was confirmed that actions to address the perception of antisocial behaviour were only a very small part of the Strategy. The key element was addressing antisocial behaviour in its entity.

Resolved:

That Cabinet:

1. Endorse the Safer Rotherham Partnership Strategy and recommends it to Council for approval.

2. Note the requirement for scrutiny of the Safer Rotherham Partnership Annual Report, which is discharged by the Overview and Scrutiny Management Board.

3. Approve the ongoing informal consultation to capture service user voices throughout the duration of the plan.

47. NO FAMILY LEFT BEHIND STRATEGY

Consideration was given to the report which presented the No Family Left Behind Strategy, addressing child poverty, for approval. A Notice of Motion was passed in September 2024 calling for Cabinet to coordinate the development of a new strategy to reduce the impact of child poverty in Rotherham. Rotherham Council was committed to putting families at the heart of decision making and the Council's family friendly budget demonstrated this commitment. The Strategy represented Rotherham's commitment to addressing the causes of poverty and reducing its impact, bringing together the activity across the Borough to ensure no family was left behind.

The development of the Strategy had involved collaborative working across all Rotherham Council directorates and a survey of the Children and Young People's Partnership Board to create a shared understanding of poverty. All directorates had reviewed the activity that they delivered to address the causes of poverty and reduce the impact of child poverty.

Investments in baby packs, youth work and early help services, and children's play areas were included in the family friendly budgets approved by Council for 2024/25 and 2025/26. Further, children and young people achieving their potential was a key priority at the heart of the refreshed Council Plan that was agreed in May 2025.

Based on research from End Child Poverty, 31% of Rotherham children were living in poverty in 2023/24. This was the same as the national average, and a slight increase on the 2022/23 figure of 30.3%.On the Index of Multiple Deprivation 2019 (IMD 2019) Rotherham ranked as the 35th most deprived upper tier local authority in England out of a total of 151 authorities. 35% of Rotherham's neighbourhoods were in the 20% most deprived in England, and 22% lived in the 10% most deprived. No neighbourhoods in Rotherham were in the least deprived 10%. In 2024, 26% of children lived in absolute low-income families (England 19%). Rotherham's free school meals entitlement rate was above the English national average (27.2% compared to 24.7% at Primary, 30.2% compared to 25.9% at Secondary – DfE 2024/25). 25.9% of Rotherham's school age population was from an ethnic minority background (England 36%) (DfE 2024/25).

Rotherham Together Partnership wanted Rotherham to be a great place to grow up, where children and young people had the best chance to reach their full potential. This would mean that children grow up happily, safe, in good health and develop the skills and qualifications they need to be successful. The Strategy articulated the ambition to address the poverty-related barriers to achieving Rotherham's vision for children, young people, and families. These included: Best Start - Children get the best start in life; Safe - Children and young people are safe from harm; Achieve - Young people feel empowered to succeed and achieve their aspirations; and Have fun - Children and young people have fun things to

do and safe places to go.

The report was considered by the Improving Lives Select Commission (ILSC). They requested that consideration be given by Cabinet regarding the inclusion of cultural education and associated available schemes within the Strategy. Cabinet accepted the recommendation.

Resolved:

That Cabinet:

1. Accept the proposal from the Improving Lives Select Commission regarding the inclusion of cultural education and associated schemes and approves the amended strategy No Family Left Behind, addressing child poverty.

2. Note the ongoing work to reduce the impact of poverty and improve family prosperity across the Borough.

48. HOUSING STRATEGY 2025-2030

Consideration was given to the report which presented the Housing Strategy 2025-2030 for approval. The Strategy had been developed following a twelve-week consultation period with tenants and residents, officers and key stakeholders, and in the context of government policy, data and housing intelligence. Its purpose was to set out the Council's strategic priorities for housing over the next five years. The Strategy also recognised the key issues affecting housing in Rotherham and the impact those issues had on residents. It set out how the Council would work in partnership to address the issues identified and demonstrated alignment with other key Council strategies and plans.

Rotherham's 30-year Housing Strategy was published in December 2012. It set out the Council's long-term vision for housing in the Borough until 2043.Since 2012, the Housing Strategy had been refreshed regularly to ensure it remained up to date and addressed the current challenges and opportunities and referenced the latest statistical evidence. This Strategy would be the fifth chapter of the 30-year Housing Strategy. The Strategy period would be increased from three years to five to allow sufficient time for progress to be made against each of the priorities and to allow for alignment with the Council Plan.

A summary of the achievements covering the period between April 2022 and March 2025 was set out in paragraphs 1.5 to 1.9 of the report. As part of the Council's Housing Delivery Programme, 304 homes had been delivered for council rent and 37 for Shared Ownership across the Borough during the last three years, which was over a third of the Council's 1,000 new homes target. This included the completion of three housing sites in the Town Centre; the acquisition of 64 homes by March 2025; and the launch of the Small Site Homebuilding Initiative.

Between 19 August 2024 and 11 November 2024, consultation was carried out with Rotherham residents, officers and a wide range of partners and key stakeholders to inform the priorities for the Strategy. The proposed aims and priorities of the draft Strategy were shared with a range of groups, including:

- An online survey – shared with key groups, including Rother Fed
- Social media coverage / press release of online survey
- Housing Involvement Panel with council tenants
- Tenant Open Day with council tenants
- Strategic Housing Forum with housing associations and other key partners
- Staff sessions
- Rotherham Show
- Employment Solutions recruitment event
- Improving Places Select Committee members

The Strategy 2025-30, attached at Appendix 1, had four priorities that would remain important and relevant over the next five years. These were:

- Building high quality, sustainable and affordable new homes.
- Improving the safety, quality and energy efficiency of Council homes.
- Supporting residents to live independently, including through the prevention of homelessness.
- Ensuring that neighbourhoods are safe, happy and thriving.

The Strategy reflected the key challenges that had continued or arisen since the Strategy was last refreshed and represented a continuation from the previous Strategy 2022-25 (chapter 4) of the need to support residents, improve the quality of existing homes and build more affordable housing.

An action plan was being developed to monitor progress and delivery against the Strategy across the five-year period. Cabinet were asked to delegate this to the relevant Strategic Director to approve. The Improving Places Select Commission would receive updates on delivery against the Action Plan annually to provide scrutiny on the progress being made.

During the meeting, the need for further housing was reiterated. Councillor Cusworth noted the impact more quality housing would have on the lives on young people. The Leader referenced the homelessness statistics and stated that whilst difficult decisions would need to be made in terms of the New Local Plan and further housing developments, something needed to be done to address the housing problems. Councillor Baker-Rogers welcomed the impressive progress that had already been made.

The report was considered by the Improving Places Select Commission (IPSC). In recommendation 1 they asked for a paragraph to be inserted into the Strategy which referenced the problems and impact of antisocial behaviour along with details on the training of the Housing/Tenancy Officers. In recommendation 2, they requested that the word “happy” be removed from Priority 4 of the Strategy and replaced

Cabinet accepted recommendation 1 and the paragraph would be added to the Strategy. Cabinet rejected recommendation 2 on the basis that the word “happy” had been used to reflect the wording an ensure consistency with the Council Plan.

Resolved:

That Cabinet:

1. Approve the Housing Strategy 2025-2030.

2. Delegate authority to the Strategic Director of Adult Care, Housing and Public Health to approve the action plan and minor data amendments to the Strategy prior to publication.

3. Accept the proposal from the Improving Places Select Commission and agree that reference is made within the Housing Strategy to compulsory training being delivered to all Housing/Tenancy Officers regarding anti-social behaviour, using the following suggested wording:
   “Our housing officers undergo comprehensive training to effectively deal with Anti-Social Behaviour (ASB). This training ensures that they:

   - Identify and understand ASB issues
   - Know when and how to report incidents
   - Are aware of the powers available to the council to address ASB.

   Equipped with this knowledge, our officers can take prompt and effective action to tackle ASB, providing a safer and more supportive environment for our community.”

49. HOUSING ALLOCATIONS POLICY

Consideration was given to the report which presented the Housing Allocation Policy and Strategic Tenancy Policy for approval. In June 2024, Cabinet approved the review of the current Housing Allocation Policy to include a 12-week public consultation. The review and consultation had concluded, and the report recommended the adoption of a new Housing Allocation Policy, that was attached to the report at Appendix 2, incorporating 22 amendments. The review and consultation also incorporated proposed revisions to the Strategic Tenancy Policy which were also recommended for adoption, attached to the report at Appendix 3.

If approved, the new Housing Allocation Policy and Strategic Tenancy Policy would be effective from 1 December 2025 to allow for a three-month implementation period. This would include changes to IT systems, staff training, communication with stakeholders and applicants, and necessary changes to existing housing applications.

The Council's current Housing Allocation Policy was adopted in 2014. Since then, it had undergone periodic revisions and additions. The most recent update was in November 2023, which strengthened the Council's commitment to the Armed Forces Covenant. Prior to this, the last partial review was in April 2021, which focused on the impact of the Homelessness Reduction Act 2017. The intention was to continue to rank priorities considering the Housing Act 1996, which required that Allocation Policies must give reasonable preference to specified groups as set out in paragraph 2.2 of the report.

The review identified 22 proposed amendments to the existing Housing Allocation Policy. A revised draft Allocation Policy incorporating the amendments was published alongside a summary table of changes. As proposal 22 related to the use of fixed term tenancies, a revised draft Strategic Tenancy Policy was also published. During the 12-week consultation period,220 formal responses were received. Council officers also engaged widely with the public, partners, and staff during the consultation period.

The table of 22 changes was included in Appendix 4 and the table at paragraph 2.5 of the report provide the response rate to all 22 proposals. Overall, there was strong support for all proposals. Following consultation, five amendments to the original 22 changes had been proposed and were detailed in sections 2.7 to 2.19 of the report.

One of the key changes highlighted in the meeting was proposal 1 which was a change from a three year local connections criterion to a two year residency test. The Leader stated that this was to ensure that the housing delivered was for Rotherham residents. Proposal 15 related to awarding Band One to Rotherham Care Leavers and Band Three to out of Borough Care Leavers including Care Leavers who had been placed in Rotherham by other local authorities.

A 12-week public consultation, including telephone and online surveys had been undertaken. To supplement this, engagement with cross-party Elected Members had been completed. The Council had liaised with a number of partner organisations including Housing Associations, Housing Improvement Panel, and the Armed Forces Covenant Group.

Resolved:

That Cabinet:

1. Note the outcome of the consultation and the Council's response to the broad themes identified (Appendix 1).

2. Approve the adoption of a revised Housing Allocation Policy (Appendix 2).

3. Approve the adoption of a revised Strategic Tenancy Policy (Appendix 3).

4. Delegate authority to the Strategic Director responsible for Housing in consultation with the Cabinet Member for Housing to make minor amendments to the Housing Allocation Policy including local lettings policies to meet the needs of a local area.

5. Delegate authority to the Strategic Director responsible for Housing in consultation with the Cabinet Member for Housing to agree reciprocal arrangements with other placing Local Authorities in respect of Care Leavers.

50. BASSINGTHORPE FARM SUPPLEMENTARY PLANNING DOCUMENT

Consideration was given to the report which presented the Bassingthorpe Farm Supplementary Planning Document for approval. Bassingthorpe Farm was identified as a Strategic Allocation in the Rotherham Local Plan for around 2,400 new homes, 11 hectares of employment land, a local centre and a primary school. The Bassingthorpe Farm Supplementary Planning Document (SPD) provided more detail on existing planning policies to help bring forward the site for development. The purpose of the SPD was to guide the submission of planning applications and ensure the timely delivery of strategic infrastructure on and off site; ensure the provision of appropriate social and community facilities; and support any future funding bids for national grant opportunities. The Bassingthorpe Farm Strategic Allocation was pivotal to the delivery of Rotherham's Local Plan and Housing Strategy, particularly given the changes to the National Planning Policy Framework that sought to deliver more new homes.

The previous report to Cabinet in January 2025 (Cabinet 20/01/2025, minute 109 referred) sought approval to undertake consultation on the draft SPD. This report sought adoption of the Bassingthorpe Farm SPD following extensive consultation and assessment of the representations and comments received during February and March 2025. A Consultation Statement was attached at Appendix 2 and Appendix 3 setting out the key issues raised, and the changes made to the draft SPD. All representations were available to view on the Council's planning consultation website. Subject to Cabinet approval, the Consultation Statement would be published alongside the adopted SPD setting out the Council's response

to the comments received.

The vision for Bassingthorpe Farm was set out at Paragraph 1.6 of the report and the five placemaking principles were set out in Paragraph 1.7. These had not changed substantially following public consultation.

Consultation on the draft SPD was undertaken in line with The Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement. In response to the consultation the Council received 59 representations. All representations received had been considered and the Consultation Statement at Appendix 2 and Appendix 3 provided details of the issues raised, the Council's response and how the SPD has been amended as a result. The main issues raised were summarised in paragraph 2.3 to 2.11.

During the meeting it was confirmed that the site would provide for approximately 2000 homes and that the homes were very much needed in Rotherham.

Resolved:

1. That Cabinet approves the adoption of the Bassingthorpe Farm Supplementary Planning Document.

Councillor Beresford declared an interest in Minute 50 – Bassingthorpe Farm Supplementary Planning Document on the basis that it involved her ward and her property bordered the site.

51. LOCAL VALIDATION LIST CONSULTATION - PLANNING APPLICATIONS

Consideration was given to the report which sought Cabinet approval to undertake public consultation on the draft Local Validation List. Rotherham's Local Validation List provided a framework of requirements for the supporting documents that were required to accompany planning applications. The Local Validation List provided additional detail and guidance to support applicants on what level of supporting information was required for all application types. Once adopted, it would be used to determine whether planning applications were valid. It was key to ensuring that sufficient information was submitted to enable applications to be determined effectively and efficiently in line with Statutory deadlines on which Local Planning Authorities were measured.

The current List now out of date, as it was last reviewed in 2019 and the National Planning Policy Framework required Local Validation Lists to be kept up to date through a review every two years. The shift of focus during Covid to enable continuation of work through digital platforms both during and immediately after that period resulted in delays in updating the Local Validation List due to the level of work required to overhaul the document. There had also been a significant number of amendments to Regulations

in the Planning forum which had led to uncertainty about the direction in relation to requirements for validation of planning applications which had also contributed to the delay in updating the Council's Local List.

The Council was required to undertake public consultation on the local list, and to take account of any comments received in preparing the final document. Once adopted by the Council the requirements set out in the Validation List could be required to validate a planning application. Subject to approval by Cabinet, it was proposed to undertake public consultation over a four-week period during October 2025. Following consultation, any comments received would be considered in producing a final version of the Local Validation List and a consultation feedback report produced detailing the main issues raised and how these had been addressed. Approval of the updated Local Validation List would then be delegated to the Strategic Director for Regeneration and Environment in consultation with the Cabinet Member for Transport, Jobs and the Local Economy.

Resolved:

That Cabinet:

1. Approve a public consultation on the draft Local Validation List at Appendix One.

2. Delegate approval of the updated Local Validation List for planning applications, following consultation, to the Strategic Director for Regeneration and Environment in consultation with the Cabinet Member for Transport, Jobs and the Local Economy unless there are substantive changes required.

3. Delegate the approval of all future iterations of the policy including the necessity for public consultation to the Strategic Director for Regeneration and Environment in consultation with the Cabinet Member for Transport, Jobs and the Local Economy.

52. LICENSING ACT 2003 - STATEMENT OF LICENSING POLICY

Consideration was given to the report which outlined the findings of the consultation on the Statement of Licensing Policy and recommended that Cabinet endorsed the Policy and recommended to Council that it be approved.

Licensing officers presented a draft Policy to Cabinet in April 2025 and this Policy had been developed following a period of informal consultation with partner agencies, licence holders and members of the public, along with a review of other policies from across the UK to identify best practice that could be adopted in Rotherham. Following Cabinet approval, the draft policy was then subjected to a six-week period of consultation.

All responses to the consultation had been consolidated and reviewed. The significant majority of the responses indicated a general support for the proposals within the Policy, and therefore it was recommended that the draft Policy agreed by Cabinet in April was accepted as the final version of the 2025 – 2030 Statement of Policy.

The Policy promoted environmental best practice as set out in paragraph 2.15 of the report. It also provided advice and guidance on the practical steps licensed venues could take to keep women safe as detailed in paragraph 2.17. The Policy recognised that premises operating hours could have a significant impact on local residents, the economy and the local area. It therefore set out a number of core hours that were applicable to each type of licensed premises. Specific areas relevant to each class of premises were also set out. Further detail was included regarding large events as detailed in paragraph 2.23.

Resolved:

1. That Cabinet recommend to full Council that the proposed Licensing Act 2003 Statement of Policy be adopted.

53. LOCAL DEVELOPMENT SCHEME

Consideration was given to the report which outlined an updated Local Development Scheme to reflect the revised National Planning Policy Framework (NPPF) published in December 2024 and the significantly increased housing target for Rotherham, which necessitated a new Local Plan. The housing target for Rotherham had more than doubled from 544 to 1,111 new homes a year.

Officers had an advisory visit from the Planning Inspectorate in January 2025 to explore options for continuing the Core Strategy Partial Update. However, given the significant uplift to Rotherham's housing target and the likely changes to the distribution of growth around the Borough this implied, the Inspector's clear advice was to prepare a complete new Local Plan under the new plan-making system. Continuing with the Core Strategy Partial Update would result in a significant risk of the Local Plan not being found sound during the Examination in Public by a planning inspector and would therefore not be fit to be adopted by the Council, resulting in abortive work, wasted time and considerable expense. The updated LDS therefore replaced the Core Strategy Partial Update and set out a timetable to produce a new Local Plan. This course of action was unavoidable, given the Government's changes to the NPPF and the imposition of a much higher housing target on Rotherham.

The Planning and Infrastructure Bill published in March 2025 introduced Spatial Development Strategies (SDS), to be prepared by combined authorities. The South Yorkshire Mayoral Combined Authority (SYMCA) would be responsible for preparing the SDS for South Yorkshire, in

conjunction with the constituent local authorities. Local plans had to be in general conformity with the SDS. The Council was working with the other South Yorkshire authorities of Barnsley, Doncaster and Sheffield to prepare a new Joint Waste Plan, to replace the Plan adopted in 2012. Work was ongoing to reconsider the scope and content of the Joint Waste Plan and its relationship with the emerging South Yorkshire SDS, given the strategic nature of waste planning. Due to this new requirement, it was not possible for the LDS to give a timetable to prepare a Joint Waste Plan at present.

The LDS did not cover the detailed content of the new Local Plan or other Local Plan documents nor the process for preparing and consulting on them. Any future draft documents would be subject to separate reports requiring Cabinet or Council approval prior to public consultation, submission and adoption. The milestones for the new Local Plan were summarised at paragraph 2.5 of the report with Adoption of the Plan by Council being in July 2029.

The cost of producing the LDS had been managed within existing budgets. The adoption of the LDS set out a timeline for completion of the Local Plan and South Yorkshire Waste Plan. There was no provision for these costs, which were estimated to be £1.1m and as such, would need to be considered as part of the 2026/27 budget setting process and Medium Term Financial Strategy update. These plans, and future plans, would need to be incorporated into the Council's Medium Term Financial Strategy (MTFS).

During the meeting the Leader reiterated the Council's belief that the housing targets imposed by the Government were wrong. He also confirmed that there would be no immediate changes following the approval of the Local Development Scheme .

Resolved:

1. That Cabinet recommends to Council that the Local Development Scheme be adopted.

54. RECOMMENDATIONS FROM OVERVIEW AND SCRUTINY MANAGEMENT BOARD

Consideration was given to the circulated report, the contents of which were included as part of the relevant items and the details included accordingly.

55. DATE AND TIME OF NEXT MEETING

The next meeting of the Cabinet would be held on 13 October 2025, commencing at 10.00am.

Rotherham Metropolitan Borough Council

Public Report
Cabinet

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

Report Title
Oaktrees Extra Care Scheme

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

Strategic Director Approving Submission of the Report
Ian Spicer, Strategic Director of Adult Care, Housing and Public Health

Report Author(s)
Deborah Ramskill, Interim Head of Service, Provider Services
Deborah.Ramskill@rotherham.gov.uk

Claire Green, Adult Social Care Programme Manager
Claire.Green@rotherham.gov.uk

Ward(s) Affected
Sitwell

Report Summary

This report provides an update and next steps in relation to a former decision by Cabinet to permanently close the Resource Centre at the Oaktrees site, previously an Extra Care Housing scheme. This was due to significant fire safety concerns which were deemed unviable to remediate. This report seeks Cabinet approval for Together Housing to demolish the existing building and repurpose the land, to create an outdoor asset for tenants.

Recommendations

That Cabinet:

1. Approve Together Housing to demolish the Resource Centre on the Oaktrees site.

2. Approve Together Housing to repurpose the land into an enclosed communal garden with seating and two additional car parking spaces, for the exclusive use of tenants.

List of Appendices Included

Appendix 1 Consultation Report
Appendix 2 Equality Screening Part A
Appendix 3 Equality Analysis Part B
Appendix 4 Climate Impact Assessment

Background Papers
The Future of Oaktrees Extra Care Scheme (Stag Willow) 18 September 2023.

Consideration by any other Council Committee, Scrutiny or Advisory Panel
No

Council Approval Required
No

Exempt from the Press and Public
No

Oaktrees Extra Care Scheme

1. Background

1.1 Oaktrees, also known as Stag Willow, was originally commissioned and built to operate as an Extra Care Housing scheme. It was built on Council-owned land in 2006 by Together Housing, under a lease agreement. The housing provision is funded through the Housing Revenue Account and care and support through the General Fund. The scheme comprised 8 self-contained apartments situated in a Resource Centre and 20 bungalows.

1.2 The Resource Centre also provided communal facilities for tenants and an office for the on-site support team. The Resource Centre building has remained closed since 30 October 2020 due to the outcome of a fire risk assessment which identified significant fire safety defects and immediate remedial works required to secure confidence in the limitation of fire spread. These required works were significant, including the replacement of all internal and external combustible materials used in the fabrication of the building.

1.3 At the time, the Resource Centre and one adjoining bungalow were fully vacated. Tenants were supported into suitable alternative housing provision and the Council's staffing team which operated from the Resource Centre were relocated to the nearby Extra Care Housing scheme at Bakersfield Court. Fire safety concerns identified in the bungalows were remediated by Together Housing. 19 of the bungalows are currently occupied. One of the bungalows remains vacant due to being adjoined to the Resource Centre.

1.4 In January 2023, a further fire risk assessment found that compartmentation between areas within the Resource Centre was inadequate to prevent the spread of fire, compounded by a lack of fire stoppable materials. The assessment concluded that it was not viable to remediate the building in its current format and therefore a decision was made to permanently close the Resource Centre.

1.5 In September 2023, for the remaining tenants living in the bungalows at Oaktrees, Cabinet approved the proposal to permanently change support services to an offsite, wrap around offer for existing tenants; Cabinet also approved a change in the housing-type status to general need for older people, and therefore, Oaktrees is no longer defined as an Extra Care Housing scheme. Tenants were given the opportunity to opt-out of the service and anyone moving into a property on the Oaktrees site will access care and support on the same basis as residents living in the wider community.

1.6 Whilst Together Housing owns the Resource Centre, the Council has legal responsibilities in relation to the future of buildings as it owns the land and continues to support 13 tenancies on a responsive basis, staffed through a 24/7 satellite model of provision. 4 households opted out of the support and 2 households have moved into properties since they were reclassified as general need for older people.

2. Key Issues

2.1 The Council continues to support 13 properties, on the Oaktrees site. The remaining 7 bungalows (plus one vacant) are now housed as general needs, restricted to older adults.

2.2 Oaktrees is not currently operating as originally commissioned, as there are no longer communal facilities or support staff available on-site. Following closure of the Resource Centre, Together Housing now reference the scheme as 'Retirement Living'.

2.3 Together Housing has made provision within its budget plan for 2025-26 to fund the cost of demolishing the Resource Centre and make good the area, subject to Cabinet approval.

2.4 The land was originally leased to Together Housing under a 125-year lease to enable the development of the Extra Care Housing scheme. The lease provides that the tenant (Together Housing) may only use the property for the permitted use which is defined as for creation and provision of social housing units only.

2.5 Two options for consideration have been identified, including repurposing the land into additional communal garden space and/or additional car parking for tenants of the bungalows. Options proposed are based on minimising the maintenance costs and the impact this would have on tenant service charges, which form part of the gross rent costs.

2.6 Together Housing has updated tenants on the proposed demolition, which must be completed within this financial year in line with Together Housing's budget plan for 2025-26. Together Housing have also consulted with tenants in relation to the future use of the land.

2.7 The one bungalow adjoined to the Resource Centre, which is currently vacant, will be relet once the property is no longer physically attached and remedial works are complete.

3. Options considered and recommended proposal

3.1 This report provides Cabinet with an update on the previously approved recommendation to permanently close the Resource Centre. Therefore, in relation to the future use of the land, the recommendation to Cabinet is to:

- Approve Together Housing to demolish the Resource Centre on the Oaktrees site.

- Approve Together Housing to repurpose the land into an enclosed communal garden with seating and two additional car parking spaces, for the exclusive use of tenants.

4. Consultation

4.1 Together Housing, with support from the Council has continued to engage with tenants since 2020 to ensure regular updates are provided. All current tenants were invited to formal consultation led by Together Housing on the future use of the land. Tenants are content with the proposal to demolish the Resource Centre and fed back on the proposed options for the future use of the land.

4.2 The proposal included two financially viable options, that would minimise any associated maintenance costs, ensuring minimal impact on tenant service charges.

4.3 **Option 1 – a working garden area** maintained by tenants for recreational purposes to cultivate vegetables and plants as well as some seating. The area would be fenced to provide privacy for tenants and include raised beds, given that the bungalows remain restricted to older age tenants.

4.4 **Option 2 – a garden with seating and two car parking spaces** providing additional, communal outdoor space for tenants of the bungalows to socialise. The area would be fenced to provide privacy for tenants. This option provides two additional car parking spaces for residents or visitors, in addition to the existing turning space.

4.5 16 of the 19 tenancies consulted fed back on the proposal. 15 of which preferred option 2, one tenancy favoured option 1, however not strongly and following further discussion with family was accepting of the majority view.

4.6 Tenants fed back concern that a working garden would likely become unkempt as it would be dependent on tenants being interested in and being able to undertake gardening activities.

4.7 Tenants preferenced an enclosed community garden with bench-style seating for their exclusive use. This option provides tenants with additional, communal outdoor garden and parking space in addition to their current personal gardens and own parking spaces at their bungalows.

4.8 During the consultation, tenants raised several queries in relation to aesthetics, security, lighting and water supply to the area, to which Together Housing responded. A full consultation report can be found at Appendix 1.

4.9 Three tenants/relations chose not to participate in the consultation and did not respond to calls or visits, however all tenants/relatives continue to be engaged through regular updates.

5. Timetable and Accountability for Implementing this Decision

5.1 As part of Together Housing's budget setting for this financial year, funding has been included for the demolition costs and the work needs to be completed by March 2026.

6. Financial and Procurement Advice and Implications

6.1 There are no financial implications for the Council in respect of the proposed demolition. Any on-going maintenance costs of the space would be the responsibility of Together Housing, paid for by the service charge.

6.2 As the land is leased to Together Housing, there are no procurement implications associated with the recommendations detailed in this report.

7. Legal Advice and Implications

7.1 The pertinent clauses and definitions within the lease are:

7.2 **Permitted Use**
Use of premises only for creation and provision of social units consistent with the objects of the Lease and the requirements of the Housing Corporation.

7.3 **Social Housing Units**
This means a unit of accommodation or letting by the Lessee to provide Housing at affordable rents for those who cannot afford to acquire it in the open market and/or the provision of accommodation designed for use by the elderly.

7.4 In long leases such as this one, it is not uncommon for the originally agreed Permitted Use to change during the term. It is always within the rights of either party to a lease to agree a change and these will be documented by a simple licence to change use. It is possible that the change of use could trigger an uplift in value in which case a premium should be payable to the Council. Considering the recommended use of the land, this is not considered likely. However, this point will be investigated prior to any agreement being finalised.

7.5 The recommendations of this report are in line with previous authorities and the prevailing statutory regime.

8. Human Resources Advice and Implications

8.1 The recommendations have no direct impact on the current staffing establishment. Through natural attrition, as tenancies become general housing needs, the staffing resource will move to support Extra Care Housing schemes in the Borough and any future assessed needs would be provided on the same basis as residents living within the wider community.

8.2 There are no HR concerns associated with the report.

9. Implications for Children and Young People and Vulnerable Adults

9.1 The recommendations in this report are inclusive for vulnerable adults within the Borough. There are no implications for children and young people.

10. Equalities and Human Rights Advice and Implications

10.1 The proposals in this report support the Council to comply with legal obligations encompassed in the:

- Human Rights Act (1998), to treat everyone equally with fairness dignity and respect with a focus on those who are disadvantaged because of disability and Page 12 of 13.
- Equality Act (2010) to legally protect people from discrimination in the wider society.
- Care Act (2014) six core principles guiding the provision of care and support services – empowerment, protection, prevention, proportionality, partnership, and accountability.

10.2 The Equality Analysis provides further detail and is attached at Appendix 2 and Appendix 3.

11. Implications for CO2 Emissions and Climate Change

11.1 A Carbon Impact Assessment has been completed, refer to Appendix 4.

11.2 In summary, the current building is deemed unsafe and therefore the recommendation is the best course of action. Although it is difficult to quantify with any reliability emissions from demolition, this will be a one-time impact. If the building was retained, it would require remedial works to a higher minimum standard and there would be emissions to consider from ongoing use of the building. Whilst any construction related to the future use of the land will have some degree of impact on the climate, the social need to use the land outweighs this. It is therefore concluded that the recommendation will have no significant impact on the climate.

12. Implications for Partners

12.1 The Council continues a positive working partnership with Together Housing. There are no implications on wider partners.

13. Risks and Mitigation

13.1 There is a risk that funding secured by Together Housing to demolish the Resource Centre will not be carried forward to the next financial year and the building would become derelict. The timescale for approval allows sufficient time for works to start in this financial year and therefore mitigates the risk.

13.2 There is a risk of anti-social behaviour on the site until the Resource Centre is demolished. This is being mitigated through Together Housing monitoring the site. As part of the consultation, Together Housing confirmed to tenants that there will be security presence on the site out of hours, for the duration of the demolition works. The housing association will inform tenants of the arrangements as part of the communications about the demolition programme.

14. Accountable Officers

Ian Spicer, Strategic Director of Adult Care, Housing and Public Health
ian.spicer@rotherham.gov.uk

Approvals obtained on behalf of Statutory Officers:

	Named Officer	**Date**
Chief Executive	John Edwards	22/09/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	18/09/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	18/09/25

Report Author: Claire Green, Programme Manager,
claire.green@rotherham.gov.uk

This report is published on the Council's website.

Appendix 1 – Consultation Report

The proposed demolition of the Resource Centre on the Oaktrees site

Consultation was undertaken with the tenants who reside in the bungalows on the Oaktrees site about 'making good' proposals should the demolition of the main building be approved. All 19 tenancies were invited to provide their views, of which 16 responded. The consultation was undertaken via visits in tenants' own homes. Two options for the future use of the land were presented for consideration. These are set out below:

> **Option 1** - **Working-garden area** – to create a communal garden area to be used and maintained by tenants for recreational purposes to cultivate vegetables and plants as well as some seating. This would include fencing around the area to provide privacy for tenants and raised beds, given that the bungalows remain restricted to older age tenants.
>
> **Option 2** - **Garden with seating and two additional car parking spaces** – to create a communal garden to simply provide additional garden space for tenants, including a social outside space for tenants in the bungalows. This would include fencing around the area to provide a private communal garden. It would also include two additional car parking spaces for residents and or visitors, in addition to the existing turning space.

In summary, both options would be to 'make good' the land and create additional outside space, for the exclusive use by tenants of the bungalows, in addition to their personal garden space. Both proposals are relatively low cost in terms of maintenance, given the costs of ongoing upkeep and maintenance need to be considered and be realistic, both for self-funders and to the public purse for those who are reliant on welfare benefits for their housing costs (as communal area maintenance forms part of tenants' service charge).

Outcome

15 tenancies preferred option 2. The first option was not favoured due to concerns that it would not get used as a 'working garden' and would then become unkempt as it would be dependent upon tenants being interested in and/or able to undertake gardening activities. Provision of seating was supported, with preference for bench-style, with finishing to coordinate with the proposed fencing (6ft) which would provide full fencing to the new garden area.

One tenancy favoured option 1, however did not voice strong views and following further discussion with family was accepting of option 2.

Three tenants did not respond to calls or visits in relation to the consultation, however all tenants and relatives continue to be engaged through regular updates.

Additional questions/requests were also made. Responses are provided below each point, and feedback will be provided to tenants as part of ongoing communication.

Q – Could additional fencing around the perimeter of the full scheme be provided, including replacement of damaged fencing on Stag Lane due to issues being experienced with antisocial behaviour (by youths from the local area)?

A - This is in addition to works outside of the proposed demolition and associated budget. However, we will consider this request although this may not be possible as it is subject to funding being available and we need to balance requests for funding for fencing with other priorities so we cannot guarantee this. We will update tenants on the outcome of the request for funding for the additional fencing as soon as we can.

Q – Could fob access be provided to the new gates (which will form part of the boundary for the new communal garden) to avoid vandalism?

A – We will fit locks with a key code to the new gates

Q – Could we have a barrier/gated access for the full scheme?

A - this is not considered to be financially viable and would also create access problems for other parties such as repair staff, emergency services etc. We also need to be mindful that this would also mean increases in service charges, for current and future tenants.

Q – Will the current CCTV be retained to continue to provide coverage for the bungalows when the main building is demolished?

A - This may not be feasible as there won't be a mains landlord supply for the CCTV when the building is demolished. However, we will look into this in detail and update tenants once we have looked at the feasibility. If it is possible, then we will consult tenants about any implications for the CCTV service charge.

Q – Could there be additional lighting provided throughout the grounds?

A – We will also look into the possibility of an additional street lighting column as we appreciate that the street lighting is limited (with one column at the top and one at the bottom). Also, each bungalow has an external front light which runs from the main supply as well as lights to the rear. The power for the external lighting (street and bungalows) is currently via the supply from the main building so we will need to change the supply arrangements and ensure that all current lighting is maintained and not reduced.

Q - Could a garden hose and water supply be provided so that tenants who are able could tend to the gardens when required as gardening contractors only cut the grass?

A - This is not something we are able to provide for communal gardens. However, we will review the maintenance arrangements for the new garden with our maintenance contractor, together with our estate services team.

Q - What will happen with the rainwater harvesting system which operates flushing of WCs in the bungalows as this operates from the resource centre? And will there be any additional costs to tenants when the setup is altered?

A – We will need to look into this and set up alternative arrangements as the system will be disconnected from the main building whilst ensuring that there isn't any disruption to the operation of WCs flushing. We will consult tenants if there are any changes to the service charge.

Q – What will happen about the TV aerial as its currently located on the resource centre?

A - We will provide a TV aerial to each bungalow as part of the programme of works.

Q – Can the fencing be replaced around the gas station?

A – This is not the responsibility of Together Housing. However, we will make enquires to find out if this could be done by the Gas company.

Q - Will there be a security presence on the site out of hours, for the duration of the demolition works? (given concerns that antisocial behaviour by local youths who are congregating on the pitches behind Stag Willow Close and are believed to be vandalising this empty site then running through the grounds of Stag Willow Close could escalate when it becomes evident that the main building is empty when demolition preparation commences)**.**

A - Yes this will be put into place, and we will inform tenants of all the arrangements as part of the communications and updates about the demolition programme, if the Council approves for the building to be demolished.

Appendix 2

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: Oaktrees Extra Care Scheme	
Directorate: Adult Care, Housing and Public Health	**Service area:** Adult Care and Integration
Lead person: Deborah Ramskill – Interim Head of Service, Provider Services	**Contact:** deborah.ramskill@rotherham.gov.uk
Is this a: ☐ **Strategy / Policy** ☒ **Service / Function** ☐ **Other** **If other, please specify**	

2. Please provide a brief description of what you are screening
Oaktrees was built and developed as an Extra Care Housing scheme in 2006, by Together Housing, Housing Association. The scheme comprised a main building (referred to as the Resource Centre) which contained the typical communal facilities associated with an Extra Care Scheme and 8 individual flats. Adjacent to the Resource Centre are 20 bungalows. Following a fire risk assessment, it was determined that the building would pose significant risk to users and occupiers in the event of a fire. The Resource Centre was therefore closed by Together Housing on 30 October 2020.

At the time, the Council's care and support team, which operated from the resource centre, were relocated to a nearby Extra Care Scheme at Bakersfield Court. Support to tenants has continued with staff travelling to the Oaktrees site if wellbeing visits or a call for assistance is required.

After further review and risk assessment in January 2023, Together Housing decided to permanently close the Resource Centre and in September 2023, Cabinet noted this decision and approved a change in the type of housing scheme from Extra Care to General Housing. Cabinet also approved the permanent change in service delivery to tenants of Oaktrees to an offsite, wrap around care and support service.

Together Housing will consult with tenants of the bungalows regarding the future use of the land.

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?		X
Could the proposal affect service users?	X	
Has there been or is there likely to be an impact on an individual or group with protected characteristics?	X	
Have there been or likely to be any public concerns regarding the proposal?	X	
Could the proposal affect how the Council's services, commissioning or procurement activities are organised, provided, located and by whom?		X
Could the proposal affect the Council's workforce or employment practices?		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.**

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? The individual social care needs of tenants continue to be supported along with regular communication and engagement.
Key findings The current service delivery model continues to meet the care and support needs required by tenants which includes wellbeing calls, visits and emergency social care-related responses, as and when required. A range of activities have been offered at the Bakersfield Court Extra Care Housing scheme and details of local community events have been shared with tenants.
Actions Complete an Equality Analysis, Part B.

Date to scope and plan your Equality Analysis:	4 June 2025
Date to complete your Equality Analysis:	10 June 2025
Lead person for your Equality Analysis (Include name and job title):	Deborah Ramskill, Interim Head of Service, Adult Care Provider Services

5. Governance, ownership and approval		
Please state here who has approved the actions and outcomes of the screening:		
Name	**Job title**	**Date**
Kirsty Littlewood	Assistant Director, Adult Care and Integration	14 August 2025

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	10 June 2025
Report title and date	Oaktrees Extra Care Scheme
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 2025
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	14 August 2025

Appendix 3

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: Oaktrees Extra Care Scheme	
Date of Equality Analysis (EA): 8 July 2025	
Directorate: Adult Care, Housing and Public Health	**Service area:** Adult Care and Integration
Lead Manager: Deborah Ramskill, Interim Head of Provider Services	**Contact:** Deborah.ramskill@rotherham.gov.uk
Is this a: ☐ **Strategy / Policy** ☒ **Service / Function** ☐ **Other** **If other, please specify**	

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)**
Kirsty Littlewood	RMBC	Assistant Director, Adult Care and Integration
Deborah Ramskill	RMBC	Interim Head of Provider Services
Claire Green	RMBC	Programme 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)

The recommendations within the Cabinet report directly impact existing tenants of the Oaktrees site only. 13 of the 19 tenancies are currently accessing the offsite wrap around care and support service which is the approved delivery model. Once tenancies become vacant, these will be offered as General Housing, and any eligible care and support needs would be accessed through existing adult care pathways.

Following the closure of the Resource Centre, the service will continue to support tenants to access other activities and opportunities in the community and at the nearby Extra Care Housing Scheme at Bakersfield Court.

Tenants have been consulted on the future use of the land, following demolition of the Resource Centre, see below.

What equality information is available? (Include any engagement undertaken)

There are currently 19 tenancies occupied at the Oaktrees site, 13 of which access care and support from the Council. All tenants are all aged 55 years and above.

Communication, engagement and public meetings have been held with all tenants.

Services are available equitably to all who have an assessed need, regardless of any Protected Characteristics.

Data in relation to Gender Reassignment, Pregnancy and Maternity and Sexual Orientation is not available.

What monitoring arrangements have you made to monitor the impact of the policy or service on communities/groups according to their protected characteristics?

- Tenant satisfaction surveys
- Regular engagement sessions
- Regular updates and communications
- Referrals for adult social care and support offered by other organisations to support any change in need and circumstance.

Engagement undertaken with customers. (date and group(s) consulted and key findings)	Together Housing invited all 19 tenancies to formally consult on the future use of the land. The proposal included two options: Option 1: Working garden area with raised beds. Option 2: Garden with seating and two parking spaces. Summary of the findings: • Of the 16 tenancies that fed back on the proposal, 15 chose option 2. • Tenants fed back concern that a working garden would likely become unkempt as it would be dependent on tenants being interested in and/or able to undertake gardening activities. • Tenants preferenced an enclosed community garden with bench-style seating for their exclusive use. The garden will be in addition to personal gardens and will also provide an additional two parking spaces. Most tenants also have their own parking spaces at their bungalows. • One tenancy favoured option 1, however did not voice strong views and following further discussion with family was accepting of option 2. This option minimises any associated maintenance costs, ensuring minimal impact on tenant service charges. Three tenants did not respond to calls or visits in relation to the consultation, however all tenants and relatives continue to be engaged through regular updates. During the consultation, tenants raised several queries in relation to aesthetics, security, lighting and water supply to the area, to which Together Housing responded. A full consultation report can be found at Appendix 1. Prior engagement took place to inform the recommendations approved in the previous Cabinet Report dated 18 September 2023, including public meetings in August 2022, January 2023 and August 2023 and tenant surveys/correspondence throughout 2021-23.
Engagement undertaken with staff (date and group(s)consulted and key findings)	Since Cabinet approval to change the service model to provide off-site care and support, there are no further impacts on staff, therefore no specific engagement with staff has taken place.

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? The current service model is inclusive of all communities and groups.
Does your Policy/Service present any problems or barriers to communities or Groups? No.
Does the Service/Policy provide any positive impact/s including improvements or remove barriers? Tenants continue to receive support, proportionate to their needs and activities and events are promoted to encourage social inclusion.
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) There will be no effect on community relations. Together Housing continues to monitor the site to mitigate any potential anti-social behaviour.

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.

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: Oaktrees Extra Care Scheme
Directorate and service area: Adult Care, Housing and Public Health
Lead Manager: Deborah Ramskill, Interim Head of Provider Services
Summary of findings:
The recommendations within the Cabinet Report will directly impact on current tenants at Oaktrees only. Following Together Housing permanently closing the Resource Centre and repurposing use of the land, Adult Care will continue to support the social care needs of tenants. For existing tenants currently receiving responsive support from staff based at nearby Bakersfield Court (an Extra Care Housing facility) this will continue. A previous Cabinet decision ensures the site is restricted to older adults under general housing need, therefore anyone moving onto the Oaktrees site will have access to care and support on the same basis as residents living in the wider community, through Care Act Assessment/eligibility. This service model is inclusive of all protected characteristics, communities and groups.

Action/Target	State Protected Characteristics as listed below	Target date (MM/YY)
Communicate to tenants and staff the Cabinet decision and inform them of the next steps.	All	30 November 2025
Together Housing will implement the recommendations, once approved.	All	March 2026
Together Housing will continue to engage with tenants to share updates throughout the works.	All	March 2026

Adult Care and Integration will continue its partnership with Together Housing, supporting the provider to engage tenants and provide opportunities to feedback, ensuring the outcome of the recommendations are monitored and reviewed.	All	June 2026

***A = Age, D= Disability, S = Sex, GR Gender Reassignment, RE= Race/ Ethnicity, RoB= Religion or Belief, SO= Sexual Orientation, PM= 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
Ian Spicer	Strategic Director, Adult Care, Housing and Public Health	28 August 2025
Cllr Baker-Rogers	Cabinet Member	27 August 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	11 August 2025
Report title and date	Oaktrees Extra Care Scheme
Date report sent for publication	
Date Equality Analysis sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	

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?	Unknown	The recommendation is to demolish the Stag Willows Resource Centre.	Demolition works will have impacts on emissions. However, if the building was retained, it would require remedial works to a higher minimum standard, impacting on emissions and there would be emissions to consider from ongoing use of the building.	The building is assessed unsafe. Therefore, the recommendation is the best course of action, with the social need to use the land outweighing any climate impact. Demolition of the building mitigates potential emissions due fire risks associated with the building.	Climate Impact Assessments required for all Cabinet reports. All emissions from operational buildings are monitored and reported publicly.
Emissions from transport?	None	There is no expected change to emissions from transport.			
Emissions from waste, or the quantity of waste itself?	Increase	Demolition will create construction waste. Council equipment contained within the building/onsite may be wasted if no longer required/fit for purpose.	Waste and noise pollution from demolition works.	It is difficult to quantify with any reliability the emissions from demolition, however it should be noted that this is a one-time impact. Repurposing/reusing or recycling equipment where possible and responsibly disposing of waste where required.	Climate Impact Assessments required for all Cabinet reports.

				Encouraging contractors to use noise barriers and restrict demolition activities to specific times to minimise impact.	
Emissions from housing and domestic buildings?	None	There is no expected change to emissions from housing and domestic buildings on the site.			
Emissions from construction and/or development?	Increase	Potential emissions from construction when repurposing the land in the future.	Potential noise and dust pollution if construction was to take place.	The Council could encourage contractors to adopt best practices to minimise noise e.g., installing noise reduction barriers, restricting working hours etc. Workers could use protective equipment to reduce the impact from dust.	Climate Impact Assessments required for all Cabinet reports.
Carbon capture (e.g. through trees)?	None	There is no intended change to carbon capture. As the recommendation is to repurpose the land into a communal garden with seating, there may be some positive impact.			
Identify any emissions impacts associated with this decision which have not been covered by the above fields: None.					

Will the proposal affect Council services' resilience to climate change, or the capacity of people living in the Borough to adapt to climate change?
It is concluded that the proposal has no significant impact on the climate. Adaptation recognises how the climate will change and there will be impacts to specific cohorts of people, for example, the elderly are at particular risk of being impacted on by extreme weathers, such as heatwaves. However, actions recommended in the report do not affect the Council's ability to continue during or recover after extreme weather-related events, nor do they affect residents' capacity to adapt to the impact of climate change.

Reducing carbon emissions and working towards net zero targets, is part of the One Council theme in the Council Plan 2025-30. Actions under this theme include but are not limited to cutting down on activities that waste energy and resources; using the Councils influence to encourage partners, local businesses, anchor organisations, and our residents to be mindful of their environmental impact and to be more sustainable.

Provide a summary of all impacts and mitigation/monitoring measures:

Cabinet has previously noted the permanent closure of the Resource Centre. The building is deemed unsafe and therefore the recommendation is the best course of action. Although it is difficult to quantify with any reliability emissions from demolition, this will be a one-time impact. If the building was retained, it would require remedial works to a higher minimum standard and there would be emissions to consider from ongoing use of the building. Whilst any construction related to the future use of the land will have some degree of impact on the climate, the social need to use the land outweighs this. It is therefore concluded that the recommendation will have no significant impact on the climate.

Supporting information:	
Climate Impact Assessment Author	Claire Green Programme Manager Adult Care and Integration Adult Care, Housing and Public Health
Please outline any research, data or information used to complete this Climate Impact Assessment.	Discussion with Arthur King, Principal Climate Change Officer 17 June 2025. Stag Willow Extra Care Scheme - Cabinet 18 September 2023
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.	Non-applicable
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Rotherham Metropolitan Borough Council

Public Report
Cabinet

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

Report Title
Revised Elective Home Education Policy

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

Strategic Director Approving Submission of the Report
Nicola Curley, Strategic Director of Children and Young People's Services

Report Author(s)
Sarah Whitby, Head of Service Access to Education
sarah.whitby@rotherham.gov.uk

Ward(s) Affected
Borough-Wide

Report Summary

The Department for Education recommends that every Local Authority has 'a written policy statement on elective home education, which is clear, transparent and easily accessible by using different formats as necessary, is consistent with the current legal framework and preferably drawn up in consultation with local families who educate children at home so that it can reflect both the challenges and rewards of educating children in this way'.

Rotherham's Elective Home Education Policy was last agreed in 2021, and a review was initiated to ensure that it was easy to navigate and understand and reflected accurately the current way in which the Elective Home Education Team works with home educators. Home educators and partners were key to this process with a period of public consultation taking place following informal stakeholder events.

The report seeks approval of the revised Rotherham Elective Home Education Policy.

Recommendations

That Cabinet:

1. Approves the revised Elective Home Education Policy at Appendix 2.

2. Delegates authority to the Strategic Director of Children and Young People Services to update the Policy if any minor changes are required as a result of the Children's Wellbeing and Schools Bill (currently passing through Parliament).

List of Appendices Included

Appendix 1 Summary of consultation responses
Appendix 2 Proposed Elective Home Education Policy
Appendix 3 Equality Analysis Form (Part B)
Appendix 4 Carbon Impact Assessment

Background Papers

Elective home education: departmental guidance for local authorities (April 2019)

Education Act 1996

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

Council Approval Required
No

Exempt from the Press and Public
No

Revised Elective Home Education Policy

1. Background

1.1 Rotherham's Elective Home Education Policy was last agreed by Cabinet in September 2021. This review was initiated as part of the agreed cycle of review of the Policy.

1.2 Elective home education (EHE) is the term used to describe a choice by parents to provide education for their children at home - or at home and in some other way which they choose - instead of sending them to school full-time.

1.3 The Department for Education issues non statutory guidance for Local Authorities Elective home education: departmental guidance for local authorities (2019) and the Council follows this guidance in discharging duties in respect of EHE.

1.4 Additionally, the Council has a statutory duty under s436a of [the Education Act 1996]:

(1)A local authority must make arrangements to enable them to establish (so far as it is possible to do so) the identities of children in their area who are of compulsory school age but—

(a)are not registered pupils at a school, and
(b)are not receiving suitable education otherwise than at a school.

This forms the basis for enquiries to be made to satisfy the Council that children who are known to be electively home educated are in receipt of suitable, efficient, and full time education.

2. Key Issues

2.1 Although legislative changes are proposed through the Children's Wellbeing and Schools Bill, these have not yet been enacted and are therefore not reflected within the proposed Policy. A decision was made to review the Policy at this point given that there is no defined timeline for proposed legislative changes to come into force. This report recommends that Cabinet approve any further update of Rotherham's Elective Home Education Policy via an Officer Delegated Decision to reflect any such changes as they are made.

2.2 Numbers of children who are electively home educated are rising both locally and nationally. Source: Elective home education, Autumn term 2024/25 - Explore education statistics - GOV.UK

Number of children on census data reported by Local Authorities via the Department for Education collection.

	2022/23			2023/24			2024/25
	Autumn	Spring	Summer	Autumn	Spring	Summer	Autumn
England	80900	86200	97600	92000	103500	117900	111700
Rotherham	370	400	450	410	480	560	560

Alongside this, the number of children in Rotherham for whom the Council cannot be satisfied of provision of suitable, efficient, and full time education has also risen from 25 in the 2023/24 academic year to 35 in terms 1 and 2 of academic year 2024/25. This number refers to situations where parents have made a decision to home educate, but following informal enquiries, the Council cannot be satisfied that their child(ren) are in receipt of suitable education. In these instances, steps to make formal enquiries as outlined in the 2019 guidance for Local Authorities are followed and a School Attendance Order issued to the parent, requiring them to register their child(ren) at a named school.

2.3 Parents and carers cite a number of reasons for the decision to home educate, these include:

- Ideological or philosophical views which favour home education, or wishing to provide education which has a different basis to that normally found in schools.
- Religious or cultural beliefs, and a wish to ensure that the child's education is aligned with these.
- Dissatisfaction with the school system, or the school(s) at which a place is available.
- Bullying of the child at school.
- Health reasons, particularly mental health of the child.
- As a short term intervention for a particular reason.
- A child's unwillingness or inability to go to school, including school phobia.
- Special educational needs, or a perceived lack of suitable provision in the school system for those needs.
- Disputes with a school over the education, special needs, or behaviour of the child, in some cases resulting in 'off-rolling' (where a child is withdrawn from a school by the parent as a result of pressure from the school rather than it being a purely voluntary decision) or exclusion. Where a child receives a permanent exclusion, the Local Authority

provides education provision from day 6 of the exclusions in line with statutory duty.

- Familial reasons which have nothing to do with schools or education (e.g. using older children educated at home as carers).

- As a stopgap whilst awaiting a place at a school other than the one allocated.

2.4 Where a parental reason to EHE does not appear to have been made entirely voluntarily or with the best interests of the child(ren) at the centre of the decision making, support and challenge is provided from a member of the EHE team.

2.5 The relationship between home educators and the Council is of utmost importance to the EHE team, and it is therefore crucial that the Policy is accessible and understandable to anyone who needs to access it. Through the Policy review, attempts were made to remove unnecessary jargon and to set out clearly the responsibilities of each party in the processes relating to EHE.

2.6 Views of elective home educators in Rotherham were invited through informal stakeholder engagement prior to the commencement of the formal review. Two drop in sessions on 21 and 27 January 2025 were offered in the Riverside Café with an invite sent to all home educators known to the Council by e-mail. Three parents attended events in person with a further five providing feedback by e-mail. Additionally, the views of parents, carers and young people are also sought on an ongoing basis through visits and contacts undertaken by members of the EHE team.

2.7 Members of the Improving Lives Select Commission were invited to an engagement sessions held on 28 February 2025 to share information and views ahead of the formal consultation taking place.

2.8 A stakeholder event was held on 27 January 2025 and the following partners invited to share experiences, themes, and priorities in advance of the formal Policy review being initiated:

- Rotherham Parent Carer Forum
- Family Help
- Rotherham Special Education Needs and Disabilities teams
- Virtual School
- Health services
- Schools
- Social Care

2.9 Following the engagement events, a proposed Policy was drafted taking into account all feedback and comments received. Key changes proposed within the Policy are as follows:

- Guidelines for indicators the Council is looking for when making judgements about the provision of suitable education. The proposed

Policy is clear that this does not seek to be prescriptive but offers guidance to parents and carers based upon the content of the Department for Education Guidance to Local Authorities.

- Simplification and removal of some of the process information detailing Council internal actions and systems.

- Clearly stating the responsibilities of all parties involved in the process.

- Providing clarity about the actions of the Council where we cannot be satisfied that suitable education is being received by a child.

- The addition of specific information about Flexi Schooling, which is an arrangement between parents and a school whereby a child who is educated at home most of the time is also registered at school and attends school for part of the week.

2.10 The proposed Policy continues to place a heavy focus on early and ongoing support, over and above the statutory obligations placed on the Local Authority. This commitment is reinforced by the recent agreement for additional staffing to the team.

2.11 A period of formal consultation was agreed by an Officer Delegated Decision on 15 April 2025 and was hosted on the Council's consultation webpages between 16 April and 17 June 2025. This was publicised via the following means:

- Notification to all schools in the Education Bulletin

- Inclusion in Neighbourhood Bulletins

- Direct Email to all known home educators in Rotherham

- Promotion with internal Council services

- Promotion at relevant stakeholder events, including Children Not in School Governance Group, Locality Partnership Panels, and the Strategic Fair Access Panel.

2.12 There were 11 responses received to the formal consultation. These are summarised at Appendix 1. Following the consultation no changes were made to the proposed Policy.

2.13 Scrutiny was given to the proposed Policy by Improving Lives Select Commission on 22 July 2025 and no changes proposed.

3. Options considered and recommended proposal

3.1 The current EHE Policy remains in place and this is outdated, wordy and could be difficult for parents to navigate. The option to do nothing is therefore not recommended.

3.2 **Recommended** - The proposed Policy that was consulted upon is now agreed by Cabinet. This is attached as Appendix 2.

3.3 Additionally, it is recommended that Cabinet approve that updates or additions to Policy required by legislative changes proposed in the Children's Wellbeing and Schools Bill are made by means of an Officer Delegated Decision.

4. Consultation on proposal

4.1 A range of stakeholder engagement sessions were hosted, as detailed in the body of the report.

4.2 Formal consultation was hosted on the Council's website between 16 April and 17 June 2025.

4.3 Scrutiny to the proposed Policy was given by the Improving Lives Select Commission on 22 July 2025.

5. Timetable and Accountability for Implementing this Decision

5.1 October 2025 - Seek Cabinet endorsement of the proposed Policy.

5.2 November 2025 - Agreed Policy launched with home educators, schools and other stakeholders through direct communications and appropriate forums.

6. Financial and Procurement Advice and Implications

6.1 There are no direct financial implications arising from the proposed changes to the Elective Home Education (EHE) Policy as outlined in this report.

6.2 The existing budget for the EHE team is held within the Education service area of the Children and Young People's Directorate. The budget covers the staffing and admin costs associated with discharging the Council's statutory duties in relation to EHE. While the service is primarily funded through the Council's core General Fund budget, a proportion of the funding is drawn from the Dedicated Schools Grant (DSG) High Needs Block. The use of DSG funding reflects the support provided to children with Education, Health, and Care Plans (EHCPs) or Special Educational Needs and Disabilities (SEND) who are electively home educated.

6.3 There are no direct procurement implications arising from the recommendations detailed in this report.

7. Legal Advice and Implications

7.1 Legal Services have reviewed and inputted into the proposed Elective Home Education Policy; it is noted that there are no proposed changes following the consultation process.

7.2 The Department for Education has produced departmental guidance for Local Authorities in respect of Elective Home Education. This is non-statutory guidance but nevertheless it has been produced to assist local authorities understand their role in relation to elective home education and therefore the Council should have regard to it.

7.3 Section 7 of The Education Act 1996 sets out the right of a parent to home educate their child as long as this is suitable to the age, ability and aptitudes of the child, and any special educational needs they may have. The Education Act 1996 also specifies at Section 436a the duty placed upon the Local Authority to identify children in their area of statutory school age who are not registered in school and are not in receipt of suitable education and Section 437 describes the duty upon the Local Authority to act in such situations.

7.4 There is no statutory requirement for a Local Authority to have an Elective Home Education Policy in place, however it is recommended within the Guidance that '*each Local Authority has a written policy statement on elective home education which is clear, transparent and easily accessible by using different formats as necessary, is consistent with the current legal framework and preferably drawn up in consultation with local families who educate children at home so that it can reflect both the challenges and rewards of educating children in this way. It should take into account local circumstances and set out how the authority will seek to engage and communicate with parents.'*

7.5 This is important to ensure that parents fully understand the responsibilities that come with home education and what is expected of them. Local authorities have the same safeguarding responsibilities for children educated at home as for other children.

7.6 In adopting the proposed Policy, the Council is ensuring compliance with the recommendations made within the Guidance. Adopting the Policy also assists the Council in demonstrating compliance with the current legal framework and minimises the risk of legal challenge around decision making in relation to elective home education.

8. Human Resources Advice and Implications

8.1 There are no direct Human Resources implications.

9. Implications for Children and Young People and Vulnerable Adults

9.1 The implementation of a revised Elective Home Education Policy will support the Council in continuing to discharge statutory education and safeguarding duties in respect of children and young people.

10. Equalities and Human Rights Advice and Implications

10.1 An Equality Analysis in respect of the proposals has been completed and is attached as Appendix 3.

11. Implications for CO2 Emissions and Climate Change

11.1 A Carbon Impact Assessment has been completed and is attached as Appendix 4.

11.2 There may be a climate impact from staff travel if the number of children electively home educated continues to rise, however this may be mitigated as the revised Policy attempts to support parents and carers in making informed decisions through a 'support first' approach.

12. Implications for Partners

12.1 The Policy aims to set out clearly the responsibilities of all parents in relation to elective home education. These have not changed since the previous Policy was agreed in 2021. Partners have been involved in the Policy review.

13. Risks and Mitigation

13.1 The Council has a statutory duty under s436a of the Education Act 1996 (to identify as far as possible) children of statutory school age in the Rotherham area who are missing education.

13.2 An effective and enforceable Elective Home Education Policy is crucial in discharging this duty effectively.

14. Accountable Officers

Sarah Whitby, Head of Service Access to Education

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	**Date**
Chief Executive	John Edwards	23/09/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	23/09/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	23/09/25

Report Author: *Sarah Whitby, Head of Service Access to Education*
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This report is published on the Council's website.

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Elective Home Education Policy Review
Stakeholder engagement and Consultation feedback

1. **Stakeholder engagement**

Parent/ carer drop in sessions

Two sessions were offered at Riverside House Café (afternoon and early evening). Three home educators attended the sessions. Feedback was generally positive, with attendees commenting on the positive working relationships with RMBC. Comments about what suitable education should mean in Rotherham were that it should include information about which subjects should be covered, how many times a week, what went well and at what level, including progress and outcomes. One attendee commented that a template may be supportive. Two attendees commented that the cost of GCSEs was prohibitive to some families and that any support RMBC could offer in terms of activities and drop-in sessions may be useful.
A further five responses were received via Email from parents who could not attend, three highlighted positive experiences of working with the Elective Home Education (EHE) Team, one made comments about a poor experience of communicating with the team and one felt that contact directly with the team had been 'limited but reasonable'.

These comments were taken into account in the drafting of the 'suitable education' section of the draft Policy that was consulted upon. Although there is no support RMBC can offer in respect of the cost of examinations, the Elective Home Education Team ensure that all parents contemplating EHE or new to EHE are provided with this information at the earliest opportunity, either through direct contact with the team or via resources provided to all schools. A drop-in session is being considered by the team.

Partners event

A stakeholder event was held for partners and was well attended. Rotherham Parent Carer Forum presented the views of 49 parents and carers, which concluded that dissatisfaction with how schools meet Special Educational Needs (SEN) was the primary reason for these families choosing EHE (45%). Families found EHE beneficial in terms of personalised learning and flexibility, but challenges such as lack of support and social opportunities persist. Addressing these issues through enhanced training, support networks and resource allocation could significantly improve the EHE experience for families.

A key comment regarding suitability of education was that whilst a prescriptive definition shouldn't be adopted in Policy, guidelines in relation to intended outcomes

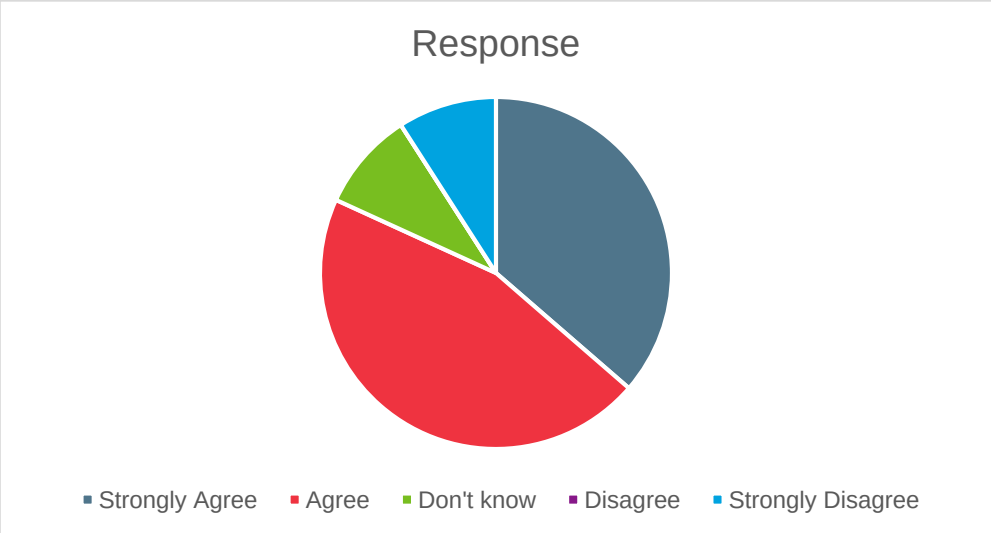
regarding preparation for adulthood may be useful and that learning environment and access to social opportunities were of importance. Comments about parental engagement included consideration to drop-in or meet and greet type events, with information accessible to home educators in a range of formats. Views were sought about Rotherham's approach to situations where EHE appears unsuitable, with attendees highlighting the importance of considering the wider context, being alert to any potential safeguarding issues and the possibility of educational neglect. A multi-agency approach to such situations was thought to be most beneficial.

The proposed Policy places a heavy focus on early and ongoing support, over and above the statutory obligations placed on the Local Authority. This commitment is reinforced by the recent agreement for additional staffing to the team. Training for schools in relation to SEN continues to be provided by education support services on request. Guidelines in relation to suitability were consulted upon within the revised Policy and wording has been revised to ensure that actions in the event that EHE is thought to be unsuitable are clearly defined. Parent and carer drop-in sessions are being considered.

2. Formal consultation

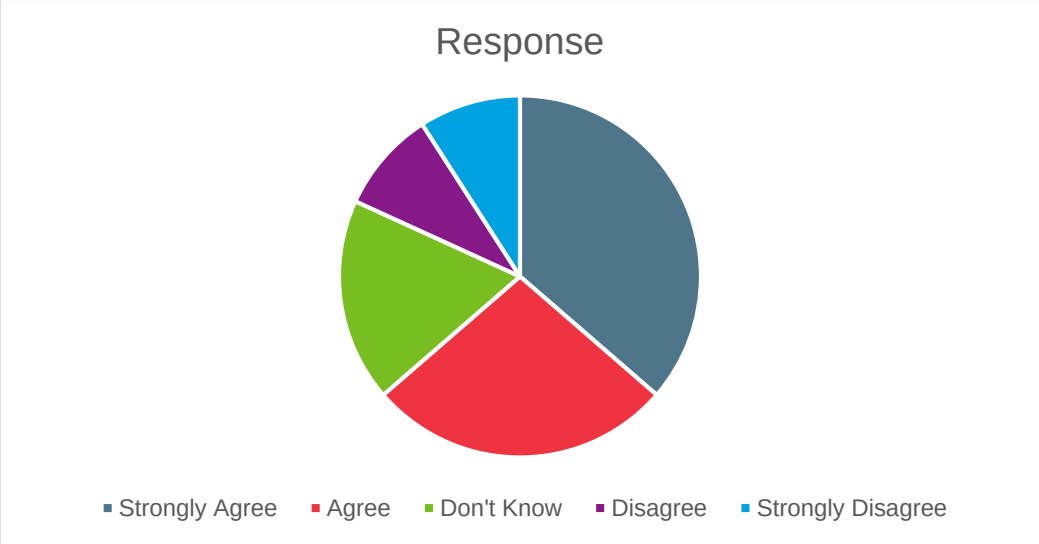
A period of formal consultation was held 16 April - 17 June 2025 via the Council's website. There were 11 responses received through the consultation hub. The consultation asked 4 questions and the responses to each are summarised below.

i. How strongly do you agree that the proposed Rotherham EHE Policy reflects the recommendations set out in the Department for Education guidance?



- The majority of respondents (9) either agreed or strongly agreed that the proposed Policy reflects the recommendations set out in the Department for Education guidance.
- Three respondents complimented the EHE team on the service they provide to home educators.
- One respondent expressed strong disagreement and commented that 'home education isn't monitored neither is it compulsory to do 25 hours'. The proposed Policy seeks to enable RMBC to discharge statutory duty as set out in Section 436a Education Act 1996 and not to monitor home education, neither does it make suggestion that 25 hours of education is what is expected of home educators as full-time education is not defined in the proposed Policy.

ii. How strongly do you agree that the ways of working described in the proposed Rotherham EHE Policy promote partnership working between home educators and the Local Authority?

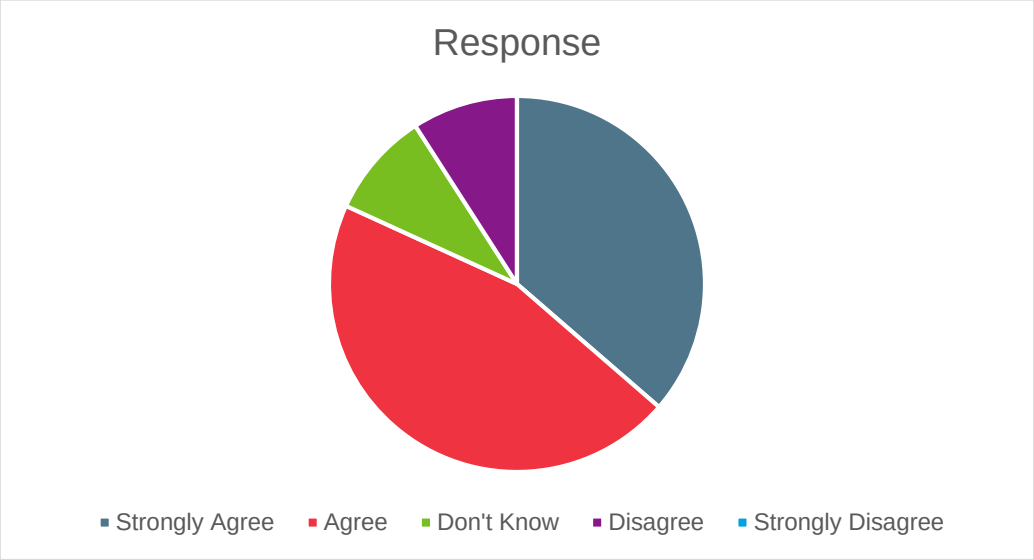


- 7 respondents either agreed or strongly agreed that the proposed Policy promoted partnership working between home educators and the Local Authority.
- 2 respondents complimented the ongoing partnership working with the EHE team.
- 2 respondents answered that they 'Did not Know', with one of these commenting that when decisions are made for further actions such as enforcement the decision is made by the Local Authority and is done to them not decided with them. Although the EHE service will continue to work collaboratively with families where provision is unsuitable, it does need to be recognised that the Local Authority has a statutory duty in line with s436a of the

Education Act 1996 and is therefore obliged to act in such circumstances, with or without parental agreement.

- 2 respondents expressed disagreement or strong disagreement with this statement, commenting that they hardly heard anything from the Local Authority and that they felt that the Local Authority could so more to support home educators, for example by supporting with exam provision arrangements or holding events at transition points. RMBC currently ensures that all year 11 students are referred on for post 16 advice and this offer is included within Policy.

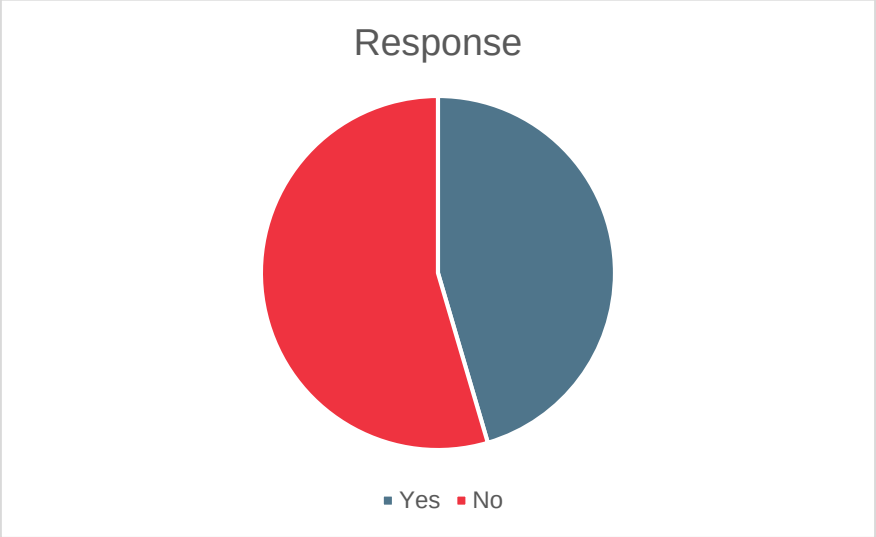
iii. How strongly do you agree that the guidelines in Section 7 describe the components that should be considered when determining suitability of education?



- The majority of respondents (9) either agreed or strongly agreed that the components that should be considered when determining suitability of education were described.
- One respondent disagreed with this statement, commenting that 'the guidelines are currently a one size fits all' and 'do not break down at what stage certain information is necessary to provide or is required.' The proposed Policy is intentional in not being prescriptive about what is required, as this position is not support by DfE Guidance. The proposed Policy aims to make clear what factors may be considered in decisions regarding suitability, but that these will be made based on individual circumstance.

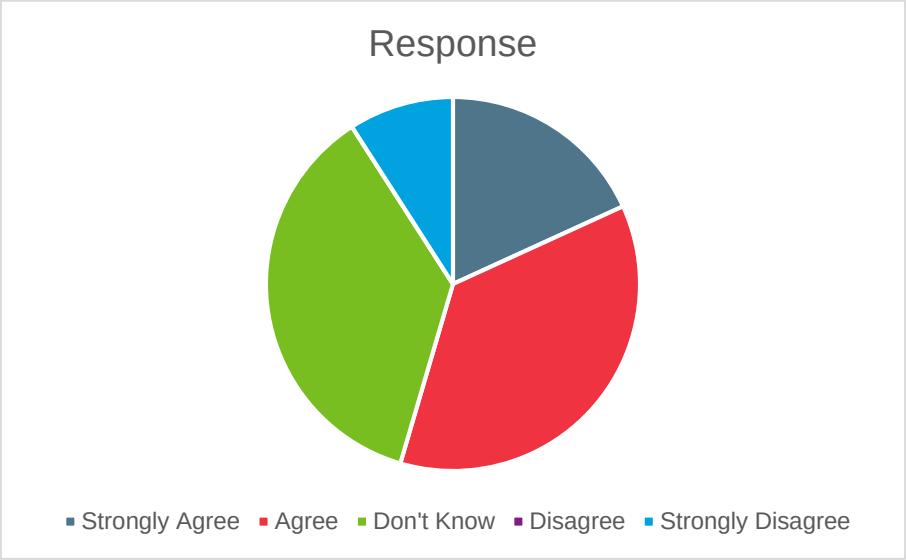
Do you feel there is anything missing from these guidelines?

A supplementary question asked respondents to identify if they believed anything to be missing.



- 6 respondents answered ‘no’
- 5 respondents answered ‘yes’, with comments:
    - Fully state whether or not it is just English and maths that have to be done;
    - Frequent visits/ communication and stronger guidelines for parents and care givers;
    - Guidelines should have a foundation of additional needs children and how EHE is different;
    - Situations where parents are incapable or unwilling to provide children with an education need to be addressed;
    - The guidelines are a one size fits all.
- All comments received have been taken into consideration and there is assurance that the comments raised are either addressed within the proposed Policy or sit outside of the statutory duty of the Local Authority.

iv. How strongly do you agree that the 'Situations where EHE is unsuitable' in Section 8 reflects this approach?



- The majority of respondents (6) either agreed or strongly agreed that the 'Situations where EHE is unsuitable' section reflects the support first approach adopted in Rotherham. One comment was received that the proposed Policy still appears weighted towards EHE being a negative choice and more should be done to demonstrate EHE in a positive light, such as networking events or subsidised activities. These sit outside the statutory duty of the EHE team, but a drop-in event is being considered in response to feedback received.
- 3 compliments were received regarding the way that the EHE team works with home educators.
- 1 respondent strongly disagreed with this statement, stating that 'the section on unsuitable education simply does not outline what it means to the Local Authority for it to be deemed so'. It was suggested that some real life examples of scenarios could be shared. Whilst RMBC appreciates that the proposed Policy is not prescriptive about what may constitute unsuitable education this is the approach supported by the DfE guidance. Decisions are made on an individual basis taking many factors as described in the proposed Policy into account and RMBC does not seek to prescribe the education that should be received by children who are EHE.

Children's and Young People Services

ELECTIVE HOME EDUCATION POLICY



www.rotherham.gov.uk

Rotherham Metropolitan Borough Council

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Rotherham's Elective Home Education Service works in a way that is underpinned by the Rotherham Co-production and Inclusion pledge.

The pledge is based on the ***Four Cornerstones*** which came from Rotherham children and young people with special educational needs and their families.

More information is available at www.genuinepartnerships.co.uk.

1. Purpose of this Policy

Parents have a right to educate their children outside the school system if they so wish. Elective Home Education is the term used to describe a parental decision to provide education for their children at home instead of sending them to school. This is different to home tuition provided by a local authority or education provided by a local authority other than at school (EOTAS – Education Other Than at School). Rotherham Council recognises and respects the rights of parents to electively home educate when this provides children with suitable education, promotes their well-being and where it supports them effectively into adulthood.

This Policy aims to set out Rotherham's approach to Elective Home Education and the basis for this approach. Parents and Carers should be able to read the Policy and understand rights, roles, and responsibilities in relation to Elective Home Education, alongside what they can expect from the Council. It should be clear to all partners the role they play in relation to children who are home educated, whilst maintaining regard for the legal framework that allows a parental decision to home educate their child(ren).

This Policy refers to children of compulsory school age. Although parents may elect to provide education at home to their child at any time, local authority statutory duty is relevant to compulsory school age children only.

2. Terminology

The term 'parent' is used to describe all parents and carers who have the authority to make educational decisions for their child(ren).

Elective Home Education (EHE) is the term used to describe a parental decision to provide education for their children at home instead of sending them to school.

Reference to ***"Informal"*** refers to support, advice, and requests for information to demonstrate that a suitable education is being provided and is prior to any action under section 437 of the Education Act.

Reference to ***"Formal"*** refers to notice and action served under section 437 of the Education Act.

3. Statutory framework and relevant guidance relating to Elective Home Education

Education Act 1996

The Education Act 1996 sets out at Section 7 the right of a parent to home educate their child as long as this is suitable to the age, ability and aptitudes of the child, and any special educational needs they may have. The Education Act 1996 also specifies at Section 436a the duty placed upon the Local Authority to identify children in their

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area of statutory school age who are not registered in school and are not in receipt of suitable education and Section 437 describes the duty upon the Local Authority to act in such situations.

- Elective home education - GOV.UK

The Department for Education (DfE) non statutory guidance (2019) sets out expectations of Parents and Local Authorities in relation to Elective Home Education.

- Elective home education: departmental guidance for local authorities (Updated August 2024)
- Elective home education: guide for parents

Rotherham's local Policy is based upon this national guidance, which offers further advice about responsibilities in relation to Elective Home Education

- Goodred v Portsmouth City Council | [2021] EWHC 3057 (Admin) | England and Wales High Court (Administrative Court) | Judgment | Law | CaseMine

This 2021 High Court judgement in respect of the application of the 2019 DfE guidance has been considered in this Policy revision.

Rotherham Council recognises that the Children's Wellbeing and Schools Bill that is currently progressing through parliamentary approval may bring changes for EHE and any such changes will be assimilated into local Policy as they are made.

4. Responsibilities

a) Parents/ Carers

Parents may elect to home educate their child(ren) at any point of their compulsory school age. They must ensure that their children receive suitable and efficient full-time education, for as long as they have elected to educate them at home. This applies equally where a child has Special Education Needs, although permission must be sought from the Local Authority if a child attends a special school arranged by the Local Authority.

There are many reasons why a family may consider EHE for their children. Although not an exhaustive list, one or more of the following reasons may be a contributing factor in a parent's decision making:

- Dissatisfaction with the school system.
- A desire to ensure that a child's education aligns with the family religious or cultural beliefs.
- As a short-term intervention if a child is unwilling or unable to attend school temporarily.
- A desire for the child to be educated outside of the standard curriculum.
- Concerns relating to a child's wellbeing and ability to learn in a school environment.

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- Special educational needs or concerns over lack of provision at the current school.
- Concerns for a child's physical or mental health.

Rotherham Council strongly recommends that parents consider all available advice in considering whether EHE is appropriate for their individual child and family circumstances before deciding whether to withdraw their child from the school's school admissions register. Rotherham Council recommend arranging a meeting with the child's school as part of this process of consideration.

Parents seeking to remove a child from school to home educate should notify the Head Teacher of the school in writing of the decision and to request that the child's name is removed from the school admissions register. A letter signed and dated by all adults with parental responsibility is recommended. The date is then used as the date the child should be removed from the school's admissions register and indicates the date EHE commenced.

In line with 2019 Government guidance, where a child has never attended a school, parents are encouraged to notify the LA of the EHE status of a child.

Parents electing to educate their child at home should be prepared to assume full responsibility for planning and financing education delivery.

Parental Disputes

In some cases, two parents (usually divorced or separated, but both having parental responsibility) may disagree as to whether home education is desirable or at least is being provided properly. In such cases, Rotherham Council will work to obtain full details of parental responsibility. Control over a child's education will normally fall to the parent with whom the child resides. However, if both parents have parental responsibility, both will be kept informed of any concerns relating to the child's education.

b) Rotherham Council

Rotherham Council takes responsibilities in relation to EHE very seriously, from advice and guidance where parents are considering EHE, support and assurance of suitable education where children are known to be EHE, through to taking required action where EHE is not thought to be suitable. The EHE team is comprised of a skilled group of staff who aim to build effective working relationships with families to promote the best possible outcomes for all of Rotherham's children and young people. RMBC will ensure that EHE Officers access relevant training and networking opportunities regarding EHE statutory duties, practice, safeguarding, health and safety and any other procedures and practices relevant to their EHE duties. EHE Officers will always seek to ensure that the voice of the child is heard in all decisions that are made.

Rotherham Council records all children known to be EHE within the Borough, and follows advice set out in the DfE 2019 guidance and this EHE Policy. This includes

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making at least annual contact with home educating parents so the authority may reasonably inform itself of the current suitability of the education provided. This is usually through the offer of a home visit to meet with home educators to discuss the education being received by the child(ren) and offer advice and guidance about any issues raised by them. Where parents decline a visit, this preference is respected, and contact is made in writing or via the offer of a virtual visit as part of the Local Authority's informal enquiries. The EHE team exhaust all routes of informal enquiry where the Local Authority cannot be satisfied that suitable education is being received by the child(ren) before proceeding to formal enquiries.

The EHE team ensure that post 16 advice is offered to all year 11 students in order to support them in attaining a positive destination in employment, education, or training.

c) Schools

Information is regularly provided to schools to support conversations with parents who are considering EHE. Schools should provide impartial information but must not present EHE to parents as an alternative to school-based education or seek to encourage a withdrawal to EHE. This could constitute 'off rolling' if a child was subsequently withdrawn to EHE and is always challenged by the EHE team where suspected. We strongly recommend that any parent considering EHE requests a meeting with school staff to discuss this decision in depth. If parents or young people are dissatisfied with some aspect of the school provision, this can often be resolved.

All schools or other education providers must, on receipt of a parental withdrawal letter, remove the child from the school admissions register in-line with the parental notification as well as notifying the LA by the relevant means set out in the Rotherham Council EHE protocol. The only exception to this is where a child attends a special school, and the child is attending it under arrangements made by the local authority, in which case permission must be sought from the Local Authority to remove the child from the roll. These notifications must be sent through to the EHE team in the same way, but the child must remain on roll until instructed to remove.

d) Other partners

Partners, other than schools, may become aware of children who are EHE and may not be known to the LA. Partners are required to refer this information to the LA in order that the education status of the child can be confirmed, and support offered.

5. Children with Special Educational Needs

Parents' right to EHE applies equally where a child has special educational needs (SEN). This applies whether or not the child has an Education, Health & Care Plan (EHCP).

Where parents elect to home educate a child with an EHCP who is registered at a mainstream school, the school will remove the pupil from roll following receipt of written confirmation from parents that the child is being withdrawn to be educated at home. Local Authority approval is not required regardless of whether or not the child has an EHCP unless registered at a special school.

PROOF

If a child is registered at a special school under arrangements made by the Local Authority, parents cannot de-register them to be home educated without permission. Parents are encouraged to contact the SEND team for advice in this instance.

Where a child who is home educated has an EHCP, the Local Authority retains a duty to maintain and review the plan annually, following the procedures set out in the SEND Code of Practice. Parents should always be involved in the review process, but it is not mandatory to see the child or the home as part of the review. Where parents wish for only minimal contact and there are no other concerns, the annual review can serve as the contact for EHE purposes.

Whilst parents have a duty to provide an education suitable to their child's age, ability, and any special educational needs, they do not have to arrange provision detailed in the EHCP. Where parents elect to home educate a child with an EHCP, this will be reflected in the plan and the Local Authority is not obliged to provide the support in the plan, as long as it believes the parents' arrangements are suitable.

6. Gypsy, Roma, and Traveller Children

Rotherham Council has an understanding of and is sensitive to the distinct ethos and needs of Gypsy, Roma, and Traveller communities.

It is important that these families who are electively home educating are treated in the same way as any other families. Home education should not be regarded as less appropriate than in other communities.

When a Gypsy, Roma or Traveller family move to the area, they are strongly encouraged to contact the Admissions Team or the Elective Home Education Team for advice and help to access local educational settings and resources.

7. What does suitable education mean in Rotherham?

The current legislative framework for EHE does not specify legal requirements as to the content of home education and acknowledges that parents' education provision will reflect a diversity of approaches, methods, and interests.

Some parents may provide education in a formal and structured manner which follows a traditional school curriculum and uses a fixed timetable that mirrors school hours and terms. Other parents may decide to make more flexible provision that is responsive to the developing interests of their child.

EHE officers appreciate families may choose to educate their child(ren) in different ways and this will be acknowledged. To aid home educators in understanding the factors that will be taken into account in considering whether the education being received by a child amounts to 'suitable, efficient and full time' Rotherham Council has developed through consultation with home educators and other partners a list of key considerations. This list is not intended to be prescriptive, and the absence of one or more of these in a child's education will not automatically mean it is unsuitable, as each child and family will be treated individually. However, the factors considered have

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been informed by the DfE non statutory Guidance and are intended to provide guidance to parents on the type of assurances being sought by Rotherham Council. The individual identity of children will be considered in all decisions made by the EHE team in Rotherham. This may include, but is not limited to, Special Education Needs and Disabilities, Cultural diversity, Religion, Gender, Sexual orientation.

- The home education provision supports the child to prepare for adulthood and independence and acknowledges their aspirations, wishes and feelings.
- The programme is matched to the learner's interests and strengths.
- A range of learning opportunities are provided across a variety of subjects, topics, areas suitable to the learner's age, ability, strengths, and individual needs.
- There is a planned approach to literacy and numeracy suitable to the learner's age, ability, strengths, and individual needs.
- There are planned learning outcomes and parents are assured that progress is being made.
- Sufficient time is allocated to the home education programme, and this is appropriately supervised and supported.
- There is a safe and suitable learning environment that allows for comfortable and confident learning to take place.
- There are opportunities to develop interpersonal skills and experience social inclusion.
- Opportunities for physical activity, appropriate to the learner's ability, form part of the home education.
- The learner's physical, social, and emotional health and wellbeing are being promoted, and any risk factors are being appropriately supported.
- The learner's thoughts on the home education programme are being sought and taken into consideration.
- If any formal qualifications form part of the learner's journey to adulthood, there is a plan in place for how these will be arranged.
- Education at home should not directly conflict with the Fundamental British Values as defined in government guidance.
- If education is arranged by the parent from a third party, that the parent has assumed responsibility for ensuring that this is a suitable person(s) to have access to children, any premises being used are safe and suitable for education to be delivered in and that their child is not attending an unregistered setting. Further information about unregistered settings can be found at Report an unregistered school - GOV.UK

Flexi Schooling

Although children educated at home are not normally registered at a school, parents may wish for a child to attend school or an alternative setting to receive part of their educational provision. The purpose of this will often be to provide education in specific subjects which parents may be unable to teach at home.

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It is important to note that schools are under no obligation to agree to flexi schooling but if they do agree then the child should be added to the admission register and marked as an authorised absence on the days that they are being educated at home.

8. What to expect from the EHE service

Parents considering a decision to EHE

Rotherham Council will offer advice and guidance through the provision of online information, dissemination of information resources to schools and direct contact with parents where service capacity allows.

Children who are new to EHE

Rotherham Council will offer an initial contact to new home educators to offer advice and guidance regarding EHE and seek assurance that the child(ren) is/are in receipt of suitable education. Parents are welcome to contact the EHE Officer at any point to seek advice and support but should be aware that there is no direct teaching, assessment of work, provision of learning equipment or examination arrangements available through Rotherham Council's EHE team.

Children known to be EHE

Timescales for ongoing contact with families are not set in law giving Rotherham Council staff and families the flexibility to work with a child's best interests in mind.

DfE 2019 Guidance recommends that the Local Authority *'ordinarily makes contact with home educated parents on at least an annual basis so the authority may reasonably inform itself of the current suitability of the education provided'* and Rotherham Council follows this guidance in undertaking informal enquiries. The purpose of this contact is to maintain a positive relationship, offer ongoing support and communication and seek assurance that the education provided appears suitable for the age, ability, and aptitude of the child.

Home educators are welcome to contact the EHE Officer at any stage throughout their EHE journey to seek advice and support but should be aware that there is no direct teaching, assessment of work, provision of learning equipment or examination arrangements available through Rotherham Council's EHE team.

Situations where EHE is unsuitable

Where, following informal enquiries, Rotherham Council cannot be satisfied that a child is in receipt of suitable education, parents will be asked to either provide further information that gives this assurance or apply for a school place. If neither happens, escalation to the Local Authority School Attendance Panel will take place with the intention of initiating formal action.

PROPOSED

This formal action ordinarily takes the form of service of a notice under s.437(1) of the Education Act - *"If it appears to a local authority that a child of compulsory school age in their area is not receiving suitable education, either by regular attendance at school or otherwise, they shall serve a notice in writing on the parent requiring him to satisfy them within the period specified in the notice that the child is receiving such education."*

It should be noted that Rotherham Council endeavours to avoid the need to pursue enforcement by working in partnership with parents and with the child's best interests at heart. A legal enforcement route is only ever pursued in a small percentage of cases, where all reasonable attempts have been made to seek assurance of the suitability of the education being received by the child(ren).

Children returning to school

Where home educators wish for a child to return to school or EHE is unsuitable, the EHE team will support the process of school applications and will monitor these until a place is made available. Once a school is allocated, support may be available from the EHE team to discuss and agree transition back to school. It is important to note that once a child is de-registered from a school there is no obligation on that school to offer a place back to the child if an application is made to return. Some schools are oversubscribed and may have already offered the place to another child.

9. EHE and safeguarding

The welfare and protection of all children and young people (both those who attend school and those who are educated by other means) is of paramount importance.

As with school educated children and young people, safeguarding issues may arise in relation to home educated children and young people, which can include situations where suitable education is not being received by the child, and this is impacting their intellectual, emotional, social, or behavioural development.

Officers within the EHE Team have a statutory duty to refer any concerns in relation to safeguarding in line with the Rotherham Safeguarding Children's Partnership processes.

Where a need for support is identified that does not meet the threshold for a referral to statutory services, then the EHE team will offer to liaise with other agencies to source this. This could include Family Help, Health, and Voluntary Sector services.

10. Governance

The implementation and effectiveness of this Policy will be monitored through the EHE Governance arrangements, which sit within the Children Not in School Governance Group. This is a Rotherham Council led multi agency group that meets termly and offers strategic oversight to the work of a number of key services, including the EHE team.

PROPOSED

A termly statutory return is made to the Department for Education in relation to the number of children known to be EHE in the area.

A yearly update report will be provided to Rotherham Council's Improving Lives Select Commission.

11. Record keeping

Rotherham Council maintains a record of all children and young people known to be EHE in Rotherham and details of all contacts with home educators.

Information is kept securely and processed in line with the requirements of UK General Data Protection Regulation and Data Protection Act 2018.

Retention of records is in line with Rotherham Council's retention and disposal of records schedule

12. Review arrangements

This Policy will be reviewed formally on a three-yearly basis, with the next review due to take place in 2028.

The Policy will be reviewed prior to this date if there is any change to Department for Education guidance, the legislative framework or Rotherham Council organisation that require changes.

13. Complaints

Most concerns can be resolved informally by contacting the EHE service by emailing electivehomeeducation@rotherham.gov.uk

If this is not the case, information about how to pursue a formal complaint can be found on the Council's website.

PROPOSED

14. Glossary of Terms

Term	Definition
Elective Home Education (EHE)	A parental decision to provide education for their child at home instead of sending them to school.
Compulsory School Age	The age range during which a child must receive full-time education, typically from age 5 to 16 in England.
Education Other Than at School (EOTAS)	Education arranged by the local authority for children who cannot attend school due to health or other reasons.
Suitable Education	Education that is appropriate to the child's age, ability, aptitude, and any special educational needs they may have.
Efficient Education	Education that achieves what it sets out to do, enabling the child to learn and progress.
Full-Time Education	Education that occupies a significant proportion of a child's time, though not necessarily following school hours or terms.
Informal Enquiries	Initial, non-statutory contact by the local authority to seek assurance that suitable education is being provided.
Formal Action	Statutory procedures initiated under Section 437 of the Education Act 1996 when suitable education is not evidenced.
Section 437 Notice	A written notice served by the local authority requiring parents to demonstrate that suitable education is being provided.
Education, Health, and Care Plan (EHCP)	A legal document outlining the education, health, and social care support a child with special educational needs requires.
Special School	A school specifically designed to cater for children with special educational needs.
Flexi Schooling	An arrangement where a child receives part of their education at school and part at home, with school agreement.
Off-Rolling	The practice of unlawfully removing a pupil from a school roll.
Fundamental British Values	Values defined by the government including democracy, rule of law, individual liberty, and mutual respect and tolerance.
Unregistered Setting	An educational setting not registered with Ofsted or the Department for Education.
Post-16 Destination	The education, employment, or training pathway a young person follows after completing compulsory education.
Safeguarding	Measures to protect children from harm, abuse, neglect, and exploitation.

PROPOSED

Appendix 3
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: Proposed Elective Home Education Policy	
Date of Equality Analysis (EA): 18 June 2025	
Directorate: CYPS	**Service area: Access to Education**
Lead Manager: Sarah Whitby	**Contact number: 01709255097**
Is this a:	
[x] **Strategy / Policy** [ ] **Service / Function** [ ] **Other**	
If other, please specify	

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)**
Sarah Whitby	RMBC	Head of Service, Access to Education
Rebecca Braithwait	RMBC	Principal Officer, Access to Education
Kelly Robinson	RMBC	Strategic Lead for Inclusion and Alternative Provision

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.)

The Local Authority has a duty under the Education Act 1996 to ensure (as far as possible) that no child is missing education. The Elective Home Education Policy is key in supporting this statutory duty.

The Policy affects children who are home educated in Rotherham and their parents/ carers, as well as other school age and pre school age children who may become electively home educated in the future and their parents/ carers.

The intended outcome is that the Policy supports all children in receiving a suitable education, and is easier to navigate for parents.

What equality information is available? (Include any engagement undertaken)

Equality information is available about the Elective Home Education cohort in relation to Ethnicity and Special Educational needs, where children have been educated previously in a school setting. Engagement has been taken with home educators across Rotherham through stakeholder engagement events, consideration of additional information gathered by Rotherham Parent Carer Forum and through informal; conversation with home educators.
There is an almost equal gender split of children home educated, with approximately a third of the cohort having identified special educational needs at the point of deregistration from school. The majority (76%) of the cohort is White British, with a further 15.5% ethnicity unknown to the Council.

Are there any gaps in the information that you are aware of?

Information about protected characteristics is limited as only information necessary for the admission of children to school is collated (and where children have never entered the school system this information is not necessarily known)- to request additional information in relation to protected characteristics is not lawful.

What monitoring arrangements have you made to monitor the impact of the policy or service on communities/groups according to their protected characteristics? Ongoing monitoring of the impact of the Policy via Children not In School Governance Group (Termly) and update to Improving Lives Select Commission (yearly). Protected characteristics are reported on through the EHE dashboard as part of this report- Ethnicity, Special Educational Needs and Disabilities, Gender.	
Engagement undertaken with customers. (date and group(s) consulted and key findings)	Views of Elective Home Educators in Rotherham were invited through informal stakeholder engagement prior to the commencement of the formal review. 2 drop in sessions on 21 and 27 January 2025 were offered in the Riverside Café with an invite sent to all home educators known to the Council by Email. Three parents attended events in person with five providing feedback by Email. Additionally, the views of parents, carers and young people are also sought on an ongoing basis through visits and contacts undertaken by members of the EHE team. Key findings were that interaction between home educators and the Elective Home Education Service is generally positive, but that home educators would welcome more information about what is being sought when making judgements about whether education is suitable. Home Educators also highlighted concerns over the upcoming National changes proposed regarding Elective Home Education.
Engagement undertaken with staff (date and group(s)consulted and key findings)	Members of Improving Lives Select Committed were invited to an engagement sessions held on TEAMS on 28 February 2025 to share views ahead of the formal consultation taking place. A stakeholder event was held on 27 January 2025 and the following partners invited to share experiences, themes, and priorities in advance of the formal Policy review being initiated: • Rotherham Parent Carer Forum • Family Help • Rotherham Special Education Needs and Disabilities teams • Virtual School • Health services • Schools • Social Care Key findings included the lack of specificity about what suitable education comprised and the lack of regulation surrounding home education.

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) The Elective Home Education team are well aware of the varied needs of the communities they serve and regularly access appropriate training and support to ensure that knowledge is current. The Policy ensures that all school age children (and their families), including those with protected characteristics, receive an equitable level of service. This includes children with SEND, from different ethnic backgrounds, sexual orientation, and those from varied socio-economic groups. The Council's statutory duty is to be assured of the suitability of home education on at least an annual basis. It is the responsibility of parents to provide this and meet SEND needs.
Does your Policy/Service present any problems or barriers to communities or Groups? None that are known. The revised Policy aims to mitigate barriers by being more easy to navigate and understand. The proposed Policy details how support will be provided to specific groups, including those with SEND and those of Gypsy, Roma, and Traveller ethnicity.
Does the Service/Policy provide any positive impact/s including improvements or remove barriers? Yes, the Policy seeks to be easier to navigate and to ensure that all groups and communities are served effectively. The Policy sets out how the Council will continue to discharge statutory duty and act in situations where education is unsuitable to ensure that children's welfare is at the heart of decision making. By providing a support first approach as detailed in proposed Policy, the Council can support in ensuring that parents make decisions with the full information to enable to them to do so.
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 seeks to be easier to navigate and therefore promote positive working relationships with the Elective Home Education community.

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.

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: Proposed Elective Home Education Policy
Directorate and service area: CYPS, Access to Education
Lead Manager: Sarah Whitby
Summary of findings:
The proposed Policy will support positive working relationships across the Elective Home Education community by continuing to provide a support first approach where Elective Home Education is being considered. The proposed Policy clearly sets out the intention and consequent actions of the Council, ensuring that there is no ambiguity in regard to statutory duty.

Action/Target	State Protected Characteristics as listed below	Target date (MM/YY)
Yearly update to Improving Lives Select Commission regarding Elective Home Education in Rotherham	**A,D,S,GR ,RE,RoB,SO,PM,CPM,C ,O**	**Annual**

***A = Age, D= Disability, S = Sex, GR Gender Reassignment, RE= Race/ Ethnicity, RoB= Religion or Belief, SO= Sexual Orientation, PM= 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**
Nicola Curley	Strategic Director, CYPS	28/08/25
Cllr Victoria Cusworth	Cabinet Member for CYPS & Deputy Leader	09/09/25

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	18 June 2025
Report title and date	Proposed Elective Home Education Policy
Date report sent for publication	13th October 2025
Date Equality Analysis sent to Performance, Intelligence, and Improvement equality@rotherham.gov.uk	22nd July 2025

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	None	None	n/a	n/a
Emissions from transport?	Unknown	There is a potential impact from transport emissions from Council staff undertaking visits to home educators. This relates to the discharge of a statutory duty.	If the number of children who are Electively Home Educated increases, there may be a marginal impact on emissions from transport throughout the Borough, in the event of fewer journeys to and from school.	Visits planned within local areas.	Continued monitoring of visits undertaken and area-based working considered where possible.
Emissions from waste, or the quantity of waste itself?	None	None	None	n/a	n/a
Emissions from housing and domestic buildings?	None	None	None	n/a	n/a
Emissions from construction and/or development?	None	None	None	n/a	n/a
Carbon capture (e.g. through trees)?	None	None	None	n/a	n/a

Identify any emissions impacts associated with this decision which have not been covered by the above fields: None

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 to agree a revised Policy does not alter current ways of working that are in place to ensure statutory duty is discharged effectively.

Provide a summary of all impacts and mitigation/monitoring measures: There may be a climate impact from staff travel if the number of children electively home educated continues to rise, however this may be mitigated by the revised Policy attempts to support parents and carers in making informed decisions through a 'support first' approach. There may be a marginal impact on emissions from transport throughout the Borough, if the number journeys made to and from schools is affected by changes in the number of children who are Electively Home Educated.

Supporting information:	
Climate Impact Assessment Author	Sarah Whitby Head of Service Access to Education Children and Young People's Services
Please outline any research, data or information used to complete this Climate Impact Assessment.	
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 515 Arthur King Principal Climate Change Officer

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)
Sam Barstow / Emma Ellis / Chris Stone
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 5 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

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.

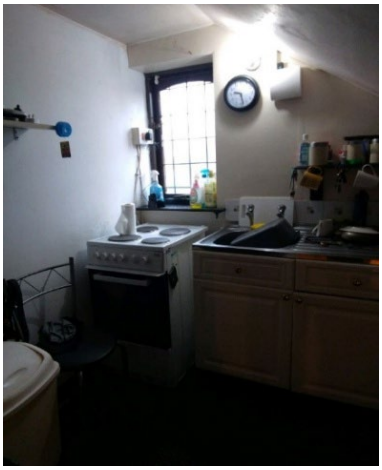
1.6 The Council has previously designated two Selective Licensing schemes (2015-2020 and 2020-2025) which were declared on the criteria of 'low demand' and 'high levels of deprivation' respectively. Areas of Eastwood and Ferham, Masbrough, Maltby, Parkgate, Thurcroft and Dinnington (six in total) have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

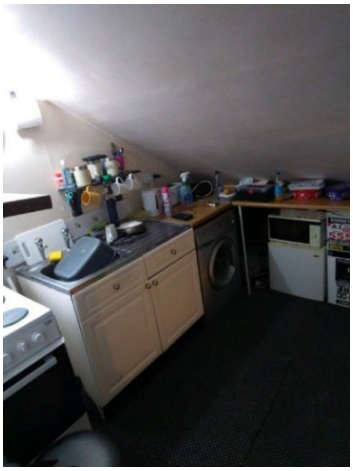
1.7 Both previous schemes have delivered significant improvements to the condition and management of private sector rented properties in the designated areas. However, the latest information available from the 2020 to 2025 scheme also demonstrates that landlord behaviours in the majority of cases have 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.

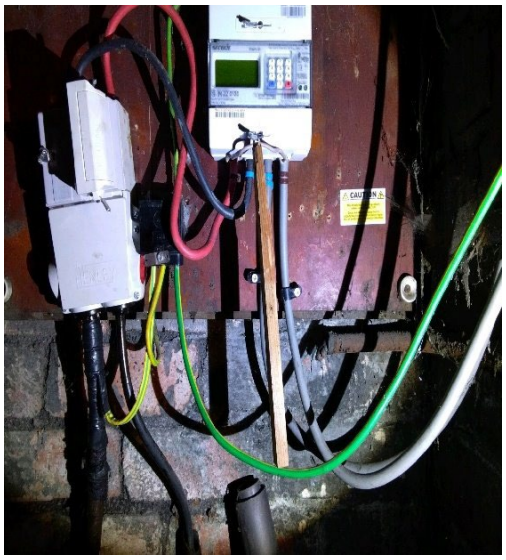




1.11 Electrical safety is another key factor that has been identified numerous times through the previous schemes. These images show just two

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

Report Author: Emma Ellis / Chris Stone 01709 823118 or Emma.ellis@rotherham.gov.uk / chris.stone@rotherham.gov.uk Sam Barstow / Emma Ellis / Chris Stone

This report is published on the Council's website.

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.

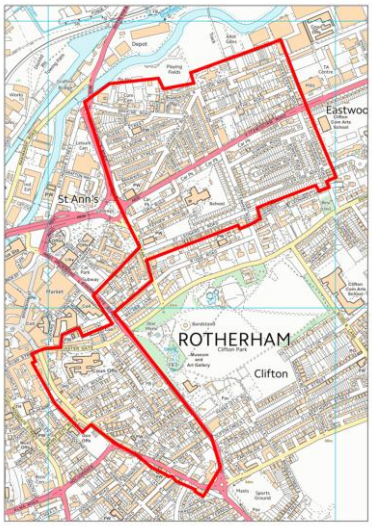
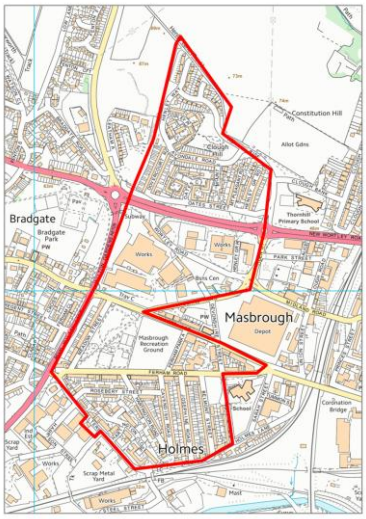
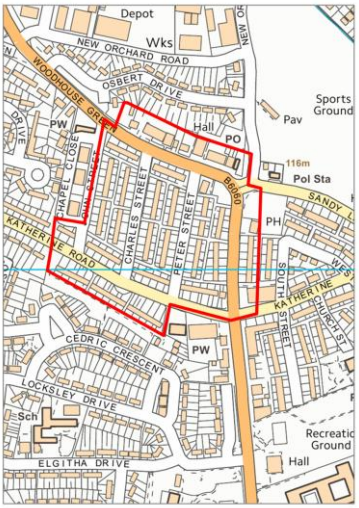
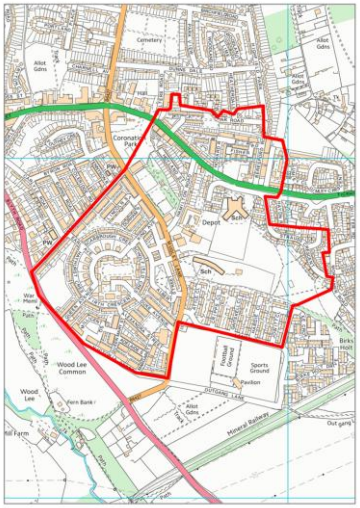
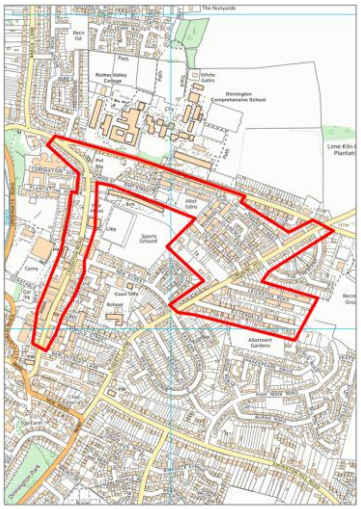
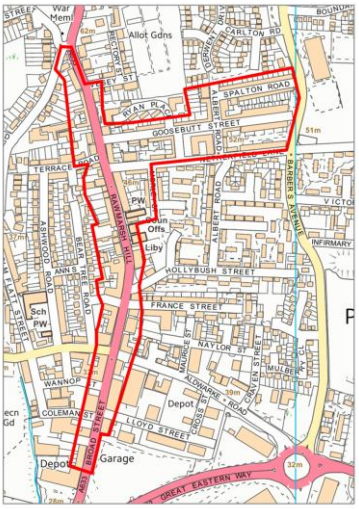
Category 2 Hazards are less immediate but still pose a significant risk of harm to residents. 1470 properties had Category 2 hazards on initial inspection with 7587 hazards identified.

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

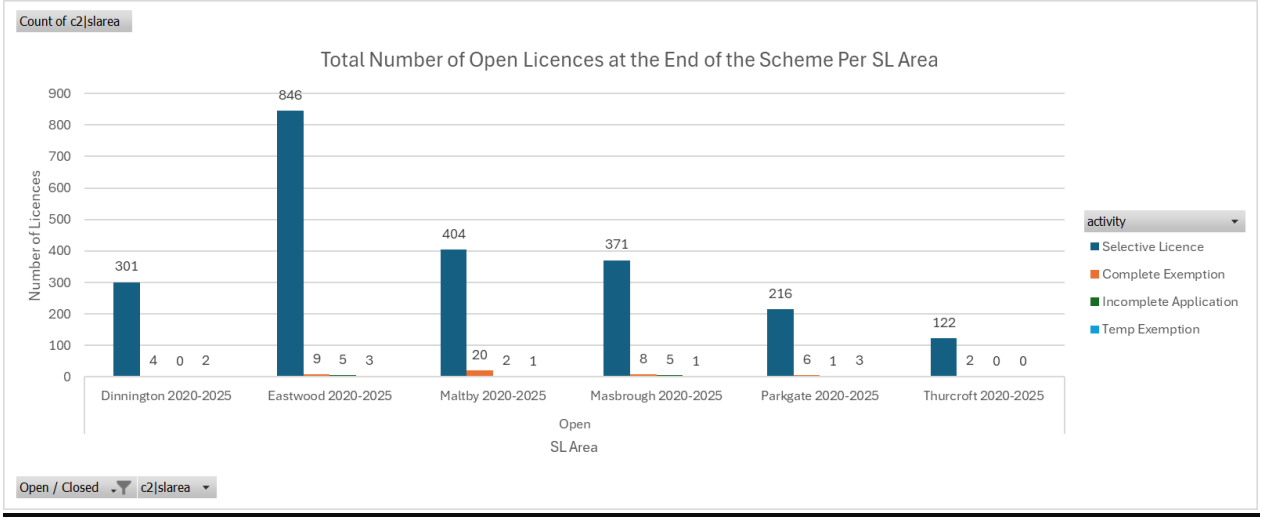
Eastwood / Town Centre	Masbrough	Thurcroft
		
Maltby South East	**Dinnington**	**Parkgate**
		

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.



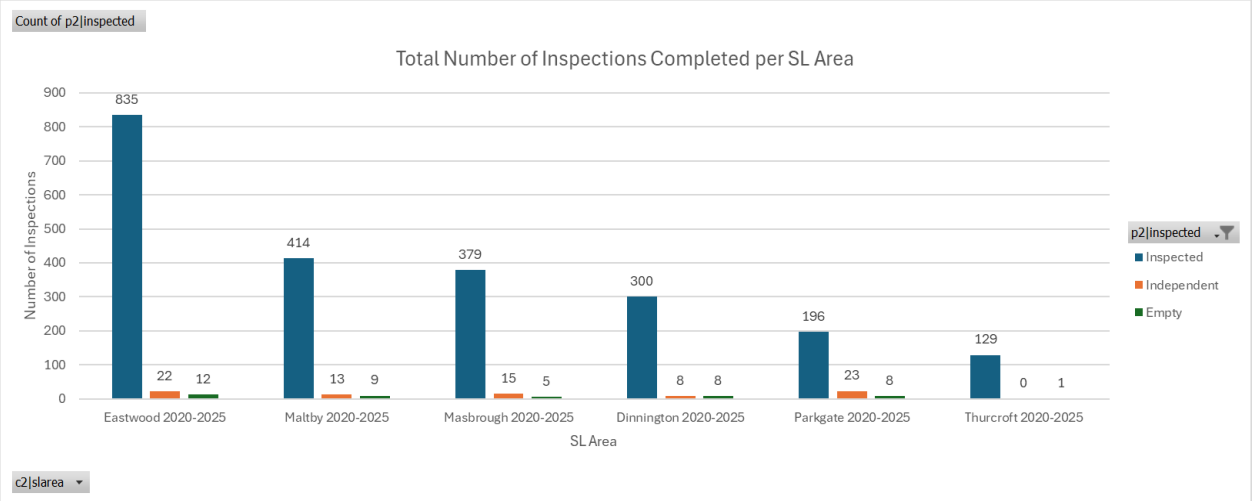
Make up of Licence Holders

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.

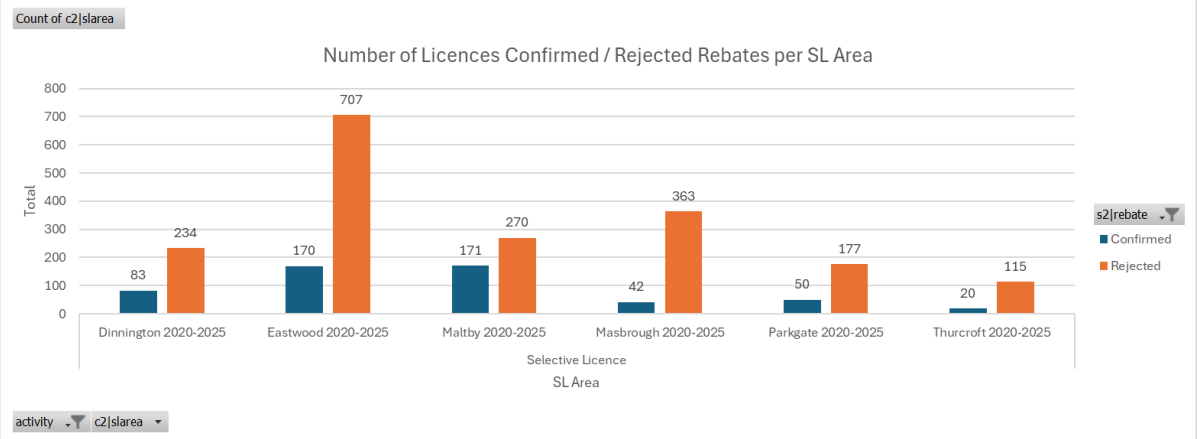
Of the 8176 hazards identified over the life of the scheme, the 5 most prevalent were, Risk of Fire, followed by Damp and Mould, then Falls between levels and electrical and carbon monoxide risk.

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:

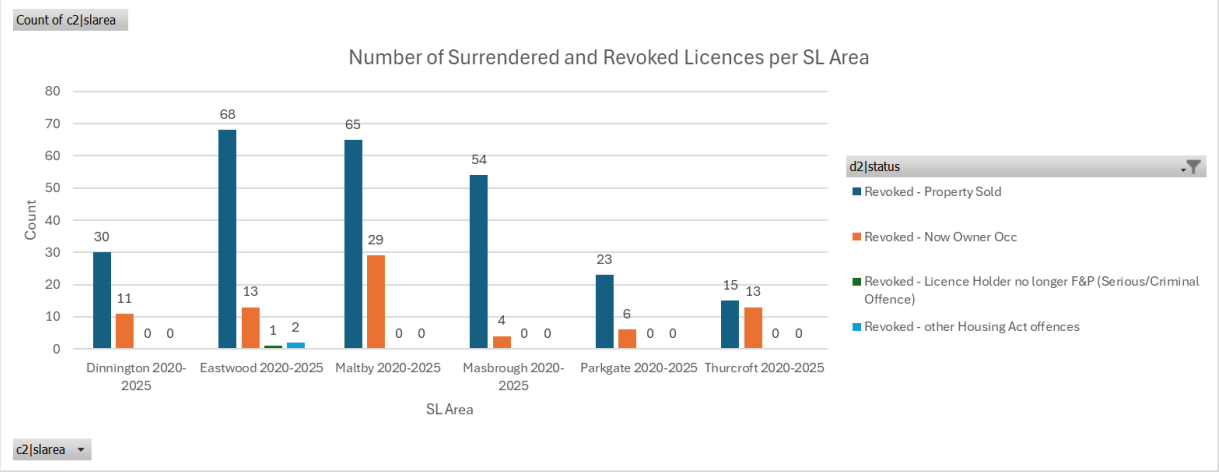
1. No late payment fee was applied to the application
2. You are fully compliant with the statutory licence conditions (conditions 1-4).
3. Property is free from serious disrepair / poor management – this would usually mean the property is free of any category 1 hazard or serious category 2 hazards,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

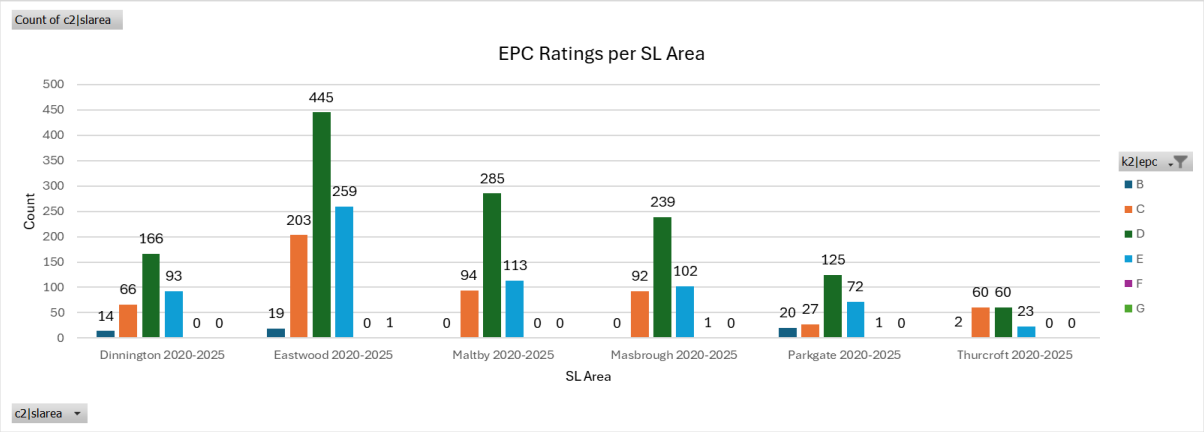
This is not an exhaustive list and other failures may be considered when considering the eligibility for a rebate.

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.

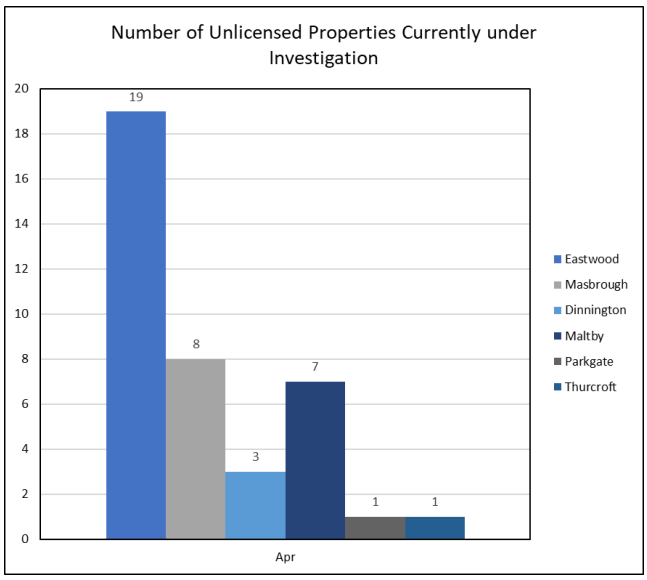
The Building Research Establishment (BRE) developed its Housing Health cost calculator to Quantify and measure the health-cost benefits of housing improvements.

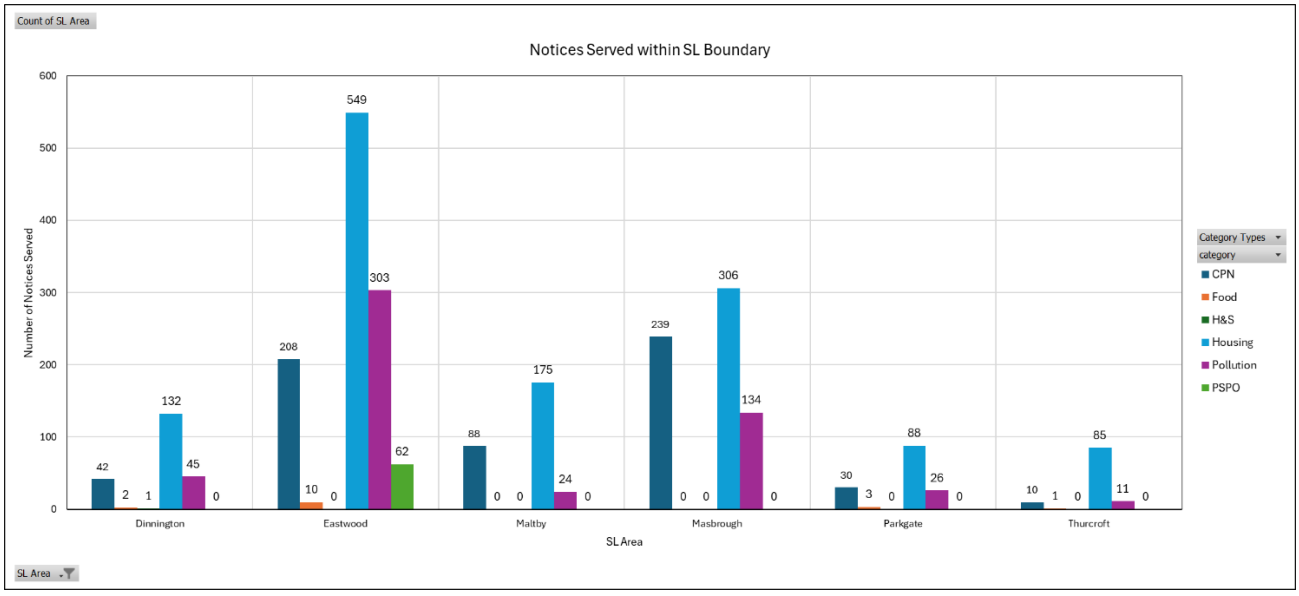
The Housing Health Cost Calculator (HHCC) calculates the health costs of hazards in homes, and the savings associated with addressing them. It shows the cost savings to the NHS and wider society from improving health and safety in housing. Local authorities use this methodology to carry out retrospective 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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Appendix 2

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

Appendix 2

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

lsoa 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

Appendix 2

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

Appendix 3 - Selective Licence Statutory Stakeholder Consultation Communications Audit.

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

Appendix 3 - Selective Licence Statutory Stakeholder Consultation Communications Audit.

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.

Appendix 3 - Selective Licence Statutory Stakeholder Consultation Communications Audit.

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

Appendix 3 - Selective Licence Statutory Stakeholder Consultation Communications Audit.

		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

Appendix 3 - Selective Licence Statutory Stakeholder Consultation Communications Audit.

		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?

Row Labels	Column Labels Brinsworth North East Count	%	Dinnington Count	%	Eastwood Count	%	Masbrough Count	%	Parkgate Count	%	Thurcroft Count	%	Total Count	Total %
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?

	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%	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?

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
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)

	Brinsworth North East		Dinnington		Eastwood		Masbrough		Parkgate		Thurcroft		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
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).

	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	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?

	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%	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		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	%		
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 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 %
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 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	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 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	%	An owner occupier Count	%	Total Count	Total %
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?

Column Labels	A landlord for the area		A private sector tenant		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%		
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?

Row Labels	A private sector tenant Count	A regular visitor in the area Count	Owner Occupier Count	Total Count	Total %
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

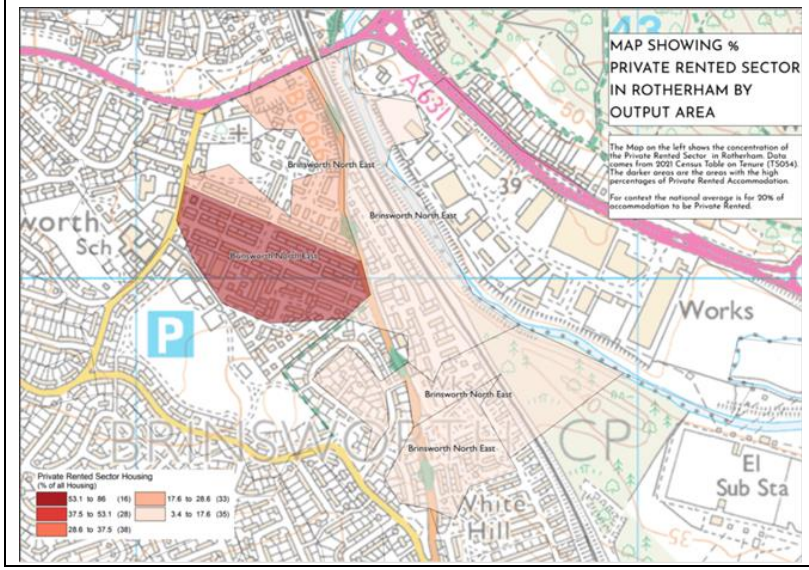
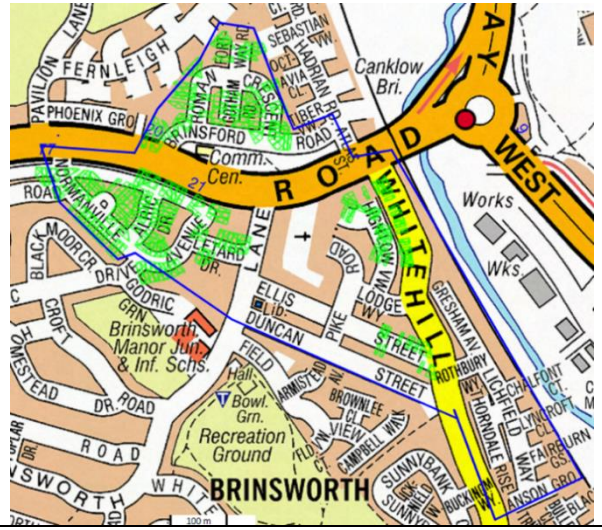
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly 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.

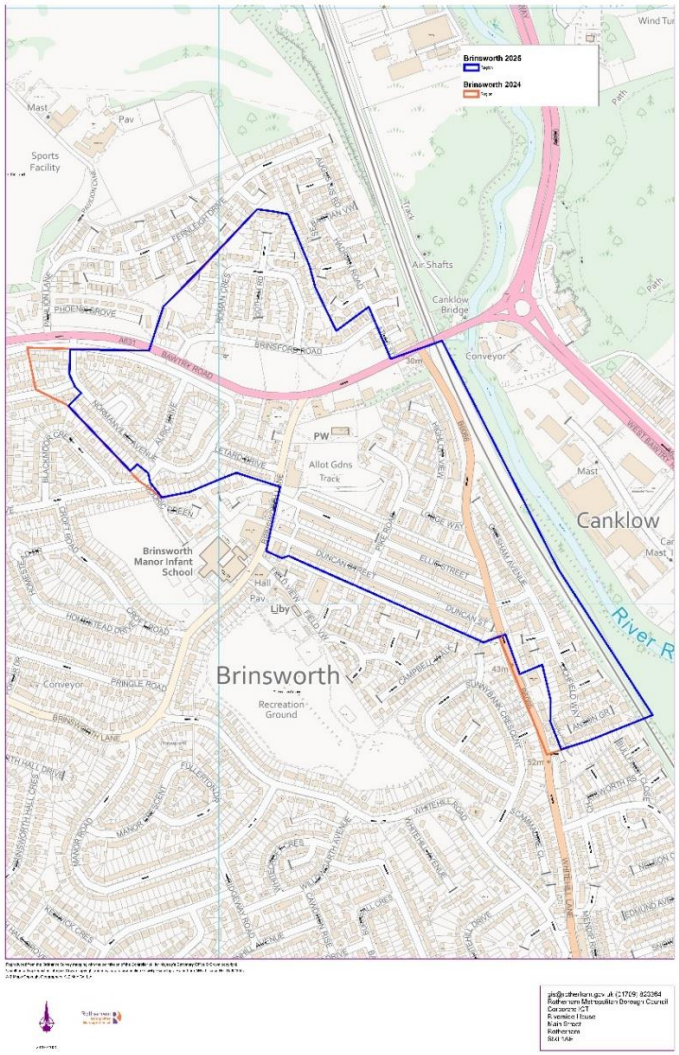
- **Area strengths and positives** identified by responders will be recognised, forming a basis for area development.

- **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

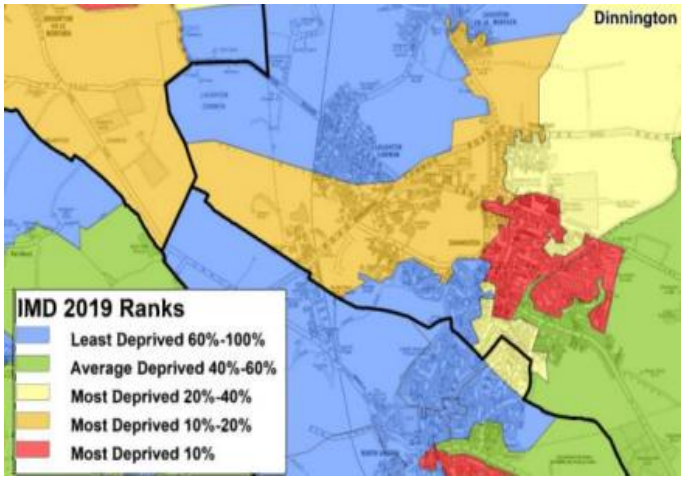
	Description
	Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Dinnington 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.

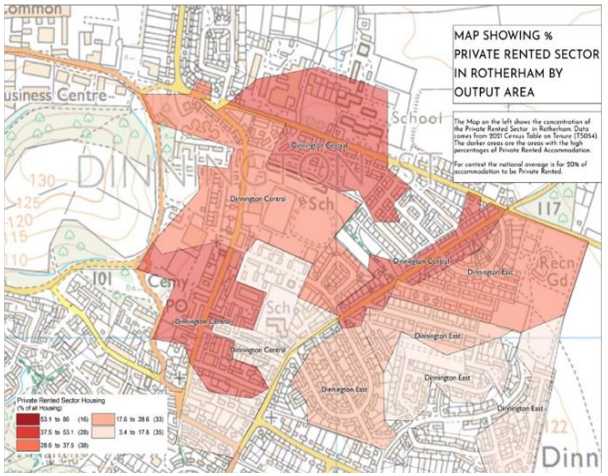
Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health Monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
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



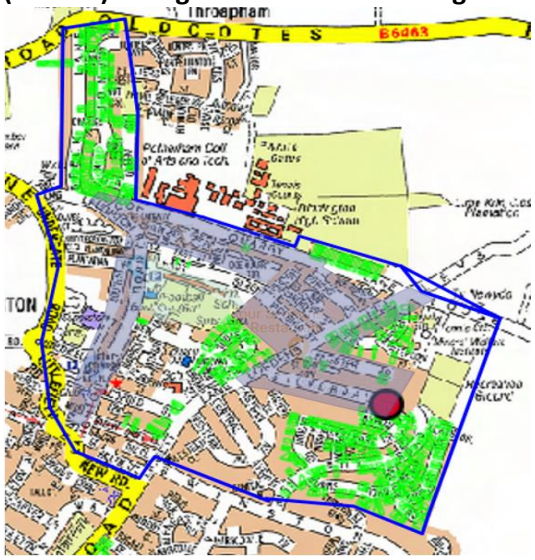
% of Private Rented Sector



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

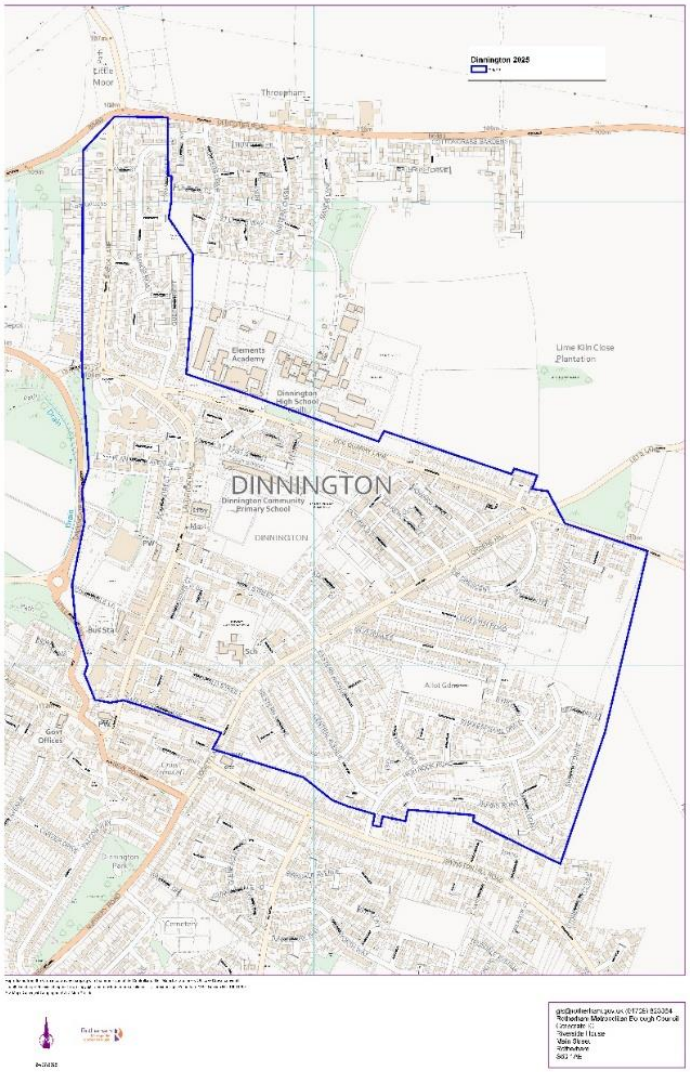
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan (NDIP)** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing 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
Govt 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

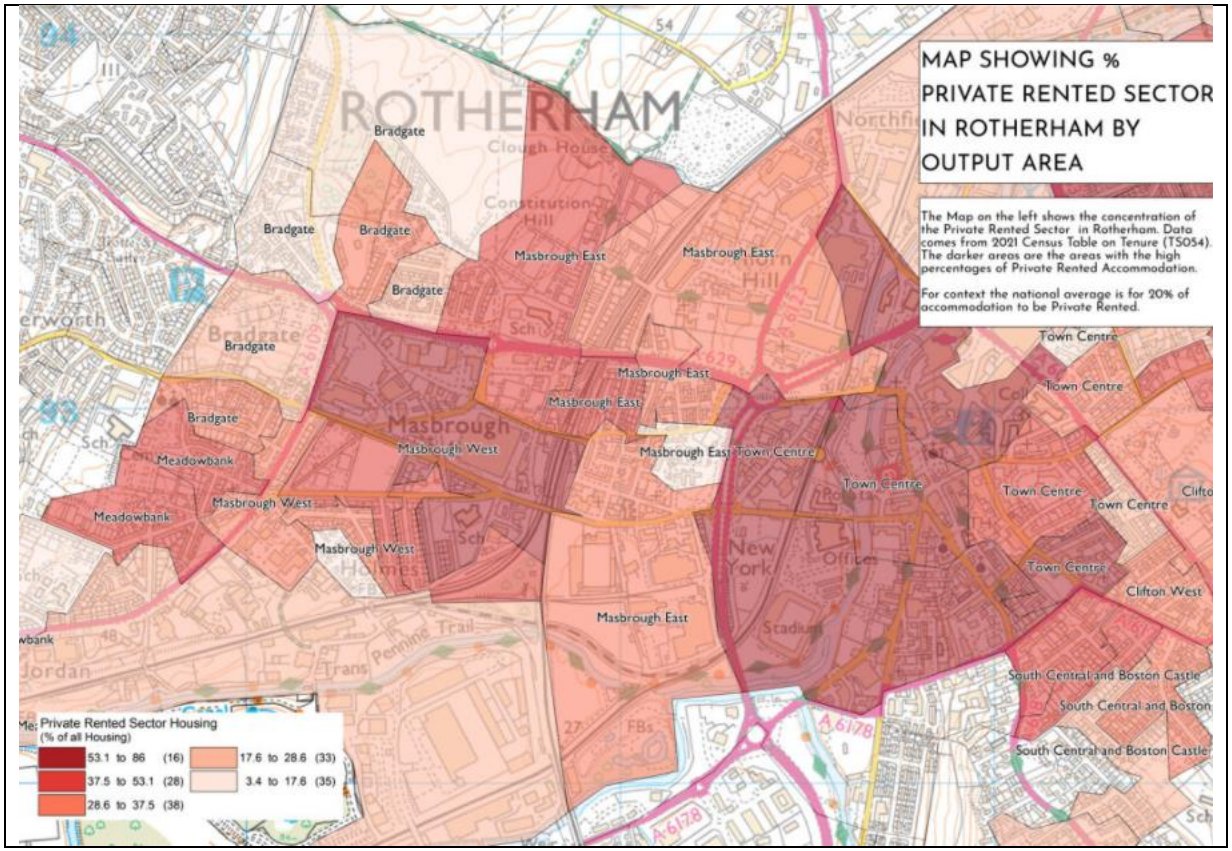
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly 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

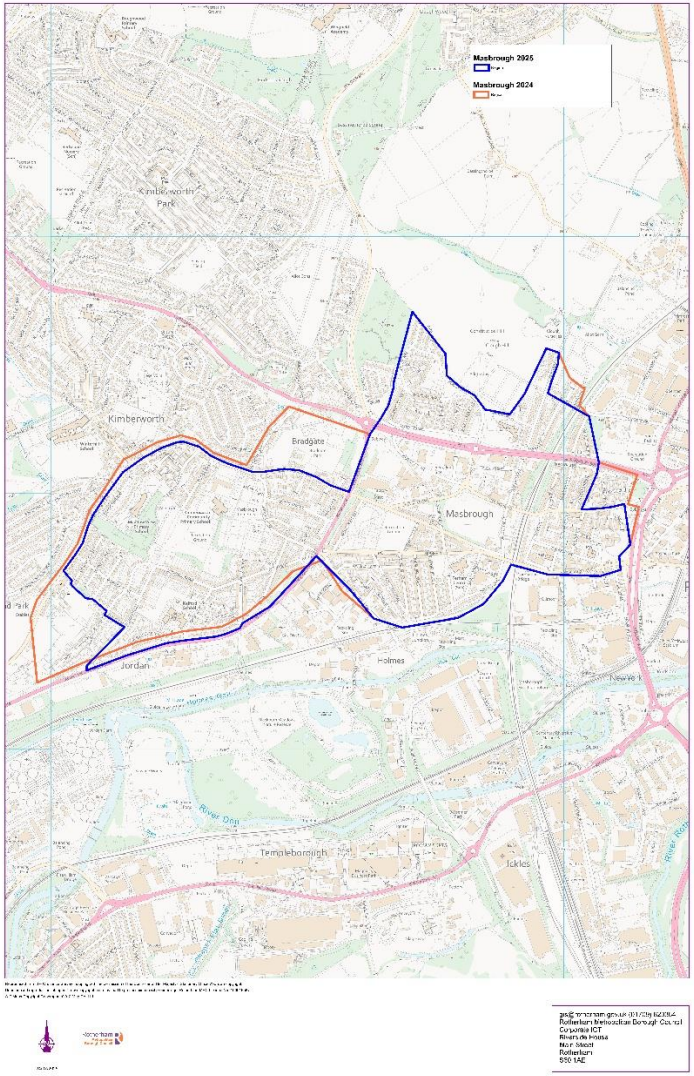
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood

- **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

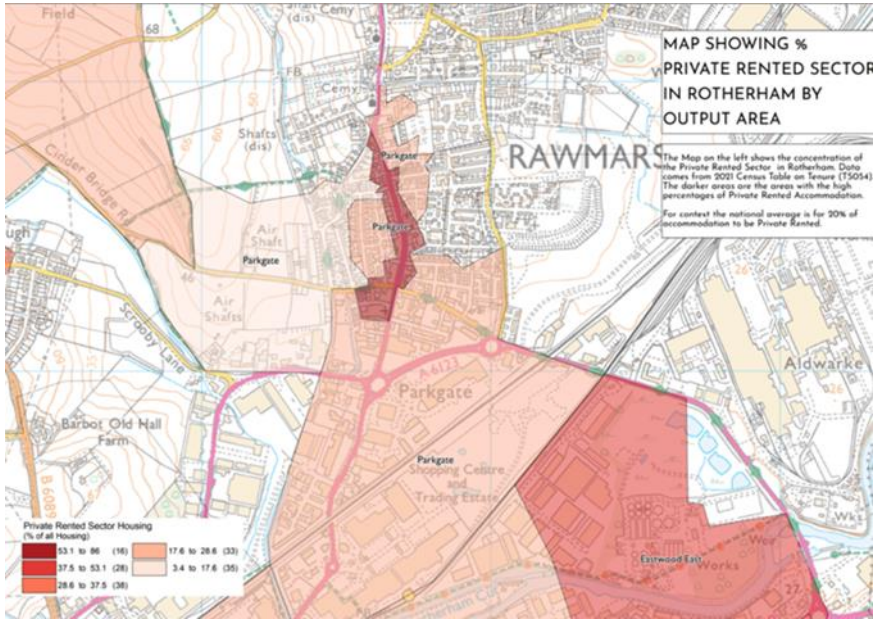
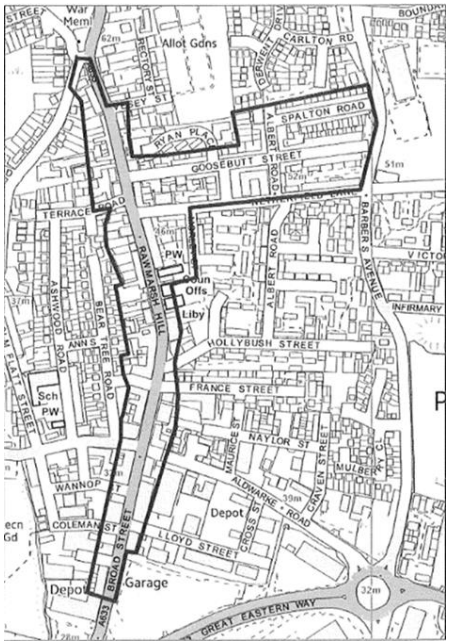
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly 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

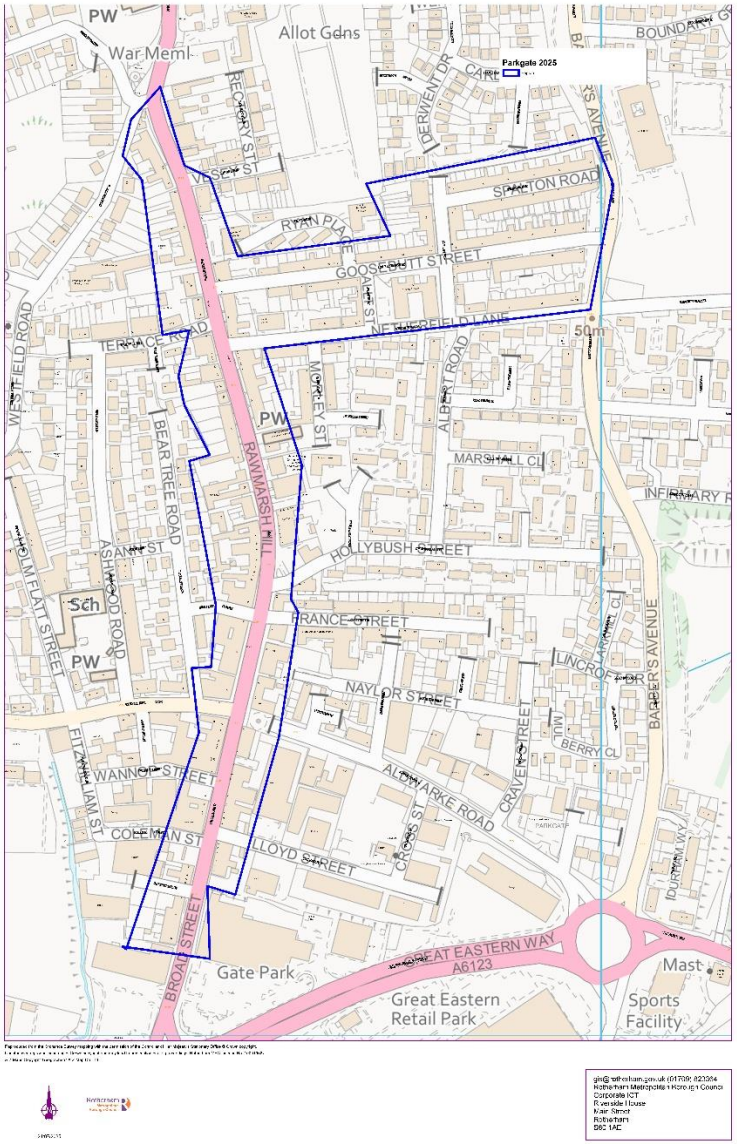
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' improving life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

- **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

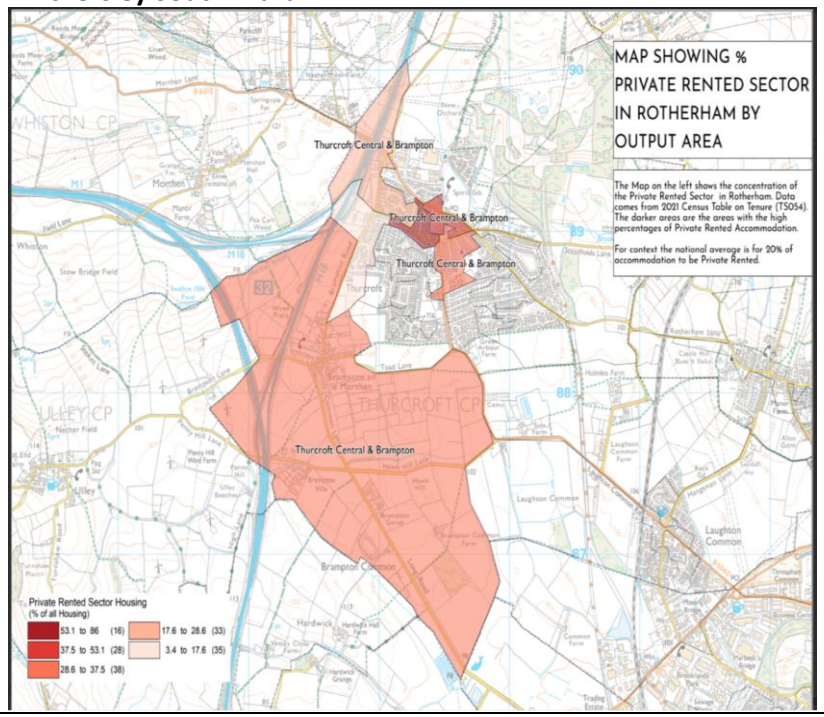
	Description
	Empty Homes Strategy Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Thurcroft and all associated enforcement.**
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**

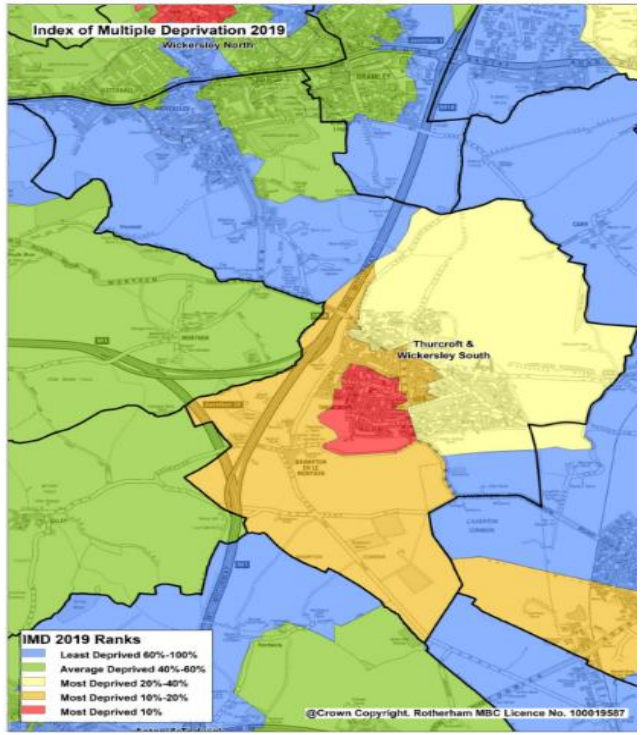
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
Education -	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / 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

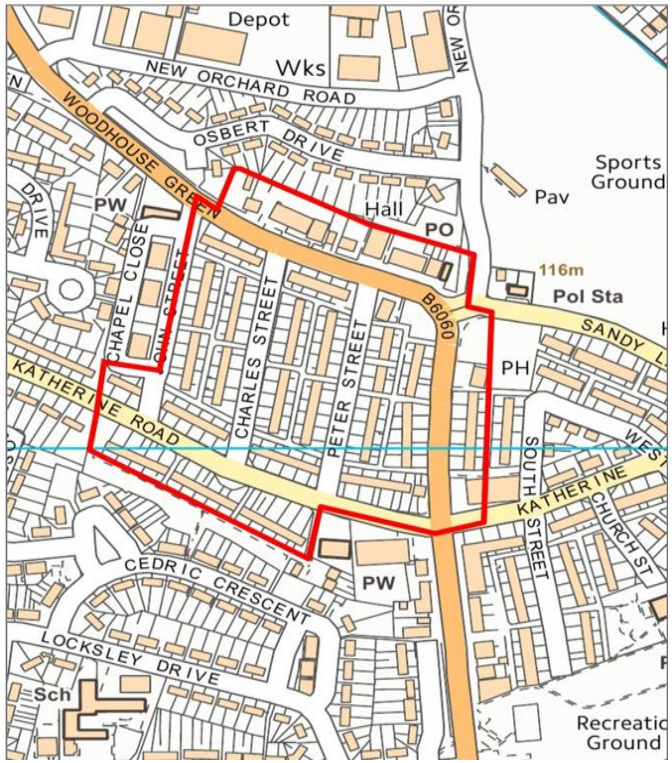
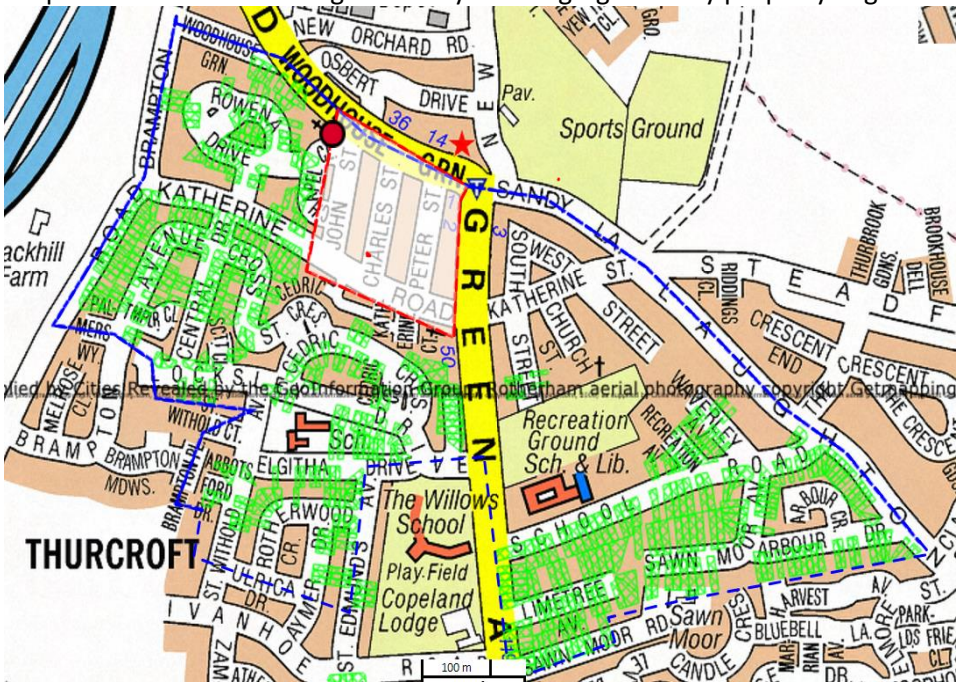
2. Justifications

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
	

Supplied by Cities Revealed by the GeoInformation Group. Rotherham aerial photography copyright Getmapping

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.

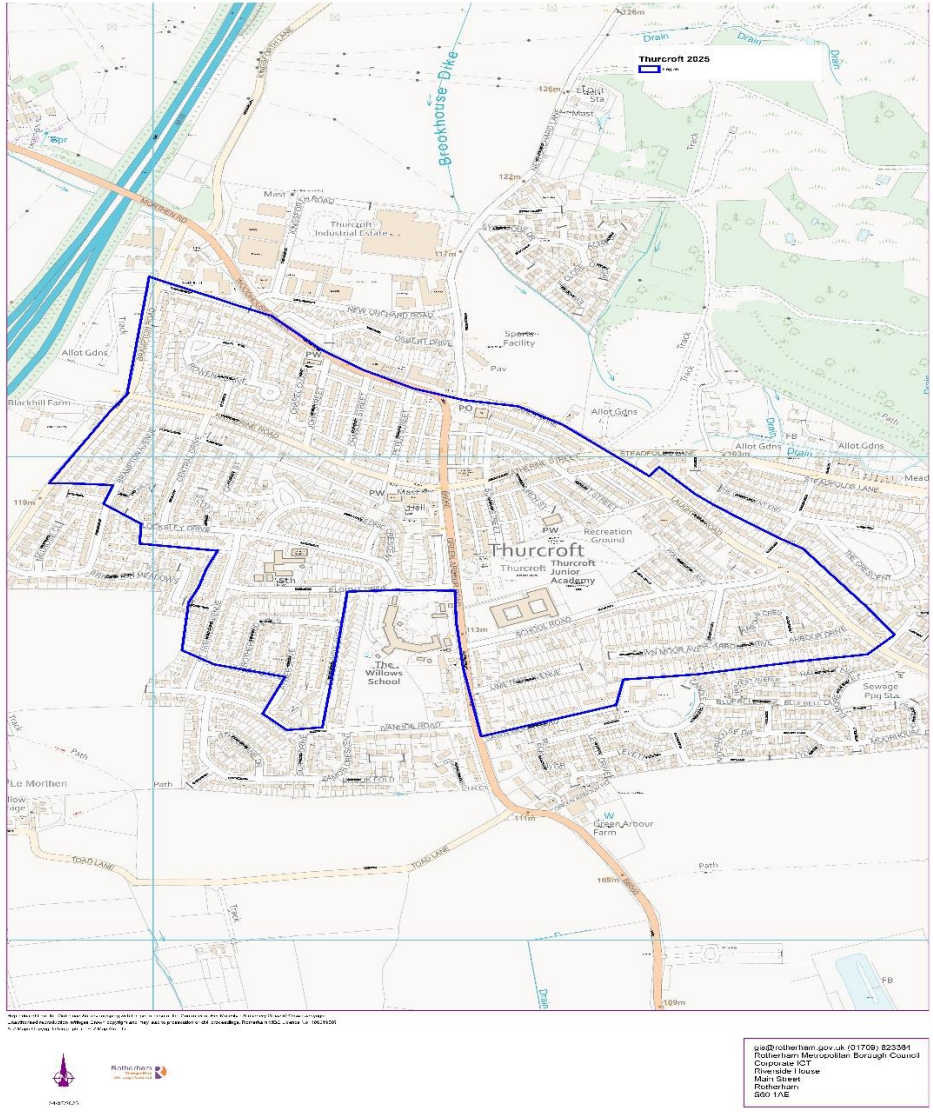
- **Area strengths and positives** identified by responders will be recognised, forming a basis for area development.

- **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**

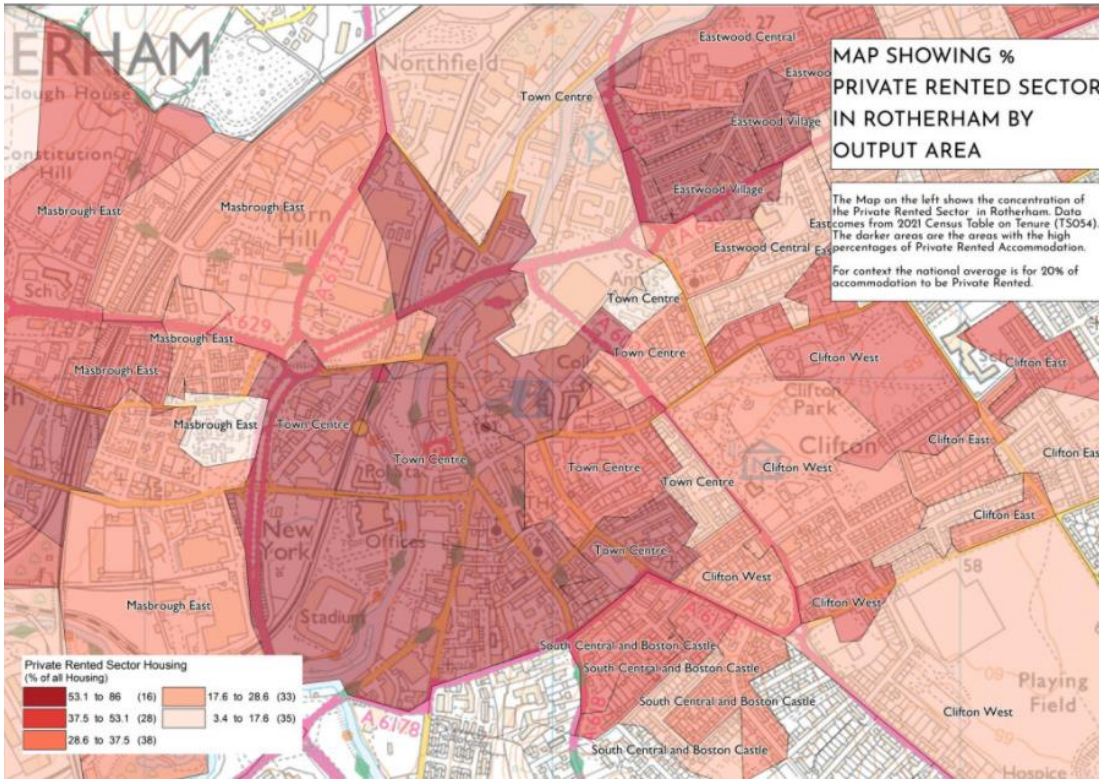
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly 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

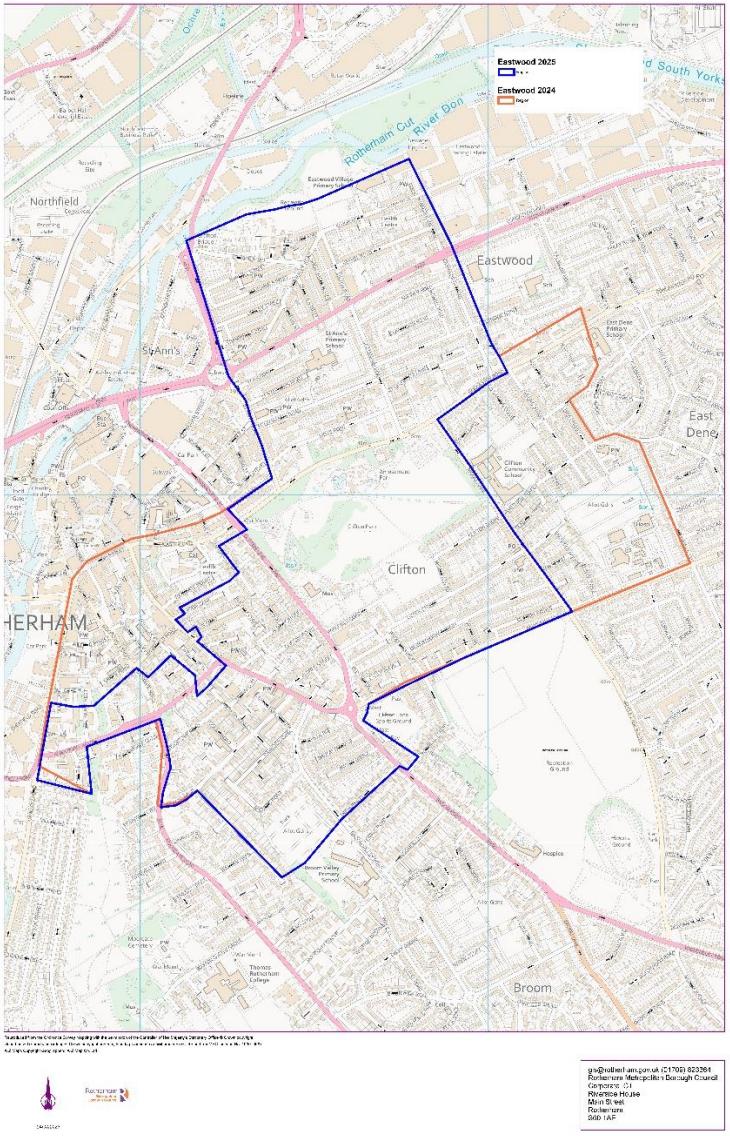
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

- **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.

Appendix 6

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

Appendix 6

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

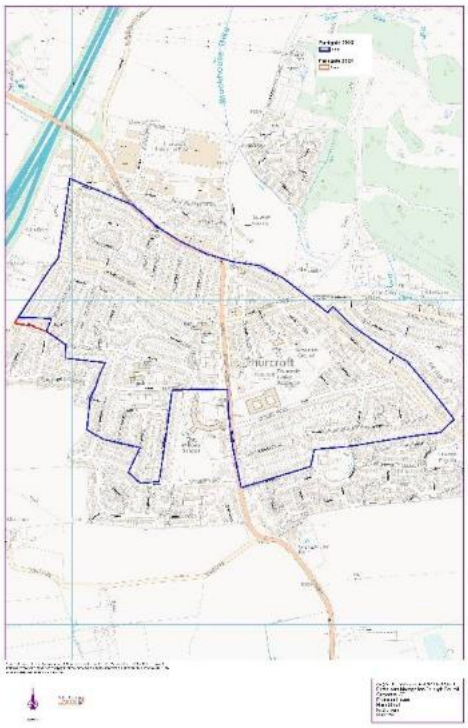
Appendix 6

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

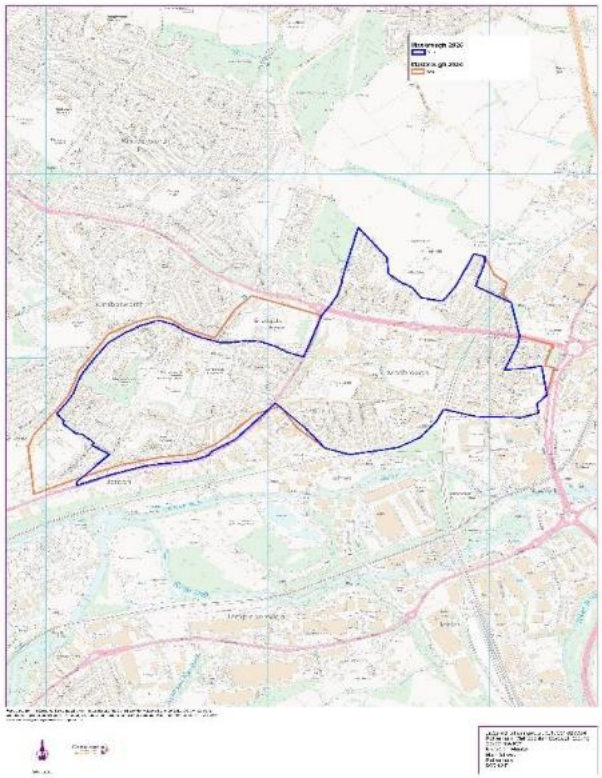
Maps showing the changes to original proposed scheme boundaries after consultation.

Original proposed boundary in orange, final boundary in blue *Figure 1- Brinsworth Revised SL Boundary*	*Figure 2 Thurcroft revised SL Boundary*

Appendix 6

	
Figure 3- Masbrough Revised SL Boundary	*Figure 4- Town Centre, Clifton, Eastwood, Boston Castle Revised SL Boundary*

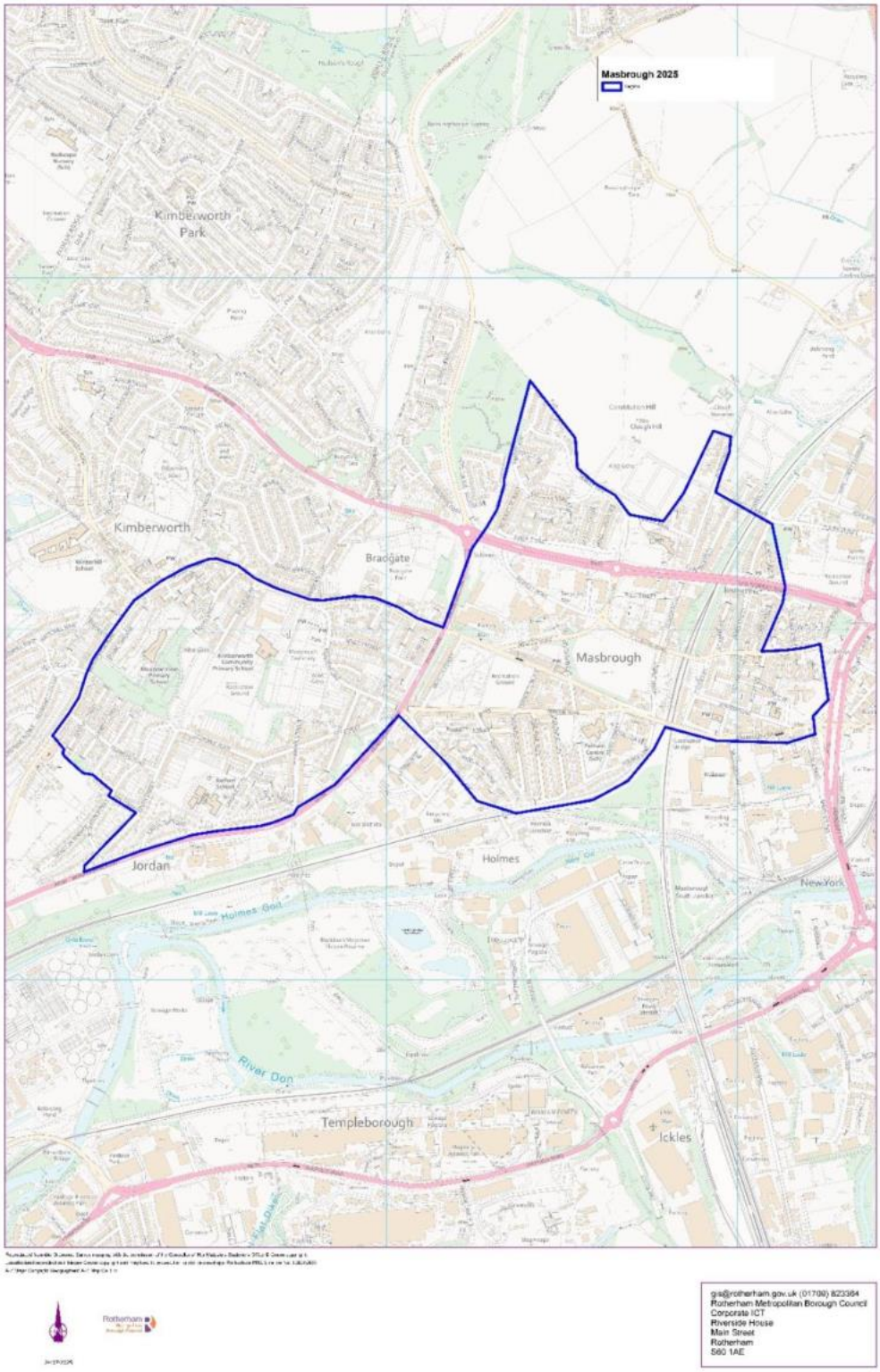
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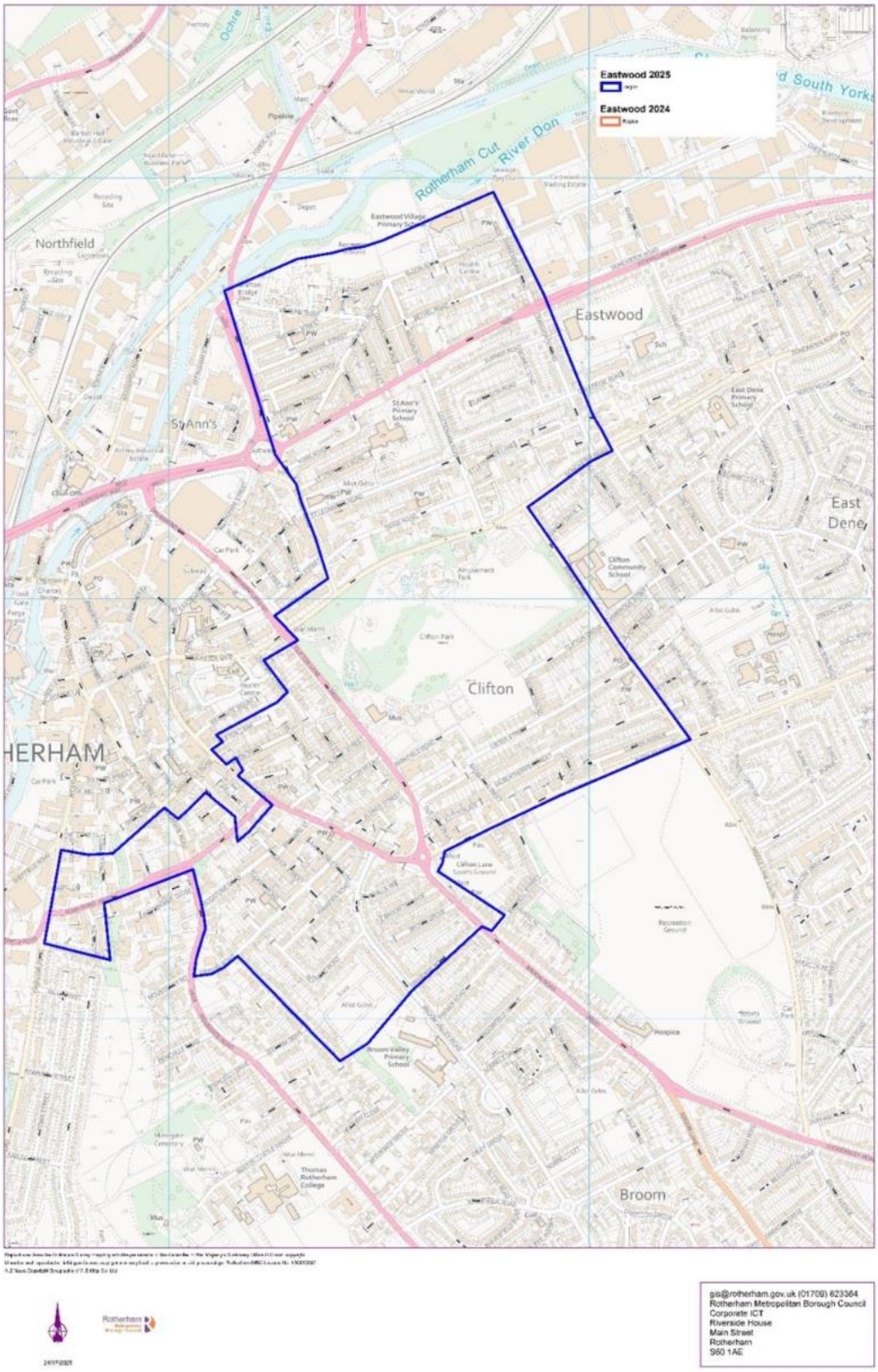
Final SL Boundary Maps following Consultation for 2026-31 Declaration

Masbrough / Kimberworth



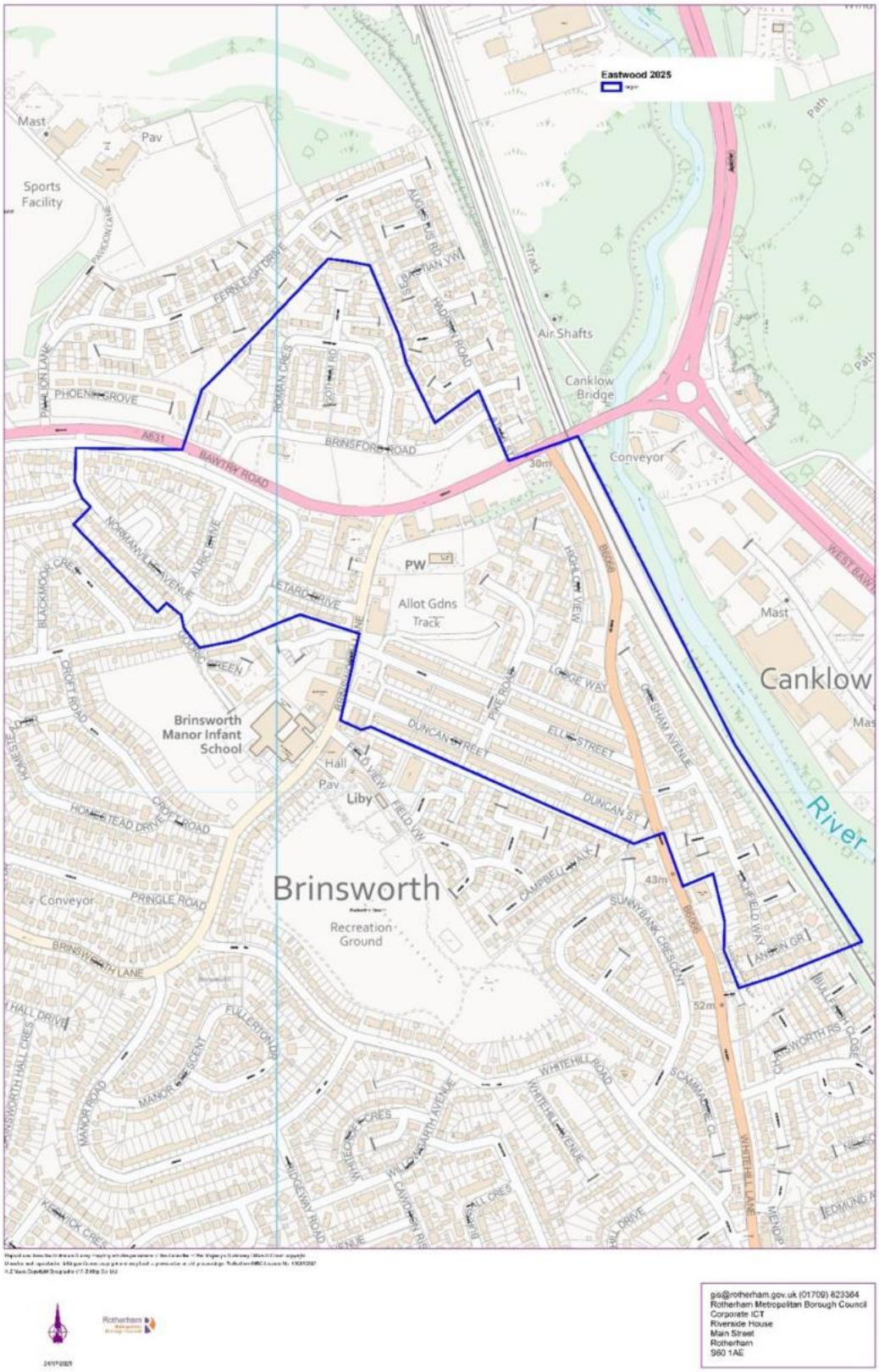
Appendix 6

Town Centre / Eastwood / Clifton /Boston Castle r



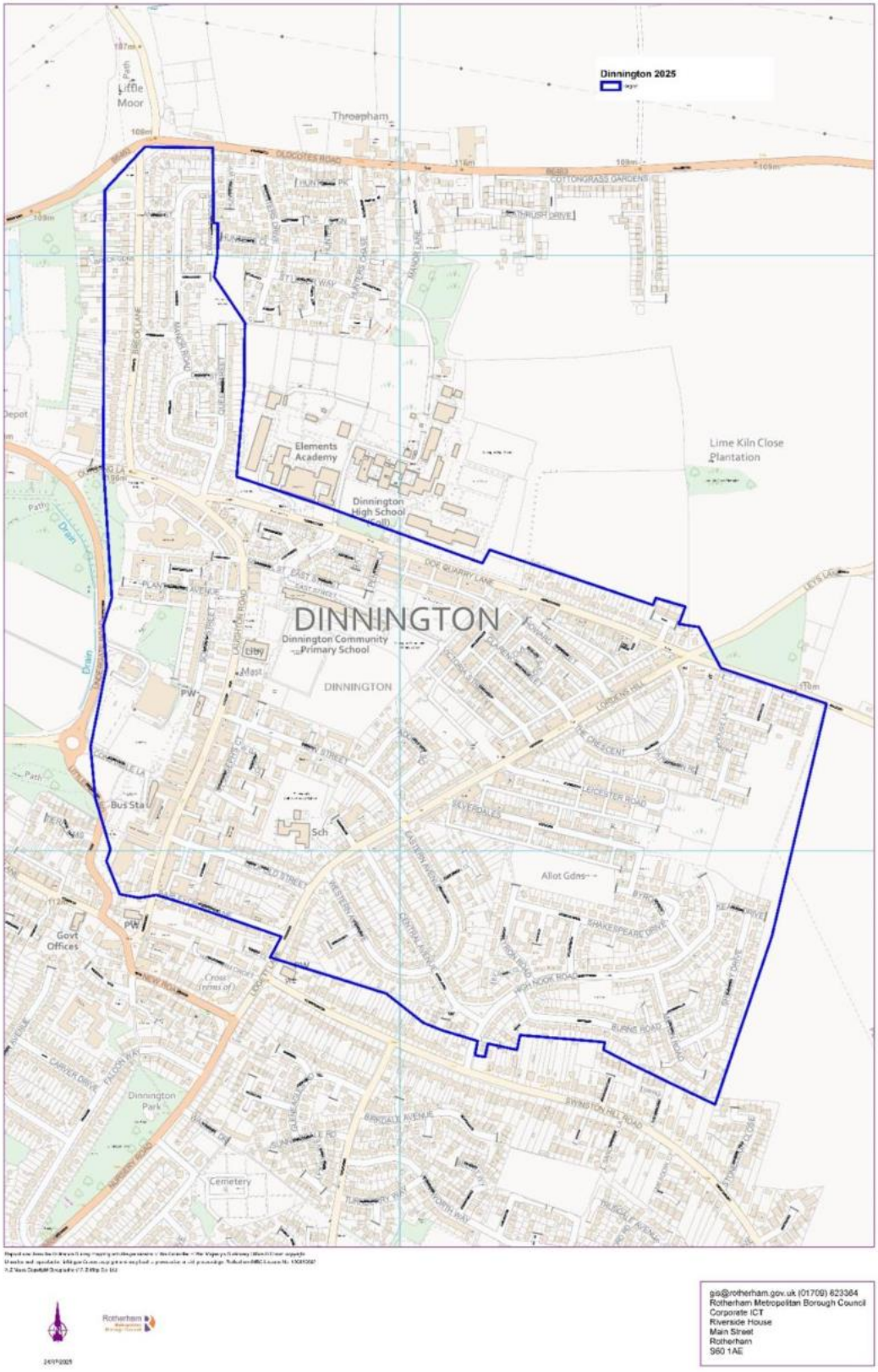
Appendix 6

Brinsworth



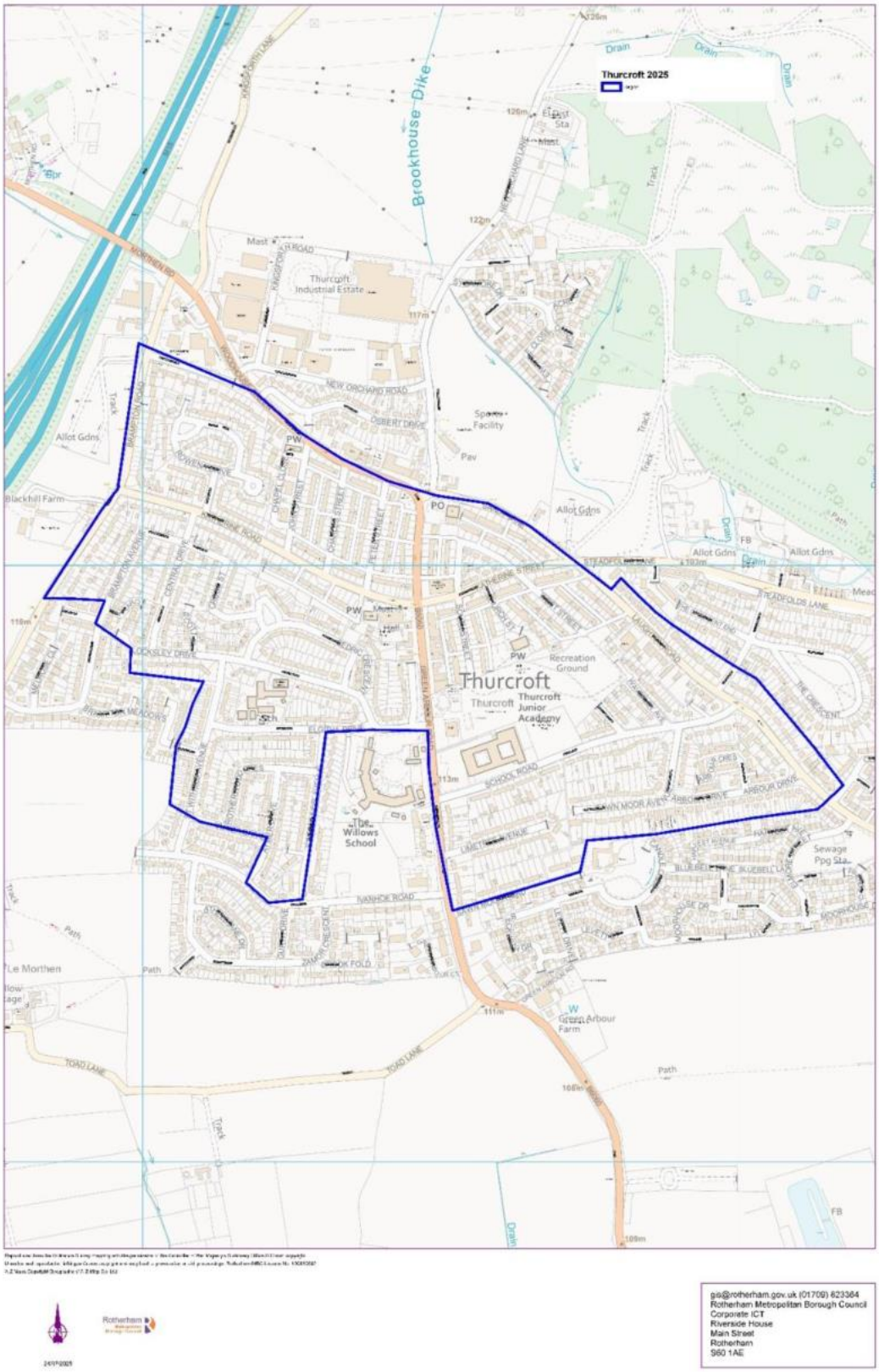
Appendix 6

Dinnington



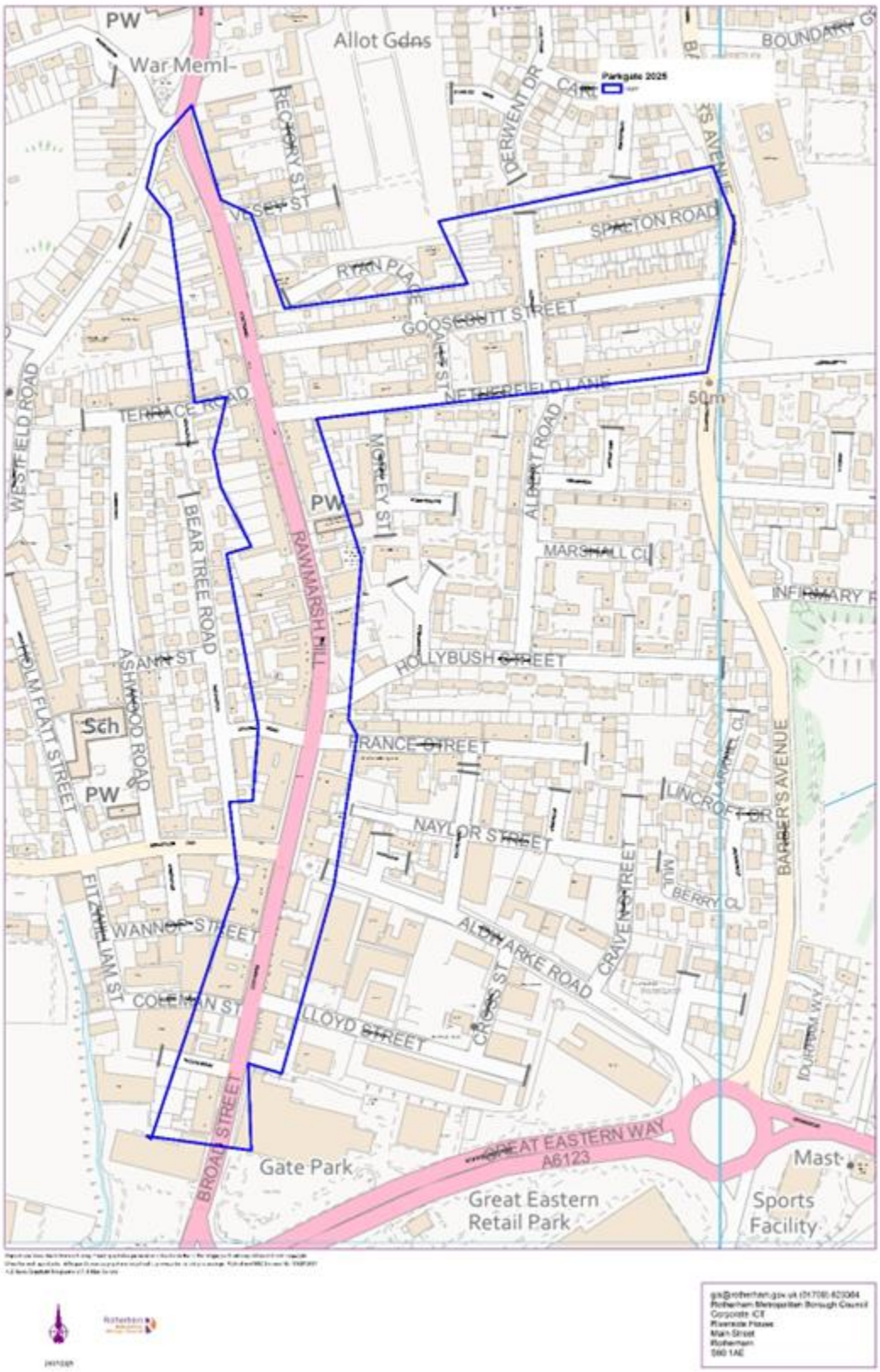
Appendix 6

Thurcroft



Appendix 6

Parkgate



Appendix 7

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.

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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.

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.

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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.

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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

Appendix 7

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.

Appendix 7

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.

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:

    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

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.

General management during the Licence Period

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.

Absence of the Licence Holder

48. The licence holder must be a permanent resident in the United Kingdom and must reside in the United Kingdom. If they are likely to be or are away from the United Kingdom for more than 4 weeks, they must have in place a managing agent who has full authority for managing the property and able to pay for repairs. Where the licence holder is likely to be away from the United Kingdom for more than 90 days, they will be required to surrender their licence and apply to put in place a new licence holder.

Other Conditions
Additional licensing conditions may be applied to licences regarding the management of the property on a case-by-case basis. Representations about conditions can be made through the licensing process and the normal representation period.

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

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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.

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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.
    * 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

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

Appendix 8

Cannabis cultivation

38. 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

39. 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

40. 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.

General management during the Licence Period

41. The licence holder will not discriminate against prospective occupiers of the house on the grounds of race, disability, gender, religion or sexual orientation.

42. 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.

43. 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.

44. 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

45. 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

46. 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)

47. 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.

48. 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.

49. 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.

Absence of the Licence Holder

50. The licence holder must be a permanent resident in the United Kingdom and must reside in the United Kingdom. If they are likely to be or are away from the United Kingdom for more than 4 weeks, they must have in place a managing agent who has full authority for managing the property and able to pay for repairs. Where the licence holder is likely to be away from the United Kingdom for more than 90 days, they will be required to surrender their licence and apply to put in place a new licence holder.

Appendix 8

Other Conditions

Additional licensing conditions may be applied to licences regarding the management of the property on a case-by-case basis. Representations about conditions can be made through the licensing process and the normal representation period.

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 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 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

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

Appendix 9 - Proposed Selective Licensing Budget 2026-31

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].

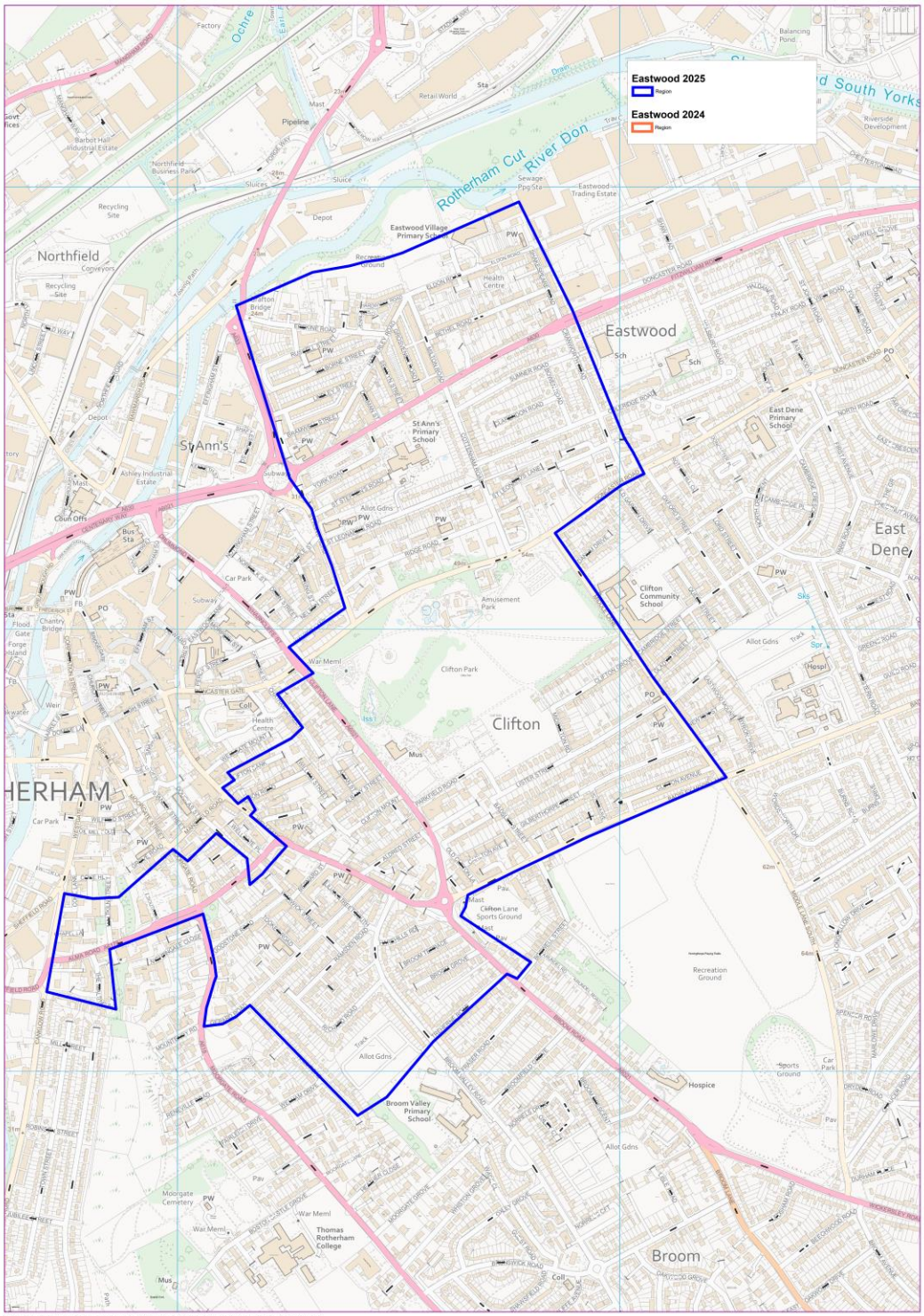
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[6]

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].

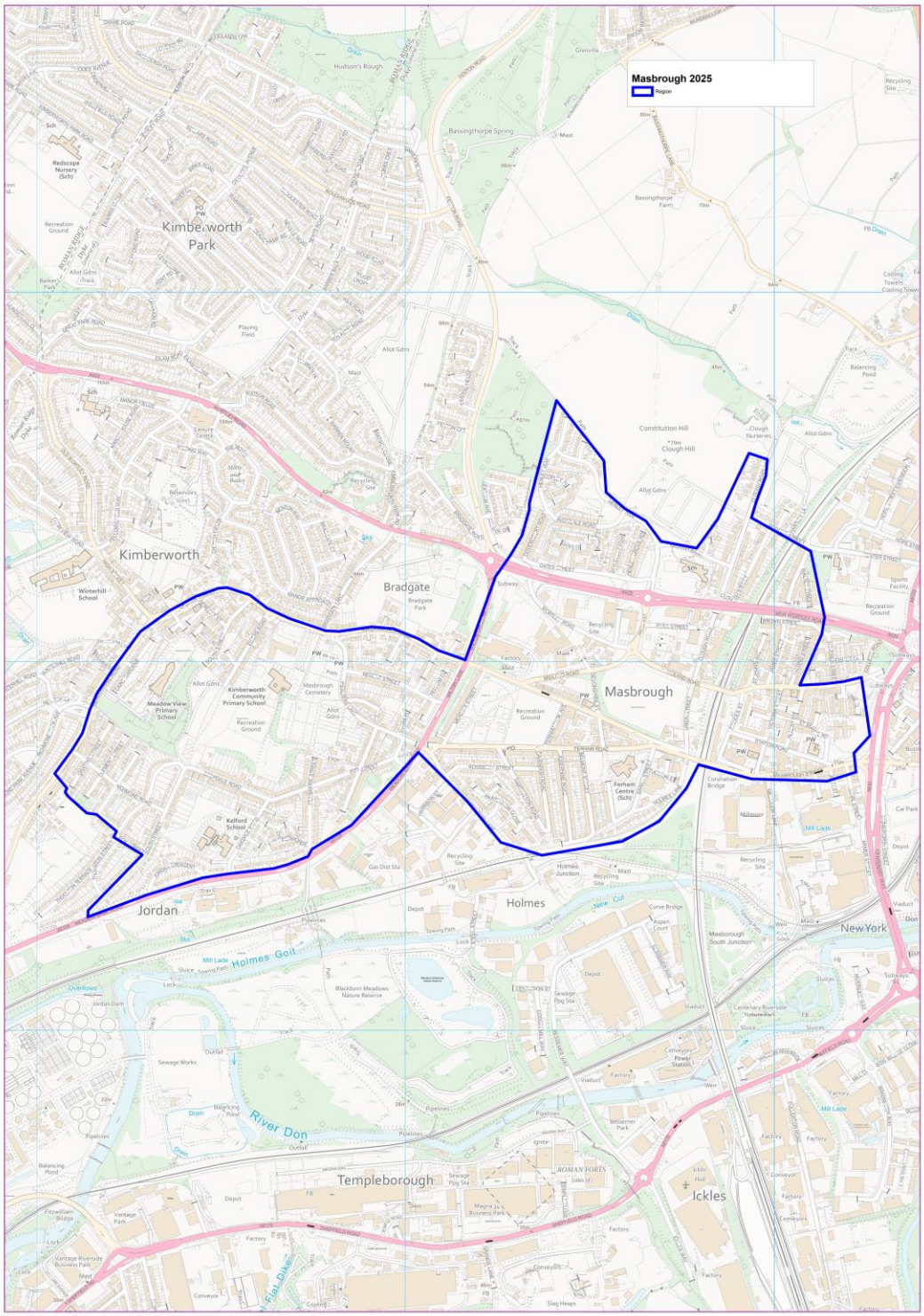
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[28]

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].

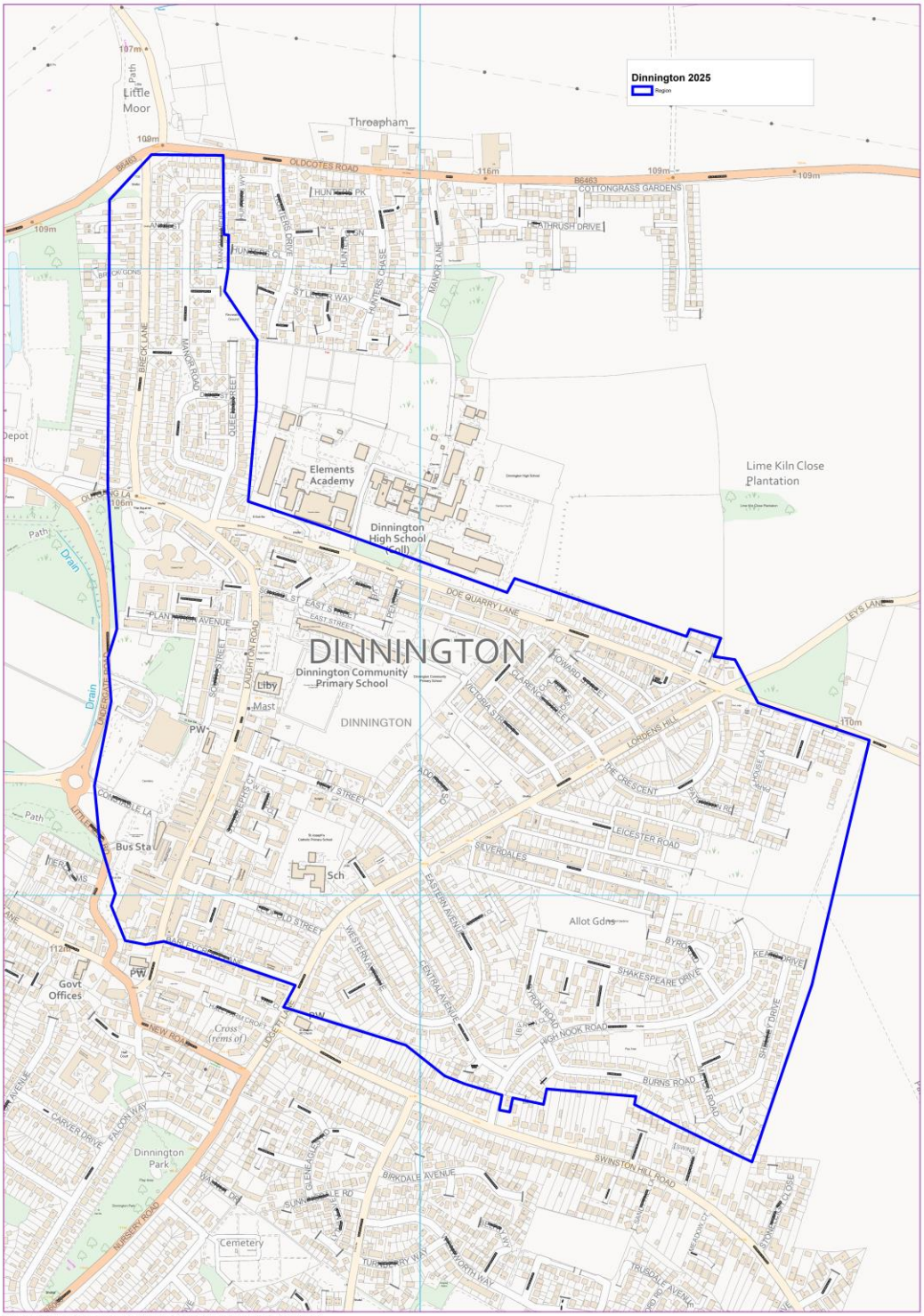
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[51]

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].

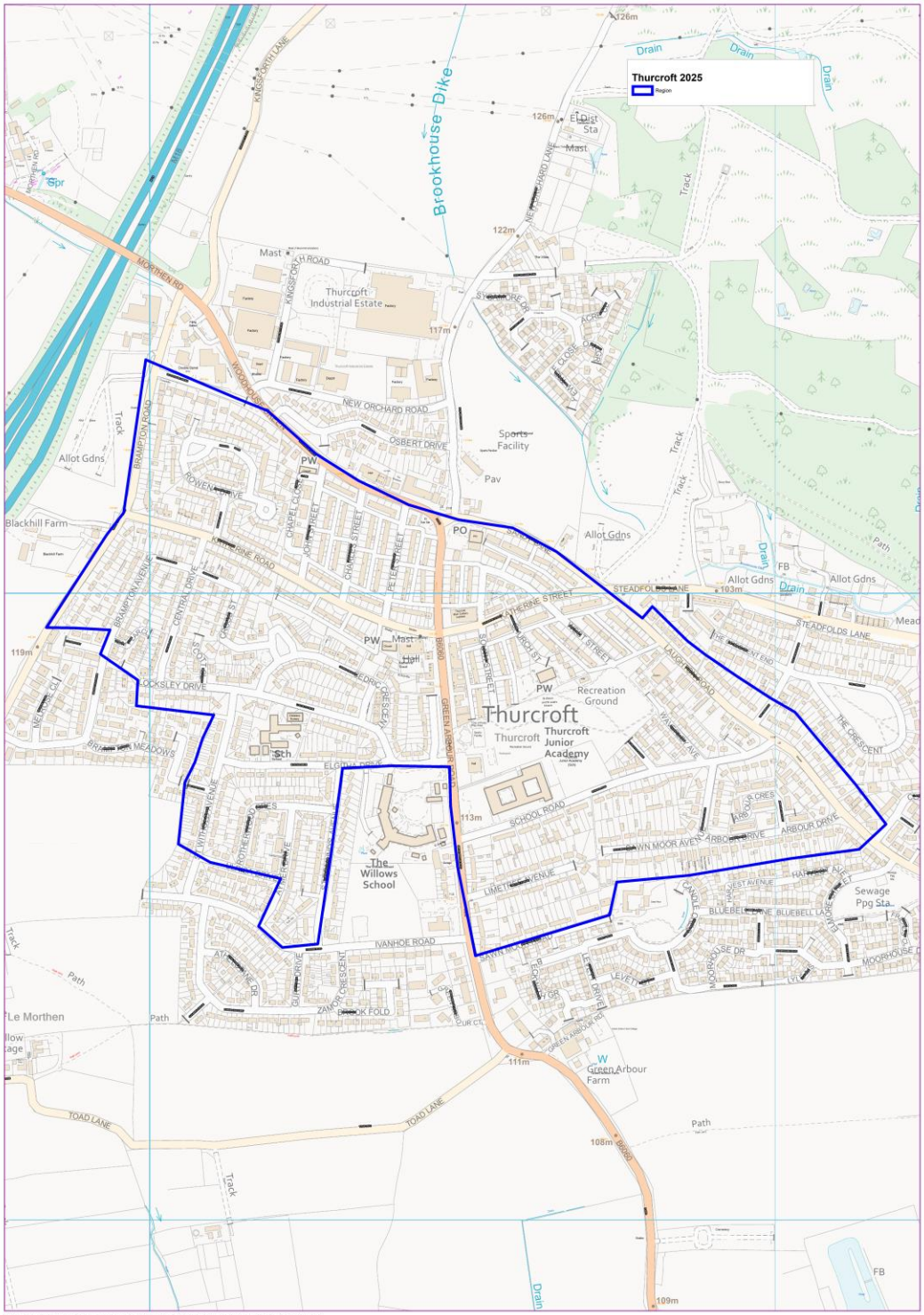
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[73]

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]

---

[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].

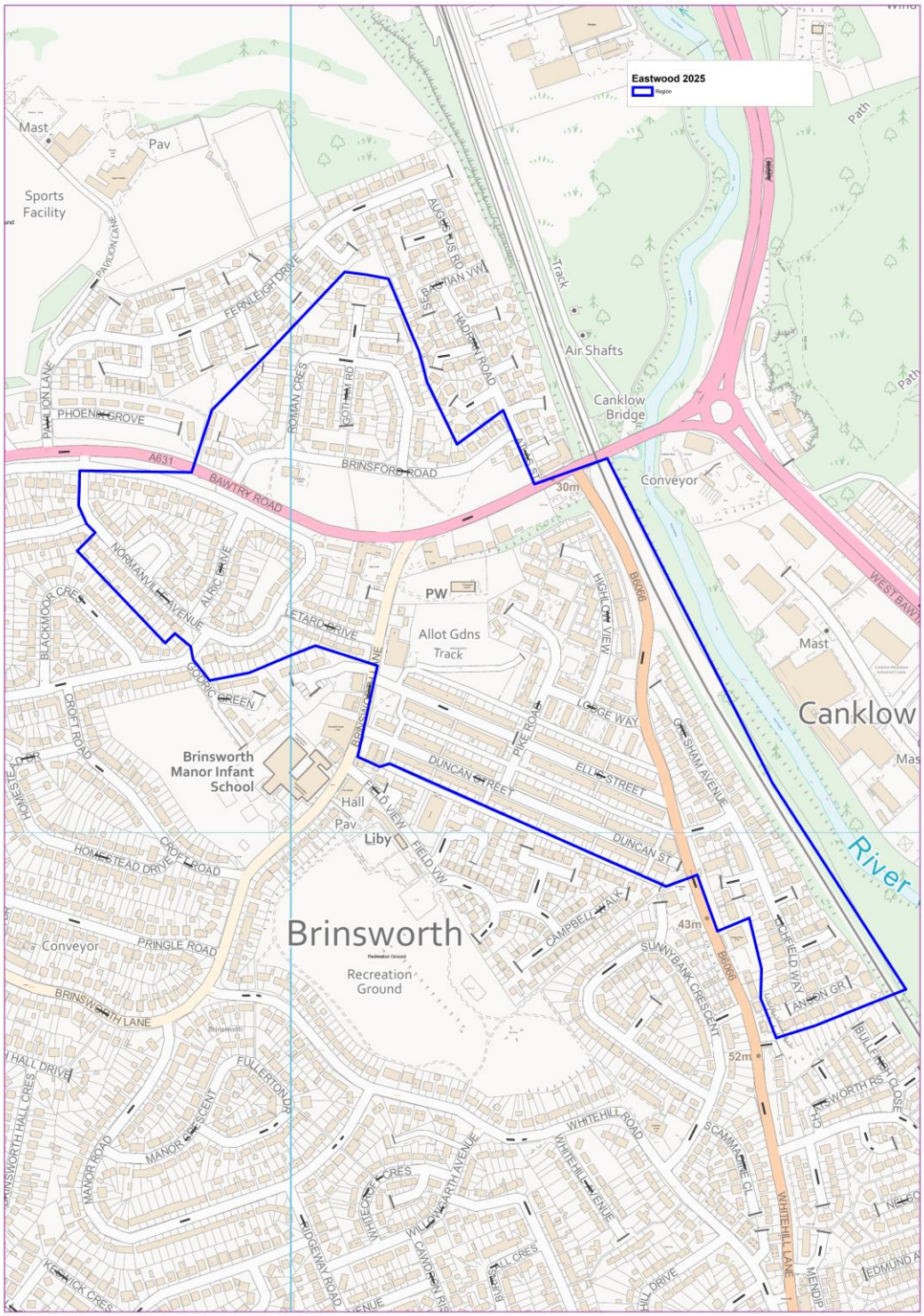
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[95]

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].

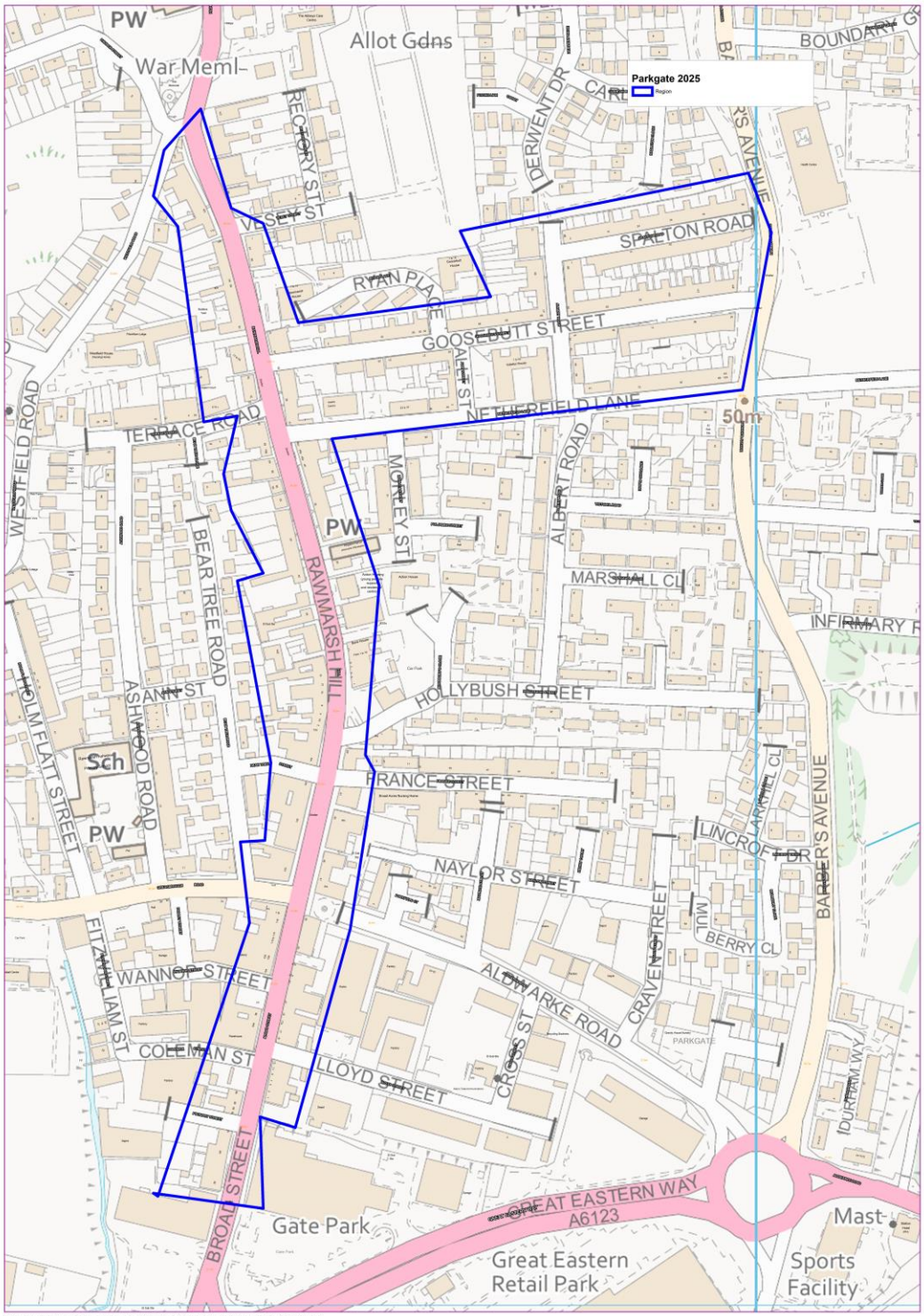
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[117]

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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24/07/2025

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Main Street
Rotherham
S60 1AE

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]

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[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.

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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**	

Appendix 12

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.

Appendix 12

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.

Appendix 12

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=**

Appendix 12

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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Rotherham Metropolitan Borough Council

Public Report
Cabinet

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

Report Title
Authorisation of Nationally Significant Infrastructure Projects (NSIP) - Whitestone Solar Farm

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)
Nigel Hancock, Head of Planning and Building Control
Nigel.Hancock@rotherham.gov.uk
Lisa Brooks, Development Manager
Lisa.Brooks@rotherham.gov.uk

Ward(s) Affected
Bramley and Ravenfield
Thurcroft and Wickersley South
Sitwell
Aughton and Swallownest
Aston and Todwick
Dinnington
Anston and Woodsetts
Wales

Report Summary

This report seeks approval to delegate the preparation and submission of documents to the Planning Inspectorate, both in relation to the Whitestone Solar Farm project and any future applications that fall under the legislation for Nationally Significant Infrastructure Projects (NSIP), to the Strategic Director of Regeneration and Environment in consultation with the Cabinet Member for Transport, Jobs and the Local Economy. This will ensure they are considered in an efficient and timely manner and within the curtailed timescales imposed by the planning inspectorate.

Recommendations

That Cabinet:

1. Delegate authority to the Strategic Director of Regeneration and Environment in consultation with the Head of Planning and Building Control and Cabinet member for Transport, Jobs and the Local Economy to submit to the Planning Inspectorate all documentation and relevant evidence for their consideration and deal with all procedural matters that may arise in relation to this application and any future applications that fall under the legislation for Nationally Significant Infrastructure Projects.

2. Agree to the proposal that a report be submitted to the Planning Board on a quarterly basis to provide a summary of all responses submitted from the Council to the Planning Inspectorate in respect of Nationally Significant Infrastructure Projects in the previous quarter.

List of Appendices Included
Appendix 1 – Initial Equality Screening Assessment
Appendix 2 – Climate Change Assessment

Background Papers
Nationally Significant Infrastructure Projects and the people and organisations involved in the process - GOV.UK

Nationally Significant Infrastructure Projects: Advice for Local Authorities - GOV.UK

Home - Whitestone Solar Farm

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

Council Approval Required
No

Exempt from the Press and Public
No

Authorisation of Nationally Significant Infrastructure Projects (NSIP) - Whitestone Solar Farm

1. Background

1.1 NSIPs are projects of certain types, over a certain size, which are considered by the Government to be so big and nationally important that permission to build them needs to be given at a national level, by the responsible Secretary of State. The thresholds for NSIPs are set out in sections 15 to 30A of the Planning Act 2008. This process is separate from developments under the Town & Country Planning Act 1990, with NSIPs having an emphasis on pre-application work shaping the design of the project.

1.2 Instead of applying to the local authority for Planning Permission, the developer must apply to the Planning Inspectorate for a different permission called a Development Consent Order (DCO).

1.3 The Planning Inspectorate (PINS) is responsible for undertaking the DCO examinations and will write a report with recommendations to the Secretary of State to help support their decision making.

1.4 Rotherham has recently been informed of proposals for a new solar farm and associated infrastructure, known as Whitestone which, due to its scale and energy generating capacity, will be considered as an NSIP.

1.5 The threshold for proposed energy generating development in respect of NSIP applications is 50MW. By comparison Whitestone proposes to generate up to 750MW.

1.6 The NSIP process can take up to 2 years from when an application is submitted to a decision being made. There are five stages to the process:

1. Pre-application
2. Acceptance
3. Pre-examination
4. Examination
5. Post Decision

1.7 The concept is that an NSIP front loads the planning process. This means there is more emphasis placed on shaping a development before an examination starts and as the host authority, RMBC will be a statutory consultee, which will mean that the Council will be consulted at every stage of the process. Key milestones include:

Pre-application	Acceptance	Pre-examination	Examination	Post Decision
28 days to provide comment on draft Statement of Community Consultation (SoCC)	28 days for PINS to decide whether to accept the application for examination	Respond to the invitation to the preliminary meeting (rule 6 letter)	6 months for Examination (maximum)	Discharge of Requirements (DoR) and monitoring
Respond to developer consultation about the scheme (s42)	Local authority submits adequacy of consultation (AoC) representation	Submit a Relevant Representation (RR)	Take receipt of the procedural decision including the examination timetable (rule 8 letter)	Local Planning Authority carries out enforcement where necessary
Discuss with developer about Planning Obligation (Section 106) agreements and requirements		Consider the draft examination timetable and provide comments if necessary	Submit LIR, SoCG, and WR early in examination	Responding to notifications – non material and material change applications
Local authorities are advised to begin work / arrange delegations for Local Impact Reports (LIR) / Statement of Common Ground (SoCG)		Attend the Preliminary Meeting	Attend and participate at hearings/ accompanied site visits (ASI)	
Local authorities are advised to consider and make arrangements for joint working with other local authorities		Continue preparation of SoCG, LIR and Written Representation(s) (WR)	Submit a signed planning obligation by the deadline	
Agree the terms of any Planning Performance Agreements (PPA) with the developer		Prepare for examination – legal and specialist support?	Respond to ExA written questions and requests for further information	
		Continue negotiations with developer	Comment on other interested parties' representations and submissions	

1.8 The preparation of many of the documents outlined above, will be carried out in consultation with other internal departments and are not dissimilar to practices carried out on planning applications under the Town and Country Planning Act, this is with the exception of the Local Impact Report (LIR).

1.9 The LIR is a key document and is designed to give details of the likely impact of the proposed development on the authority's area, and it must be taken into account by PINS and the Secretary of State. The timescale for submission of this is usually limited to 28 days, therefore there will be limited or no opportunity for cabinet or planning board to consider the contents of these documents.

1.10 The content of this document will be 'matters of fact'. The LIR will document the impacts the proposed development will have on the Borough, both positive and negative, but there is no requirement for any analysis, or balancing of these impacts to be undertaken, as that is the role of the Planning Inspector.

1.11 In view of the factual nature of the LIR and all other associated documents, it is recommended that the approval of these are delegated to the Strategic Director of Regeneration and Environment in consultation with the Head of Planning and Building Control and Cabinet Member. This is in in relation to the Whitestone Solar Farm and any future applications that fall under the NSIP legislation.

2. Key Issues

2.1 The Council's Constitution pre-dates the submission of the Whitestone Solar Farm proposal which is a Nationally Significant Infrastructure Project. Accordingly, it is necessary to determine the governance of this and any future NSIPs.

2.2 The timescales set by the Planning Inspectorate to respond to each phase of the NSIP process are immoveable and would therefore not align with current lead times for Cabinet or Planning Board approval.

2.3 Local authorities have an important role to play in the process:

- providing the applicant with a local perspective on the proposed project.
- if consent is granted, they may need to monitor and enforce some parts of the Development Consent Order (DCO).
- if consent is granted they may be the authority to discharge certain requirements (like conditions attached to a planning permission), or they may act as a consultee for a requirement.

2.4 The Government therefore advise local authorities to set up clear delegation early on the pre-application stage of the process to meet their demanding timescales and state in their advice note *there is unlikely to be time to seek committee approval for submissions during the examination stage. It is important therefore that local authorities consider the level of approval required for these activities. They should arrange agreed powers at Cabinet as early as possible during the pre-application stage to enable officers to respond quickly and effectively".*

2.5 If the Council chooses not to agree to the delegation of these reports to the Strategic Director and instead elects to determine that they should be considered by Cabinet or Planning Board, the lead times would prevent the preparation of reports of an appropriate quality.

3. Options considered and recommended proposal

3.1 **Option 1: Delegate the preparation and submission of all reports to the Strategic Director of Regeneration and Environment** in consultation with the Head of Planning and Building Control and Cabinet member for Transport, Jobs and the Local Economy

Due to the short timescales for the preparation and submission of responses to each stage of the NSIP process, all documents and evidence shall be delegated to the Strategic Director of Regeneration and Environment in consultation with the Head of Planning and Building Control and Cabinet member for Transport, Jobs and the Local Economy.

The LIR is arguably the most important document and is designed to give details of the likely impact of the proposed development on the authority's area, and it must be taken into account by PINS and the Secretary of State.

3.2 **Option 2: Do nothing.**

The approval of reports would require Cabinet sign off and due to the restrictive time limits imposed by the Planning Inspectorate would result in the Council not being able to respond by the statutorily imposed deadlines and would not be able to provide any information that would be taken into consideration.

Planning Board meetings are held every three weeks, and whilst PINS do not have a specific timeframe for the submission of the LIR, it is considered that the lead time would prohibit this or significantly reduce the time available for officers to consider the proposals and prepare the report.

For the reasons set out in this report, Option 1 is the recommended option.

4. Consultation on proposal

4.1 It is incumbent upon the applicant and PINS to undertake consultation as part of the NSIP process, this is set out in guidance on the PINS website.

4.2 The Council, as host authority are simply a consultee and therefore the delegation of the process to the Strategic Director of Regeneration and Environment is necessary in this instance.

5. Timetable and Accountability for Implementing this Decision

5.1 If approval is given to delegate the preparation and submission of documents to the Strategic Director of Regeneration and Environment, the process will begin immediately on the Whitestone Solar Farm.

5.2 Anticipated timescale for this proposed development is likely be ongoing for a period of up to 2 years, however further NSIP applications could also be received in the future, therefore this decision will have positive implications for the governance of these types of applications.

6. Financial and Procurement Advice and Implications

6.1 There are no known costs associated with approving this delegation.

6.2 There are no direct procurement implications arising from the recommendations detailed in this report.

7. Legal Advice and Implications

7.1 This project is an NSIP due to the threshold of the development and as a consequence the decision will be made by the planning inspectorate rather than the council (LPA). The NSIP regime is set out in the provisions of the Planning Act 2008 as amended. The Act sets out a rigid timetable for such applications and there is a need to ensure that this timeline is complied with and as a consequence this supports the recommendation to this report.

8. Human Resources Advice and Implications

8.1 There are no human resources implications arising from this report.

9. Implications for Children and Young People and Vulnerable Adults

9.1 There are no implications for Children and Young People and Vulnerable Adults arising from this report.

10. Equalities and Human Rights Advice and Implications

10.1 There are no detrimental impacts on equalities or human rights identified. An Initial Screening Equality Assessment has been completed and attached at Appendix 1.

11. Implications for CO2 Emissions and Climate Change

11.1 The proposal to delegate the NSIP process to the Director of Regeneration and Environment is not considered to have any significant implications for CO2 emissions and climate change.

11.2 There is however the potential for indirect benefits. By enabling the delegation of the NSIP process, it would allow officers time to shape the proposals for the large scale solar farm, which will have wider benefits for CO2 emissions and climate change.

12. Implications for Partners

12.1 There are no implications for Partners arising from this report.

13. Risks and Mitigation

13.1 The proposal to delegate the Council's contribution to the NSIP process aligns with guidance set out by Government who advise local authorities to set up clear delegation early on the pre-application stage of the process to meet their demanding timescales and state in their advice note "*there is unlikely to be time to seek committee approval for submissions during the examination stage. It is important therefore that local authorities consider the level of approval required for these activities. They should arrange agreed powers at Cabinet as early as possible during the pre-application stage to enable officers to respond quickly and effectively."*

13.2 The risks, associated with not delegating this process to the Strategic Director of Regeneration and Environment is likely to result in officers having insufficient time to consider the proposals fully to meet strict deadlines set by PINS.

14. Accountable Officers

Simon Moss, Assistant Director, Planning, Regeneration & Transport

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	**Date**
Chief Executive	John Edwards	23/09/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	23/09/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	23/09/25

Report Author: *Nigel Hancock, Head of Planning and Building Control*
01709 823823 Nigel.Hancock@rotherham.gov.uk

This report is published on the Council's website.

Appendix 1

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: Nationally Significant Infrastructure Projects (NSIP) - Whitestone Solar Farm	
Directorate: Regeneration and Environment	**Service area: Planning and Building Control**
Lead person: Nigel Hancock	**Contact: Nigel Hancock or Lisa Brooks**
Is this a: [x] **Strategy / Policy** [ ] **Service / Function** [ ] **Other** **If other, please specify**	

2. Please provide a brief description of what you are screening
The delegation of all matters relating to Nationally Significant Infrastructure Projects (NSIP) and in particular the proposed Whitestone Solar Farm to the Strategic Director of Regeneration and Environment in consultation with the Cabinet member for Transport Jobs.

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.

Appendix 1

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

An NSIP is a Nationally Significant Infrastructure Project. They are projects of certain types, over a certain size, which are considered by the Government to be so big and nationally important that permission to build them needs to be given at a national level, by the responsible Secretary of State.

Instead of applying to the local authority for Planning Permission, the developer must apply to the Planning Inspectorate for a different permission called a Development Consent Order (DCO).

RMBC will therefore only be a statutory consultee, which will involve the submission of documents outlining potential impacts of the development for consideration by the Planning Inspectorate (PINS) and ultimately by the decision maker, the Secretary of State. It will be incumbent upon PINS to ensure relevant consultation is undertaken at appropriate stages of the NSIP process. Accordingly, whilst there may be an equalities

Appendix 1

impact on individuals if the application is approved by the Secretary of State, the Council's duty is only to consider equalities at the point the Council prepare and submit documents to the Planning Inspectorate. Accordingly, there is no evidence to suggest that the decision to delegate these matters to the Strategic Director and Cabinet Member will negatively impact on the protected characteristics of an individual.

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.**

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?**

N/A

- **Key findings**

N/A

- **Actions**

N/A

Date to scope and plan your Equality Analysis:	N/A
Date to complete your Equality Analysis:	N/A
Lead person for your Equality Analysis (Include name and job title):	N/A

5. Governance, ownership and approval

Please state here who has approved the actions and outcomes of the screening:

Name	Job title	Date
Nigel Hancock	Head of Planning and Building Control	12/06/2025

Appendix 1

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	12/06/2025
Report title and date	Nationally Significant Infrastructure Projects (NSIP) - Whitestone Solar Farm
If relates to a Cabinet, key delegated officer decision, Council, other committee or a significant operational decision – report date and date sent for publication	20th October 2025
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	

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?	None				
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: None

Will the proposal affect Council services' resilience to climate change, or the capacity of people living in the Borough to adapt to climate change? No

Provide a summary of all impacts and mitigation/monitoring measures: No impacts identified: notwithstanding the significant implications for carbon emissions and climate change of the proposed Whitestone development, the Cabinet report relates to the procedure for considering Nationally Significant Infrastructure Projects only.

Supporting information:	
Climate Impact Assessment Author	Lisa Brooks Development Manager Planning and Building Control Regeneration and Environment
Please outline any research, data or information used to complete this Climate Impact Assessment.	
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 503 Arthur King Principal Climate Change Officer

Rotherham Metropolitan Borough Council

Public Report
Cabinet

Committee Name and Date of Committee Meeting
Cabinet – 13 October 2025

Report Title
Householder Design Guide Supplementary Planning Document

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)
Katherine Boswell, Planning Officer
01709 823804 or Katherine.boswell@rotherham.gov.uk

Ward(s) Affected
Borough-Wide

Report Summary
Rotherham's Local Plan provides the framework for determining planning applications. Supplementary Planning Documents (SPD) provide additional detail and guidance to support policies in the Local Plan. Once adopted, they are a material consideration which can be taken into account when determining planning applications. Supplementary Planning Documents help improve planning applications, which in turn can speed up the planning process and produce better outcomes for the community. The Householder Design Guide SPD was last revised in 2019 and has been updated to account for the latest guidance on boundary treatment and renewable energy considerations.

Recommendations

That Cabinet approves the adoption of the Householder Design Guide Supplementary Planning Document.

List of Appendices Included

Appendix 1 Householder Design Guide SPD
Appendix 2 Consultation Statement
Appendix 3 PART A - Initial Equality Screening Assessment
Appendix 4 Carbon Impact Assessment

Background Papers
National Planning Policy Framework

The Town and Country Planning (Local Planning) (England) Regulations 2012

Rotherham Local Plan 2013 – 2028

Adopted Statement of Community Involvement

Cabinet approval to consult on the draft SPD (Cabinet 14/04/2025, minute 149 refers)

Consideration by any other Council Committee, Scrutiny or Advisory Panel
N/A

Council Approval Required
No

Exempt from the Press and Public
No

Householder Design Guide Supplementary Planning Document

1. Background

1.1 Rotherham's Local Plan provides the framework for determining planning applications. Supplementary Planning Documents (SPDs) provide additional detail and guidance to support Local Plan policies. Once adopted, they are a material consideration which can be taken into account when determining planning applications. The documents also offer further assistance and clarification to applicants when preparing planning applications. SPDs provide detailed guidance to householders, agents and developers to help improve the quality of submitted planning applications, which in turn can speed up the planning process and produce better outcomes for the community.

1.2 Following adoption of the Local Plan Core Strategy (2014) and Sites and Policies documents (2018), the Householder Design Guide SPD was revised in 2019. It has now been updated to account for the latest guidance on boundary treatment and renewable energy considerations.

2. Key Issues

2.1 Consultation on the draft SPD was undertaken in line with The Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement. In response to the consultation, the Council received 6 representations. All representations received have been considered and Appendix 2 'Consultation Statement' provides a summary of the issues raised, the Council's response and how the SPD has been amended as a result.

2.2 The SPD has been revised in order to give the most up to date guidance to residents, planning agents and developers. The revisions include updates to general wording throughout the document, and:

- Design Guidance 2.10, which includes changes to the wording for boundary walls and fences to be more concise on the design principle of boundary treatment on domestic dwellings.

- Section 2.13, Renewable Energy Technology, where further guidance has been added to include more renewable energy types that could be incorporated into domestic development. Options for reducing CO2 emissions on domestic dwellings have become more wide ranging in recent years and the guidance is updated to reflect this.

2.3 Once adopted, the SPD can be taken into account when determining planning applications.

3. Options considered and recommended proposal

3.1 **Option 1: Adopt the SPD with the amendments**
Adopting the revised SPD will provide clear guidance to applicants, helping

speed up the planning process by minimising the time-consuming amendments or negotiations often necessary following submission of planning applications. Adoption of the SPD will ensure that it has more weight in planning decision-making and support for the Council to refuse non-compliant planning applications. This will give more certainty for the community and prospective developers on the Council's preferred approach to the subjects covered by the SPD.

3.2 The amendments detailed in Appendix 2 'Consultation Statement' are considered necessary to ensure the guidance contained in the SPD is robust, clear, relevant and appropriate.

3.3 **Option 2: Adopt the SPD without amendments**
The amendments detailed in Appendix 2 'Consultation Statement' are considered necessary to ensure the guidance contained in the SPD is robust, clear, relevant and appropriate. Not incorporating these amendments into the final documents would make the guidance less robust and reduce the ability to withstand challenge (for example at planning appeal) and may result in the need to revise the SPD in the near future.

3.4 **Option 3: Decline to take forward the adoption of the SPD**
There is no requirement that the Council must produce Supplementary Planning Documents. However, they provide valuable additional guidance to applicants providing clarity on Local Plan policy requirements and enable the Council to refuse non-compliant planning applications.

3.5 Should the Council decide not to adopt the SPD, it would have limited weight when determining planning applications, which would be less than if it was adopted.

3.6 Option 1 is the recommended option, to ensure that the SPD is robust and has appropriate weight when making planning decisions.

4. Consultation on proposal

4.1 Consultation has been undertaken via the Council's planning consultation website, in line with the Council's Statement of Community Involvement. A hard copy of the SPD was also available to view on request at Riverside Library.

4.2 Preparation of the final SPD has been undertaken by, or in conjunction and in consultation with, other relevant services. The Council's Development Management service within the Planning Service has also reviewed the SPD.

5. Timetable and Accountability for Implementing this Decision

5.1 Subject to approval by Cabinet, the final SPD and the accompanying Consultation Statement will be published on the Council's website and be used for pre-application advice and decision making on planning applications. All those providing comments on the SPD will be notified.

5.2 To achieve consistency with the Council's document style, minor changes to numbering, formatting and images may be made prior to publication of the adopted SPD.

6. Financial and Procurement Advice and Implications

6.1 The consultation was carried out via the Council's planning consultation website and therefore the costs associated with this work were limited to minimal printing and advertising costs. These costs have been managed within the Service's approved revenue budget.

6.2 There are no direct procurement implications in this report.

7. Legal Advice and Implications

7.1 The adoption of the SPD will ensure that decision-making is more robust by providing detail and guidance to support existing policies in the Local Plan since it will be a material planning consideration. Furthermore, since the SPD is very informative, it will be very helpful for applicants in the pre-application stage, making the process even more transparent and open.

8. Human Resources Advice and Implications

8.1 There are no direct Human Resources implications arising from the recommendations contained in this report.

9. Implications for Children and Young People and Vulnerable Adults

9.1 The SPD is intended to assist in delivering the Council's strategy and policies set out in the Local Plan. This includes promoting and delivering sustainable patterns of development and sustainable communities, reducing pollution and conserving and enhancing the quality of the built and natural environment.

10. Equalities and Human Rights Advice and Implications

10.1 The SPD is intended to assist in delivering the Council's strategy and policies set out in the Local Plan. SPDs provide guidance on the strategic policies of the Local Plan.

10.2 The published Integrated Impact Assessments (IIA) that supported the preparation, examination and adoption of the Rotherham Local Plan provide a comprehensive Equalities Assessment of all the strategic policies of the Local Plan. Community and stakeholder consultations were undertaken at various stages of Local Plan preparation, and this resulted in further refinements to policy wording. At each stage of Local Plan preparation an IIA, including an Equalities Assessment, was prepared and refined to reflect the most up to date policies that emerged following consultation.

10.3 An equalities screening assessment has been carried out and is attached in Appendix 3. The screening found that there will be no adverse equalities implications because of the SPD.

11. Implications for CO2 Emissions and Climate Change

11.1 A carbon impact assessment has been carried out and is attached at Appendix 4. (Ref. CIA 521)

11.2 There are no implications for CO2 emissions and climate change associated with adopting the SPD.

12. Implications for Partners

12.1 The implications for partners or other directorates are mainly associated with the additional guidance provided within the SPD, regarding the implementation of Local Plan policies.

13. Risks and Mitigation

13.1 The Council may be open to legal challenge should the SPD not be produced in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012. Legal advice will be sought as necessary.

14. Accountable Officers

Simon Moss, Assistant Director of Planning, Regeneration & Transport

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	**Date**
Chief Executive	John Edwards	22/09/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	22/09/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	22/09/25

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This report is published on the Council's website.

Householder Design Guide

Supplementary Planning Document












September 2025

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Introduction

This Supplementary Planning Document offers detailed advice and guidance in support of Local Plan policies on how best extensions and other developments within the garden area of residential properties can meet relevant criteria, promoting good practice and consistency of decision making. It aims to ensure that extensions make a positive contribution to the local environment and do not detract from the host property and the street scene or cause undue harm to neighbouring amenity.

1 Permitted developments (set out in The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended) allows householders opportunity to extend their property and construct outbuildings without planning permission. Those extensions/outbuildings that do not fall within permitted development are therefore more likely to raise neighbouring and visual amenity concerns.

2 This Supplementary Planning Document (SPD) has been prepared in order to offer guidance on householder extensions to domestic properties and the erection of buildings within the curtilage (garden area). The guidance is not intended to provide information as to what requires planning permission or give information regarding land ownership issues or Building Regulations. Applicants may also wish to refer to the Government's "Permitted development rights for householders: technical guidance": https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance

3 The maximum distances for space standards quoted in this document have been derived from a comparative analysis of a range of sources including detailed research and minimum space standards adopted by a number of local authorities. They are also the same as those that can be found within the South Yorkshire Residential Design Guide which applies to proposals of 10 or more dwellings but is also a point of reference for smaller schemes and extensions.

4 The document is structured into three parts:

- Part 1 sets out guidance on a range of different general principles.
- Part 2 provides examples which give further information regarding specific householder proposals (such as different types of extension, providing vehicular access, and boundary treatments).
- Part 3 provides guidance on a number of other issues.

Status

5 This Supplementary Planning Document (SPD) has been prepared in line with national planning policy and relevant legislation and regulations. The National Planning Policy Framework (NPPF) identifies that SPDs add further detail and guidance to the policies in the development plan. They are capable of being a material consideration in planning decisions.

6 As required by The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) consultation on a draft of this SPD took place between 23rd May 2025 and 23rd June 2025. The accompanying Consultation Statement sets out further detail on this consultation, including who was consulted, a summary of the main issues raised and how these have been addressed in the SPD. It also contains an adoption statement, confirming that this SPD was adopted by Rotherham Council on **xxxxxx**.

Planning Policy

National Planning Policy

7 The NPPF makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, creating better places in which to live and work and helping make development acceptable to communities (paragraph 131).

8 Design quality should be considered throughout the evolution and assessment of proposals. NPPF (paragraph 137) also states that development should, amongst other things:

- add to the overall quality of the area;
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- be sympathetic to local character and history, including the surrounding built environment and landscape setting; and
- create places that are safe, inclusive and accessible and which promote health and well-being.

Local Planning Policy

9 Rotherham's Local Plan consists of the Core Strategy (adopted in September 2014) and the Sites and Policies Document(adopted in June 2018). These are available from our website: https://www.rotherham.gov.uk/planning-development/guide-local-plan/1

10 This guidance provides additional detail to, and should be read in conjunction with, the following policies:

- Policy CS28 Sustainable Design sets out a range of design considerations to which proposals should have regard.
- Policy CS30 Low Carbon & Renewable Energy Generation supports the use of renewable, low carbon and decentralised energy.
- Policy SP55 Design Principles sets out detailed design principles to which proposals should have regard.
- Policy SP56 Car Parking Layout sets out design guidance specific to car parking.

11 As set out in Policies CS28 and SP55, the Council will have regard to a range of issues when considering planning applications, including:

- that design should take all opportunities to improve the character and quality of an area and the way it functions;
- that development proposals are responsive to their context and visually attractive as a result of good architecture and appropriate landscaping;
- the setting of the site, including the size, scale, mass, volume, height, orientation, form, and grain of surrounding development;
- the type of building materials, their colour and architectural detailing;

- whether proposals reinforce and complement local distinctiveness and create a positive sense of place;
- the creation of safe, secure and accessible environments including the use of lighting; and
- the design and layout of buildings to enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from overshadowing.

Permitted Development & Prior Notifications

12 There are certain types of development that can be carried out to properties without the need to submit a planning application. This is known under national legislation as Permitted Development. In order for your proposal to be determined as permitted development, each 'class' has its own limitations and conditions, that must be complied with. One condition on certain classes of permitted development is that a Prior Approval application be submitted in order to determine if the proposal needs 'Prior Approval'.

13 Further Guidance on Permitted Development can be found via the link: https://assets.publishing.service.gov.uk/media/5d77afc8e5274a27cdb2c9e9/190910_Tech_Guide_for_publishing.pdf

14 Whilst there is no set guidance for Prior Notifications, in the Householder Design Guide, the schemes can be assessed against our design criteria. This criterion includes:

- **Non-compliance with local character**
  Would the design of the development be harmful to the character of the surrounding properties, do the materials used look to be in keeping with the materials used in the local area?
- **Overbearing**
  Is there a negative impact from the development to surrounding properties, especially neighbouring properties, is it excessive in size?
- **Overshadowing**
  Would the proposed development look to cast shadows on nearby property's habitable rooms or outside space?
- **Overlooking**
  Would the development cause overlooking from views from new windows, balconies or raised decking, to living spaces at neighbouring properties?

Conservation Areas & Listed Buildings

15 In cases where a householder development proposal, affects a dwelling in a Conservation Area and/or a Listed Building, planning permission (and in some cases Listed Building Consent) may be required. Where a proposal may meet Permitted Development criteria (under normal circumstances), it is important to be aware that this may not apply to a dwelling in a Conservation Area or if it is Listed. Therefore, it is important to discuss any proposal on a property that is in a Conservation Area, or that is Listed, with the Planning Department before undertaking any works.

16 For further details on Conservations Areas or Listed Buildings, you can contact the Development Management Team at development.management@rotherham.gov.uk

General Principles

Proportion

Design Guidance 1.1

The size and design of extensions should be subsidiary to the existing dwelling and allow the original building to remain dominant. Matching roof styles should be used in any new extension proposals.

It is important that an extension is in proportion with the existing house. In general, it should not dominate the house by being bigger, higher or set forward (towards the street). Extending a house in that way will make it look unbalanced and incongruous, particularly if neighbouring houses are similar in design and regularly set out.

It is usually preferable for an extension to be subordinate in scale to the original house. A lower roofline, and setting back the extension behind the house's building line, will allow the existing house to remain dominant.

In almost all cases a flat-roofed extension will be unacceptable where clearly visible in the streetscene, unless the existing property has a flat roof. Pitched roofs are an important part of the character of houses and, wherever possible, an extension should have a pitched roof which matches the roof style of the original house.

Appropriate subservient extension set back with a lower roof line



Inappropriate extension higher than existing property and not in proportion



Inappropriate extension coming forward of the property and dominating the host property



Overshadowing

Design Guidance 1.2

Extensions should not overshadow neighbouring properties to an unreasonable degree. The Council will take account of the orientation and position of neighbours' windows in relation to the extension. Where an extension would be likely to significantly reduce the amount of sunlight and/or daylight casting a shadow over private amenity space or entering the window of a habitable room (such as a kitchen, living room or bedroom) planning permission may not be granted.

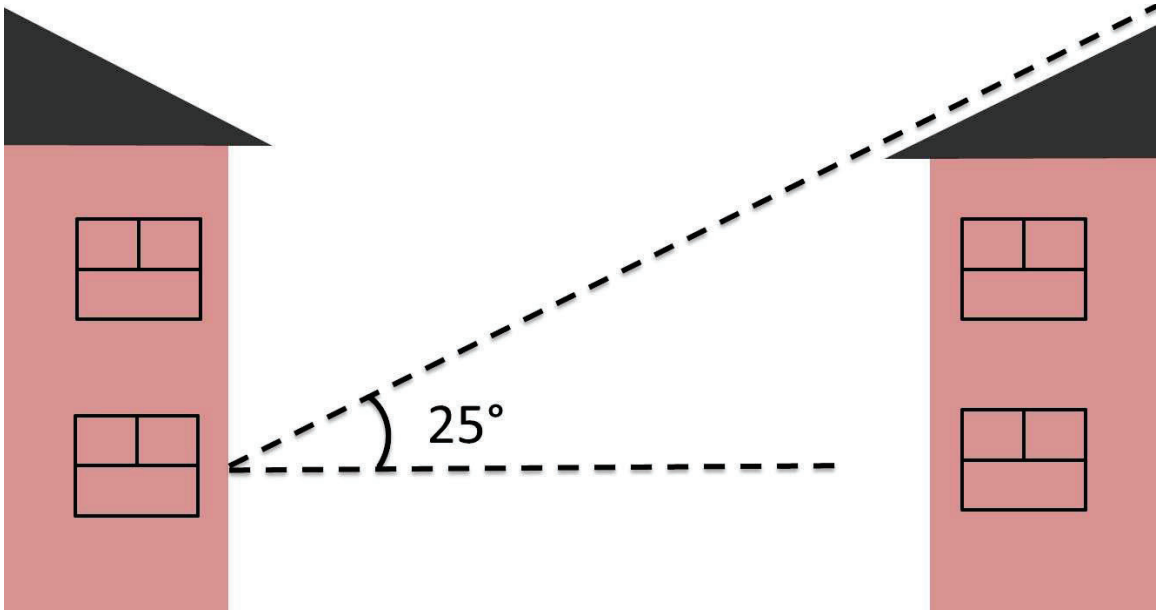
For two storey rear extensions, a minimum of 45° clearance from a neighbouring window and a 25°vertical clearance would apply. This may also apply to two storey side extension and it would be assessed on a case by case basis.

17 Extensions close to the boundary with neighbouring properties can create excessive overshadowing especially during the winter months, casting a shadow over habitable room windows and private amenity space to an unreasonable degree.



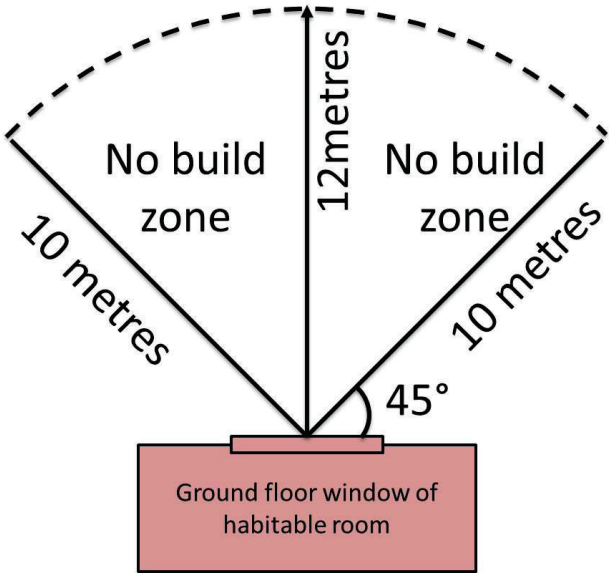
25° Rule

18 The minimum vertical clearance of 25° is measured from the centre of the lowest window of an existing building.

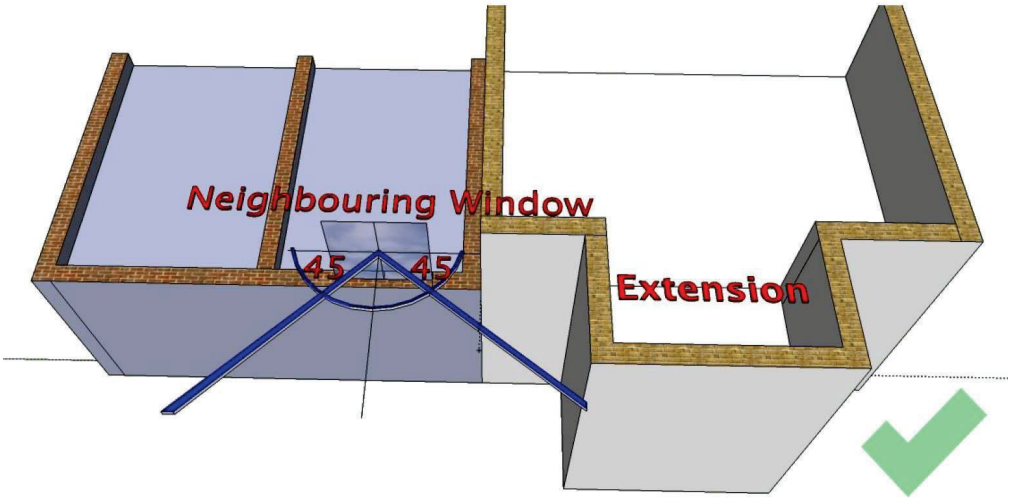


45° Rule

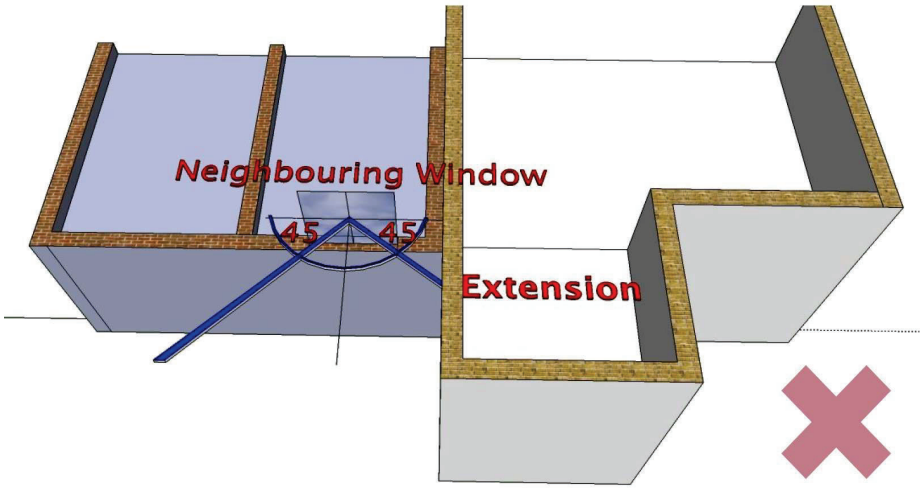
19 For two storey extensions, a no-build zone extends for 12 metres directly from the ground floor window of neighbouring habitable rooms, and for 10 metres at a 45° angle from the window.



20 Setting an extension away from a habitable room window will reduce any potential loss of daylight and appear less overbearing to the neighbour.



21 A rear extension close to a neighbour's habitable room can create an unacceptable loss of daylight and create an oppressive overbearing impact.



Privacy

Design Guidance 1.3

Balconies, decking, raised patios, verandahs and windows serving habitable rooms such as kitchens, living rooms and bedrooms should be sited so that they do not directly look into the habitable windows of adjacent houses or their private gardens. To achieve this any new habitable room windows above ground floor should not face and be sited within 10 metres of a neighbour's boundary, and should maintain more than 21 metres between facing habitable room windows, as this would result in a significant loss of privacy.

Balconies can create an unacceptable loss of privacy and are usually unacceptable on semi-detached and terraced properties. Where they are proposed, they must be a minimum of 2 metres from any neighbouring boundary with appropriate screening provided to avoid any overlooking.

Floor to ceiling windows and French / patio doors can increase the effect of overlooking and will usually be resisted if they are proposed in elevations above ground floor where they would be near to the boundary of an adjacent residential property.

22 Balconies can often create overlooking, which can be avoided through careful design and screening.

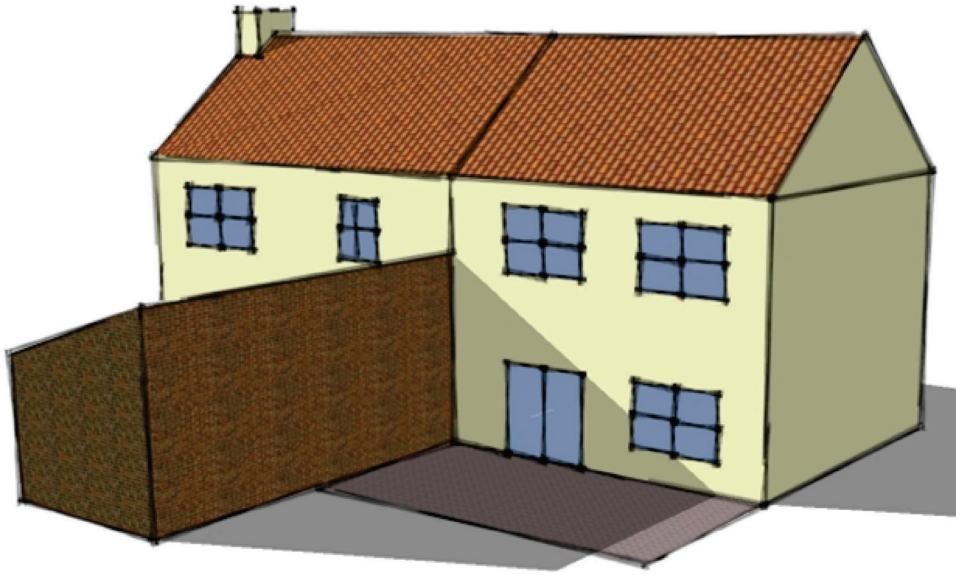


Outlook

Design Guidance 1.4

An extension close to either a habitable room window of a neighbouring property, or to its private garden, should not have an overbearing effect on that property or an unreasonable effect on its outlook.

23 A mono-pitched roof design can often create an overbearing effect in addition to potentially reducing daylight. Mono-pitched roofs should be avoided close to boundaries with neighbouring properties.



Architectural Details

Design Guidance 1.5

Architectural details such as lintels, cills, bonding and coursing present in the existing property should be replicated in proposed extensions. The arrangement of windows, their size, material and opening style should reflect the existing design and maintain a similar solid to void ratio.

Materials

Design Guidance 1.6

Extensions should be constructed in matching materials to match the host property. Bricks and stonework should be coursed and pointed to match the existing details. Tiles should match the existing tiles in terms of material, texture, size and colour.

Example

This two storey side extension is inappropriately designed with a poor match of brickwork and roof tiles, even small variations in materials can look out of place. The design has no regard for the host property and the window arrangement has been designed to meet internal requirements rather than reflect the window design and arrangement on the host property.



Garden Space

Design Guidance 1.7

Adequate private amenity space should be maintained in any extension proposals. This means maintaining private gardens of two bedroom houses of at least 50 square metres and for three or more bedroom houses, 60 square metres. Where new parking areas are proposed, landscaping should be maintained and provided to soften the impact.

24 Boundary walls, planting and lawns form an important part of the character of suburban areas. Hardstanding at the front garden will erode this character with little definition between the public and private realm.



Amenity of Occupiers

Design Guidance 1.8

A proposal which results in any habitable room without the provision of a sufficient outlook will normally be refused. High level windows/roof lights or obscurely glazed windows do not provide a sufficient outlook to a habitable room and result in a poor standard of amenity.

Extension Types

Conservatories

Design Guidance 2.1

Conservatories are normally an acceptable feature on the rear elevation of domestic properties and in some instances on side elevations. Conservatories are generally not an acceptable feature on front or principal elevations, on barn conversions and at first floor level.

Where conservatories are close to the boundaries of neighbouring properties obscure glazing or a brick wall should be provided on the boundary elevation to prevent direct overlooking.

Where they are on or close to a boundary, they should not project more than 4 metres beyond the neighbouring property's rear elevation.

25 Conservatories on the front or principle elevations tend to look out of place in the street-scene.



Single Storey Rear Extensions

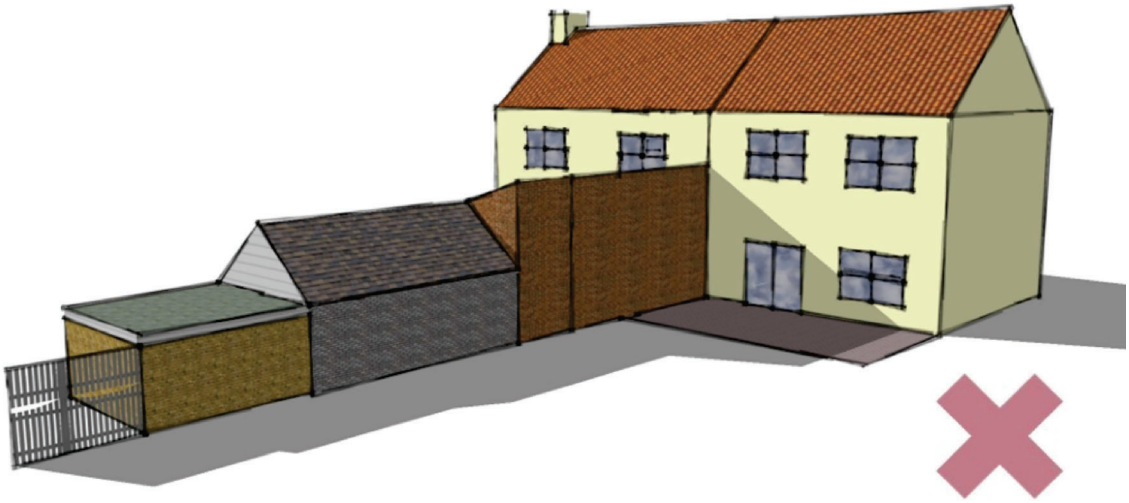
Design Guidance 2.2

Single storey rear extensions are generally an acceptable feature on domestic properties and the current permitted development rights allow for some extensions to be constructed without planning permission.

Single storey rear extensions, on or close to a boundary, should project no more than 4m from a neighbouring property's existing rear elevation.

26 The cumulative impact of single storey side extensions can have an overbearing impact upon neighbouring properties.

27 Mono-pitched extensions should be avoided.



Single Storey Side Extensions

Design Guidance 2.3

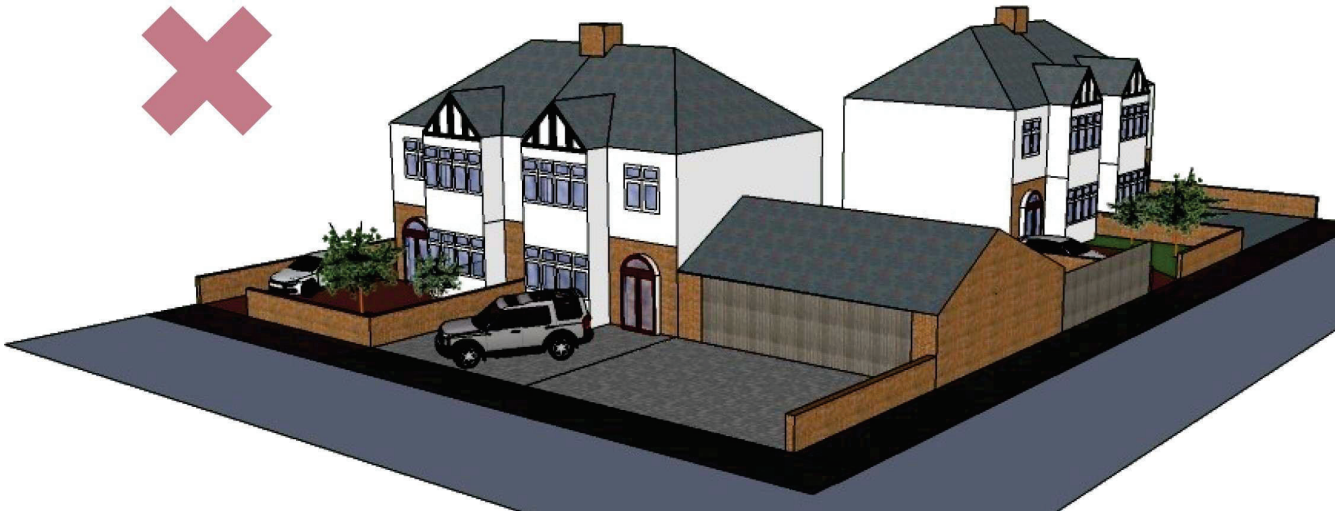
Single storey side extensions are generally an acceptable feature on domestic properties and the current permitted development rights allow an extension to be constructed without planning permission up to half the width of the original house.

The Council will be critical of side extensions of excessive width and for a single storey extension this should not exceed more than 2/3 the width of the original house.

In addition, for side extensions on corner plots or where the extension would project towards a highway, a single storey extension should retain as a minimum, a 1 metre landscaping strip between the existing dwelling and the highway.

Example

This single storey side extension does not meet the design guidance as it should be set back from the public highway by at least 1 metre and it should not exceed 2/3 the width of the original house.



Front Extensions and Porches

Design Guidance 2.4

Front extensions are eye catching and can significantly alter the appearance of a building. In general, bay windows should be retained and on terraced and semi detached properties single storey extensions that extend across the entire frontage and two storey front extensions will normally be refused.

Front extensions should not harm the character and appearance of the host property or be of a design out of keeping with others in the street.

The impact on the amenities of the neighbouring property should also be considered and any front extension should project no more than 2 metres, or 1 metre where it is within 2 metres of a neighbouring window.

Porches should be individually designed to follow the character of the existing building and the introduction of features such as classical columns, pediments and rustic timbers etc will not be accepted unless they are a feature of the original house.

Porches

28 A modest front porch is acceptable on the majority of houses.

29 A pitched roof would improve both the appearance and longevity of the porch.



Front Extensions

30 Large single storey front extensions fail to respect the character of the host properties and have a significant impact on the overall street-scene.



31 Two storey front extensions look out of keeping on semi-detached properties and can often create conflicting focal points and a disorderly street-scene.



Two Storey Side Extensions

Design Guidance 2.5

Two storey side extensions should generally be set back by a minimum of 0.3 metres at first floor level on the front elevation, with the roof set down and back from the main body of the house. This is in order to create a subservient extension. This would also prevent the extension from unbalancing a pair of semi-detached properties. In addition the roof style of the extension should match that of the host property and parapet walls should be avoided. Where the semi is hipped, the extension should have a hipped roof and likewise with a gable roof.

The Council will be critical of two storey side extensions of excessive width. Any such extension should not exceed more than half the width of the original house. Where the existing house is narrow or this would result in an impractical extension it may be acceptable to have an extension slightly more than half the width of the house but this should be offset with a greater set back at the first floor to a minimum of 0.5 metres.

In addition, on corner plots or where the extension would project towards a highway, the Council will not normally grant planning permission for an extension which takes up more than half of the available width between the side of the house and the highway.

A two storey extension should not come within 12 metres of a ground floor principal habitable room window of a neighbouring property and have a minimum 25° vertical clearance.

Where an extension is built on a driveway, at least 5 metres between the front of the extension and the front boundary with the footpath should be left. This will allow space for a car to park in front of the extension, which is important in keeping on-street car parking to a minimum. The Council is likely to be critical of a proposal if on-site car parking space is restricted whilst increasing the living accommodation in the house. Any additional front parking should be hard surfaced in either porous material or be drained to a separate soakaway, and at least one third of the front garden area should be left for planting.

32 A small first floor set back on the front elevation with a hipped roof to match with the property can minimise the terracing effect. It would also help to maintain the suburban character and semi-detached style of the property.



33 A subservient extension set back from the main body of the house will usually achieve the best results allowing the host property to remain dominant and minimising any clash in materials.



34 A flush extension will also increase the likelihood of a difficult match in material or between different brickworks.

35 A gable roofed extension of a hipped roof property will look out of place and unbalance a property.



36 A modern flat roof style extension will not usually be appropriate and will look out of keeping with the host property.

37 It is usually best that any extension is designed in the same architectural style and materials as the host property.



Two Storey Rear Extensions

Design Guidance 2.6

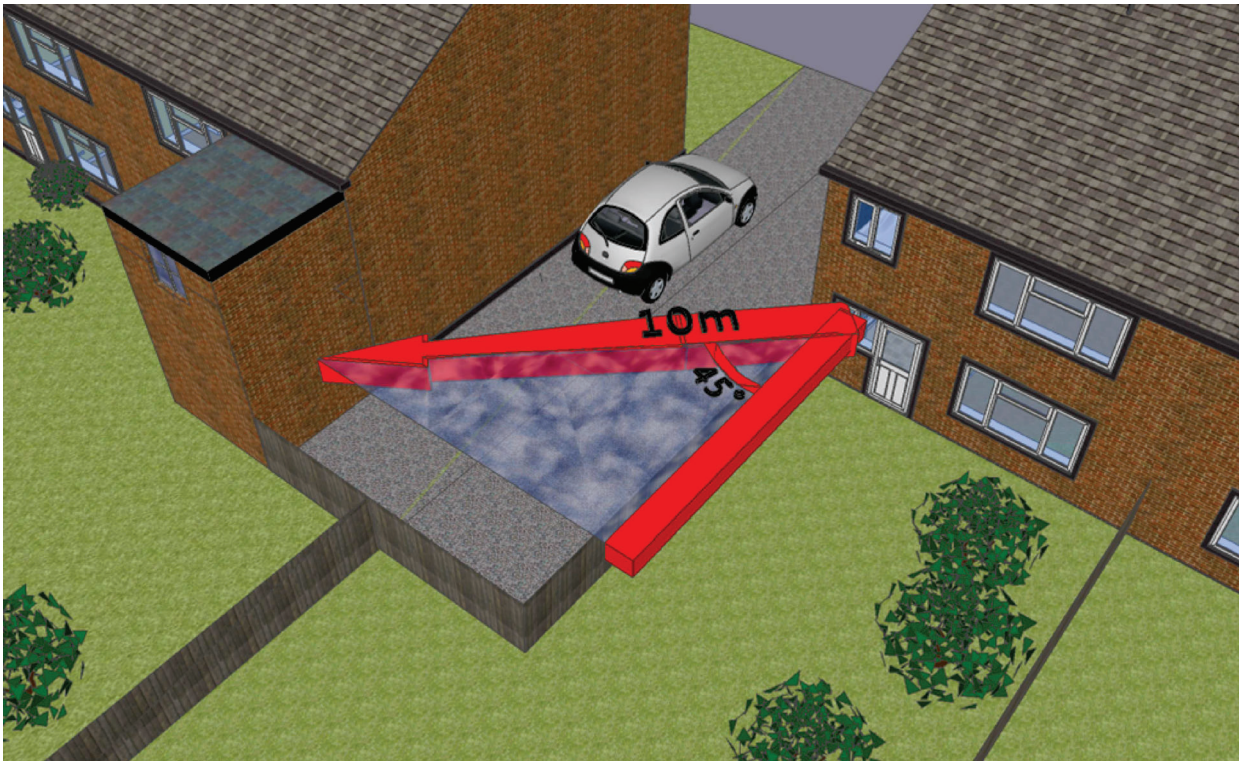
Two storey rear extensions should be designed so as not to come within a 45° angle of the nearest neighbouring rear elevation habitable room window (measured from the centre of the window). The Council will protect the outlook from a habitable room window for up to 10 metres, beyond this distance the impact is likely to be acceptable.

The extension should also not come within 12 metres of a ground floor habitable room window of a neighbouring property that faces the extension and have a minimum 25° vertical clearance from that window.

The extension should not be a disproportionate addition to the host property and in general should not exceed 3 metres if close to a shared boundary or 4 metres elsewhere.

It should include a similar roof design to match with the property.

For the purposes of privacy and avoiding an 'overbearing' relationship, a minimum distance of 21 metres between facing habitable room windows and 10 metres from a habitable room window to a facing neighbour's boundary should be maintained.



Garages and Outbuildings

Design Guidance 2.7

Garages should generally be restricted to rear and side gardens where they may benefit from permitted development.

Garages that require permission should not be of an excessive size and height and the use of concrete sectional garages should be avoided in prominent locations visible from the public highway.

The Council will not be supportive of garages in front gardens unless it can be demonstrated that no harm to the street scene will occur.

38 Garage and outbuilding are rarely appropriate in front gardens as it would spoil the street-scene and reduce natural surveillance to the detriment of crime prevention.



Making a Vehicular Access

Design Guidance 2.8

In most cases, making an access to a property for a vehicle means lowering the kerb outside the property. It also usually involves various works within the property, such as removing a front wall, fence or hedge and laying a drive or hardstanding.

Most such vehicular accesses are exempt from planning control if it is not on a classified road and serving something that is otherwise permitted development. However, the following consent may be required:

- Highway Consent under Section 184 of the Highway Act for the constructional details of any work within the highway.
- Consent to carry out pruning and/or felling tree work if the property is in a Conservation Area or the trees are being protected by Tree Preservation Orders
- Listed Building Consent if the work would involve demolition and/or may affect the setting of adjacent Listed Building

This should be checked before any work is carried out on site.

Where planning permission is needed, the Council will want to make sure that the access is as safe as possible. The location of the access, and the visibility it provides for drivers using it, will be considered. On particularly busy roads, the Council may decide that an access would not be safe unless a turning space is provided on the property, so that cars do not have to reverse into the road. If this is not possible, or if there are other traffic hazards that cannot be overcome, permission may be refused.

The Council requires that when new hardstanding is installed to the front of a property, that some landscaping is also retained, in order to soften the impact within the streetscene.

New hardstandings should be porous or drained in a sustainable manner avoiding water flowing in to the public highway or main drains.

Dependant Relative Annex

Design Guidance 2.9

The Council is sympathetic towards the wishes of people who wish to provide ancillary accommodation for a dependant relative. Frequently, this will mean adding an extension to the family house, to provide semi-independent living accommodation for the elderly person, disabled relative, son or daughter. Most such extensions are subject to planning control, and to the same rules as any other house extension.

The Council will consider whether the additional accommodation to be provided exceeds what is reasonably necessary for the occupant. Typically, this will be limited to a single storey one bedroom unit not exceeding 50m2, where the host property has a garden of sufficient size to accommodate such an addition without harming neighbouring amenity or the host property's amenity.

An annex should be linked to the host property to allow its conversion to other ancillary uses should the dependant relative move on. In certain circumstances a slightly larger annexe may be acceptable to provide adequate wheelchair access.

Planning permission is not likely to be granted for large detached annexes with little relation to the host property or where separate vehicular access is easily achievable, as it could easily be adapted to independent dwelling units. This is because most "dependant relative annexe's" are on conventional houses or bungalows, and share access, car parking and gardens with the "host property", and for this reason are not suitable for use as independent dwelling units.

All of the above guidelines apply also to any proposal to build a free-standing building in a residential curtilage for use as a "dependant relative annexe". The conversion of an existing outbuilding in a residential curtilage to a "dependant relative annexe" may not need planning permission.



Boundary Walls and Fences

Design Guidance 2.10

Planning permission will be required for any boundary wall, fence or gates which are higher than 1 metre and adjacent to a highway used by vehicular traffic. Elsewhere, walls, fences and gates will require permission if they exceed 2 metres in height.

The LPA consider that 'adjacent to a highway' generally means within 1 metre of the highway, though may be more than this provided it is close enough to have the perceived function of forming a boundary between a highway and the adjoining land. Decisions are taken on a case by case basis.

A highway (defined by Highways Act 1980) means the whole or part of a highway and does include the footpath, and generally include grass verges between the road and the property boundary. A highway may also be a private road so long as it is one over which the public has a right to pass and repass.

The height of the fence/wall/gate is measured from the natural ground level which may be higher or indeed lower than surrounding land.

Where permission is required, careful consideration of the location and choice of materials should be used as the wall or fence can have a significant effect on neighbours' properties and can be a prominent feature in the street scene, or alongside footpaths and cycleways. High front boundary walls/fences/gates create a poor street scene and can be visually oppressive particularly in areas where front gardens are generally open or formed of low boundaries. Tall boundary treatments can also adversely impact the attractiveness and useability of cycleways and footpaths. The following points should be considered: Visibility at the entrance to a drive may be important in road safety terms, especially for pedestrians passing your house. A fence or wall on a side boundary can obstruct visibility to a drive. A fence or wall obstructing surveillance of non-vehicular footpaths or cycleways could increase the potential for crime or fear of crime for users.

The use of good-quality materials will greatly improve the appearance of the fence, wall or gates. A structure of utilitarian appearance, especially at the front, will spoil the look of the house. Hedges are very attractive garden features if properly cared for. If they are allowed to get out of control they can become unsightly and a nuisance to neighbours and passersby on the street. Neighbours can cut back overhanging growth, and the Council can take action against a householder under the Highways Act, 1980, if a highway is obstructed by an overgrown hedge.

Where security is sought, the use of railings may be acceptable as they can provide the appropriate barrier whilst allowing visibility through the garden area.



Roof Alterations

Design Guidance 2.11

Loft conversions, or rooms in the roof-space, are often advertised as a simple way of providing extra living space. However, there can be problems. The following points should be considered:

Increased overlooking of neighbours' properties can be a problem, especially with a bungalow where dormer windows in the loft can overlook previously private areas. The Council will be critical of all proposals which have a significant effect on neighbours' privacy.

Roof lights often do not require planning permission and are cheaper to install and maintain, and will have less visual impact on the appearance of a house. They will also reduce possible overlooking problems.

Where a dormer is to be built on a front elevation, it should be modest in size relative to the size of the roof and should be designed to reflect the architectural character of the house. The Council will be critical of front dormers if they are an uncommon feature in the locality or would appear out of character on the host dwelling. Dormer cheeks should be clad in tiles or slates to match those on the roof. Pitched roofed dormers will normally be preferable on a front elevation, and are likely to be more durable than flat-roofed dormers.

The conversion of an existing hipped-end roof into a gable, in order to allow extra space for a loft conversion, can make a house look odd and unbalanced, particularly if it is semi-detached or the houses in the area are generally of uniform or similar in design.

39 Dormer windows should be modest in size and evenly positioned on a roof slope.

40 The use of tile or lead cladding and covers with pitched roofs will minimise the visual appearance of dormers and reduce long term maintenance costs.

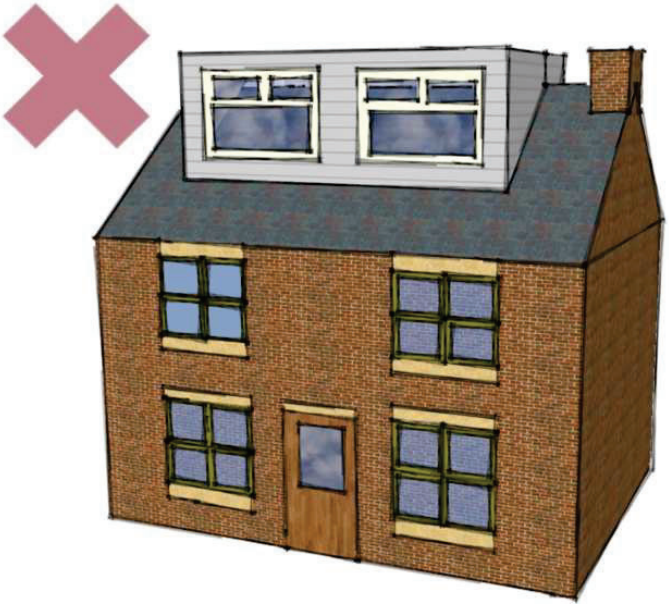


41 Large flat roof dormers would look out of place and rarely respect or improve the appearance of the host property.

42 The use of UPVC cladding will accentuate the appearance of a dormer and overtime may discolour or stain, which would incur long term expense and maintenance problem.

43 A hip to gable extension rarely looks acceptable and on a semi-detached property can create an awkward imbalance visually.

44 Front dormers may not be acceptable on semi-detached properties especially in areas with no other properties on the street that has front dormers.





Making a Bungalow into a Two Storey House/ Raising Roof Heights

Design Guidance 2.12

It is not the Council's usual practice to support bungalows being altered to two-storey houses, as in most cases this would have a serious effect on neighbours' amenity and on the appearance of residential areas. In addition, the Council would generally not support the raising of the roof of an existing semi-detached or terraced house/ bungalow. The Council will consider such proposals for "upward extensions" very carefully, having regard to the following guidelines:

Planning permission may be granted for an upward extension on a detached bungalow in certain circumstances:

- Where the dwellings in an area are of varied types, with little uniformity of design and layout, and there is already a mix of dwellings height, and
- Where new habitable room windows at first-floor level and above would be more than 21 metres from habitable room windows of existing dwellings to the front, side or rear and more than 10 metres away from a neighbours boundary.

Where raising the roof or an upward extension is considered acceptable in principle, it is essential that it be designed to minimise the effect on neighbours' properties by overshadowing and overlooking, and to not appear out of place in the street-scene.

Furthermore, the most appropriate design solution will depend on the design of the property and neighbouring properties. It may be appropriate to create a "dormer bungalow': by building a more steeply-pitched roof with dormer windows in it. Dormers should be modest in size, relative to the size of the roof, and should be designed to reflect the architectural character of the house. Dormer cheeks should be clad in tiles or slates to match those on the roof. The dormers should not project above ridge level, and should be small proportionate pitched roofed dormers rather than flat roofed.



Sustainability Measures

Design Guidance 2.13

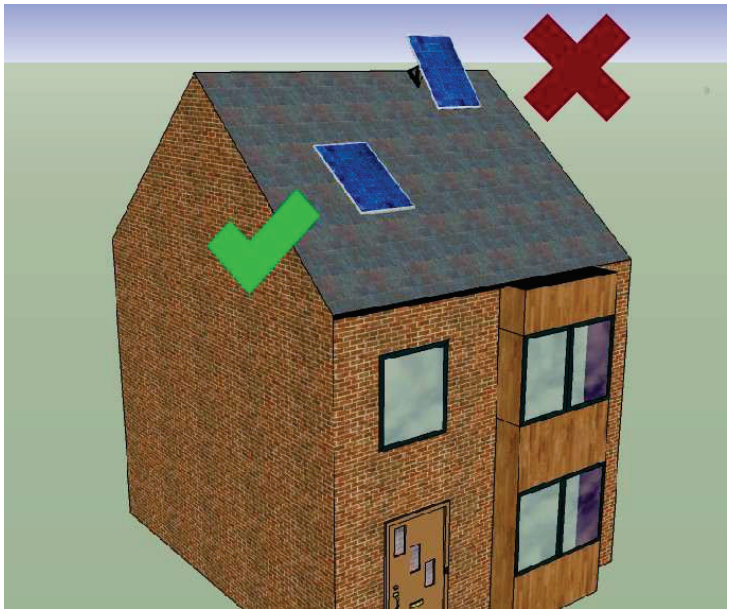
Planning for Climate Change will help achieve our Net Zero targets by 2040. Each development, no matter the size, should embed key sustainable design principles. Therefore, if you are planning on extending or altering your property, even the smallest opportunities can be taken to improve its environmental performance. Most renewables can be fitted/applied without planning permission and under Permitted Development. However, you should always check with the Council, especially if you live in a Conservation Area or Listed Building.

When using renewable energies to enhance your property, be sure to consider your neighbours and the surrounding area. Therefore, when adding any renewable energy source to your home, it should not cause excessive noise (e.g. Heat Pumps & Wind Turbines), to neighbouring properties and not appear unduly prominent on front elevations or within the streetscene.

If you are planning on extending or altering your property, installing renewable energy, low carbon heating or other energy saving measures can future proof your home and even save you money.

Solar Photovoltaics (Solar Panels)

45 Solar Panels capture the sun's energy using photovoltaic cells. They do not require direct sunlight to work and they can still generate some electricity on a cloudy day. To maximise efficiency they should be south facing. The Council recommends the consideration of installing a battery alongside solar PV, as this allows residents to benefit from generated electricity outside of the hours when the panels will be in operation (e.g. at night). However, if it can be avoided, the Council does suggest that the battery is not installed on the front elevation to avoid impact to the appearance of the property. In most cases solar panels will not require planning permission on domestic dwellings.



Solar Hot Water Heating

46 Solar water heating systems, or solar thermal systems , use energy from the sun to heat water in a hot water cylinder or thermal energy store. The hot water can then be used for baths, showers and hot taps.

47 These systems are widely used for domestic properties and do not generally require planning permission so long as:

- Panels do not protrude more than 0.2m beyond the plane of the wall or roof slope.
- Panels do not protrude above the roofline (excluding chimney).

Wind Power

48 Wind turbines do sometimes require planning permission so early consultation with the planning department is advised. Where the wind turbines are to be located, impact on local view points and surrounding ecology, should be assessed before installation and ideally should be monitored in advance. before installing.

Ground Source heat Pumps & Air Source Heat Pumps

49 A ground source heat pump is a device that extracts heat from the ground, via pipes, in order to warm air heating systems and hot water in your home. Air Source heat pumps extract heat from the air in order to heat your home.

50 While ground source and air source heat pumps are likely to be permitted development, it is important to refer to the Planning Portals guidance.

Green Roofs and Walls

51 Green roofs and green walls can be applied to residential properties. They provide both solar and thermal protection as well as decreasing flooding, when there is excess rainfall. However, it must be noted that ongoing maintenance for this kind of installation is required.

Rainwater Harvesting

52 This is the collection, storage and distribution of recycled rainwater. It is collected via and distributed through a gutter or downpipe and directed to an underground storage tank. Rainwater harvesting can be used in toilet flushing, irrigation and vehicle washing. Rainwater harvesting cannot be used for drinking water unless it has been treated.

External Wall Insulation

53 External wall insulation is a method of insulating a building by applying a layer of insulation material to the outside walls, followed by a layer of protective cladding or render. External Wall Insulation improves energy efficiency and can reduce heating costs in your home.

54 Whilst planning permission is usually required for external wall insulation, if the materials used are of a similar appearance to those used in the construction of exterior of the existing dwelling-house, it may be considered permitted development.

55 The above sustainability measures can look to contribute to and improve your properties EPC (Energy Performance Certificate) rating. An EPC rating is a measure of a property's energy efficiency expressed on a scale from A (most efficient) to G (least efficient). It is important that residential properties achieve and EPC rating of C or above. This will look to support the borough's 2040 decarbonisation targets.

Other Issues

Site boundaries

56 Applicants should make sure that no part of an extension including rainwater goods, foundations, canopies and overhangs extend beyond the site boundary. Such boundary disputes, although not a planning consideration, can often lead to lengthy and expensive civil disputes between neighbours.

Party Wall Act

57 Applicants should be aware that the planning process does not address issues raised by the Party Wall Act, where a neighbour's consent may be required prior to carrying out building works close to the boundary of your property, albeit on your land.

Crime prevention

58 It is important to consider at an early stage the impact the proposal may have on the security of a dwelling and neighbouring properties. Security measures should be unobtrusive and designed as an integral part of the overall scheme. Opportunities to break in, such as flat roofed areas providing easy access to first floor windows, should be avoided. Extensions and high walls that block the surveillance of the public realm should also be avoided.

Trees and hedges

59 Important trees and hedges may need protecting during the construction period and the Council may include relevant planning conditions in any approval requiring applicants to do so. Trees within Conservation Areas, and trees protected by Tree Preservation Orders cannot be felled or pruned without the consent of the Planning Local Authority.

Sustainability

60 Current Building Regulations require new extensions to be built to a high standard and to be well insulated. New extensions can also offer the opportunity for residents to introduce new renewable technologies such a solar panels in order to reduce the carbon footprint of a property and reduce running costs.

Flood risk

61 Extensions within a zone of medium-high risk flooding will require a Flood Risk Assessment. Applicants should consider designing extensions to cope with possible flooding as well as considering how their own proposals, such as hardstandings, may increase the likelihood of flood occurring.

Wildlife

62 Birds and bats are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017. Where birds have been found present in or on a building adequate care should be taken to protect active nesting sites by altering working practices and/or timing. It is a criminal offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats, damage or destroy a bat roosting place (even if bats are not occupying the roost at the time) or intentionally/recklessly obstruct access to a bat roost. If a bat, or roosting potential, is identified then specialist advice must be sought before

progressing. Where necessary, mitigation for any loss of wildlife habitat may also be required. Consideration should be given on ecological enhancement measures as part of the building work, such as providing hedgehogs access in boundary treatment or integrate bat/bird/bee boxes to the external wall of the build.

Building Control

63 Many forms of development may also require Building Regulations Consent, and you are advised to contact Building Regs at building.control@rotherham.gov.uk

Contact Details

If you have any questions regarding this Supplementary Planning Document, please contact Planning Policy

Submit an enquiry to Planning Policy online

https://www.rotherham.gov.uk/xfp/form/535

Email: planning.policy@rotherham.gov.uk

Telephone: 01709 823869

Website: https://www.rotherham.goy.uk/locaplan

Post:

Planning Policy
Planning, Regeneration and Transport
Regeneration & Environment Services
Rotherham Metropolitan Borough Council
Riverside House
Main Street
Rotherham
S60 1AE

For planning application and pre-application advice, please contact Development Management

Submit an enquiry to Development Management online:

https://www.rotherham.gov.uk/xfp/form/216

Email: development.management@rotherham.gov.uk

Telephone: 01709 823835

Website: https://www.rotherham.gov.uk/planning-applications/get-advice-planning-proposals

Post:

Development Management
Planning, Regeneration and Transport
Regeneration & Environment Services
Rotherham Metropolitan Borough Council
Riverside House
Main Street
Rotherham
S60 1AE

Rotherham local plan

Rotherham Metropolitan Borough Council

Appendix 2

Consultation Statement

accompanying adoption of the Householder Design Guide Supplementary Planning Document:

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Consultation Statement accompanying adoption of Householder Design Guide Supplementary Planning Document October 2025

Introduction

1. This Statement accompanies the Householder Design Guide Supplementary Planning Document (SPD).

2. An SPD must be prepared in line with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (hereafter referred to as 'the Regulations').

3. Before adopting any SPD, local authorities are required[1] to prepare a 'Consultation Statement' setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD.

4. Once adopted, SPDs are a material consideration which can be taken into account when determining planning applications.

Background

5. Rotherham's Local Plan consists of:
    - Rotherham Core Strategy 2013 – 2028 (adopted September 2014)
    - Rotherham Sites and Policies Development Plan Document (adopted June 2018)
    - Barnsley, Doncaster and Rotherham Joint Waste Plan Core Strategy (adopted March 2012)
    - Dinnington St John's Neighbourhood Plan (adopted May 2021)
    - Wickersley Neighbourhood Plan (adopted May 2022)
    - Maltby Neighbourhood Plan (adopted February 2024)

6. The Rotherham Local Plan provides the framework for determining planning applications. SPDs provide additional detail and guidance on how policies in the Local Plan will be applied when determining planning applications.

7. Following adoption of the Local Plan, the Council is in the process of updating a number of existing planning guidance documents and preparing new guidance to provide further assistance and clarification to applicants when preparing planning applications.

[1] Regulation 12 The Town and Country Planning (Local Planning) (England) Regulations 2012

Consultation

8. Preparation of the SPD has been undertaken by, or in conjunction and consultation with, relevant services within the Council. The Council's Development Management service within Planning has reviewed the draft SPD.

9. In October 2024 the Council adopted a revised Statement of Community Involvement, which sets out how and when people can influence new planning documents. Consultation on the draft SPD has been undertaken in accordance with the guidance in this document.

10. The Council's Cabinet approved public consultation on the draft Supplementary Planning Documents at its meeting on 14 April 2025.

11. Regulation 12(b) states that when seeking representations on draft SPDs, then all documents must be made available in accordance with Regulation 35. This requires the Council to make documents available at its principal office and other places within the area that the Council considers appropriate, and to publish the document on the Council's website. The table below sets out the details regarding the consultation exercise.

Table 1: Consultation Plan

When were the SPDs consulted on?		Regulation 12(b) of the Regulations requires consultation over a minimum of four weeks. Consultation took place over a four week period, from 23 May to 23 June 2025.
What documents were published?		The following documents were made available as part of the consultation: • Householder Design Guide SPD (revised) • The consultation statement • Representation forms
Where were documents published?	Website	The draft SPD was available to view on the Council's planning consultation website: https://rotherham-consult.objective.co.uk/kse Links were also provided from the main Planning Policy webpage: https://www.rotherham.gov.uk/localplan https://www.rotherham.gov.uk/consultations

	Printed copies	Printed copies of the draft SPD were available to view at Riverside library within normal opening hours. If a hard copy was required, it was provided at a reasonable cost by contacting the Planning Policy Team.
How was the consultation publicised?	Notifications	The Council's Planning Policy team maintain a database of those persons and organisations interested in the preparation of the Local Plan and other planning documents (general and specific consultees). Consultees were notified of the consultation by email.
	Press notice	Notices publicising the consultation were placed in local newspapers and on the Council's website. • Rotherham Advertiser (22 May 2025) • Worksop Guardian (23 May 2025)
How could people comment?	Website, email and post	Comments could be provided through the planning consultation website, by email or by post. Details of how to comment were set out in the press notice, on the website, in the consultation statement, and in consultee notifications.

12. The Council published a consultation statement alongside the draft SPD, in line with the requirements of Regulation 12(a) of the Regulations. This statement has been updated post-consultation, setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD.

Consultation Responses

13. The section summarises the main issues raised in representations received for the draft Householder Design Guide SPD and how they have been addressed in preparing the final SPD. Table 1 in Appendix 1 sets out the details of representations from consultees, the Council's responses, and any subsequent changes to SPD. Six representations were received on the draft SPD.

14. In addition to changes as a result of representations received, the Council also revised the SPD in light of further comments from colleagues in the Climate Change Team, reflecting changes in attitude over the last decade towards Renewable Energy and promoting the use of sustainble measure in residential development. The council through its Climate Change Team will consider any potential development to residential properties in the light of its commitment to achieving net zero.

Adoption Statement

15. In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that the Householder Design Guide Supplementary Planning Document was formally adopted on xxxxxxxx by the Council.

16. The adopted SPD, along with the consultation statement and this adoption statement, can be viewed on the Council's website: www.rotherham.gov.uk/localplan.

    The documents are also available to view at the Council's principal offices: Riverside House, Main Street, Rotherham, S60 1AE.

17. Any person with sufficient interest in the decision to adopt the Supplementary Planning Document listed above may apply to the High Court for permission to apply for judicial review of the Council's decision to adopt it. Any such application must be made promptly and, in any event, not later than 3 months after the date on which this Supplementary Planning Document was adopted (13 October 2025).

Appendix 1: Consideration of representations received

Table 1: Householder Design Guide SPD (revised)

Consultee	Summary of representation
RMBC Climate Change Team	2.8 - Making a vehicular access (page 29) – we welcome the recommendation that new hardstandings should be porous or have a soakaway, however we would like to query whether the recommendation proposed in 2.5 – Two storey side extensions (page 24) to leave a third of the front garden area for planting could be repeated in section 2.8. We also would welcome a suggestion in this section for householders to install an electric vehicle charging point. 2.13 - Design guidance (page 36) we would welcome a stronger statement to begin this section such as "… if you are planning on extending or altering your property, installing renewable energy, low carbon heating or other energy saving measures can future proof your home and even save you money." The point about noise considerations may be better suited as considerations for heat pumps or wind turbines, rather than the other measures listed. It may also be worth renaming this section to 'Sustainability measures' or similar as many of the measures highlighted are not strictly 'renewable energy'. 45 – Solar photovoltaics (page 36) – we welcome the recommendation to install solar PV panels. We feel an explanation of the diagram in this section would be useful as the message is not currently explained. We would also welcome the inclusion of a recommendation to consider installing a battery alongside solar PV as this allows residents to benefit from generated electricity outside of the hours when the panels will be operational (eg at night). 46 – Solar water heating (page 36) – we would suggest updating the description of solar water heating to the following, to avoid any confusion: "Solar water heating systems, or solar thermal systems, use energy from the sun to heat water in a hot water cylinder or thermal energy store. The hot water can then be used for baths, showers and hot taps." 47 – Solar hot water heating cont. (page 36) - Consider rewording this to "These systems are widely used for domestic properties and do not generally require planning permission so long as: - Panels do not protrude more than 0.2m beyond the plane of the wall or the roof slope. - Panels do not protrude above the roofline (excluding chimney)." 49 – Ground source heat pumps and air source heat pumps (page 37) – we would query whether the advice on this section on air source heat pumps needs to be further expanded, given the increasing rates of installation of this

technology. For example, indicating whether a heat pump is likely to be permitted development or not, and referring to the Planning Portal's guidance on air source heat pumps.

50 – Green roofs and walls (page 37) – we welcome the recommendation to install green roofs and walls, but we recommend highlighting the need for ongoing maintenance for this type of installation.

51 – Rainwater harvesting (page 37) – we welcome the recommendation to install rainwater harvesting, although we would note that harvested rainwater cannot usually be used for drinking unless it has been treated. Harvested rainwater is more suited to use in toilet flushing, irrigation and vehicle washing.

In addition to the measures listed, we would also like to suggest that external wall insulation could be included within this guidance, and would like to highlight Leicester City Council as having comprehensive guidance on this measure: https://www.leicester.gov.uk/your-council/policies-plans-and-strategies/energy-efficiency/advice-on-external-wall-insulation/planning-permission-for-external-wall-insulation/

Additionally, we suggest highlighting the importance of ensuring the property achieves an EPC rating of C or above. This will support the borough's 2040 decarbonisation targets. The government requires all rented properties to have an EPC rating of C or above by 2030: Warm homes and cheaper bills as government accelerates Plan for Change - GOV.UK.

Finally, we would also like to point to examples of other councils which have taken actions to more actively encourage the installation of renewable energy measures (specifically solar PV panels):

- London Borough of Hammersmith and Fulham Council – offer free planning advice for those making energy efficiency improvements https://www.lbhf.gov.uk/planning/climate-change-and-planning
- Royal Borough of Kensington and Chelsea and Babergh District Council – use of Local Listed Buildings Consent Order to remove the requirement for owners of listed buildings to apply for planning permission to install solar PV panels. https://www.local.gov.uk/case-studies/royal-borough-kensington-and-chelsea-local-listed-building-consent-order and https://www.babergh.gov.uk/w/councils-first-in-country-to-clear-the-way-for-listed-building-energy-upgrades

Council response

Thank you for your representations on the revised draft SPD. I have read your comments with interest and note the comments raised. It is considered that many of these comments and suggestions can readily be dealt with through minor changes to the 'Sustainability Measures' chapter of the SPD.

Changes to SPD

	The Council has amended the SPD to reflect the points raised by the Councils Climate Change Team at paragraph points, 2.8, 2.13, 46, 47, 49, 50, 51 and part of point 45, to aid clarity of the guidance within the SPD. However, point 45 when the comment was made to include an explanation of the diagram, it was felt that this wasn't needed, as a description was not included in the previous SPD and the diagram is quite explanatory. In the other comments section, where suggested we include information on external wall insulation, this has now been included and we believe this will be beneficial and will aid the guidance. In terms of the other example councils which have taken actions to more actively encourage the installation of renewable energy measures (specifically solar PV panels), whilst we acknowledge the suggestions, the suggestion of free planning advice for renewables, would be outside the remit of the SPD and it would also result in a loss of income. In regard to the suggestion of the removal of the requirement for permission for solar PV on Listed Buildings, we would have to decline this suggestion, as we would still want to assess these schemes and protect the historic fabric of the building. We will support renewable schemes on Listed Buildings where appropriate but would still want to have some degree of control.
Historic England	**Summary of representation**
	We welcome that paragraphs 15 and 16 (on page 9) of the SPD flag the potential requirement for a planning application to be submitted for householder development proposals that may ordinarily benefit from permitted development where they are within a Conservation Area or involve a Listed Building. However, we suggest that the first sentence of paragraph 15 is amended to read: "In cases where a householder development proposal affects a dwelling in a Conservation and/or a Listed Building, planning permission (and in some cases Listed Building Consent) may be required."
	Council response
	Thank you for your representations on the revised draft SPD. I have read your suggested wording amendment to chapter 15 and It is considered that the suggested amendment can readily be used within the final SPD.
	Changes to SPD
	The Council has amended paragraph 15 to the amended wording suggested by Historic England. The change to chapter 15 will look to make the wording more clear and concise.
Canal & River Trust	**Summary of representation**
	Comment on Design Guidance 2.10 on page 31: Boundary Treatments

	Boundary treatments facing our network can have a significant impact on the use experience of the waterway network, and would likely also have an impact on other pedestrian and cycling routes not in our jurisdiction. Notably, tall boundary fences or walls can create a sense of enclosure, reducing surveillance of these spaces, which can make them feel less safe and discourage their use. Poorly designed treatments can also often appear out of character with our spaces, detracting from the wider landscape appearance of our linear network. The proposed text for Design Guidance 2.10, whilst including good principles for the design and appearance of boundary treatments, is worded with a greater focus on the impact of the boundary treatments on the street scene and near highways, as opposed to also considering locations where treatments have the potential to impact non vehicular routes. Paragraph 96 of the National Planning Policy Framework seeks to promote the provision of healthy, inclusive and safe places, and states that this can be met through providing for safe and easy pedestrian and cycling connections; provide spaces with less fear of crime; and through the provision of safe and accessible green infrastructure. To effectively ensure that the above policy requirements can be met, we consider that the SPD document should include text that specially addresses the risk to non vehicular footpaths and cycleways. Although we note that some boundary treatments of up to 2m in height can be erected utilising permitted development rights, we still believe this could be effective as it would be taken into account for situations where treatments over 2m in height are considered, and in locations where Permitted Development Rights do not apply (for example, where Article 4 restrictions apply). This could be achieved through amendments to the text of Guidance 2.10. Suggested inclusions in bold are provided below as an example of how this could be achieved: *"Where permission is required, careful consideration of the location and choice of materials should be used as the wall or fence can have a significant effect on neighbours' properties and can be a prominent feature in the street scene,* ***or alongside footpaths and cycleways****. High front boundary walls/fences/gates create a poor street scene and can be visually oppressive particularly in areas where front gardens are generally open or formed of low boundaries.* ***Tall boundary treatments can also adversely impact the attractiveness and useability of cycleways and footpaths****. The following points should be considered: Visibility at the entrance to a drive may be important in road safety terms, especially for pedestrians passing your house. A fence or wall on a side boundary can obstruct visibility to a drive.* ***A fence or wall obstructing surveillance of non-vehicular footpaths or cycleways could increase the potential for crime or fear of crime for users."***

	Council response
	Thank you for your representations on the revised draft SPD. I have read your suggested amendment to section 2.10 and it is considered that the suggested wording amendment can readily be used within the final SPD.
	Changes to SPD
	The Council has amended chapter 2.10 to include the amended wording suggested by the Canal and River Trust. The change to section 2.10 will look to include and address the risk to non vehicular footpaths and cycleways, in terms of householder development and it will look to make the wording in the SPD more clear and concise.
Coal Authority	Summary of representation
	I can confirm that we have no specific comments to make on this consultation document.
	Council response
	Noted
	Changes to SPD
	None
Natural England	Summary of representation
	Natural England does not have any specific comments on the draft Householder Design Guide Supplementary Planning Document for Rotherham Metropolitan Borough Council.
	Council response
	Noted
	Changes to SPD
	None
Nottingham County Council	Summary of representation
	I can advise that at this time the County Council does not have any strategic planning policy comments to make. However, if there is a specific issue you wish us to provide comments on, please let me know as soon as possible.
	Council response
	Noted
	Changes to SPD
	None
Other changes to the SPD by the Council	
N/A	

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Appendix 3

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: Householder Design Guide Supplementary Planning Document	
Directorate: Regeneration & Environment Services	**Service area:** Planning Policy Team Planning, Regeneration and Transport
Lead person: Katherine Boswell Planning Officer	**Contact number:** 823805
Is this a: ☑ **Strategy / Policy** ☐ **Service / Function** ☐ **Other** **If other, please specify**	

2. Please provide a brief description of what you are screening
Adoption of the Supplementary Planning Document (SPD) which will look to provide additional guidance for implementing adopted Local Planning policies on householder development. The SPD will be used by applicants submitting planning applications across the borough. The outcome will be planning decisions which comply with the relevant planning policies set out in the SPD, which will have an impact on residents, workers, visitors or other users of any future development. As the SPD is supplementary to the Local Plan, this Part A screening only considers to equalities implications for this document whereas the wider implications of the programme have been assessed in a prior Equalities Analysis completed for the Local Plan.

Appendix 3

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)*		✓
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)*		✓
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)*		✓
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)*		✓
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)*		✓
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)*		✓
If you have answered no to all the questions above, please explain the reason		
The revised SPD is intended to provide further assistance to all applicants applying for planning permission as to how Local Plan policies will be implemented and planning decisions made. As such the document will provide assistance to all, regardless of their protected characteristic(s). The Local Plan was supported by an Integrated Impact Assessment, which included an Equalities Impact Assessment (EqIA). As the SPD is supplementary to the Local Plan, the wider equalities of the programme will have been covered in the EgIA. In doing this, the effects of the planned growth on all sections of the community were comprehensively		

assessed; the plan was then passed by the inspector and subsequently adopted by the Council. The outputs and recommendations arising from the EqIA were taken into account in drafting the policies of the Local Plan. Therefore, any subsequent measures to implement the Local Plan as adopted reflect the equalities assessment and the outputs and recommendations, previously undertaken and included within the accompanying IIA. The revised SPD is independent of the protected characteristics of a person. There is no evidence that there will be a differential impact based on the protected characteristics of a person.

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.**

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?** *N/A*	
• **Key findings** *N/A*	
• **Actions** *N/A*	
Date to scope and plan your Equality Analysis:	N/A
Date to complete your Equality Analysis:	N/A
Lead person for your Equality Analysis (Include name and job title):	N/A

5. Governance, ownership and approval		
Please state here who has approved the actions and outcomes of the screening:		
Name	**Job title**	**Date**
Andy Duncan	Planning Policy Manager	05/08/2025

Appendix 3

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	05/08/2025
Report title and date	Householder Design Guide Supplementary Planning Document
If relates to a Cabinet, key delegated officer decision, Council, other committee or a significant operational decision – report date and date sent for publication	Cabinet - 13 October 2025
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	07/08/2025

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		Advising developers and applicants on different renewables that can be incorporated into the domestic projects may decrease emissions from energy use in domestic buildings throughout the borough.	The SPD will have a larger section on Renewable Energy that can be incorporated into domestic developments. This section will look to advise applicants/ developers on different renewables and how they can be used in property development to help reduce carbon emissions.	
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:					

Will the proposal affect Council services' resilience to climate change, or the capacity of people living in the Borough to adapt to climate change? Installation of renewable energy technologies such as solar panels can increase households' resilience to some impacts of climate change: being able to generate and store electricity from a combined domestic rooftop solar PV installation and battery energy storage system might protect some from electricity outages caused by extreme weather.

Provide a summary of all impacts and mitigation/monitoring measures: The draft Householder Design Guide SPD has a much-increased section on Sustainability Measures which include renewable energy technologies that can be incorporated into domestic development and hence cut emissions from domestic energy use.

Supporting information:	
Climate Impact Assessment Author	Katherine Boswell Planning Officer Planning, Regeneration and Transport Regeneration and Environment
Please outline any research, data or information used to complete this Climate Impact Assessment.	
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 521 Arthur King Principal Climate Change Officer