OVERVIEW AND SCRUTINY MANAGEMENT BOARD

Date and Time:- **Wednesday 12 November 2025 at 10.00 a.m.**

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

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

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

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

AGENDA

1. Apologies for Absence

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

2. Minutes of the previous meeting held on 15 October 2025 (Pages 5 - 23)

To consider the minutes of the previous meeting of the Overview and Scrutiny Management Board held on 15 October 2025 and to approve them as a true and correct record of the proceedings and to be signed by the Chair.

3. Declarations of Interest

To receive declarations of interest from Members in respect of items listed on the agenda.

4. Questions from Members of the Public and the Press

To receive questions relating to items of business on the agenda from members of the public or press who are present at the meeting.

5. Exclusion of the Press and Public

To consider whether the press and public should be excluded from the meeting during consideration of any part of the agenda.

Items for Pre-Decision Scrutiny

In accordance with the outcome of the Governance Review in 2016, the following items are submitted for pre-scrutiny ahead of the Cabinet meeting on Monday 17 November 2025. Members of the Overview and Scrutiny Management Board are invited to comment and make recommendations on the proposals contained within the report.

6. Medium Term Financial Strategy Update (Pages 25 - 45)

Report from the Strategic Director of Finance and Customer Services.

Recommendations:

1. That Cabinet note the Medium Term Financial Strategy 2025/26 to 2028/29 update.

7. General Enforcement Policy (Pages 47 - 80)

Report from the Strategic Director of Regeneration and Environment.

Recommendations:

That Cabinet:

1. Approve a consultation with stakeholders to be undertaken in respect of the General Enforcement Policy to inform a review.

2. Note that a refreshed Policy will then be presented to Cabinet in May 2026 following the consultation.

For Discussion/Decision:-

8. Annual Compliments and Complaints Report 2024/25 (Pages 81 - 131)

To consider the Annual Compliments and Complaints Report 2024/25

9. Call-in - Selective Licensing Policy (Listed as Item 8 on the 20 October 2025 Cabinet agenda) (Pages 133 - 655)

To consider the reasons for the call-in request relating to the Selective Licensing Policy Cabinet decision.

Report from the Strategic Director of Regeneration and Environment.

Recommendations: That Cabinet:

1. Review all options proposed in section 3 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

For Information/Monitoring:-

10. Work Programme (Pages 657 - 659)

To consider the Board's Work Programme.

11. Work in Progress - Select Commissions

To receive updates from the Chairs of the Select Commission on work undertaken and planned for the future.

12. Forward Plan of Key Decisions

To review and identify items for pre-decision scrutiny from the Forward Plan of Key Decisions.

Link to: Browse plans - Forward Plan of Key Decisions, 2025 - Rotherham Council

13. South Yorkshire Mayoral Combined Authority Overview and Scrutiny Committee

As part of their role the Chair and Vice Chair of OSMB are appointed to the South Yorkshire Mayoral Combined Authority (MCA) Overview and Scrutiny Committee. The Chair of OSMB is the Vice Chair on this committee.

This committee holds the MCA to account and ensure that all aspects of the decision-making process are transparent, inclusive and fair. The Committee are responsible for checking that the MCA is delivering its objectives and that the decisions made in policies, strategies and plans have been made in the best interests of the residents and workers of South Yorkshire.

The published agenda packs and minutes can be accessed via: South Yorkshire MCA.

Members who have comments and queries regarding any item on any agenda should refer this to the Chair of OSMB and the Governance Manager at the earliest opportunity to ensure they're reflected in debate during the relevant public meeting.

14. Urgent Business

To determine any item which the Chair is of the opinion should be considered as a matter of urgency.

The next meeting of the Overview and Scrutiny Management Board will be held on Wednesday 10 December 2025 commencing at 10.00 a.m. in Rotherham Town Hall.



John Edwards,
Chief Executive.

OVERVIEW AND SCRUTINY MANAGEMENT BOARD
Wednesday 15 October 2025

Present:- Councillor Steele (in the Chair); Councillors Bacon, Allen, Baggaley, Blackham, Brent, Harper, Keenan, McKiernan, Tinsley and Yasseen.

Apologies were received from Councillors A Carter, and Monk.

The following members of Improving Places Select Commission were also welcomed to the meeting:

- Councillor Adair
- Councillor Jones
- Councillor Thorp
- Councillor Ahmed

The webcast of the Council Meeting can be viewed at:-
https://rotherham.public-i.tv/core/portal/home

42. MINUTES OF THE PREVIOUS MEETING HELD ON 9TH SEPTEMBER 2025

Resolved: - That the Minutes of the meeting of the Overview and Scrutiny Management Board held on 9 September 2025 be approved as a true record with the inclusion of apologies for Councillor Allen.

43. DECLARATIONS OF INTEREST

Councillor Tinsley declared that he had previously held a licence in Maltby. It was not a financial interest, and he would abstain from voting on the Selective Licensing Policy item.

44. QUESTIONS FROM MEMBERS OF THE PUBLIC AND THE PRESS

No questions were received.

45. EXCLUSION OF THE PRESS AND PUBLIC

There were no reasons to exclude the press or public.

46. SELECTIVE LICENSING POLICY

Councillor Tinsley declared that he had previously held a licence in Maltby. It was not a financial interest, and he would abstain from voting on this item.

At the Chair's invitation the Cabinet Member for Housing introduced the report and made the following points:

- The cross-party consensus on the importance of safe and secure housing for families in Rotherham was emphasised.

- Highlighted achievements of previous selective licensing schemes:
  - Over 8,000 hazards removed.
  - Nearly £2 million in health benefits delivered.
  - Shut down criminal activity that had threaten the communities, including £40 million in cannabis cultivation.
  - Issued 155 emergency prohibition notices.
- The new proposals aimed to build on past success and target six areas with persistent issues: poor housing, deprivation, and antisocial behaviour.
- The Housing Act provided the Council with the authority to require landlords in designated areas to license properties and comply with conditions.
- The Council had engaged with 16,000 properties and acknowledged that while many respondents to the consultation did not support selective licensing in principle, there was strong agreement on the issues it aims to tackle.
- The scheme was self-funding, with fees solely being used for administration and enforcement.
- The previous scheme overspent by £90,000, which was covered by general funds.
- The scheme was evidence-led, community-informed, and aligned with the Council's housing strategy and plan.
- The scheme was a tool to drive up standards, protect our tenants, support responsible landlords.

At the Chair's invitation the Assistant Director, Community Safety and Street Scene acknowledged the extensive nature of the report, indicating that the most critical elements would be highlighted that demonstrated the evidential basis for the proposed selective licensing declarations and the effectiveness of the consultation process.

The Assistant Director, Community Safety and Street Scene explained that the report built upon the outcomes of two previous five-year schemes, which had run from 2015 to 2025. Those schemes had led to significant improvements in housing safety across Rotherham, in terms of the significant number of hazards identified. The Council had issued a number of notices and had prepared 48 prosecutions against non-compliant landlords which were in various stages of completion. Those interventions had made a substantial number of properties safer for families.

The report provided significant information regarding the evidence base and how it related to particular areas. The evidence base was set out within the Housing Act. Also required through the provision of the Housing Act was a formal and statutory consultation period. This included mailshots to over 16,000 properties and outreach to over 60,000 landlords via national bodies such as the National Residential Landlords Association (NRLA). Additionally, face-to-face engagement events were held in the affected communities. It was acknowledged that while many respondents did not support selective licensing in principle, there was

widespread agreement that the issues the scheme aimed to address - poor housing, environmental crime, and antisocial behaviour - were real and persistent.

In response to the consultation feedback the Council had refined some of the boundaries after reviewing the evidence at a much closer street level. In addition to that feedback some changes to the level of fees had been made, with reduced fees for compliant, or good landlords whilst further penalising those landlords that did not comply through the fee structure. This reflects a fairer and more targeted approach.

The Assistant Director, Community Safety and Street Scene then introduced the concept of stakeholder steering groups, which would be established in each designated area. This would ensure that everybody who had engaged in the consultation and anybody who was impacted and wanted to take part in the processes from those local areas was able to work with the council and its partners to influence the plans and the strategies moving forward to really ensure that this scheme in terms of selective licencing delivers on the objectives that are laid out. It was noted that this was a direct response to consultation feedback, which called for more robust local involvement.

The Assistant Director, Community Safety and Street Scene concluded by reiterating the legal requirements under the Housing Act, which mandated that decisions be evidence-based, objective and required a statutory consultation process. Members were encouraged to focus on the data and outcomes presented in the report, and to consider the broader strategic alignment of the scheme with the Council's housing strategy and corporate plan. The Assistant Director, Community Safety and Street Scene expressed confidence that the proposed declarations would deliver meaningful improvements in housing standards and community wellbeing.

The Chair invited members of the Overview and Scrutiny Management Board (OSMB) to raise questions and queries on the points raised.

Councillor Blackham sought clarification on who would be invited to join the stakeholder steering groups. The Assistant Director, Community Safety and Street Scene explained the steering groups would consist of elected members, landlords, letting agents, tenants, homeowners, social tenants and community and partnership groups. Councillor Blackham emphasised the need to encourage good quality private landlords in association with everyone else. The Assistant Director, Community Safety and Street Scene agreed, noting the fee structure changes aimed to support good landlords. The stakeholder groups would be a vehicle to promote positive behaviours with landlords and working in co-operation with them. The Council would also seek to engage with landlords across the borough and with national bodies.

Councillor Yasseen queried why the Council's Policy, Performance and Intelligence team had not been involved in the consultation and

engagement process for this item. The Assistant Director, Community Safety and Street Scene explained the Council had guidance in terms of how it operated consultation and engagement. The Assistant Director was confident in the work undertaken by officers, in that the consultation followed statutory guidance and officers went beyond the legal requirements to ensure engagement.

In another question Councillor Yasseen asked why 68.1% of private tenants opposed the selective licensing scheme. The Assistant Director, Community Safety and Street Scene explained he was unable to speak on behalf of those individuals who had responded in that manner however conversations with officers had indicated that fear of rent increases might have been a factor, however national evidence showed no direct correlation. The Council, through its reflection on the scrutiny review into selective licensing, aimed to address broader social issues through the scheme.

Councillor McKiernan asked why were some roads removed due to town centre plans, and what alternative strategies were proposed? The Assistant Director, Community Safety and Street Scene noted that statutory guidance required that where the council could see an alternative option to address the issues in a particular area, such as a town centre plan that may receive external funding, that it sought to use those options as opposed to selective licencing.
In a supplement question, Councillor McKiernan asked if areas could be added to the scheme at a later date, if those alternative options failed? It was clarified that areas could be added as since December 2024, councils no longer needed Secretary of State approval to exceed 20% private rented sector (PRS) coverage.

Councillor Allen enquired if areas could be removed from the designation mid-scheme if conditions improved? The Assistant Director, Community Safety and Street Scene confirmed that early withdrawal was allowed if were met.

Following on, Councillor Tinsley asked if areas like Little London could be excluded if landlords voluntarily improved standards? It was clarified that schemes could be reviewed and adjusted. The Council prioritised areas with worst conditions but remained open to future declarations. In a follow-up question it was asked if criteria were still based on deprivation or tailored per area. In response it was clarified that it was tailored per area.

Councillor Brent sought clarification on what the “possibility of displacement” meant in practical terms? The Assistant Director, Community Safety and Street Scene noted this referred to landlords moving to properties outside designated areas to avoid compliance. The Council monitored this and could declare new areas if needed.

Councillor Yasseen queried if the evidence base was relying on proxies (e.g., cannabis farms, migration) rather than statutory criteria? The

answer was no it was not, the Housing Act allowed flexibility in the evidence used. Previous hazard data supported the declarations in those areas because the evidential threshold had been met.

In a supplementary question it was asked how would the council address disproportionate impacts on ethnic minorities? The Assistant Director, Community Safety and Street Scene reiterated the Council's commitment to thoroughly assessing the quality and diversity implications in relation to the decisions. National evidence did not support the rent increase concerns. The scheme aimed to improve housing conditions, benefiting any affected communities.

Councillor Baggaley asked if the Assistant Director could explain what had happened previously in the scheme about the annual review and what the annual review looked like going forward? The previous schemes had focused on property conditions and inspections to drive up those conditions. Data had focused on how many hazards had been identified and resolved. Future reviews would be shaped by stakeholder input and the broader objectives.

In response to a follow-up question it was noted that the annual reviews could be brought back for consideration by scrutiny if requested.

When considering the inspections, Councillor Tinsley queried if the relevant staff were in place to ensure these would be delivered? The Assistant Director, Community Safety and Street Scene explained that staffing levels had been maintained post-COVID, and the budget and resources had been carefully planned to meet the needs of the scheme.

Councillor Tinsley followed up by noting that the funds raised from fees could not be used to fund other services, however it was queried if they could be used to fund services such as fly-tipping removal which would help to address some of the hazards in areas. The Assistant Director, Community Safety and Street Scene clarified that fees were restricted to administration and enforcement only. However, area plans reflected broader issues and interdepartmental collaboration to address issues.

Councillor Allen asked how the local PRS database was maintained? In terms of administration the Council had a fit for purpose IT system in place that recorded and contained all the information about the various different properties and licences that were attached to those. This included proactive identification of unregistered landlords, with non-compliant landlords facing higher fees.

The effectiveness of the stakeholder groups was considered by Councillor Allen, querying if there would be a mechanism for co-ordinating the groups to capture the learning from them to enable the existing designations to be amended, along with the creation of new designations, if needed. The Assistant Director, Community Safety and Street Scene noted there would be borough-wide engagement undertaken and regular

officer meetings would ensure there was shared learning and improvements.

Councillor Harper sought clarification on what happened if one scheme ended before another was put in place? The Assistant Director, Community Safety and Street Scene explained that the Housing Act specified each scheme could only last for a maximum of five years and should be judged on its own merit. It should be objective and evidence - based. The timeframe enabled authorities to review the data and what the challenges were across the borough. The staff involved in the scheme were permanent members of staff. Nationally there was a skills shortage in this area of work so the Council would want to retain those skills and knowledge.

Councillor Yasseen asked what the council would do differently to build trust with landlords and tenants? The Assistant Director acknowledged past challenges. The new stakeholder groups and broader engagement aimed to rebuild trust. It was noted that the previous schemes had improved safety in thousands of homes.

Councillor Yasseen indicated that the report referred to the housing condition survey, had the Cabinet Member commissioned that report. The Cabinet Member for Housing explained that when it referred to stock condition surveys, it was primarily talking about council-owned properties. The aim was to ensure safe and decent living conditions for everyone in Rotherham. This was not about singling out private sector landlords, the same standards across the board would be applied.

The Council had completed surveys on over 2,000 council homes, following the same guidelines it would have used for private rented properties. As a landlord, the Council took its responsibilities just as seriously as the many good landlords out there. This was about setting a consistent standard for housing quality, regardless of ownership. Councillor McKiernan, as Chair of the Improving Places Select Commission explained that the Commission would be looking into the stock survey once available.

The Cabinet Member for Housing explained that the stock conditions referred to were for the properties the council rented out. Housing associations had their own rules regarding stock condition surveys, and the council did not typically have access to those as they were responsible for conducting their own surveys. However, although the council were not required to see them, they were often shared.

The focus was on aligning the two types of stock condition surveys: those the council conducted on its own properties and those it aimed to carry out with private rented landlords. The goal was to ensure that everyone was working to the same standard of providing safe homes for our residents.

On this matter, Councillor Thorp asked if all properties would be inspected or re-inspected? The Assistant Director, Community Safety and Street Scene clarified that all properties would be inspected, and re-inspections would occur where hazards were found. Councillor Thorp went on to ask what percentage of inspected properties had led to prosecutions? The data presented in the paper showed that just over 65% of the properties inspected had a hazard identified during the first inspection. In some cases, further hazards were found during follow-up inspections of the same property. As reflected in the outturn report, 48 cases were progressed for prosecution.

Each time a hazard was identified, a formal legal notice was served, requiring the landlord to take action. Failure to comply created an offence that the council was able to prosecute. Over 1,300 of those were housing notices, more than 1,200 were environmental notices, and 311 were emergency prohibition notices, which meant the council immediately deemed the property unfit for human habitation, with the prohibition taking effect straight away.

As mentioned, 48 prosecution cases were prepared. Of those, 15 went through the court system and resulted in successful prosecutions for the council. Another 23 remained ongoing, while 10 were withdrawn because the landlords complied before the court hearings took place. Hopefully, this reinforced and demonstrated the council's strong commitment to tackling poor practice in this area.

In summary the Assistant Director, Community Safety and Street Scene felt that it had been a really robust conversation, and as always, they welcomed the engagement of members on this topic. The intention was to build on that engagement as the council moved forward with setting up the stakeholder groups, should the recommendation to Cabinet be approved in due course.

The Assistant Director revisited points made at the outset: Cabinet was asked to make an objective decision based on the evidence presented to them. The reason the recommendation in the report was supported was because he believed there was compelling evidence that these areas were experiencing a range of issues linked to high concentrations of private rented sector properties.

The previous schemes had demonstrated the real impact this could have on families living in substandard housing. The council had remained fully committed to taking appropriate and robust enforcement action to address any non-compliance, should a future scheme have been declared.

The Assistant Director was confident that the authority would continue to work collectively across its departments, with its partners, and with local members and other stakeholders to ensure the success of any future scheme, should it have been designated.

Resolved: That the Overview and Scrutiny Management Board supported the recommendations that Cabinet:

1. Review all options proposed in section 3 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

An additional recommendation to Cabinet was put forward as follows:

3. That the annual review of the selective licensing planned designations is brought back to the relevant scrutiny committee to review the progress being made on the overall selective licensing scheme and to review any amendments to the scheme in twelve months' time.

47. AUTHORISATION OF NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS (NSIP) - WHITESTONE SOLAR FARM

The Chair began by clarifying that the item was for information only. The Whitestone proposal was a Nationally Significant Infrastructure Project (NSIP), which meant the decision would be made by the Secretary of State, not the Council. It was clarified that Rotherham Council had no power to approve or reject the application. The Council's role was to provide factual information to the Planning Inspectorate, including a Local Impact Report. The Council could not make a recommendation either way.

The Chair went on to explain that if Members or members of the public wished to raise objections or concerns at this stage of the process, they must be submitted directly to the applicant and in the event a development consent order (DCO) was accepted, thereafter to the Planning Inspectorate. Local MPs, parish councils, and community groups could also make representations.

The Chair clarified that this was to give members and residents an understanding the process and the Council's limited role within it.

The Chair then invited Councillor John Williams, Cabinet Member for Transport, Jobs and the Local Economy to introduce the report. In terms of outline and background, NSIP proposals were those planning

applications or projects that the government deemed of such national significance and importance that the responsibility for granting planning permission rested with the government, through the Planning Inspectorate. The Council was not a decision-maker on those proposals.

Rotherham was facing its first NSIP: the proposed Whitestone solar farm, which also extended into Doncaster. This had prompted a review of the constitution, where it identified a gap in how the Council handled its statutory consultee role in the NSIP processes. The cabinet report aimed to establish internal procedures for responding to NSIP applications.

The Cabinet report proposed delegating the preparation and submission of responses to the Strategic Director for Regeneration and Environment, in consultation with the Head of Planning and Building Control and the Cabinet Member for Transport, Jobs, and the Local Economy.

This approach addressed two key issues:

1. Tight timescales – typically 28 days to respond, which made routing through Cabinet or Planning Board impractical.
2. Technical nature – responses were technical, not decisions requiring a vote.

While Whitestone was the immediate context, the report itself made no judgment on its merits. It focused on ensuring the Council had a clear process for handling any future NSIP proposals.

Simon Moss, Assistant Director, Planning, Regeneration and Transport stated that NSIP projects were of such national importance and scale that decisions were made by the Secretary of State, not the Council, and were handled through the Planning Inspectorate via a DCO.
It was noted that the process could take up to two years, which was much longer than typical planning applications and involved several stages, as outlined in the report. NSIPs frontloaded the planning process, placing greater emphasis on shaping the proposals before formal examination.

Assistant Director, Planning, Regeneration and Transport clarified that as the host authority, Rotherham Metropolitan Borough Council (RMBC) was a statutory consultee and was consulted at every stage. It was explained that the process meant multiple documents required responses within short timeframes, the most significant being the Local Impact Report. This report outlined the likely local effects of the application, both positive and negative, without making judgments, which was the role of the Planning Inspectorate. Due to the tight deadlines (often 28 days), it was not feasible to seek formal approval through Cabinet or Planning Board as would normally be done. That was why the delegations were proposed, to ensure timely responses could be provided.

The Cabinet Member for Transport, Jobs and the Local Economy noted that the report also recommended providing quarterly updates to the Planning Board. This was in recognition of the significant public interest in

NSIP applications, particularly following the Whitestone proposal. These updates aimed to keep the process transparent by sharing what had been submitted and the current status of any NSIP applications. It was also a way to build in public engagement by ensuring information was regularly brought into the public domain.

The Chair invited members of the Overview and Scrutiny Management Board (OSMB) to raise questions and queries on the points raised.

The Vice Chair raised an issue around communication. People often focused more on headlines than the detail, and the agenda item titled *"Authorisation – Whitestone Solar Farm"* may have caused confusion. It was felt that it was a mistake and indicated that alternative wording like "delegation" or removing "Whitestone" altogether may have been clearer.

Councillor Bacon followed on by asking: why now? The report stated that delegation schemes should be established as early as possible for NSIP applications. Whitestone was already in its second statutory consultation phase, meaning it had already passed the first. The Vice Chair questioned whether this could have been done earlier, asking if it was simply triggered by the statutory phase, or was there an earlier opportunity to implement the delegation scheme?

The Cabinet Member for Transport, Jobs and the Local Economy acknowledged that the title could have been clearer. The use of *"Authorisation – Whitestone Solar Farm"* might have implied the Council was making a decision on the proposal, which was not the case. A term like "delegation" or removing "Whitestone" altogether might have been more appropriate.

On the second point, it was noted that earlier consultations had been led by the developer. The current phase was the statutory consultation, which had triggered the need to formalise the Council's internal delegation process. The report referenced government guidance encouraging local authorities to establish such processes as early as possible and it was felt the timing was appropriate.

Nigel Hancock, Head of Planning and Building Control echoed Cabinet Member for Transport, Jobs and the Local Economy's point, the first stage of consultation had been non-statutory and led entirely by the developer. While encouraged, it was not required, so there had not been a pressing need to establish formal governance at that stage, especially since the application hadn't yet been submitted.

The process had reached the statutory consultation phase, which was the point at which government guidance recommended reviewing governance arrangements and ensuring appropriate delegated authority was in place. As this was the Council's first NSIP project, it took time to review how other local authorities had approached similar situations. That preparatory work, combined with the lead-in time for cabinet reports, meant this was

the earliest practical opportunity to bring the matter forward.

Councillor Thorp understood that Whitestone was being handled nationally and was largely outside the Council's control, aside from the setup. However, it was noticed that other solar farms appeared to be attaching themselves to the Whitestone proposal, effectively expanding its scale. It was asked, when those additional proposals eventually came before the Planning Board, if the Whitestone development could be taken into account, given that they were clearly linked and contributing to a larger overall scheme.

The Head of Planning and Building Control explained they had taken legal advice on this matter. When Whitestone had prepared its environmental statement, it had considered other consented and proposed solar developments within the borough. As noted, there were smaller, non-NSIP planning applications that also needed to be considered.

The Council had wanted to ensure that Whitestone's environmental statement properly addressed cumulative impacts by factoring in other existing or consented solar developments. The legal advice was clear: cumulative impact assessments could only include developments that were either existing or already consented. Since Whitestone was neither, it could not be considered in cumulative impact assessments for smaller adjacent applications. However, if Whitestone were to be consented and other solar developments approved, then Whitestone would need to account for those in its own environmental statement, and the Planning Inspector would need to consider the cumulative impacts at that stage.

Councillor Thorp had followed up by referencing attendance at a Planning Inspectorate session, where two parties were proposing similar projects simultaneously. While the inspector was required to assess each proposal individually, local residents experienced the combined impact, placing the Council in a difficult position.
It was acknowledged that this created a dilemma: either the Council ignored public concerns or strictly followed the process, which stated that Whitestone did not yet exist. That particular aspect had raised the greatest concern.

Councillor Baggaley raised concerns the wards affected and whether all relevant wards had been properly covered in the report. The second question focused on the nature of the delegation, what it specifically involved and how input from others could be incorporated. It was emphasised that elected members had valuable insight into what was happening within their wards and the impact on local communities. The question was how members could contribute evidence from their areas to inform the Council's submissions during the NSIP process.

The Head of Planning and Building Control indicated they had double-checked the affected wards and believed they were covered. The Local Impact Report, as referenced by the Cabinet Member, was intended to

address all relevant planning matters within the environmental statement. They welcomed supporting information to strengthen the assessment but noted that anyone could submit representations directly to the Planning Inspectorate. While the Council considered all input, only evidence that could be verified and grounded would be included in the report. The Head of Planning and Building Control encouraged individuals or groups to submit their opinions directly to the Planning Inspectorate, as they were the decision-makers, not the Council, to ensure all views were heard.

Councillor Blackham had sought to clarify the situation. Whitestone had entered its third consultation phase, running from 16 September to 28 October 2025, during which time, individuals had the opportunity to submit objections if they wished. Councillor Blackham expressed uncertainty about when the Council's submission to the Planning Inspectorate was scheduled, noting that Whitestone had its own timetable listed on their website. The concern was that the Council needed to clearly state its position and submit its views promptly.

The Head of Planning and Building Control clarified that the DCO had not yet been submitted to the Planning Inspectorate, as Whitestone was still in the statutory consultation phase. The Council had specific deadlines to respond to documents issued during this stage.

The Local Impact Report was scheduled for submission during the pre-examination stage, which would only begin once the Planning Inspectorate accepted the application. That stage was expected in spring 2026 and would last around five to six weeks, during which the Council could submit its report.

However, comments on the draft Environmental Statement were due by 28 October 2025, as Whitestone needed to include them in its application. Before accepting the application, the Planning Inspectorate would also ask the Council to confirm whether Whitestone's consultation had been adequate. Overall, the Council was still around six months away from entering the pre-examination stage.

Councillor Blackham asked for clarification, suggesting that if individuals submitted objections to the consultation process before 28 October, it might help inform the Planning Inspector's decision. In response the Head of Planning and Building Control noted that objections to the consultation process had to focus on whether adequate consultation had been carried out, not on the principle of the development itself. The Council's role was to assess whether Whitestone met the consultation standards expected by the Planning Inspectorate.

Next Councillor Yasseen acknowledged finding the report difficult to understand, though clarified that this was not a criticism. The complexity surrounding Whitestone and other planning matters was recognised.

Councillor Yasseen's focus had been on options one and two in the

report, with concerns about accountability and transparency depending on which option the Council chose. It was questioned how residents in affected areas might perceive delegated powers and whether this would weaken the connection between elected members and their communities.

It was also noted that the report's risk mitigation section addressed government guidance but did not reflect local implications and queried the consequences of taking no action.

The Chair said had been clarified that objections needed to be submitted to the Planning Inspectorate because Whitestone was a national application, not a local one. This explained why both the Council and objectors had to direct their responses to that body.

The Cabinet Member for Transport, Jobs and the Local Economy explained that under the "do nothing" option, submissions would have gone through Cabinet, but timing conflicts made that impractical. Delegation was supported to avoid confusion, as the submissions were technical, not decisions requiring votes. Cabinet involvement could have misled residents and blurred responsibilities. For those reasons, the recommendation to delegate authority to the Strategic Director, in consultation with the Head of Service and Cabinet Member, was endorsed.

The Head of Planning and Building Control clarified that, as the Council was not the decision-maker, local objections had to be submitted directly to the Planning Inspectorate. Residents were encouraged to register as interested parties to ensure their views were heard. The Council, acting as a statutory consultee, included verified impacts both positive and negative in its Local Impact Report, while personal opinions were best submitted independently.

The Monitoring Officer added that ward members could also support the representation role. While technical matters were handled by officers, representations were best made through the channels outlined by the Head of Planning and Building Control. Members had the opportunity to contribute through the national process as well.

Councillor Yasseen appreciated the response but found the report confusing, particularly around timeframes. Both options in the report referenced short timescales, yet it was stated that the Planning Inspectorate did not set a specific deadline for submitting the Local Impact Report. This raised questions about where the time pressure was coming from, and which part of the report should be prioritised.

The Cabinet Member for Transport, Jobs and the Local Economy acknowledged the complexity of the subject and noted that the Local Impact Report timeline was uncertain, as the application had not yet been submitted. It was felt that it was likely that Cabinet or Planning Board schedules would conflict with NSIP deadlines, making delegation the

more practical option. It was also emphasised that the submissions were technical, not decisions requiring votes, and invited officers to provide further clarity on the timing.

Andrew Bramidge, the Strategic Director for Regeneration and Environment explained that the application process was expected to take around two years, though the exact stages and timings were still unknown. Once the Planning Inspectorate requested the technical submissions, the Council would typically have 28 days to respond. That was the key time pressure being referred to.

Councillor McKiernan wanted to double-check the post-decision part of it asking if that meant the Council was delegating authority to the Strategic Director after the inspector had said yes, go ahead? The Head of Planning and Building Control explained the Cabinet report was prepared ahead of the decision to ensure the Council could respond quickly to the Planning Inspector. If the DCO was accepted and permission granted, similar to a planning application, there could have been conditions to meet during construction or after development.
As the planning enforcement authority, the Council would have had the power to take enforcement action if those conditions, set by the Planning Inspector, not the local authority, were breached. The Planning Inspector did not monitor the development once the DCO was approved.

Councillor McKiernan acknowledged that after the decision was made, the Council resumed its usual planning enforcement role. Concern was raised in relation to section 1.7 on post-decision matters, specifically responding to material change notifications. For example, if the Inspector approved the DCO and a change like widening a bridge later emerged, which wasn't part of the original decision, was the report delegating authority to the Strategic Director to approve such changes? This lead on to a query about whether the Council were effectively delegating planning permission for potentially significant developments. The Head of Planning and Building Control noted the Council already had a scheme of delegation in place that did not cover this. However, post-decision material and non-material changes would have fallen under the standard delegation process. If changes arose after the decision, particularly material ones the Council would have needed to notify local residents. If significant objections were received, the matter would have followed the usual process through Planning Board.

Councillor Blackham was reading from the Whitestone 3 document, which outlined the next steps. It stated that after consultations ended on 28 October, the final masterplan and environmental statement would be submitted as part of the DCO application, along with the consultation report. Councillor Blackham said that suggested they planned to proceed with the DCO immediately after 28 October. At that point, the timing appeared to be in their hands, as they were responsible for submitting the application, raising a concern about the Council's position if they submitted the DCO straight away.

In response the Head of Planning and Building Control indicated that the Council could not control when they submitted the DCO but in terms of the statutory consultation which they're currently going through and that finishing on the 28th of October, they had a duty to consider what responses they had got to that statutory consultation plus the responses to the environmental statement that the Council made before they made an application under the DCO. If they submitted it without taking that into consideration, the Council would clearly make an objection about the pre - consultation stage. It is likely that the application would not be accepted until they had shown due process that they properly considered any representations they'd made to that statutory consultation process.

Councillor Adair wanted to raise a concern. On 13 October, following pressure from Sarah Champion, a consultation was secured with Whitestone. The area was set to be heavily impacted by solar panel installations, and it was felt unacceptable that they had been ignored, despite being a key part of their plans. During those discussions, it was clear they had already made their decisions and done the calculations. They did not feel their input was genuinely considered, which was felt was not an appropriate approach.

Resolved: That the Overview and Scrutiny Management Board supported the 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.

An additional recommendation to Cabinet was put forward as follows:

3. Agrees that a Frequently Asked Questions (FAQ) document be developed to provide clear and accessible guidance on the process for making representations to support elected members and residents.

48. WORK PROGRAMME

The Board considered its Work Programme with the Governance Manager explained the information requested for the spotlight review on life-saving equipment was in the process of being collated, and it was

expected it to be available shortly. Once received a meeting would be arranged with the review group to continue the work.

Regarding the grass cutting and grounds maintenance workshop that was held. A letter had been produced and sent to the Cabinet Member for Street Scene and Green Spaces. It summarised the key points and outcomes of the workshop, which were that members acknowledged the information provided, particularly the update on cleansing services. They felt reassured that previous concerns were being addressed, and consequently, they agreed that there was no need for an in-depth review of grass cutting and grounds maintenance. It was resolved that OSMB members would receive an off-agenda update in 12 months to assess ongoing progress. A copy of that letter would be circulated to members following the meeting for their information.

Resolved: That the Work Programme be approved and that the letter to the Cabinet Member for Street Scene and Green Spaces would be circulated to members of OSMB for their information.

49. WORK IN PROGRESS - SELECT COMMISSIONS

Improving Places Select Commission Update:

The school road safety review had another meeting scheduled for that Friday to agree on the plan going forward.

Health Select Commission Update:

The commission scrutinised the following items during its 31 July 2025 meeting:

- The ADASS (Association of Directors of Adult Social Services) Peer Review
- The Healthwatch Annual Report
- The Yorkshire Cancer Research White Rose Report Update.

The Menopause Workshop took place on 16 September 2025 and was a well-attended and meaningful session, feedback from which was being prepared and would be brought to OSMB in due course.

Further evidence gathering sessions for the Access to Contraception Review took place on September 12th and 23rd, and finally October 8th, 2025. Draft recommendations have been developed, and the draft report was currently being prepared and would be shared with Health Select Commission and OSMB in due course.

The commission scrutinised the following items during its 2 October 2025 meeting:

- Physical Activity for Health (Sport England)

- TRFT Annual Report
- How Did We Do - Adult Social Care Local Account (For Information Only)
- Rotherham Health and Wellbeing Strategy 2025-2030 (For Information Only)

At its meeting on 20 November 2025, the Commission was scheduled to scrutinise the following items:

- Mental Health Strategy (Pre-decision Scrutiny)
- Place Partners Winter Planning
- Health and Wellbeing Board Annual Report (For Information Only)

Also, in conjunction with the Improving Lives Select Commission, an Unpaid Carer's Strategy Workshop had been planned for 28 November 2025.

Councillor McKiernan sought clarification on the position of Healthwatch and if it had been considered? The Chair of Health Select Commission responded that the Commission had discussed the role of the council in what was expected to happen going forward. It was confirmed that Healthwatch was going to be phased out.

Improving Lives Select Commission:

Since the last Improving Lives update to OSMB in September, the Commission had received and scrutinised an Annual Update on Child Adolescent Mental Health Services (CAMHS). Members of Health Select Commission (HSC) were invited to join the meeting for that item. One additional HSC member attended the meeting.

Overall, the Commission were happy with the CAMHS Update, and resolved the following:

- That a further update on Children and Young People's mental health and wellbeing be included on the ILSC work programme for 2026-2027.
- Requested that information relating to the following be included in future CAMHS updates to the Commission:
    - Additional data and information relating to performance and outcomes.
    - Further information relating to children in care.
    - Further information of the support available to children who are electively home educated.
- Requested that specific data relating to the eating disorder pathway and the most recent timescales and waiting times be provided to the Commission.
- Requested that further information and specific numbers relating to the Children and Young People's Crisis pathway and the 99% of

cases seen within expectation be provided to the Commission.

At its meeting in November, the Commission was to scrutinise the following:

- An update on the Looked After Children's Sufficiency Strategy 2023-2028.

The Chair of Health Select Commission asked whether there had been any scope for CAMHS to return to Health Select, noting that the mental health strategy was an important part of their work. The Governance Manager responded that, at that time, there was no scope for CAMHS to return to Health Select, as the terms of reference had been drafted in such a way that CAMHS fell within the remit of a different select commission. However, this did not preclude members of Health Select from joining that particular session and being involved in the discussion.

50. FORWARD PLAN OF KEY DECISIONS

The Board considered the Forward Plan of Key Decisions October 2025 to December 2025.

The Chair introduced the item and invited the Governance Manager to walk members through the forward plan for October 2025 to December 2025. The purpose was to identify which key decisions should be scheduled for pre-decision scrutiny at the next OSMB meeting on 12 November 2025.

Resolved: That the Overview and Scrutiny Management Board:

1. Agreed that the following items would be added to the November agenda as part of OSMB's pre-decision scrutiny work:
    - Rotherham Employment & Skills Strategy - Pre-decision scrutiny.
    - Medium Term Financial Strategy Update - Pre-decision scrutiny.

51. SOUTH YORKSHIRE MAYORAL COMBINED AUTHORITY OVERVIEW AND SCRUTINY COMMITTEE

The Chair updated that Board that at the previous month's meeting, the main topic of discussion was consideration of the Skills Strategy.

52. CALL-IN ISSUES

There were no call-in issues.

53. URGENT BUSINESS

There were no urgent items.

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Rotherham Metropolitan Borough Council

Public Report
Cabinet

Committee Name and Date of Committee Meeting
Cabinet – 17 November 2025

Report Title
Medium Term Financial Strategy Update

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

Strategic Director Approving Submission of the Report
Judith Badger, Strategic Director of Finance and Customer Services

Report Author(s)
Rob Mahon, Assistant Director of Financial Services
01709 254518 or Rob.Mahon@rotherham.gov.uk

Ward(s) Affected
Borough-Wide

Report Summary

The report sets out an update of the Council's Budget and Medium Term Financial Strategy (MTFS) to 2028/29, including the standard technical updates required, recognition of financial pressures impacting the delivery of services and the ongoing impact on the Council's base costs of inflation.

The technical adjustments also include the Council's assessment of the potential impact of Government's Fair Funding Review 2.0 (FFR) which looks to make a significant change to the way Local Authority funding is distributed. The FFR 2.0 will provide a significant change in the formulas used for funding distribution as it looks to direct more funding to areas of greater need. To manage the impact on the Local Authorities that will see reduced resources as a result of the new methodology, there is a tapering of the impact over 3 years. However, the Council still estimates a positive impact that will see a £20m increase it its base funding by the end of the spending review period 2026/27 to 2028/29. It is expected that the Government's Budget on the 26th November 2025 will provide further clarity about the impact of the FFR 2.0.

The MTFS will be revised further in advance of the Council Budget setting meeting in March 2026, to take account of the Local Government Finance Settlement for 2026/27, when issued, along with budget policy proposals on level of Council Tax, reserves, fees and charges and any budget savings or investments.

The MTFS position may change as the Council gains greater clarity on the impact of the FFR 2.0, the Government's Budget and the impact of management actions taken to ensure that the 2025/26 financial outturn is balanced by year end. The FFR 2.0 is the biggest change in the approach to Local Authority funding methods for many years and as such it presents a degree of uncertainty. The Government's Budget and outcome of the FFR 2.0 consultation will help, but none of these will actually provide a definitive outcome for the Council. The Provisional Financial Settlement is set to be released in mid to late December 2025; until then the Council will not have specific allocations.

The Budget and Council Tax Report 2025/26 reported that there was a balanced budget for 2026/27 and a budget gap for 2027/28 of £3.252m. Calculated through to 2028/29 would have produced, at that time, a potential budget gap of £6.856m; however due to the uncertainties in future years, the Council only reported the MTFS up to 2027/28. This base position and the financial pressures faced during 2025/26, in particular with regards to social care pressures, present a significant challenge for the Council in the MTFS period. However, the expected benefits of the FFR 2.0 and the estimated outcome of the South Yorkshire Pensions revaluation offer the Council an opportunity to address these financial challenges. After taking account of these pressures and opportunities, the Council is able to project a broadly balanced MTFS position in the short term. The Council will still face the following budget gaps for 2025/26 to 2028/29. This is before budget policy proposals on levels of Council Tax, reserves, fees and charges and any budget savings or investments.

Financial Year	**2025/26 £'000**	**2026/27 £'000**	**2027/28 £'000**	**2028/29 £'000**
Opening Position – as at Budget and Council Tax Report 2025/26	0	0	3,252	6,856
Revised Estimated Budget Gap	0	-695	-605	7,314

The current MTFS forecasts present small surpluses ahead of a large budget gap in 2028/29. The Council will need to utilise its positive short term position to plan for the 2028/29 challenge. As this pressure is far enough into the future, it will not necessarily require to be resolved as part of setting the 2026/27 Budget.

Recommendations

1. That Cabinet note the Medium Term Financial Strategy 2025/26 to 2028/29 update.

List of Appendices Included

Appendix 1 Initial Equality Screening Assessment
Appendix 2 Carbon Impact Assessment

Background Papers
Budget and Council Tax 2025/26 and Medium Term Financial Strategy, Council March 2025.
Financial Outturn 2024/25, Cabinet July 2025.
September Financial Monitoring Report, Cabinet November 2025.

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

Council Approval Required
No

Exempt from the Press and Public
No

Medium Term Financial Strategy Update

1. Background

1.1 The Council's Medium Term Financial Strategy (MTFS) 2025/26 through to 2027/28 was approved at Council in March 2025. Since approval of the MTFS there have been continuing financial challenges as a result of demand, complexity of care and market pressures impacting social care services, income pressures within Regeneration and Environment and the impact of the Local Government Pay Award 2025/26. Inflation remains a challenge, although it has softened over the last year. September 2025 Consumer Price Index (CPI) was 3.8%; this increases the Council's base costs which then presents a longer term challenge for the Council.

1.2 The Local Government Association (LGA) Pay Award for 2025/26 was agreed in July 2025 as a 3.2% increase on all the salary values and associated allowances for all grades. The impact of this pay offer is estimated to be £2.3m above the position built into the Council's Budget for 2025/26 and will be funded during 2025/26 through temporary savings from Treasury Management factored into Central Services. The ongoing impact will be factored into the Council's Medium Term Financial Strategy as a pressure.

1.3 This update of the MTFS includes resource forecasts based on estimated increases to core funding streams that are inflated annually by CPI (September CPI, 3.8%). These resource assumptions will be reviewed again when the Government's Budget is released on 26th November and when the Provisional Finance Settlement 2026/27 is released in December 2025. The Government's Budget is expected to reveal the outcome of the FFR 2.0, with the Provisional Finance Settlement setting out the specific amounts of Government funding to be provided to the Council.

1.4 This update of the MTFS also includes the Council's latest financial assumptions, taking into account estimated income from Business Rates and Council Tax, impact of inflation on service cost and demand pressures and the Council's timeline for the delivery of agreed savings across the MTFS. This update will support and inform the detailed budget setting process for 2026/27, alongside taking into account the outcomes of the Finance Settlement and Members' policy choices and decisions on Council Tax levels. The Council's assumptions on Business Rates collection are impacted by the recent winding-up order made against Speciality Steel, the Council's single biggest rate payer at £2.8m a year.

1.5 The MTFS review sits alongside the September Financial Monitoring 2025/26 report to Cabinet in November 2025, that projects a financial overspend of £0.9m. The Council expects to balance this projected outturn position before the year end; however, there is a risk that the use of the Council's reserves may be required. Directorates are working on recovery plans to mitigate the financial overspend for 2025/26 as much as possible, to minimise the use of reserves.

1.6 Within the current forecast overspend of £0.9m for 2025/26, the Directorates have a forecast overspend of £6.2m, with a Central Services underspend of £5.3m. The Directorate pressures are offset by a planned corporate contingency for Social Care, totalling £5.4m (held within Central Services). This corporate contingency

was approved as part of the Council's Budget and Council Tax Report 2025/26. The Council's overspend position is due to the following overall issues:

- Placement pressures within Children and Young People's Services and Adult Social Care, due to demand and complexity or care requirements.
- Impact of the Local Government Pay Award 2025/26.
- Shortfall on trading income in the provision of the Education Psychology Service.
- Trading income pressures across Regeneration and Environment services, in the main Markets and Country Parks.
- Pressure across waste management linked to the implementation of route optimisation.

2. Key Issues

MTFS Update – Planning Assumption

2.1 The MTFS has been updated across the four years 2025/26 to 2028/29 and models the following:

- Government Grant forecasts based on the estimated impact of the FFR 2.0, as such based on high level information for 2026/27 to 2028/29.
- The Council's anticipated resources from Council Tax and Business Rates.
- The planning assumption for Council tax annual increases remains at 3%.
- Pay, Contractual, Price and Income inflation estimates including capital projects and National Living Wage. This includes maintaining the planning assumption of a 2% increase on fees and charges for 2026/27.
- Assumption that the agreed budget savings remain deliverable, within the agreed profile. Work is underway to review this position and has been tracked monthly through the Council's financial monitoring procedures.
- The ongoing costs of decisions made in previous budget rounds including financing costs of capital investment.
- Service demand and cost pressures that have been identified as requiring additional budget support as they can't be mitigated at least in the short to medium term.

2.2 The Council's collection rates for Council Tax are holding up well in spite of the cost of living difficulties for residents and businesses. In 2024/25 the Council's in-year collection rate of Council Tax remained above 96% at 96.98% and was the 3rd highest in-year rate of all 36 Metropolitan Councils. However, due to the impact of the winding up order for Speciality Steel, the business rates collection was 93.96%, and as such the Council had the lowest collection of all Metropolitan Councils. If the Council had collected all the business rates due from Speciality Steel, it would have been ranked 13th instead of 36th and would have had a collection rate of 97.33%. As a result of these two collection rate outcomes, the Council Tax assumptions have been maintained at the same level with the Business Rates position softened in the MTFS.

2.3 The estimated impact of inflation and the current reducing energy prices have been factored into the MTFS update. Whilst the ongoing legacy of the increased inflation

period continues to lead to further market price pressures for the Council's base costs and contracts, reducing energy prices is helping to mitigate this position. In addition, there are some areas of escalating cost due to service demand and complexity pressures being experienced, in particular in adult care services. These service demand pressures are being reviewed and will need to be continually reviewed as part of the ongoing MTFS and Budget work. Work has been underway throughout 2025/26 to try to better understand the financial and service impacts of in these key pressure areas, to better inform the MTFS.

2.4 A significant assumption the Council has made within the current MTFS update is that Government will continue to honour the inflationary uplift in a number of core resources that have historically been inflated by September CPI (inflation on business rates is set in regulation). The impact of every 1% of inflation on these core funding streams is the equivalent of £1m extra resource for the Council. As such the Council will need to continue to closely monitor announcements from Government between now and the provisional financial settlement.

Fair Funding Review 2.0

2.5 A consultation on the Government's proposed approach to local authority funding reform through the Local Government Finance Settlement from 2026-27 was launched 20th June 2025 and ran through to 15th August 2025. The outcome of the review is expected to be announced with the Government's Budget on the 26th November 2025. The consultation sought views on the approach to determining new funding allocations for local authorities and fire and rescue authorities through the Local Government Finance Settlement.

2.6 The consultation proposed a new methodology for the distribution of a large proportion of funding the Council receives as part of the Local Government Finance Settlement. The FFR 2.0 proposes a significant change in methodology for the distribution of Local Authority funding, known as the Settlement Funding Assessment (SFA). The proposed methodology was expected to significantly shift the balance of funding back to a needs/demand basis; as such the Council was expected to significantly gain.

2.7 The approach represents a positive impact for the Council as the new methodology seeks to redistribute funding to areas of greatest demand and deprivation and on the ability to raise income locally through Council Tax. For example, areas that can generate the greatest level of Council Tax income and have a lower level of demand for services will receive a lower proportion of SFA grants. This will force those areas to place a greater reliance on their ability to generate Council Tax whilst reducing their volume of Government grant support. For the Council this will mean that there is still strong emphasis on the need to raise Council Tax locally as much as possible but also the Council will receive a greater proportion of Government Grants through the SFA.

2.8 The Government's intention through the FFR 2.0 is to provide greater certainty to Councils on their available funding over the spending review period (2026/27 to 2028/29). However, until the consultation process is completed and the outcome revealed, a key challenge for 2026/27 and the MTFS is that there remains significant uncertainty as to how Government's Financial Settlement for 2026/27 onwards will

look. Government have indicated there will be a 3 year spending period funding position; as such this will create greater certainty and be helpful for long term planning. Clearly there has been a significant change in approach towards the funding for Local Authorities and a clear acknowledgement that Local Authorities need more resources to support demand and cost pressures, which is positive for the sector.

2.9 As part of the new formula a host of existing demand and deprivation formula have been combined to allocate each authority a new share proportion of the overall SFA (this includes formulas around social care demand and home to school transport for example). The Council's share proportion is expected to be 0.49%. To enable this new formula to have greatest impact and to streamline local authority funding, a host of SFA grants are to be rolled into the Revenue Support Grant so that there is one single grant rather than a myriad of grants. This is largely positive; however, it is worth noting that for some of the rolled in grants the Council already gets a share greater than 0.49% (Social Care Grants 0.63%, Recovery Grant 1.46%) so there are areas where the Council will lose out.

2.10 To further support Councils in their planning, as well as streamlining the grant funds, greater certainty is to be provided with a confirmation of 3 year allocations covering the period 2026/27 to 2028/29. This will enable stronger medium term planning. The Council estimates that it will see an increase in its annual funding from the SFA of £20m by the end of 2028/29. This impact is a significant step in a positive direction for Rotherham in terms of national funding allocations; however, the impact is tapered in to allow Councils that will see reduced funding, to manage the impact. The changes are to be introduced on a weighted basis, 33% change in year 1 2026/27, 66% 2027/28 and 100% implementation 2028/29.

New Pressures & Mitigations

2.11 Since the Council's Budget for 2025/26 was approved at Council on the 5th March 2025, there have been significant financial challenges that will impact the Council's position for 2025/26 and that will continue to impact the Council's MTFS beyond 2025/26.

2.12 Following review of the 2025/26 position the following financial challenges have been identified and will need to be considered as part of the Council's Budget and MTFS setting process for 2026/27.

- The Council's biggest Business Rates payer Speciality Steel is being wound up after entering financial difficulty during 2023/24. This presents a financial challenge to the Council through the need to write off £4.2m of Business Rates debt, spanning across Q4 2023/24 through to 21st August 2025. The Council is only directly impacted by 49% of this debt, 1% impact South Yorkshire Fire and Rescue Services and 50% relates to central Government.

	RMBC	SYFRS	Gov't	Total
23/24	£144,142.81	£2,941.69	£147,084.50	£294,169.00
24/25	£1,383,184.86	£28,228.26	£1,411,413.13	£2,822,826.25
25/26	£546,908.48	£11,161.40	£558,069.88	£1,116,139.75
Total	**£2,074,236.15**	**£42,331.35**	**£2,116,567.50**	**£4,233,135.00**

The impact of the write off will need to be factored into the Council's MTFS along with a consideration around the longer term use of the site and how that might impact the Council's Business Rates levels annually.

- Placement pressures within Children and Young People's Services (CYPS) resulting from market pressures driving up the cost of external placements and inflation driving up the cost of internal placements. The Council has made a significant impact in reducing the cost and volume of placements in recent years. An analysis of Looked After Children (LAC) numbers 2019/20 compared with 2025/26 shows that LAC have reduced by around 130. Had previous number of placements still been in place, at today's inflated prices, this would have cost the Council £10m more per year. However, there are elements of the CYPS savings plans that still need to be completed such as the in-house residential homes programme and improvement in volume of internal fostering provision.
- Adult Social Care pressures resulting from market inflation driving up cost of care packages along with growing complexity of care needs and an ageing demographic leading to increased demand. Growth in support for Mental Health is a key area of increased demand and cost.
- Home to School Transport pressures within Regeneration and Environment and Children and Young People's Services. The Budget 2025/26 addressed the historical budget challenge here with an investment of £4.3m, however, the September 2025 intake reflects continuing growth in demand.
- Impact of the Local Government Association (LGA) Pay Award.
- UK Shared Prosperity Fund (UKSPF) is due to come to an end 2025/26. As such if the Council wishes to continue any of this activity, additional funding will be required.
- The Council also needs to make some provision to support the management of potential Equal Pay implications.

2.13 Following review of the 2025/26 position the following mitigations have been identified and will need to be considered as part of the Council's Budget and MTFS setting process for 2026/27.

- The impact of the FFR 2.0 is expected to see the Council's core funding through the Settlement Funding Assessment rise by £20m by 2028/29. The impact will be tapered in over time at roughly 33% per year from 2026/27 to 2028/29. The Council's MTFS already assumes a small increase in funding across this period ahead of the release of the FFR 2.0.
- September CPI has been confirmed at 3.8%, which is above the 2% position assumed in the Council's approved MTFS. Many major cost areas already have cost increases assumed at levels higher than 3.8% however there are some contracts that inflation is applied to in the budget at 2%, as such September's CPI will see some increased cost projections. Whilst the increase in inflation does see additional costs for the Council's MTFS, the impact on the Council's income position is greater.
- The Council is closely monitoring and participating in the consultation on the South Yorkshire Pensions revaluation process. This process will set the pension contribution rate for the next three financial years 2026/27 to

2028/29. Following robust dialogue with the Pensions Authority it is now projected that the Council's contribution rate will reduce from 17.3% to 12.1%, a saving of £6m per annum. This is to be confirmed by the Pensions Authority in March 2026.

- The Extended Producer Responsibility Grant value has been confirmed for 2026/27 and built into the MTFS in full, a £1.8m improvement.

2.14 The Council's Budget and Council Tax Report 2025/26 outlined that social care cost pressures, Home to School Transport, Homelessness and the Local Government Pay Award presented the most significant risk to the Council's Budget. The legacy of the high inflation period remains with inflation at the heart of most of the cost pressures identified above, either increasing the costs of current provision or through exacerbating the impact of rising demand. For example, CYPS placements are reducing in terms of placement numbers, however, inflation and market pressures are causing the base cost of all types of placements to rise significantly.

2.15 These pressures and mitigations are set out in Table 1 below.

Table 1: Revised MTFS Position

Budget and MTFS Update	2026/27	2027/28	2028/29
	£000	£000	£000
Approved MTFS Position per Budget and Council Tax Report 2025/26	0	3,252	6,856
Impact of previous capital investment decisions £4m & Treasury Management Savings plan ending 27/28 £4m.			8,032
Revised inflation assumptions: • Local Government Pay Award, • Social Care Provider inflation (trend remaining around 4%), • Speciality Steel write offs, • Low Business Rates Growth • Other inflationary impacts	8,775	11,819	14,862
CYPS Education System Pressure	345	112	112
CYPS Placements pressures	2,000	2,000	2,000
Further Home to School Pressures	500	1,000	1,500
Further Adults Demand/Complexity Pressures above MTFS provision	TBC	TBC	TBC
Baby Pack – cost inflation	50	50	50
Local Plan work - £1.5 from reserves	TBC	TBC	TBC
UKSPF Activity Continuation	TBC	TBC	TBC
Local Council Tax Support - Top Up Scheme	TBC	TBC	TBC
Removal of Spinal Column Point (SCP) 2 per Local Government Pay Award.	740	740	740
R&E Development Team Capacity	250	250	250
Household Support Fund switch to Crisis Resilience Fund	TBC	TBC	TBC

Extended Producer Responsibility (EPR)	-1,800	-1,800	-1,800
Fair Funding Review 2.0 (FFR) impact	-4,583	-10,613	-18,133
Pension revaluation impact	-6,000	-6,000	-6,000
Impact of September CPI at 3.8% (MTFS was 2%)	-972	-1,414	-1,156
Revised Position	-695	-605	7,314

2.16 Following the review of the MTFS pressures and mitigations the Council's Budget and MTFS is broadly balanced across 2025/26 to 2027/28. There is a more substantial pressure in 2028/29; however, given the level of change that can happen across this period and the uncertainty that exists within the local authority funding environment, there is no requirement to address this pressure as part of the current Budget and MTFS update. This position will need to take into account the outcomes of the Financial Settlement and Members' policy choices on budget policy proposals on levels of Council Tax, reserves, fees and charges and any budget savings or investments.

Delivery of Agreed Budget Savings

2.17 The MTFS update assumes delivery of the remaining previously agreed budget savings. The Council's Financial Outturn report 2024/25 reported that £4.902m of prior year savings remained undelivered. In addition, the Budget and Council Tax report 2025/26 included the delivery of £2.592m of new savings, giving £7.494m to be delivered during 2025/26. Currently, £2.265m of delivery has been secured. The biggest challenges at present relate to CYPS Placements, which is forecast as a significant cost pressure again in 2025/26. It is an ongoing challenge to clearly link the positive outcomes being delivered by CYPS in terms of reduced LAC numbers to the savings targets, principally as the service has seen rising market cost pressures and a number of significantly high cost placements. In reality, the reduction in number of placements has taken place, but the rising costs of those placements remaining has outstripped the savings achieved. The table below shows the total amount of all savings to be delivered during 2025/26 and the amount that has been delivered to date.

Table 2: Previously agreed savings

Directorate	**2025/26 Saving to be delivered**	**Secured as at 30th September 2025**	**Still to be delivered**
Adult Care, Housing and Public Health	600	300	300
Children's and Young Peoples Services	6,163	1,610	4,553
Regeneration and Environment	731	355	376
Total	**7,494**	**2,265**	**5,229**

Summary MTFS 2026/27 to 2028/29

2.18 The MTFS in summary, taking into account the issues described in this report is summarised in Table 3 below. As can be seen it is currently projected that the Council has a broadly balanced Budget for 2026/27, 2027/28 and a significant budget gap for 2028/29 of £7.314m. The main drivers of this budget gap are as follows, though as reported above, some of these pressures are mitigated;

- Financing impact of previous Capital Investment Programmes - **£4m.**
- Local Government Pay Award 2025/26 - **£2.3.**
- End of Treasury Management temporary savings plan - **£4m** per annum.

Table 3: Revised MTFS

	2026/27	**2027/28**	**2028/29**
	£000	**£000**	**£000**
Resources			
Council Tax and Business Rates	246,049	254,743	260,207
Government Grant	119,893	119,857	120,530
Fair Funding Review 2.0 Impact	4,583	10,613	18,133
Impact of September CPI 3.8%	972	1,414	1,156
Impact of increase EPR Grant	1,800	1,800	1,800
Total Resources	**373,297**	**388,427**	**401,825**
Expenditure			
Base Budget Requirement at 2025/26 pay and prices	346,995	348,240	349,735
Inflation Provision	31,380	41,352	51,391
Capital Investment Financing	7,826	10,073	14,105
Directorate Savings	-7,244	-7,244	-7,244
Use of Treasury Management Savings	-4,240	-4,000	0
Additional Service Costs and Demand	3,145	4,662	6,412
Impact of SCP2 removal	740	740	740
Impact of Pensions Revaluation	-6,000	-6,000	-6,000
Total Expenditure	**372,602**	**387,823**	**409,139**
Funding Gap (Pre-Settlement)	**-695**	**-605**	**7,314**

2.19 It is important to note that this position is before the exact amount of Government grant funding for councils is provided within the Finance Settlement. This is also a technical update of the MTFS before any Members' policy choices and decisions on levels of Council Tax.

2.20 Updated MTFS information will therefore form part of the Budget and Council Tax 2026/27 report to Council in March 2026 which will set out the full details of Budget and Council Tax proposals for 2026/27 alongside the final MTFS estimates for the medium term.

2.21 Given the financial position outlined for the Council, work is well underway with Strategic Directors to consider opportunities for increasing the operational effectiveness of services.

Reserves Position

2.22 In considering the Council's MTFS position it is important to be aware of the Council's reserves position, as set out below in Table 4. The Council's reserves have been steadily built back up in recent years to a robust position and one that covers the Council's key financial risks. The Council's reserves are also, following positive outturn positions in recent years and robust financial management, projected to be £10m higher than they were projected to be when setting the 2023/24 Budget. This level of reserves gives the Council a more robust financial position overall and the ability to potentially manage short term pressures on a temporary basis.

Table 4: Reserves Position

Corporate Reserves	Projected Balance as at 31 March 2026	Projected Balance as at 31 March 2027	Projected Balance as at 31 March 2028
	£m	**£m**	**£m**
General Fund Minimum Balance	**25.0**	**25.0**	**25.0**
Corporate Reserves			
Budget and Financial Strategy	13.6	13.6	13.6
Business Rates	4.0	4.0	4.0
Corporate Revenue Grants Reserve	3.1	3.1	3.1
Local Council Tax Support Grant	0.6	0.6	0.6
PFI leisure	0.2	0.0	0.0
Treasury Management Savings	7.4	7.4	7.4
Total	**28.9**	**28.7**	**28.7**
Total General Fund Reserves	**53.9**	**53.7**	**53.7**

3. Options considered and recommended proposal

3.1 In refreshing the MTFS the Council has made several financial assumptions as detailed within the main body of this report. Whilst various scenarios for how Government funding could be changed and the Council's costs could vary linked to in-year and potential future cost pressures, the update presented is the Council's current MTFS.

3.2 Given the level of uncertainty within financial markets, global factors and their impact on inflation, energy and the level of Government funding, elements of the MTFS remain complex to project. As such it is expected that when the Government releases the Provisional Financial Settlement for 2026/27, there may be changes to the availability of public sector funding.

4. Consultation on proposal

4.1 The Council consulted on budget proposals for 2025/26 ahead of the approval of the Budget and Council Tax 2025/26 report at Council in March 2025. Consultation on the 2026/27 budget is planned to be undertaken from December 2025 to January 2026, specific dates to be confirmed as the process continues.

5. Timetable and Accountability for Implementing this Decision

5.1 The information, proposals and recommendations will feed into the development of specific budget proposals for 2026/27 within the Budget and Council Tax 2026/27 report to Cabinet in February 2026 and Council in March 2026.

6. Financial and Procurement Advice and Implications

6.1 The financial implications are set out in the report. The Council's MTFS position at present reflects a broadly balanced budget for 2026/27 and 2027/28 before a significant budget gap in 2028/29. It is however important to note that this position is before the exact amount of Government grant funding for councils is provided within the Finance Settlement. This is also a technical update of the MTFS before any Members' policy choices and decisions on levels of Council Tax.

6.2 The Council's September financial monitoring projects an overspend of £0.9m, due in the main to pressures in social care demand and complexity, income shortfalls in Regeneration and Environment and the impact of the Local Government Pay Award. The Council is working towards mitigating this remaining forecast overspend with a view to balancing the outturn for 2025/26 so that use of reserves is not required.

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

7. Legal Advice and Implications

7.1 There are no direct legal implications arising from the recommendations within this report.

8. Human Resources Advice and Implications

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

9. Implications for Children and Young People and Vulnerable Adults

9.1 The implications are as set out in the report.

10. Equalities and Human Rights Advice and Implications

10.1 There are no implications arising from the recommendation in the report.

11. Implications for CO2 Emissions and Climate Change

11.1 There are no direct implications on carbon emissions identified as a result of this report. A carbon impact assessment is available at Appendix 2.

13. Risks and Mitigation

13.1 Risks and mitigation are described in the report

14. Accountable Officers

Rob Mahon, Assistant Director – Financial Services

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	**Date**
Chief Executive	John Edwards	28/10/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	24/10/25
Assistant Director Legal Services (Monitoring Officer)	Phillip Horsfield	24/10/25

Report Author: *Rob Mahon, Assistant Director Financial Services*
01709 254518
Rob.Mahon@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: Medium Term Financial Strategy	
Directorate: Finance and Customer Services	**Service area:** Financial Services
Lead person: Rob Mahon	**Contact number:** 01709 822064
Is this a: ☐ **Strategy / Policy** ☑ **Service / Function** ☐ **Other** **If other, please specify**	

2. Please provide a brief description of what you are screening
The report sets out a technical update of the Council's Medium Term Financial Strategy to 2028/29. The information within the report will support the development of detailed budget proposals for 2026/27. No changes to the Council's approved budget and financial strategy are proposed within the report.

Appendix 1

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 report is a summary report of the Council's current Medium Term Financial Strategy, it makes no recommendations for action around investments, savings or anything that would change current approaches of the Council's service delivery.		

If you have answered **no** to all the questions above please complete **sections 5 and 6.**

Appendix 1

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:	
Date to complete your Equality Analysis:	
Lead person for your Equality Analysis (Include name and job title):	

5. Governance, ownership and approval		
Please state here who has approved the actions and outcomes of the screening:		
Name	**Job title**	**Date**
Rob Mahon	Assistant Director – Financial Services	20/10/25

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.

Appendix 1

Date screening completed	20/10/25
Report title and date	Medium Term Financial Strategy Cabinet
If relates to a Cabinet, key delegated officer decision, Council, other committee or a significant operational decision – report date and date sent for publication	17/11/25
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	23/10/25

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?	Decrease	Home to school transport is identified as a source of additional cost pressures in the MTFS review. Actions to mitigate these cost pressures, such as optimising home to school transport routes, may also mitigate climate change: a revenue saving from commissioned home to school transport services and the Council's own fuel use, will also have a carbon saving.			Emissions from home to school transport are to be included with the Council's scope 3 emissions monitoring for the first time, in the 2025 Climate Emergency Annual Report.
Emissions from waste, or the quantity of waste itself?	Decrease	Cost pressures from waste management are identified in the MTFS review. In the 2023/24 financial year, average contamination rates for paper and card and dry mixed recycling collections from			Recycling and contamination rates are monitored within the waste management service. Estimated greenhouse gas emissions from the Council's own waste and from household waste

		households were 15.58% and 18.66%, respectively. Charges are paid to the Council's downstream contractors for contamination exceeding 5% and 10% in each respective recycling stream. Meanwhile, 12.16% of material disposed as residual waste at the BDR Waste Treatment Facility could have been recycled at the kerbside, representing lost revenue. Measures, as approved in the Council's climate change action plan, to increase recycling and decrease contamination may help to relieve cost pressures, at the same time as they cut emissions from waste.			collections are published in the Climate Emergency Annual Report.
Emissions from housing and domestic buildings?	Unknown				
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? Reviewing and updating the Council's MTFS does not in itself affect the capacity of people living in the Borough to adapt to climate change, though it does support Council services' resilience indirectly, by ensuring their financial sustainability.

Provide a summary of all impacts and mitigation/monitoring measures: Reviewing and updating the Council's MTFS does not in itself affect the Council's carbon emissions, those of its contractors or the Borough of Rotherham. However, cost pressures detailed in the present MTFS review may affect delivery of the Council's climate change commitments. In some cases, there are financial 'co-benefits' of climate change actions: more efficient home to school transport, avoided contamination charges and increased recycling rates could mitigate some cost pressures, while helping to mitigate climate change.

Supporting information:	
Climate Impact Assessment Author	Rob Mahon Assistant Director of Financial Services Financial Services Finance and Customer 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 545 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 – 17 November 2025

Report Title
General Enforcement 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)
Craig Cornwall, Community Protection and Environmental Health Manager
01709 823118 or craig.cornwall@rotherham.gov.uk

Lewis Coates, Service Manager Regulation and Enforcement, 01709 823118 or lewis.coates@rotherham.gov.uk

Ward(s) Affected
Borough-Wide

Report Summary
The Council has had an adopted General Enforcement Policy in place in a range of formats for a number of years. The Policy is required to be reviewed at regular intervals with the last one being in May 2023.

The Council is required by statutory guidance to have in place mechanisms to engage those they regulate, residents, businesses, and others to offer views and contribute to the development of their policies. A review of the Council's General Enforcement Policy is an opportunity to ensure that stakeholders are engaged and consulted in relation to policy development and to identify if there should be any amendments to the Policy.

Recommendations

That Cabinet:

1. Approve a period of consultation with stakeholders to be undertaken in respect of the General Enforcement Policy to inform a review.

2. Note that a refreshed Policy will then be presented to Cabinet in May 2026 following the consultation.

List of Appendices Included

Appendix 1 General Enforcement Policy May 2023
Appendix 2 Consultation Plan
Appendix 3 Equalities Screening Assessment
Appendix 4 Carbon and Climate Change Assessment

Background Papers

- General Enforcement Policy, May 2023
- Legislative and Regulatory Reform Act 2006
- Legislative and Regulatory Reform (Regulatory Functions) Order 2007
- Department for Business Innovation and Skills: Better Regulation Delivery Office, Regulators' Code (April 2014)
- August 2023 Cabinet minutes, Item 40 – General Enforcement Policy

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

Council Approval Required
No

Exempt from the Press and Public
No

General Enforcement Policy

1. Background

1.1 The Council is required by the Legislative and Regulatory Reform Act 2006 to have regard to the Regulators' Code when developing policies and operational procedures that guide its regulatory activities. This applies to the Council's General Enforcement Policy and any revisions it wishes to make to that Policy.

1.2 The Department for Business, Innovation and Skills: Better Regulation Delivery Office's, Regulators' Code of April 2014 is a statutory guidance document that councils must have regard to when developing polices and operational procedures that guide some of its regulatory activities. This applies to the Council's current General Enforcement Policy in relation to its regulatory and enforcement functions.

1.3 The General Enforcement Policy is underpinned by the statutory principles of good regulation but also ensures the priority of protecting the public.

1.4 The General Enforcement Policy sets out Rotherham Metropolitan Borough Council's approach to regulatory compliance and enforcement, aiming to protect the public, support businesses, and safeguard the environment. The policy emphasises transparency, consistency, proportionality, and accountability in all enforcement actions, ensuring that resources are targeted at the highest risks and that advice and support are prioritised to encourage compliance. It outlines the conduct of investigations, decision-making processes for enforcement actions, and the importance of fairness, confidentiality, and feedback. The Policy also details the range of enforcement actions available, from advice and voluntary undertakings to prosecution and licence revocation, and highlights the Council's commitment to working with partners, adhering to relevant legislation and codes of practice, and regularly reviewing its approach to ensure effectiveness and public trust. The Policy sets out the principles of transparency, consistency and proportionality to which the Council will adhere to in its discharge of enforcement and regulatory functions.

1.5 The current General Enforcement Policy was reviewed during 2023 in accordance with the Regulators' Code. The updated General Enforcement Policy was approved and adopted at the Cabinet meeting of 7th August 2023 (item 40).

1.6 The Council's General Enforcement Policy, attached as Appendix 1, details the way in which the Council will exercise its regulatory obligations in a way that is:

- Proportionate
- Accountable
- Consistent
- Transparent
- Targeted

Consultees will be asked to identify if there need to be any amendments in relation to legislative changes or any proposed changes in approach to regulation and enforcement.

2. Key Issues

2.1 The key issues are set out in Section 1 of the report.

3. Options considered and recommended proposal

3.1 The Council is obliged by statute to have a General Enforcement Policy in place and is required to regularly review such Policies and therefore no alternative options have been considered.

3.2 The recommendation is to approve the intention to consult with stakeholders, and to provide a refreshed Policy to Cabinet, taking account of any actionable views, in May 2026.

4. Consultation on proposal

4.1 A consultation plan is provided in Appendix 2.

4.2 The findings from the consultation on the existing Policy, together with a refreshed Policy, will be brought back to Cabinet for consideration.

5. Timetable and Accountability for Implementing this Decision

5.1 Should consultation be approved by Cabinet in November 2025, then consultation will take place between 1 December 2025 and 27 February 2026.

5.2 Consultation will include Council colleagues, Elected Members, partners, stakeholders and the public.

5.3 A draft reviewed Policy, following the completion of the consultation, together with analysis of the consultation, will be presented to Cabinet in May 2026 to consider adoption.

6. Financial and Procurement Advice and Implications

6.1 All costs associated with this consultation process and the subsequent implementation of and monitoring associated with the General Enforcement Policy will be contained within the approved revenue budgets for the Regulation and Enforcement Service.

6.2 There are no direct procurement implications associated with the recommendations detailed in this report.

7. Legal Advice and Implications

7.1 The Council is required by the Legislative and Regulatory Reform Act 2006 to have regard to the principles set out within section 21(2) of the Act and also the Regulators' Code when developing policies and operational procedures that guide its regulatory activities. This applies to the Council's General Enforcement Policy and any revisions its wishes to make to that Policy.

7.2 The Legislative and Regulatory Reform (Regulatory Functions) Order 2007 details the regulatory and enforcement functions of the Council that are subject to the Regulators' Code and consequently the General Enforcement Policy. This covers a significant number of functions including for example Environmental Health, Trading Standards, Highways, Housing, Licensing, Parking and Transport; however, it should be noted that the provisions do not extend to Planning and Social Services.

7.3 Both the Act and the Regulators' Code details standards of function delivery that must be adhered to, establishing the following as legal obligations for the delivery of the Council's regulatory and enforcement functions subject to the Regulators' Code:

- Proportionate
- Accountable
- Consistent
- Transparent
- Targeted

7.4 The Government will monitor those subject to the Regulators' Code and their published policies and standards, and will challenge regulators where there is evidence that policies and standards are not in line with the Code or are not followed.

7.5 Adopting the recommended option will ensure that the Council is compliant with statutory requirements and allow for policy development where required. This will also minimise the risk of any legal challenge in respect of the policy itself, and any enforcement decisions made in accordance with the policy. A decision not to formally review the policy could leave the Council open to potential legal challenge in respect of enforcement decisions, judicial review and challenge from the Better Regulation Delivery Office (part of the Department for Business, Innovation and Skills).

7.6 There are well known consultation criteria, based upon case law, for a consultation to be deemed lawful:

(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;
(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.

7.7 There is no statutory consultation period however any consultation should be carried out over a sufficient period of time. The proposal of an initial consultation internally with relevant Services and then 6 weeks for public consultation would be sufficient and is in line with Government guidance.

8. Human Resources Advice and Implications

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

8.2 Council teams/staff who are subject to the General Enforcement Policy will be encouraged to engage with this consultation.

9. Implications for Children and Young People and Vulnerable Adults

9.1 There are no implications for Children and Young People and Vulnerable Adults.

10. Equalities and Human Rights Advice and Implications

10.1 The existing Policy was subject to a full analysis following previous reviews and amendments. Any changes to the Policy following the consultation will also be subject to a full equality analysis if required.

10.2 A screening assessment has been carried out in Appendix 3.

11. Implications for CO2 Emissions and Climate Change

11.1 An assessment has been carried out in Appendix 4. There are implications in relation to vehicle use emissions to conduct regulatory and enforcement visits however the impact is assessed as minimal.

12. Implications for Partners

12.1. Internal partners will be consulted in phase one of the process. No external partners are impacted, as agencies such as the Police will have their own Policies to comply with.

13. Risks and Mitigation

13.1 Failure to have due regard to the provisions of the Regulators' Code, presents a risk of decisions or actions being successfully challenged, and evidence gathered during a criminal investigation being ruled inadmissible by the Court.

13.2 Failures to comply with the Regulators' Code can result in reputational damage to the Council through not complying with its legal obligations.

14. Accountable Officers

Sam Barstow, Assistant Director

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	**Date**
Chief Executive	John Edwards	28/10/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	23/10/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	21/10/25

Report Author: *Craig Cornwall, Community Protection & Environmental Health Manager*
01709 823118 or craig.cornwall@rotherham.gov.uk

This report is published on the Council's website.

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Appendix 1 - General Enforcement Policy

Contents:

1. Introduction

2. Purpose of this Policy

3. When does this policy apply?

4. Our approach to dealing with non-compliance

5. Conduct of investigations

6. Decisions on enforcement action

7. Review of this policy

8. Comments and complaints

Appendix A Legislation, guidance and codes used in the preparation of the policy

Appendix B Enforcement Actions available to the Local Authority in respect of Criminal and Civil Breaches

Appendix C Reference to Service (function) specific policies and further reading

Appendix 1

Rotherham Metropolitan Borough Council

1. INTRODUCTION

1. This document is the General Enforcement Policy for Rotherham Metropolitan Borough Council. The document shows transparency, consistency and proportionality. It explains the main ideas officers follow to make sure everyone complies with the Council legislation. The policy conforms to the Regulators' Code (Better Regulation Delivery Office [BRDO]) April 2014. There are other, specific rules for different services such as those listed in Appendix C, but this explains the main ideas.
2. Our primary purpose is to ensure regulatory compliance and enforcement which protects the public. The Council will deliver well organised and consistent work focused by risk assessment. The Council will make sure everyone follows the rules. We will focus on the most important things to keep everyone safe. This will provide a positive approach to those regulated and achieve compliance.
3. The Council's Corporate Priorities are to provide protection from harm for individuals and the environment. This enables businesses to flourish without unnecessary burden of inspection and regulation. This improves the health and wellbeing of those living, working and visiting the Borough.
4. The Council will carry out good enforcement practice. We ensure that we adherence to the current legislation, guidance, and codes of practice, that influence this policy (see Appendix A).
5. The Council will maintain good standards and conditions that impact on the environments of all who live, work and visit Rotherham.
6. The Council is committed to good enforcement practice and adherence to the current legislation (see Appendix A).
7. The Council will exercise our regulatory activities in a way which is
    - Proportionate – our activities will reflect the level of risk to the public,
    - Accountable – our activities will be open to public scrutiny.
    - Consistent – our advice to those regulated will be robust, reliable and similarly advice provided by others will be respected.
    - Transparent – those regulated will be advised appropriately so they can understand what is expected of them and what they can expect in return.
    - Targeted – resources will be focused on higher risk enterprises and activities, reflecting local need and national priorities.
8. The Council will avoid imposing unnecessary regulatory burdens, and policies. Procedures and practices will consider supporting or enabling economic growth by considering economic impacts. We will also consider costs of compliance with a view to improving confidence in compliance of those regulated and encouraging compliance.
9. The Council will ensure that regulatory officers have the knowledge and skills to:
    - Understand the principles of protecting the public
    - Support those that they regulate
    - Understand those they regulate

- Understand the statutory principles of good regulation and how activities are delivered under the Code.

10. The Policy will be published on the internet. Relevant service standards and function specific Enforcement Policies drawn up by each individual service area, will be available in electronic or paper format upon request.

2. PURPOSE OF THE POLICY

1. This policy will ensure public protection, legal compliance and set the framework which officers of the Council will operate.
2. All officers will have regard to this document when making enforcement decisions. Any departure from this policy must be exceptional, capable of justification and be considered by the Director of service before a final decision is made.
3. This provision will not apply where a risk of injury or to health is likely to occur due to a delay in any decision being made. The Chief Executive may suspend any part of this policy, in cases of emergency. This would achieve effective running of the service and/or where there is a risk of injury or to health of employees or any members of the public. The Regulators' Code requires regulators to have procedures in place to ensure that their officers follow their published service standards.

3. APPLICATION OF THE POLICY

1. The Enforcement Policy relates to those enforcement and regulatory functions discharged by the Council's Regeneration and Environment Directorates' Community Safety and Streetscene Department
2. The Policy does not cover the enforcement functions delivered by Planning and Building Control Services. This is because their regulatory statutory powers are not scheduled within Part 3 of the 2007 order. The extant list of regulations covered by the Regulators' Code. This can be found within the schedule to the Legislative and Regulatory Reform (Regulatory Functions) Order 2007.
3. By using effective procedures and clear policies, it standardises regulation and enforcement.
4. Regulation and enforcement's primary function is to achieve regulatory compliance. This is to protect the public, legitimate business, the environment and groups such as consumers and workers. The Council prioritises achieving compliance through education and support. The Council reserves the right to take enforcement action even after initial compliance is achieved.
5. Officers will refer the matter to the relevant agency for offences or potential offences if they are outside of the legislative remit of this General Enforcement Policy. They will ensure that the issues are thoroughly investigated and feedback is provided to the complainant.

Appendix 1

4. OUR APPROACH TO DEALING WITH NON-COMPLIANCE

The Council recognise that most businesses and individuals strive to follow the law, however, firm action will be taken against those who flout the law or act irresponsibly. Particular focus will be given to circumstances where the public's safety is compromised. Those that deliberately or persistently fail to comply will be dealt with by the Council.

Those regulated by the Council are able to request advice on non-compliance without directly triggering enforcement action. where they show a willingness to resolve the non-compliance, unless the matter is so serious that enforcement action is deemed necessary. This is in accordance with Section 5.4 of the Regulators' Code.

The Council will review all notifications/complaints of non-compliance and will investigate if necessary. Necessity to investigate and the promptness of the response will be dependent on the resources available as well as identification of risk.

Where appropriate The Council will carry out check visits or re-visit to assess compliance where prior advice or guidance has been given, before considering further action.

Council officers and decision makers will carry out all our enforcement duties, including taking formal enforcement action, in a fair, and consistent manner. Whilst officers exercise judgement in individual cases, the Council will have arrangements in place to promote consistency including liaison with other agencies and authorities.

ADVICE & GUIDANCE

1. The Council recognises that prevention is better than a cure. We will actively work with business and residents to provide advice on and help with compliance with the law. In doing this it will be ensured that:
    - Any information provided will be in clear, concise and accessible language. It will be confirmed in writing where necessary.
    - Legal requirements and good practice/guidance aimed at improvements above minimum standards will be clearly distinguished
    - Provide advice to support compliance that can be relied upon
    - Work collaboratively with other regulators where those regulated by more than one regulator are affected, and where there is disagreement over advice given, regulators will reach agreement.

    The Council's Scheme of Delegation, can be provided in electronic or paper format upon request. This includes details of who handles managing investigations.

Appendix 1

FEEDBACK & INFLUENCING

1. The Council will ensure that mechanisms are in place to allow those regulated, and the public, to express views, provide feedback. They can also contribute to the development of regulatory policies and service standards.
2. The Council will consider the impact on business, before changing policies and service standards.

FAIRNESS

1. Officers will be courteous, fair and efficient at all times, and will identify themselves by name.
2. The Council will give consideration to fairness, individual's human rights and natural justice. This is in all aspects of our enforcement work.
3. The Council believes in openness and equality in the way services are provided. Every individual is entitled to dignity and respect.
4. The council will aim to ensure that there will be no discrimination against any individual when making enforcement decisions. This is regardless of culture, ethnic or national origins, gender, disability, age, sexual orientation, political or religious beliefs, socio-economic status,. This includes previous criminal convictions or caution which is not relevant to the current issue.

CONFIDENTIALITY

1. It is normal practice to maintain the confidentiality of a complainant. Unless they agree to act as a witness in formal action taken by the Council, or the Council are required by law to disclose the identity of a complainant. Anonymous complaints will be acted upon and investigated appropriately.
2. Where any officer or member of the Council becomes aware of any concern in enforcement practice or compliance requirements. In the first instance, it should be escalated to their line manager. If this approach is not seen to be appropriate the issue should be raised with another manager. Legal notices will clearly set out the means by which the notice can be appealed, including timescales and relevant bodies to which the appeal can be lodged.
3. If complaints of treatment or officer conduct cannot be informally resolved between stakeholders, officers and line managers, the customer will be directed to the Council's formal complaints process.
4. The Council does operate a "whistleblowing policy"; the "Confidential Reporting Code". This ensures serious concerns can proceed confidentially.

CHARGING FOR ENFORCEMENT

1. The Council will recover costs for taking enforcement action against the responsible persons, where legislation allows. These costs will be associated with administrative costs associated with preparation and serving of any notice.

2. The responsible person will be advised of the potential of being charged for formal enforcement notices before any charge is incurred, unless the situation is an emergency. In emergency situations officers will make reasonable efforts to contact the responsible person. If the responsible person cannot be contacted or cannot respond quickly enough, formal action will be initiated and a charge made.

NECESSARY AND PROPORTIONATE

1. The Council will choose proportionate approaches based on relevant factors.
2. In assessing what enforcement action is necessary and proportionate, consideration will be given to, amongst other things:
    1. Public protection and "risk to the public"
    2. The seriousness of the compliance failure.
    3. The past and current performance of any business and/or individual concerned.
    4. Any obstruction on the part of the offender.
    5. The risks being controlled.
    6. Statutory guidance.
    7. Codes of Practice.
    8. Any legal advice.
    9. Policies and priorities of Government and the Council.
    10. A person's circumstances
    11. The existence of a Primary Authority agreement

COUNCIL INTERESTS

1. The Council will enforce under legislation, procedures, and guidance, where the council has enforcement and regulatory responsibility in relation to its own premises. This will be consistent across all premises regardless of ownership. If any council employees are investigated, the investigation will be conducted in accordance with procedures developed to ensure that conflict of interest is minimised. The investigation will be conducted in an open, honest and accountable manner. All individuals and business will be dealt with consistently, regardless of whether they have an interest in the Council

PUBLICITY OF ENFORCEMENT

1. Where the Council;
    - is successful in prosecution and a conviction of an individual or business, or
    - has made an enforcement decision relating to licensed premises, vehicles, drivers and/or operators

it may, upon legal advice, publish details of the offence, perpetrators and convictions in both electronic and paper publications. This would be done to have a deterrent effect and to make the public aware that the Council is taking effective enforcement action where it is necessary.

1. Where a Primary Authority exists, the Council will consult on responses to breaches.
2. The council will liaise with the relevant agency if the Council is aware of likely non-compliance where the enforcement powers are shared or with another agency.
3. The Council has an Information Sharing Protocol in place through the Safer Rotherham Partnership. This allows the sharing of information with partners where allowed and appropriate.

5. CONDUCT OF INVESTIGATIONS

1. All investigations will be carried out under the following legislation. They will be in accordance with any associated guidance or codes of practice, in so far as they relate to the Council:
    - the Police and Criminal Evidence Act 1984
    - the Criminal Procedure and Investigations Act 1996
    - the Regulation of Investigatory Powers Act 2000
    - the Criminal Justice and Police Act 2001
    - Criminal Justice Act 2003
    - the Human Rights Act 1998
2. These Acts and associated guidance control how evidence is collected. It is used to give a range of protections to citizens and potential defendants. Our authorised officers will also comply with the requirements of the particular legislation under which they are acting, and with any associated guidance or codes of practice.
3. The powers used by authorised officers are determined and restricted to those set out in the appropriate statute and/or Council's Delegation of Powers scheme. This is available in electronic or paper format upon request.
4. Where any officer conducting regulatory or enforcement functions is obstructed in the course of their investigations, and legislation allows, formal action will be considered for obstruction offences.
5. Where legislation allows the seizure of equipment, articles, or items, the Council will adhere to legislation, guidance and specific policies in relation to those seizures.
6. Where necessary, the Council and its officers may request South Yorkshire Police exercise their powers of arrest in order to progress an investigation and/or apprehend an offender.
7. Where it is believed that an offence has been committed, the Council will endeavour to interview where appropriate alleged perpetrators in accordance with the Police and Criminal Evidence Act 1984 and related guidance.
8. Legislation utilised by regulatory and enforcement officers, is often subject to statutory time limits for investigations from the point of discovery or commission of the offence. In all circumstances the Council will abide by these limitations when conducting investigations and when considering any subsequent enforcement actions.
9. Levels of authorisation are detailed within the Council's Scheme of Delegation, which is available upon request. Within the Scheme of Delegation there is provision for levels of authorisations for certain enforcement actions

such as prohibitions, seizures and works in default, which will require case review prior to authorisation.

10. Before information is laid at Court or at function level boards such as Licensing Board, the case file, casework and all relevant evidence are subject to case review through the line management arrangements prior to authorisation at section head level. These arrangements are laid out in function specific procedures.
11. Alleged offenders and witnesses will be informed of the progress of investigations.

6. DECISIONS ON ENFORCEMENT ACTION

These factors are not listed in order of significance. The rating of the various factors will vary with each situation under consideration.

1. There are a range of actions that are available to the Council which are set out in legislation.
2. For the purposes of this policy, formal enforcement action, includes (see Appendix C):
    - Compliance Advice, Guidance and Support;
    - Voluntary Undertakings;
    - Statutory (Legal) Notices;
    - Financial penalties;
    - Injunctive Actions / Enforcement Orders etc;
    - Simple Caution;
    - Prosecution; and
    - Refusal / Suspension / Revocation of Licences
3. Alleged offenders and witnesses will be informed of the progress of investigations.

HOW DECISION ARE MADE ON ENFORCEMENT ACTION

1. Where formal enforcement action is necessary, the most appropriate course of action (from the range of sanctions and penalties available) will be considered with the intention of:
    - protecting public safety
    - protecting the environment and animal etc welfare
    - changing the behaviour of the offender
    - eliminating any financial gain or benefit from non-compliance
    - being responsive and considering what is appropriate for the particular offender and issue involved, including punishment and the public stigma that may be associated with a criminal conviction
    - being proportionate to the nature of the offence and harm caused
    - restoring the harm caused by non-compliance
    - deterring future non-compliance.
2. Where the responsible person has failed to respond once a breach of legislation has been brought to their attention or the breach is so severe as to present an imminent risk, it is very likely that formal action will be initiated.
3. Before instigating legal proceedings service will consider many factors, including:

- The seriousness of the alleged offence
- The history of the party concerned
- The willingness of the business or the individual to prevent a recurrence of the problem and to co-operate with officers
- Whether it is in the public interest to prosecute
- Whether there is a realistic prospect of conviction
- Whether any other action (including other means of formal enforcement action) would be more appropriate or effective
- The views of any complainant and other persons with an interest in prosecution.

4. These factors are NOT listed in order of significance. The rating of the various factors will vary with each situation under consideration.
5. Where appropriate there will be cooperation and coordination with any relevant regulatory body and/or enforcement agency to maximise the effectiveness of any enforcement.
6. Where an enforcement matter affects a wide geographical area beyond the Borough boundaries, or involves enforcement by one or more other local authorities or organisations; where appropriate all relevant authorities and organisations will be informed of the matter as soon as possible and all enforcement activity coordinated with them.
7. Where the law allows regulation and enforcement will share intelligence relating to wider regulatory matters with other regulatory bodies and enforcement agencies, including::
   - Government Agencies.
   - Police Forces.
   - Fire Authorities.
   - Statutory undertakers.
   - Other Local Authorities.
8. When a decision to take enforcement action against you and:

- you are a business operating in more than one Local Authority area and you have chosen to have a registered Primary Authority Partnership under The Regulator Enforcement Sanctions Act 2008 (The RES Act); and
- the enforcement action proposed is covered by the definition of enforcement action for the purposes of Part 2 of the RES Act

the Council will comply with the agreement provisions for enforcement and notify your Primary Authority of the proposed action. Your Primary Authority has the right to object to the Council's proposed action in which circumstances either they or the Council may refer the matter to BRDO.

9. Investigation Officers are required to escalate to their line manager all (suspected or actual) serious or complex incidents of non-compliance. This includes, and not exclusively, all non-compliance directly impacting on the safety of young and vulnerable persons.

Appendix 1

Rotherham Metropolitan Borough Council

7. ENFORCEMENT AND REGULATORY SERVICES (SERVICE STANDARDS)

Services will be delivered in accordance with the requirements of the Regulators' Code.

1. Whether a business, employee or a member of the public, the Council are committed to providing an efficient, courteous and helpful service. This section explains what standards can be expected of regulatory and enforcement services in Rotherham.
2. The enforcement services are delivered in a number of service areas:
    - Environmental Protection
    - Public Health
    - Food, Health and Safety
    - Animal Health
    - Waste Management
    - Trading Standards
    - Licensing
    - Parking
    - Dog Control
    - Environmental Crime
    - Safety at Sports Grounds
    - Private Sector Housing
    - Highways
    - Green Spaces
    - Street Cleansing.

HOW SERVICES ARE DELIVERED

1. Each service will have robust Service Standards which underpin expectations of level of service to relevant stakeholders including the public.
2. Services will be delivered in accordance with the requirements of the Regulators' Code.
3. In all dealings with the Council enforcers and regulators it can be expected to receive an efficient and professional service. Our officers will:
    - Be courteous and polite
    - Always identify themselves by name, and provide contact details (the exception to this are Civil Enforcement Officers undertaking parking enforcement, who under provisions in the Traffic Management Act Guidance for Local Authorities, should only be identified by their individual officer number).
    - Seek to gain an understanding of how a business operates
    - Provide details of how to discuss any concerns there may be
    - Agree timescales, expectations and preferred methods of communication
    - Ensure that information and progress on any outstanding issues is provided.

Appendix 1

HELPING BUSINESSES AND INDIVIDUALS GET IT RIGHT

1. The Council wants to work with businesses and individuals to be compliant and successful. It is important that everyone feels able to contact for advice when it is needed. It does not follow that enforcement action will follow just because something is told to the Council.
2. Information and guidance to help make sure legal requirements are met are available on request either electronically or by paper copy.
3. When Council officers visit premises they will:
    - Explain the reason and purpose of the visit
    - Carry their identification card at all times, and present it on request when visiting; if they do not – ask to see it.
    - Exercise discretion in front of neighbours, and business customers & staff
    - Have regard to the business' or person's approach to compliance, and use this information to inform future interactions
    - Provide information, guidance and advice , if required, to support statutory obligations are met
    - Maintain a written record of the visit.
4. The Council will allocate resources to where they will be most effective by assessing the priority risks:
    - Risk will be considered at every stage when making a decision, including the most appropriate intervention, the way of working, checks on compliance, and when taking enforcement action.
    - Assessment of risk will recognise previous compliance history and all available relevant data including relevant external verification.
    - Where risk assessment frameworks are designed or reviewed consultation will be carried out with those affected. This approach will cover a range of regulatory activity.
    - The effectiveness of regulatory activities and outcomes will be reviewed regularly and adjusted accordingly.

COVERT SURVEILLANCE, INCLUDING THE USE OF SURVEILLANCE OF SOCIAL MEDIA

1. The Council use of surveillance powers are covered by the Regulation of Investigatory Powers Act 2000 (RIPA). The Council will only do this when it is necessary and proportionate to do so to prevent and detect serious crime. It is in accordance with the Council's RIPA Policy. This is authorised by the Court.
2. Investigating officers will seek legal advice where necessary and always act in accordance with the Council's RIPA Policy and appropriate guidance issued by the Home Office and Regulator. If investigators believe they need to look at someone's social media accounts closely for a case, they must get special approval first. This is in accordance with written departmental procedures. Such authorisation will ensure as far as possible that authorised officers act lawfully and in a fair and transparent manner.

Appendix 1

REQUESTS FOR OUR SERVICES

1. The services that the Council offer, including details of any fees and charges that apply, are available on request either electronically or in paper copy.
2. In responding to service requests, including requests for advice and complaints about breaches of the law, there will be:
    - Response to the request within a maximum of 10 working days (this varies within services and compliance activity)
    - Advise when a substantive response can be expected
    - Seek to fully understand the nature of the request
    - Explain what may or may not be possible, so that its clear what the customer can expect
    - Keep the person or business informed of progress throughout the Council's involvement
    - Keep the person or business informed of the outcome as appropriate
3. A detailed breakdown of both the response and expected resolution time is available on request either electronically or in paper copy. Please be aware that judgment will be made by officers to determine whether a more prompt response is required.
4. Notice that officers intend to visit will be provided. This is unless there is a specific reason to believe that an unannounced visit is more appropriate.
5. The Council's website provides information about all Council services. It can be found at www.rotherham.gov.uk You can also contact us by contacting the Enforcement team, or by post or in person.

OPENING TIMES

1. Most services are available Monday to Friday 8.30 to 5.00pm. More information will be available within service specific policies and standards. Officers will also work at times outside the above core hours to aid compliance and enforcement of standard. This includes the Community Protection and Environmental Health service, which operates a night a week out of hours service.
2. Officers will seek to work with any person or business in the most appropriate way to meet the individual need. Information is available in different formats, and officers have access to translation and interpretation services.
3. If you contact the Council your name and contact details will be taken to enable us to keep in touch as the matter progresses. All contacts with the service will be treated in confidence unless there has been permission to share details with others as part of the matter being dealt with or there is an operational or legal reason to do so. Anonymous complaints will be acted upon and investigated.
4. Personal data will be managed in accordance with the Council's Data Protection Policy. This is available on request either electronically or in paper copy.

Appendix 1

OUR TEAMS

1. There is a dedicated team of officers who have the appropriate qualifications, skills and experience to deliver the services provided. Arrangements are in place to ensure the ongoing professional competency of all officers.
2. Where specialist knowledge is required in an area outside of the Council's expertise, arrangements can be made. This may be with both neighbouring authorities and other regulatory organisations. They may be needed to call on additional resources if necessary.

WORKING WITH OTHERS

1. The Council's aim is for all Council services work together so a streamlined service is provided.
2. Council officers are familiar with the work of our partners and can signpost you to the advice and guidance you need. The Council is a member of the Safer Rotherham Partnership, Health and Safety Executive. If you have any comments or concerns regarding the way in which the local regulatory system is operating, you can contact the partnership by contact the Council as above.
3. Our services work in conjunction with various partners at a local and national level. This in order to ensure consistency, effective and lawful information sharing and to keep on top of regulatory and legislative updates.

INFORMATION SHARING

1. The Council has information sharing protocols with various partners including the Police. This is to detect and deter crime and anti-social behaviour. The Council is committed to the objectives of this partnership. They will balance data protection considerations in line with the information sharing protocol.

8. REVIEW OF THIS POLICY

1. The council will consider any potential impacts on businesses before the Council changes any policies that affect regulatory and enforcement functions. Where there is a perceived significant change of impact then business will be consulted in relation to the changes of policy. Before changing polices or service standards, the impact on businesses will be considered. We will engage with business representatives. This is as per Section 2.1 of the Regulators' Code.
2. Policies will be reviewed if feedback indicates that improvements may be necessary, or where legislative changes require consideration of policy change. This includes those policies which are statutorily required.

9. COMMENTS AND COMPLAINTS

1. Feedback helps ensure our services meets the needs of the Council's customers so that there can be learning to bring improvements. All views are welcomed whether they be good or whether they suggest improvement is

needed. Customer satisfaction surveys, from time to time, are used but feedback can be made at any time.

2. The Council will provide a clearly explained complaints procedure. This will allow those that are regulated to easily make complaints about the conduct of the regulator. All complaints about the services offered by the Council will be dealt with in accordance with the Council's formal complaints procedure. An information leaflet is available at all Council offices. This is available in electronic or paper format upon request in accordance with section 2.3 of the Regulators' Code.
3. There is a willingness to discuss with you the reasons why there has been a particular course of action or why you may have been asked you to act in a particular way. You can contact the named officer that is dealing with your case, or ask to speak to the officer's line manager.

APPENDIX A: LEGISLATION, GUIDANCE, AND CODES

1. Principles of Good Regulation. The Legislative and Regulatory Reform Act 2006, Part 2, requires the Council to have regard to the Principles of Good Regulation when exercising a specified regulatory function. This is specified by the Legislative and Regulatory Reform (Regulatory Functions) Order 2007. For local authorities, the specified functions include those carried out by our environmental health, trading standards and licensing services.

   The Council will exercise our regulatory activities in a way which is:

   - Proportionate – our activities will reflect the level of risk to the public and enforcement action taken will relate to the seriousness of the offence.
   - Accountable – our activities will be open to public scrutiny, with clear and accessible policies, and fair and efficient complaints procedures.
   - Consistent – our advice to those regulated will be robust, reliable and similarly advice provided by others will be respected. Where circumstances are similar, a consistent, if possible, approach/action to other local authorities will be followed.
   - Transparent – those regulated will be advised appropriately so as to understand what is expected of them and what they can anticipate in return.
   - Targeted – resources will be focused on higher risk enterprises and activities, reflecting local need and national priorities.
2. Regulators' Code. The Council has had regard to the Regulators' Code in the preparation of this policy. In certain instances it may be concluded that a provision in the Code is either not relevant or is outweighed by another provision. It will be ensure that any decision to depart from the Code will be properly reasoned, based on material evidence and documented.
3. Human Rights Act 1998. The Council is a public authority for the purposes of the Human Rights Act 1998. The principles of the European Convention for the Protection of Human Rights and Fundamental Freedoms will be applied. This Policy and all associated enforcement decisions take account of the provisions of the Human Rights Act 1998. In particular, due regard is had to

the right to a fair trial and the right to respect for private and family life, home and correspondence.

4. Data Protection Act 1998. Where there is a need for the Council to share enforcement information with other agencies, the provisions of the Data Protection Act 1998 will be followed.
5. The Code for Crown Prosecutors:
    - When deciding whether to prosecute, the Council has regard to the provisions of The Code for Crown Prosecutors as issued by the Director of Public Prosecutions. The Code for Crown Prosecutors is a public document that sets out the general principles to follow when decisions are made in respect of prosecuting cases.
    - The Code sets out two tests that must be satisfied commonly referred to as the 'Evidential Test' and the 'Public Interest Test':
        - Evidential Test - is there enough evidence against the defendant? When deciding whether there is enough evidence to prosecute, the Council will consider what evidence can be used in court and is reliable. There must be enough evidence to provide a 'realistic prospect of conviction' against each alleged offender
        - Public Interest Test - is it in the public interest for the case to be brought to court?
    - The Council will balance factors for and against prosecution carefully and fairly, considering each case on its merits. The public interest factors that will be taken into account are detailed under the enforcement options available to us in Appendix C.
6. Regulatory Enforcement and Sanctions Act 2008 ('the RES Act'). The Regulatory Enforcement and Sanctions Act 2008, as amended, established the Primary Authority scheme. The requirements of the Act will be complied with when enforcement action against any business or organisation that has a primary authority is being considered, and will have regard to guidance issued by the Secretary of State in relation to Primary Authority.

APPENDIX B: ENFORCEMENT ACTIONS AVAILABLE TO THE COUNCIL IN RESPECT OF CRIMINAL AND CIVIL BREACHES

1. Compliance Advice, Guidance and Support - The Council uses compliance advice, guidance and support as a first response in the case of many breaches of legislation that are identified. Advice is provided, sometimes in the form of a warning letter, to assist individuals and businesses in rectifying breaches as quickly and efficiently as possible, avoiding the need for further enforcement action. A warning letter will set out what should be done to rectify the breach and to prevent re-occurrence. If a similar breach is identified in the future, this letter will be persuasive in considering the most appropriate enforcement action to take on that occasion. Such a letter cannot be cited in court as a previous conviction but it may be presented in evidence. The Council recognises that where a business has entered into a partnership with a primary authority, the primary authority will provide compliance advice and support. The Council will take such advice into account when considering the

most appropriate enforcement action for it to take. It may discuss any need for compliance advice and support with the primary authority. Where more formal enforcement action, such as a simple caution or prosecution, is taken, the Council recognises that there is likely to be an ongoing need for compliance advice and support, to prevent further breaches.

2. Voluntary Undertakings - The Council may accept voluntary undertakings that breaches will be rectified and/or recurrences prevented. The Council will take any failure to honour voluntary undertakings very seriously and enforcement action is likely to result.
3. Statutory (Legal) Notices - In respect of many breaches the Council has powers to issue statutory notices. These include: 'Abatement Notices', 'Prohibition Notices', 'Emergency Prohibition Notices', and 'Improvement Notices'. Such notices are legally binding. Failure to comply with a statutory notice can be a criminal offence and may lead to prosecution and/ or, where appropriate, the carrying out of work in default. A statutory notice will clearly set out actions which must be taken and the timescale within which they must be taken. It is likely to require that any breach is rectified and/or prevented from recurring. It may also prohibit specified activities until the breach has been rectified and/or safeguards have been put in place to prevent future breaches. Where a statutory notice is issued, an explanation of the appeals process will be provided to the recipient. Some notices issued in respect of premises may be affixed to the premises and/or registered as local land charges.
4. Financial penalties - The Council has powers to issue fixed penalty notices, penalty charge notices and monetary penalties in respect of some breaches of legislation. A fixed penalty notice, penalty charge notice or monetary penalty is not a criminal fine, and does not appear on an individual's criminal record. If a fixed penalty, penalty charge notice or monetary penalty is not paid, the Council may, however, commence criminal proceedings or take other enforcement action in respect of the breach or take civil enforcement action to recover the value of the fixed penalty, penalty charge or monetary penalty subject to the provisions of the relevant legislation. If a fixed penalty, penalty charge notice or monetary penalty is paid in respect of a breach, the Council will not take any further enforcement action in respect of that breach. Payment of the penalty does not provide immunity from prosecution in respect of similar, continuing or recurrent breaches. The Council is only able to issue a fixed penalty notices, penalty charge notices and monetary penalties where it has specific powers to do so. If fixed penalty notices are available, their issue is at the Council's discretion. In some circumstances, in particular where breaches are serious or recurrent, it may be that prosecution is more appropriate than the issue of a fixed penalty notice. In specific instances dictated by regulation, the Council has powers to issue monetary penalties. In some cases the Council has discretion in the level of monetary penalty to impose. Where regulation makes provision for the Council to receive representations in respect of a charge, the Council will inform recipients how to make representation and provide guidance on what might be relevant issues. Any representation received will be reviewed in a timely manner within the terms of the regulation, the requirements of this policy and based on the reasonableness of the charge on a case by case basis. If the Council deems fit it may confirm, vary or quash a monetary penalty.

5. Injunctive Actions, Enforcement Orders etc - In some circumstances the Council may seek a direction from the court (in the form of an order or an injunction) that a breach is rectified and/or prevented from recurring. The court may also direct that specified activities be suspended until the breach has been rectified and/or safeguards have been put in place to prevent future breaches. Failure to comply with a court order constitutes contempt of court, a serious offence which may lead to imprisonment. The Council is required to seek enforcement orders after issuing some enforcement notices, providing the court with an opportunity to confirm the restrictions imposed by the notice. Otherwise, the Council will usually only seek a court order if it has serious concerns about compliance with voluntary undertakings or a notice. The Council may seek Banning Orders where relevant convictions exist and it is appropriate and proportionate to do so.
6. Prosecution - When deciding whether to prosecute, the Council has regard to the provisions of The Code for Crown Prosecutors as issued by the Director of Public Prosecutions. Prosecution will only be considered where the Council is satisfied that it has sufficient evidence to provide a realistic prospect of conviction against the defendant(s). Before deciding that prosecution is appropriate, the Council will consider all relevant circumstances carefully and will have regard to the following public interest criteria:
    - Seriousness of the offence committed
    - The level of culpability of the suspect
    - The circumstances of, and the harm caused to the victim?
    - Was the suspect under the age of 18 at the time of the offence?
    - What is the impact on the community?
    - Is prosecution a proportionate response?
    - Do sources of information require protecting?

    A successful prosecution will result in a criminal record. The court may impose a fine and in respect of particularly serious breaches a prison sentence. The court may order the forfeiture and disposal of non-compliant goods and/or the confiscation of any profits which have resulted from the breach. Prosecution may also lead, in some circumstances, to the disqualification of individuals from acting as company directors.

7. Refusal/Suspension/Revocation of Licences - The Council issues a number of licences and permits. The Council also has a role to play in ensuring that appropriate standards are met in relation to licences issued by other agencies. Most licences include conditions which require the licence holder to take steps to ensure that, for example, a business is properly run and public safety is assured. Breach of these conditions may lead to a review of the licence which may result in its revocation or amendment. When considering future licence applications, the Council may take previous breaches and enforcement action into account and also other matters which, on the balance of probability, may influence the assessment of a person to be a fit and proper person.
8. Prohibitions - The Council has a range of powers that allow for the prohibition of activities, structures, or use of facilities such as sports grounds. The Council has a role to ensure the safety of the public and will exercise

prohibition powers only where it is essential to protect health and there is sufficient evidence available to demonstrate that a risk to health exists.

APPENDIX C

While this document acts as an over-arching policy for the Council, reference must also be given to service function specific policies, including but not limited to:

- Anti-Social Behaviour Policy
- Banning Order Policy
- Food Safety Enforcement Policy
- Food Standards Agency Code of Practice
- Food Hygiene Rating Scheme Brand Standard
- Health & Safety Executive Enforcement Policy Statement
- Overt CCTV Policy
- Policy for the Use of Civil Penalty and Rent Repayment Orders under the Housing Act 2004
- Rotherham Council RIPA Policy
- Safer Rotherham Partnership Information Sharing Protocol

Appendix 2 Proposed Consultation Plan

Introduction

The consultation process anticipated for review of the General Enforcement Policy, will take the form of a two-month consultation.

Consultation Timeline

1st December 2025 to 27th February 2026 – The existing General Enforcement Policy will be put out to public consultation. This will include relevant stakeholders within the Council as well as the general public, including Councillors, and partners.

Those consulted will be asked to:

- Review the Policy in general terms
- Review the Policy in relation to legislative changes
- Review the Policy in relation to any changes in approaches to regulation and enforcement

The public consultation will be held via an online survey with stakeholders. The consultation will be publicised through social media channels, together with Councillors and businesses being written to seeking their views on the draft Policy and encouraging them to take part in the online consultation.

Printed copies of the consultation will also be made available at local libraries and community buildings. Public events will be held in spaces with no access restrictions.

Other stakeholders will also be invited to consider taking part in the on-line consultation, including South Yorkshire Police, Barnsley and Rotherham Chambers of Commerce and South Yorkshire Fire Service.

March and April 2026 – comments and amendments received through the consultation will be considered to inform a revision of the Policy. In addition, a full analysis of the consultation and responses will be prepared to provide a written draft upon which further consultation can be undertaken with stakeholders.

May 2026 – a refreshed Policy will be presented to Cabinet containing the analysis of the consultation and a reviewed Policy to consider for adoption.

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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: General Enforcement Policy consultation 2025/26	
Directorate: Regeneration and Environment	**Service area:** **Regulation and Enforcement**
Lead person: Craig Cornwall Community Protection Manager	**Contact number:** 01709 823118 Craig.cornwall@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
The report provides details of the intention to undertake consultation on the Council's General Enforcement Policy with an expectation to review and revise the existing Policy in accordance with legislative requirements and in line with the *Regulators' Code.*

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 requirement to abide by the Regulators' Code is a statutory obligation covered by national legislation and guidance.		

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 3

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 General Enforcement Policy sets out the Council will comply with the Regulators' Code. The services recognise the importance of equality and diversity, ensuring that regulatory and enforcement functions delivered are available for all residents, businesses and visitors to the Borough in a way that its: • Proportionate • Accountable • Consistent • Transparent • Targeted
• **Key findings** The report details the intention to consult with key stakeholders including the public and businesses, with a view to adopting a revised General Enforcement Policy that will consider all comments received.
• **Actions** The regulators' Code and subsequently the General Enforcement Policy ensures standards are established in relation to most of the Council's regulatory and enforcement functions. These standards are legal obligations based on national legislation and guidance.

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

Appendix 3

5. Governance, ownership and approval		
Please state here who has approved the actions and outcomes of the screening:		
Name	**Job title**	**Date**
Craig Cornwall	Community Protection Manager	13/05/2025

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	13/05/2025
Report title and date	General Enforcement Policy Consultation
If relates to a Cabinet, key delegated officer decision, Council, other committee or a significant operational decision – report date and date sent for publication	Not applicable
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	17/09/2025

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	The continuing impact of travel to carry out regulatory and enforcement functions is usually by car or van, contributing to the Council's overall carbon emissions. Consultation on the General Enforcement Policy 2026 is not expected to increase emissions from transport compared with their present level.		Proposed activity as outlined at Appendix 2 avoids further emissions from transport by seeking responses to an online survey, opposed to hosting in-person consultation events.	Carbon emissions arising from fuel supplied at the Council's depots, purchased using fuel cards or claimed for business travel are estimated and published in the Climate Change Annual Report.
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:					

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: Travel arising from the Council's enforcement activity contributes to the continuing carbon impact of its services, as estimated and published in the Climate Change Annual Report, however consultation on the Council's General Enforcement Policy is not expected to increase emissions from transport above their present level, during consultation or in the implementation of an updated policy.

Supporting information:	
Climate Impact Assessment Author	Craig Cornwall Community Protection Manager & Environmental Health Manager Community Safety and Street Scene 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 528 Arthur King Principal Climate Change Officer

Rotherham Metropolitan Borough Council

Public Report
Overview and Scrutiny Management Board

Committee Name and Date of Committee Meeting
Overview and Scrutiny Management Board – 12 November 2025

Report Title
Annual Compliments and Complaints Report 2024/25

Is this a Key Decision and has it been included on the Forward Plan?
No

Strategic Director Approving Submission of the Report
Judith Badger, Strategic Director Finance and Customer Services

Report Author(s)
Stuart Purcell, Corporate Complaint Manager, Assistant Chief Executive Directorate, 01709 822661 or stuart.purcell@rotherham.gov.uk

Fiona Boden, Head of Policy, Performance and Intelligence, Assistant Chief Executive Directorate, 01709 255233, fiona.boden@rotherham.gov.uk

Ward(s) Affected
Borough-Wide

Report Summary
The purpose of this report is to:

a) Outline the complaints and compliments that the Council received in 2024/25 in line with statutory requirements.

b) Identify key trends within complaints and compliments over a five-year period.

Recommendations
Members of Overview and Scrutiny Management Board are asked to:

1. Note the Annual Compliments and Complaints Report for 2024/25.

List of Appendices Included

Appendix One	Annual Compliments and Complaints Report, 2024/25
Appendix Two	Ombudsman Annual Review letter 2024/25
Appendix Three	Complaint procedures overview

Background Papers

Corporate Complaint Policy
Rotherham Council Rotherham Council - Complaints Policy

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

Council Approval Required
No

Exempt from the Press and Public
No

Annual Compliments and Complaints Report 2024-25

1. Background

1.1 All councils need to provide complaint procedures to respond to customer concerns in an open and transparent way within defined timescales and in accordance with legislation. The purpose of the annual complaint report is to outline the complaints and compliments that the Council received in the period 1st April 2024 - 31st March 2025, highlighting key themes and longer-term trends.

1.2 The report also explains how the Council has performed against the required standards and includes case studies demonstrating how services have learnt from complaints received.

2 Key Issues

2.1 The performance headlines outlined within the report include:

2.2 In 2024/25, the overall number of complaints received by the Council decreased by **1**%, reducing from **1,212** in 2023/24 to **1,198**. This maintains the trend of a declining number of complaints from **1,397** that were received in 2022/23. However, the overall number of complaints received in 2024/25 is still the third highest number received in the last five years.

2.3 Based on the data from the first three months of 2025/26, **324** complaints were received compared to **281** in the same period in 2024/25, which is a **15**% increase. Therefore, the downward trend of the last two years has not continued into the current year and an overall increase in 2025/26 is anticipated given this performance.

2.4 The largest absolute increase in complaints was in Regeneration and Environment, which increased from **373** in 2023/24 to **468** in 2024/25, a percentage increase of **25**%. The second largest absolute increase was in Children and Young Peoples Services increasing from **64** to **95**, a percentage increase of **48**%. Adult Care Services also increased from **64** to **69**, a percentage increase of **7**%. Finance and Customer Services slightly increased, from **91** to **92**, a percentage increase of **1**%. Housing Services saw the largest decrease in complaints from **615** to **471**, a percentage decrease of **23**%. Assistant Chief Executive's directorate decreased, from **5** to **3**. Public Health remained unchanged at zero complaints received.

2.5 The increase in Regeneration and Environment Directorate complaints was primarily due to an increase in Waste Management complaints, rising from **165** to **267**. The other notable increase in complaints was in Childrens and Young People's Services, where complaints in relation to Education Health and Care Assessments increased from **14** to **24**.

2.6 Performance has decreased to **81**% of complaint responses within the target timescale. It is slightly below the five-year average of **84**% and it has not met the Council Plan target of **85**%. 4 out of 7 service areas did not meet target. These were Adult Care, Assistant Chief Executive's, Housing Services and

Children and Young People's Services. There will be further efforts made across all those services who did not meet the target of performance to timescales.

2.7 More complaints were upheld in terms of the percentage of complaints responded to. This is where the Council has investigated and found a problem with the service provided, with **369** (**31**%) of all complaints upheld. To put this into context, **294** (**24**%) of all complaints were upheld in 2023/24 and **443** (**32**%) were upheld in 2022/23.

2.8 The majority of complaints (**93.5**%) were resolved at Stage 1, only **42** (**3.5**%) of all complaints, were escalated to Stage 2. This compares with **37** (**3**%) in 2023/24. Only **4** (**0.33**%) of all complaints received were considered at Stage 3, which is a Members Review Panel for corporate complaints.

2.9 **373** (**31.1**%) of all complaints were categorised as quality of service, making this the greatest proportion of types of complaints. Complaints within this category have decreased in absolute terms from the **404** (**33**%) complaints received in 2023/24. Lack of service accounted for the second highest category of complaints, with **353** of all complaints received (**29.5**%). Complaints within this category have increased from **309** (**25**%) in 2023/24. The third highest category of complaints was conduct / attitude of staff which contributed to **133** (**11.1**%) of all complaints received. Complaints within this category have decreased from **170** in 2023/24.

2.10 The number of compliments recorded by the Council increased, from **902** in 2023/24 to **1,309,** an increase of **45**%, and continues the pattern of a year-on-year increase. Adult Care Services saw the biggest absolute increase with **227** more received, followed by Regeneration and Environment Services, with **85** more received and Housing Services with **77** more received. This is the first time in the last five years that compliments received have exceeded the numbers of complaints received.

2.11 Local Government and Social Care Ombudsman Annual Review letter

2.12 The Annual Review letter from the Local Government and Social Care Ombudsman (LGSCO) was received on 21st May 2025, setting out their records of referred complaint enquiries and investigations. In 2024/25 more complaints were investigated and upheld by the LGSCO than in the previous year, with **8** complaints investigated compared to **6** investigated in the previous year (2023/24). The increase is still within five-year average numbers investigated (**42** investigated over five years – average is **9** per year) and is the third highest number recorded in the last five years.

2.13 **6** complaints out of **8** investigations were upheld. This equates to an upheld rate of **75%**, which is below the Ombudsman's figure of the average uphold rate of similar authorities at **81%**. **3** upheld complaints were in Childrens and Young People's Services, **2** in Adult Care Services and **1** in Regeneration and Environment.

2.14 Appendix 1 of the Annual Complaint Report (Page 37) outlines the LGSCO decisions for the Council for 2024/25 and how these compare with **14** statistical neighbouring councils. In 2024/25, the Council is in the top quartile of the numbers investigated and the numbers upheld. It ranks as joint 2nd out of 15 for total investigated, joint 1st out of 15 for upheld and joint 4th for percentage upheld. This is based on the lower numbers received and the lower percentage of complaints upheld.

2.15 In the previous year, 2023/24, the Council also benchmarked in the top quarter for numbers investigated, numbers upheld (4th) and the percentage upheld (5th).

2.16 This shows that the Council is comparing better to similar Local Authorities in 2024/25, with comparatively less complaints investigated and less complaints upheld overall.

2.17 It also shows that the majority of complaints that were brought to the LGSCO (**52** decided) were deemed invalid or incomplete, referred back for local resolution or closed after initial enquiries. This, along with the relatively low number of investigations, reflects positively that the Council's complaints procedures are working effectively to find fair and appropriate local resolutions.

2.18 In addition, **4** Housing Ombudsman complaint decisions were received, they were all upheld in part (some complaint issues upheld, and some not upheld). This compares to **4** decisions that were not upheld in 2023/24.

2.19 Overall, the Annual Review letter presents a positive view of the Council's handling of formal complaints in 2024/25. The number of investigations increased within average numbers received, and the upheld rate is below average. There were also no Public Interest Reports in the year.

2.20 The Ombudsman's annual letter 2024/25 did not offer any criticism of the Council in terms of its response to its enquiries or its complaint handling in general. There was no specific reference to how the Council had engaged with its enquiries over the year, although the Ombudsman advised they would write separately in July 2023 to all organisations where they did have concerns. The Council did not receive a follow up letter in July 2025.

2.21 In terms of the published data on the Ombudsman website, as referred to in their letter, the Council is recorded as being **100**% compliant with the Ombudsman and has an upheld rate that is lower than the national average.

2.22 However, the Council continues to show that it is unsuccessful in resolving any complaints when formal notification of investigation is initially received from the Ombudsman. The Council has resolved **0**% of cases at the point of notification that the Ombudsman intends to investigate, compared to a national average of **11**%.

2.23 In response, the Complaints Team will continue to work with services to check to see if there is anything more that can be done to resolve a complaint after

notification of investigation is received. There are often a few weeks between notification and the start of the investigation and therefore there is a small window to try and resolve a case. Services need to be encouraged to consider if there is anything else that can be offered in order to resolve the complaint.

2.24 Local Government and Social Care Ombudsman's complaint handling code

2.25 In addition, the Ombudsman have also provided an update in respect of its proposed Complaint Handling Code, which is due to be in place from April 2026.

2.26 The Code is non statutory, and the Ombudsman has no additional powers to enforce compliance. Effectively the Code is voluntary but will be considered when enquiries are investigated, and any compliance issues will be mentioned in its recommendations.

2.27 The Council has to take steps to ensure that its Corporate Complaints Procedure is in line with the Code. This will include the potential removal of the third stage in the Procedure, changing the Stage 2 complaint timescale to 20 working days (currently 25 working days) and reviewing published information, including online information.

3. Options considered and recommended proposal

3.1 The statistical analysis of the annual report and the departmental breakdowns should be considered and noted. In addition, consideration has been given as to how the Council can further improve its processes for dealing with complaints and compliments to drive improvements to the service for both residents and the Council.

3.2 Feedback from complainants regarding how the Council responds to complaints suggests that there should be strong emphasis on clear communications through the process, fairness and impartiality in investigation and decision making and assurance that outcome actions will take place and learning completed.

3.3 Building on the key developments in 2023/24, the Council will again apply particular focus to the following issues:

3.3.1 Work to improve performance to complaint procedure timescales, to make sure it meets Council Plan target of 85%. This includes the continued roll out of new reporting dashboards so that managers have direct access to their complaint information.

3.3.2 Continue to increase the number of compliments recorded across the Council, the Complaints Team will continue to work with managers to ensure that the process for recording and reporting compliments is improved.

3.3.3 The Complaints Team will complete a self-assessment every 12 months, to ensure compliance with the Housing Ombudsman Complaint Handling Code

and from April 2026 the new Local Government and Social Care Ombudsman Complaint Handling Code.

3.3.4 Improved Housing Services online complaint information to include more resources for tenants, including learning from complaints case studies and advice and guidance about making a complaint.

3.3.5 New internal “intranet” online information for Council staff to allow them to improve the way they investigate and respond to complaints. Including new staff guidance documents to improve the way the Council investigate complaints.

3.3.6 Continue to seek ways to deliver training to front line staff to allow them to understand the role and purpose of the complaint procedures.

3.3.7 Continue to provide bespoke training for Investigating Managers to allow them to provide a better investigation and response to formal complaints.

3.3.8 Continue to work with management meetings across the Council to help them find service improvement from complaint investigations and to ensure that all learning is considered, and the service improvements are recorded.

3.3.9 The Complaints Team will work with Council directorates to determine if there is anything more that can be done to resolve a complaint after notification that an Ombudsman investigation has been received.

4. Consultation on proposal

4.1 The complaint information contained in this report has been previously reported to each Directorate Leadership Team to enable key areas for improvement to be identified.

4.2 There has been no further consultation on this report beyond the requirements of internal processes, alongside consultation with the Cabinet member.

5. Timetable and Accountability for Implementing this Decision

5.1 A simple timetable to show the stages and deadlines for implementing the proposed improvements outlined in Section 3 is to be actioned in 2025/26. Progress against these actions will be reported on as part of the annual report for 2025/26.

5.2 The Complaints Team will be accountable for leading on these improvements and for engaging with Directorates on how the approach to handling complaints can be improved. Each Directorate will be responsible for ensuring that the improvements identified are disseminated and implemented within each area of the organisation.

6. Financial and Procurement Advice and Implications

6.1 There are no direct financial implications arising from this report. The provision of the compliments and complaints service is factored into the Council's budget. If a complaint about an error in a charge for a Council service is upheld, then an appropriate refund or compensation payment may be made in accordance with the Council's Finance and Procurement Procedure Rules.

6.2 There are no procurement implications arising from this report.

7. Legal Advice and Implications

7.1 The Council's approach to handling complaints is informed by the following key pieces of legislation:

7.2
i. Local Authority Social Services and National Health Service Complaints (England) Regulations 2009 (Making Experiences Count).
ii. The Children Act 1989 Representations Procedure (England) Regulations 2006.
iii. The Housing Ombudsman Scheme which is approved by the Secretary of State under section 51 of, and Schedule 2 to, the Housing Act 1996 as amended by the Localism Act 2011, the Building Safety Act 2022, and the Social Housing (Regulation) Act 2023 (the Act).11 (for Housing Services complaints)
iv. The NHS Bodies and Local Authorities (Partnership Arrangements, Care Trusts, Public Health and Local Healthwatch) Regulations 2012.

8. Human Resources Advice and Implications

8.1 There are no direct staffing implications arising from this report. However, Human Resources will provide support on further developing the training offer on handling complaints for officers outside of the Complaints Team.

9. Implications for Children and Young People and Vulnerable Adults

9.1 The statutory complaints procedure for Children's and Adult Social Care provides an opportunity for children and young people and vulnerable adults to have their voices heard and to improve service delivery.

10. Equalities and Human Rights Advice and Implications

10.1 Investigations through the complaint procedure consider all relevant policy and legislation, including those relating to equalities and human rights.

10.2 Improvements have been made to the way that complaints are recorded to ensure that information relating to equality and diversity are captured where the complainant is comfortable to disclose this information.

11. Implications for CO2 Emissions and Climate Change

11.1 There are no direct implications for CO2 Emissions and Climate Change arising from this report.

11.2 However, it is possible for complaints to be made relating the Council's approach to CO2 Emissions and Climate Change and these matters can be formally considered through the Complaint Procedures.

12. Implications for Partners

12.1 As outlined in the annual report, improving the way that complaints are dealt with requires a whole-Council approach, with services committing to responding to complaints in a timely fashion and using the intelligence provided by the Complaints Team to make service improvements. It is the responsibility of every service to make responding to complaints and learning from customer feedback a priority.

13. Risks and Mitigation

13.1 The Council faces pressures on services due to the ongoing impact of national economic conditions as well as a continued ambition to transform services to deliver financial savings and improve customer experiences. It is vital that customer expectations around what is sustainable for the Council to deliver are properly managed.

13.2 To mitigate this, the Council is continuing to engage with the public as appropriate through regular communication, as well as where services are being proposed to be amended.

Accountable Officer

Fiona Boden, Head of Policy, Performance, and Intelligence

Report Author: Stuart Purcell, Corporate Complaint Manager, Assistant Chief Executive Directorate, 01709 822661 or stuart.purcell@rotherham.gov.uk

This report is published on the Council's website.

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Annual Report: Compliments and Complaints

1st April 2024 - 31st March 2025

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1. Introduction

Rotherham Council has an ongoing commitment to being open and accountable, listening to the views of residents and communities and placing them at the heart of its services. Customer feedback through formal complaints and the way that the Council responds to complaints are vital indicators of the overall performance of the organisation. When the Council cannot resolve a problem straight away, our residents have the safety net of a formal complaint procedure through which they can find a resolution.

The Council can then also use the information gathered from the record of formal complaints, to consider how it delivers services. The Council is able to analyse trends, identifying learning and service improvements. This can then be used to improve customer care and make changes where necessary to our policy and procedures.

In 2024/25, the number of complaints received was slightly below the number recorded in the previous year (2023/24) and the third highest received in the last five years.

Overall, in terms of the complaints' procedure, the Council continued to maintain a high level of performance and improved the quality of service offered to residents via our learning from complaints process (see sections 5 to 9 of the report). There is a continued commitment to providing high quality, timely responses to formal complaints and the Council continues to learn and improve, based on the feedback received. Performance was just below the Council Plan target, with 81% of complaints being resolved in time.

The purpose of this report is to outline the complaints and compliments that the Council received between the 1st April 2024 and the 31st March 2025, highlighting key themes and trends. The report also explains how the Council has performed against the required standards and includes case studies demonstrating how services have learnt from complaints received. This is arguably the most important aspect of the complaints' process.

Feedback from the Overview and Scrutiny Management Board continues to be considered as part of these reports and in respect of the Council's handling of complaints throughout the year. The questions and queries raised are noted and subject to consideration.

Although customer feedback provides a valuable insight into how the Council is performing, complaints and compliments figures do not reflect the full picture. This report should, therefore, be understood within the context of the number of customers interacting with each service and any changes to those services that occurred within 2024/25.

In addition to this Annual Report, the Council's complaints data features throughout the Council's Performance Management Framework from the Council Plan through to frontline teams. Complaints information is included within service-level performance reports and is considered alongside other key performance indicators,

by performance officers, senior managers, and service leaders to inform service and process improvements. The Complaints Manager also attends Directorate Leadership teams to ensure there is strategic oversight and holds specific lessons learnt workshops, so staff understand and take preventative action to avoid further issues.

Furthermore, building on the key developments in 2024/25, priority areas of focus in respect of the Council's response to formal complaints, for next year will include:

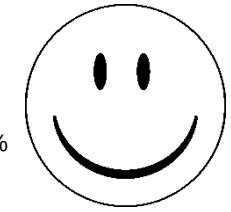
- Work to improve performance to complaint procedure timescales, to make sure it meets Council Plan target of 85%. This includes the continued roll out of new reporting dashboards so that managers have direct access to their complaint information.
- Continue to increase the number of compliments recorded across the Council, the Complaints Team will continue to work with managers to ensure that the process for recording and reporting compliments is improved.
- The Complaints Team will complete a self-assessment every 12 months, to ensure compliance with the Housing Ombudsman Complaint Handling Code and from April 2026 the new Local Government and Social Care Ombudsman Complaint Handling Code.
- Improved Housing Services online complaint information to include more resources for tenants, including learning from complaints case studies and advice and guidance about making a complaint.
- New internal "intranet" online information for Council staff to allow them to improve the way they investigate and respond to complaints. Including new staff guidance documents to improve the way the Council investigate complaints.
- Continue to seek ways to deliver training to front line staff to allow them to understand the role and purpose of the complaint procedures.
- Continue to provide bespoke training for Investigating Managers to allow them to provide a better investigation and response to formal complaints.
- Continue to work with management meetings across the Council to help them find service improvement from complaint investigations and to ensure that all learning is considered and the service improvements are recorded.
- The Complaints Team will work with Council directorates to determine if there is anything more that can be done to resolve a complaint after notification that an Ombudsman investigation has been received.

2. Key Headlines – 2024/25

1198

1198 complaints were received compared with 1212 in 2023/24, this is a decrease of 1%.

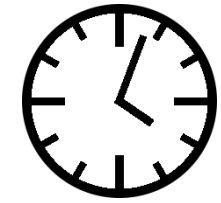
1309 compliments were received compared with 902 in 2023/24, this is a 45% increase.





More complaints were upheld. 369 or 31% were upheld in 2024/25 compared to 294 or 25% in 2023/24.

Fewer complaints were responded to within timescales. 81% in 2024/25 compared with 82% in 2023/24.





8 complaints were investigated by the Local Government Ombudsman. This is a 33% increase from 2023/24 when 6 were investigated.

Fewer complaints were received regarding the quality of service. 373 compared to 405 in 2023/24, which is an 8% decrease.





A 22% decrease in complaints regarding the behaviour and attitude of staff. 133 compared with 170 in 2023/24.

More complaints were responded to in time by:

Adult Services (77% from 75%).
R+E (85% from 79%).
Assistant Chief Executive (67% from 60%).





Fewer Complaints were responded to in time by:

Housing Services (76% from 81%).
CYPS (79% from 89%).
Finance and Customer Service (88% from 91%).

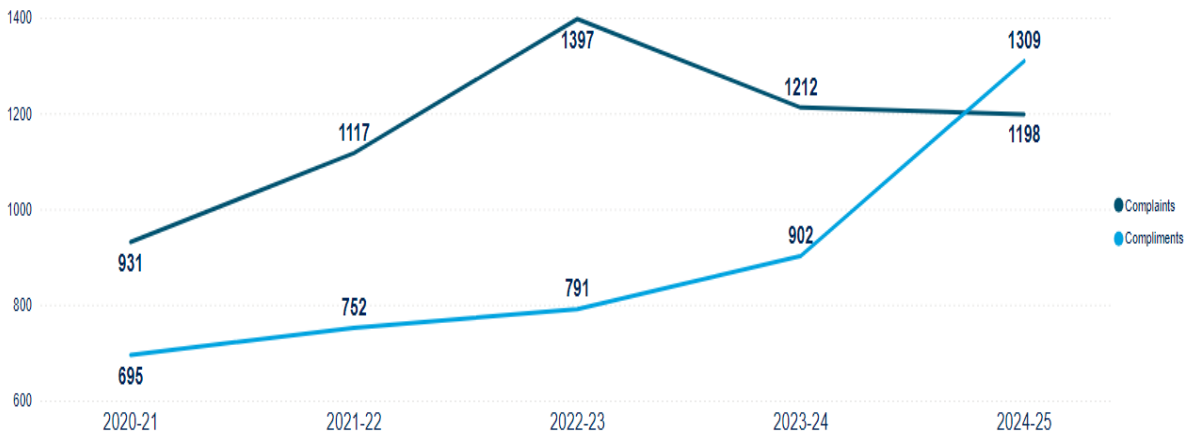
More escalations through the complaint procedure. 43 or 4% were escalated to stage 2 compared to 37 or 3% in 2023/24.



3. Overview

3.1 Summary

Figure 1: Total number of complaints and compliments by year



In 2024/25, the overall number of complaints received by the Council decreased by 1%, going from 1,212 in 2023/24 to 1,198. This maintains the trend of a declining number of complaints from the 1,397 that were received in 2022/23. However, the overall number of complaints received in 2024/25 is still the third highest number received in the last five years.

It also should be noted that in the first three months of 2025/26, 324 complaints were received compared to 281 in the same period in 2024/25, which is a 15% increase. Therefore, the downward trend of the last two years has not continued into the current year and an overall increase in 2025/26 is anticipated given this performance.

The Council provides a wide variety of services to over 276,000 residents. In this context, 1,198 complaints are only a fraction of the number of customer interactions occurring each year. For example, the Council received more than 1.3m new web visitors in 2024/25.

The number of compliments recorded by the Council increased, from 902 in 2023/24 to 1,309 (an increase of 45 percent), a year-on-year increase. This is the greatest number of compliments received in the last five years and means that the Council received more compliments than complaints. This is the first time in the last five years that compliments received have excedeed the numbers of complaints received.

Continued efforts by Council Services to capture more of the positive feedback of residents is reflected in this increase. There is significantly better engagement of staff in the process of recording the compliments they received; staff have responded to requests that they make sure that all the compliments they receive are recorded.

It is recognised that both compliments and complaints procedures need to be easy and accessible for customers to allow them to provide valuable feedback.

A breakdown on the numbers of complaints received and how much they changed, by directorate or service is as follows:

- The largest absolute increase was in Regeneration and Environment from 373 to 468, a percentage increase of 25%.
- The second largest increase was in Children and Young People's Services from 64 to 95, a percentage increase of 48%.
- Adult Care Services also increased from 64 to 69, a percentage increase of 7%.
- Finance and Customer Services slightly increased, from 91 to 92, a percentage increase of 1%.
- Housing Services saw the largest decrease in complaints from 615 to 471, a percentage decrease of 23%.
- Assistant Chief Executive's directorate also decreased, from 5 to 3.
- Public Health remained unchanged at zero complaints received.

The following diagrams (Figure 2 and 3) show the breakdown of complaints and compliments by Directorate in 2023/4 and 2024/25. Housing and Adult Care are shown separately as they have different complaint procedures in respect of the complaints received, due to the legislative and Ombudsman requirements governing them.

Figure 2: Total number of complaints by Directorate – 2023/24 and 2024/25

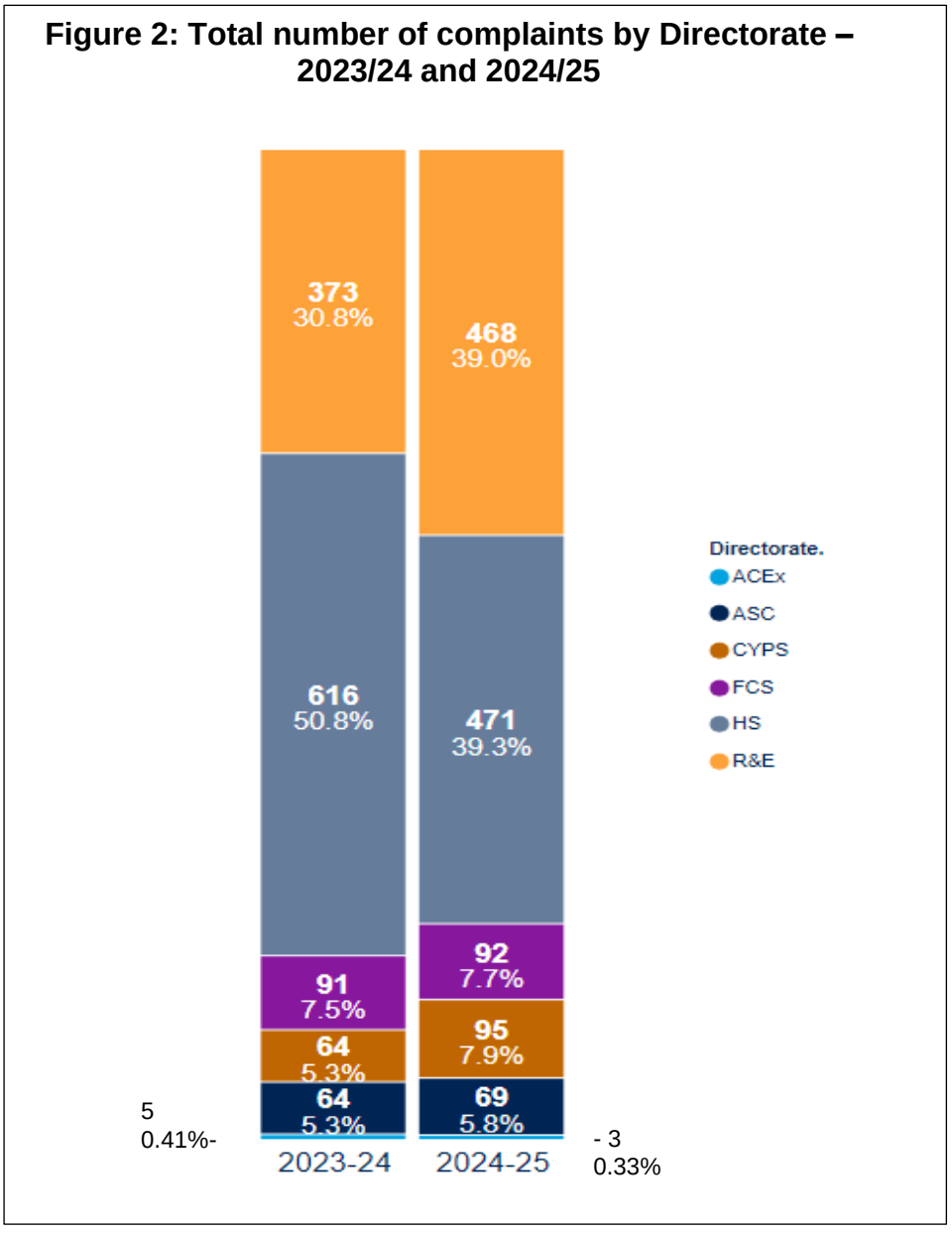


Figure 2 shows that the two highest areas for complaints were Housing Services and Regeneration and Environment. This is consistent with previous years' figures, as these areas typically receive the highest volume of complaints. They deal with the largest number of customers and are responsible for a high number of service transactions over the year.

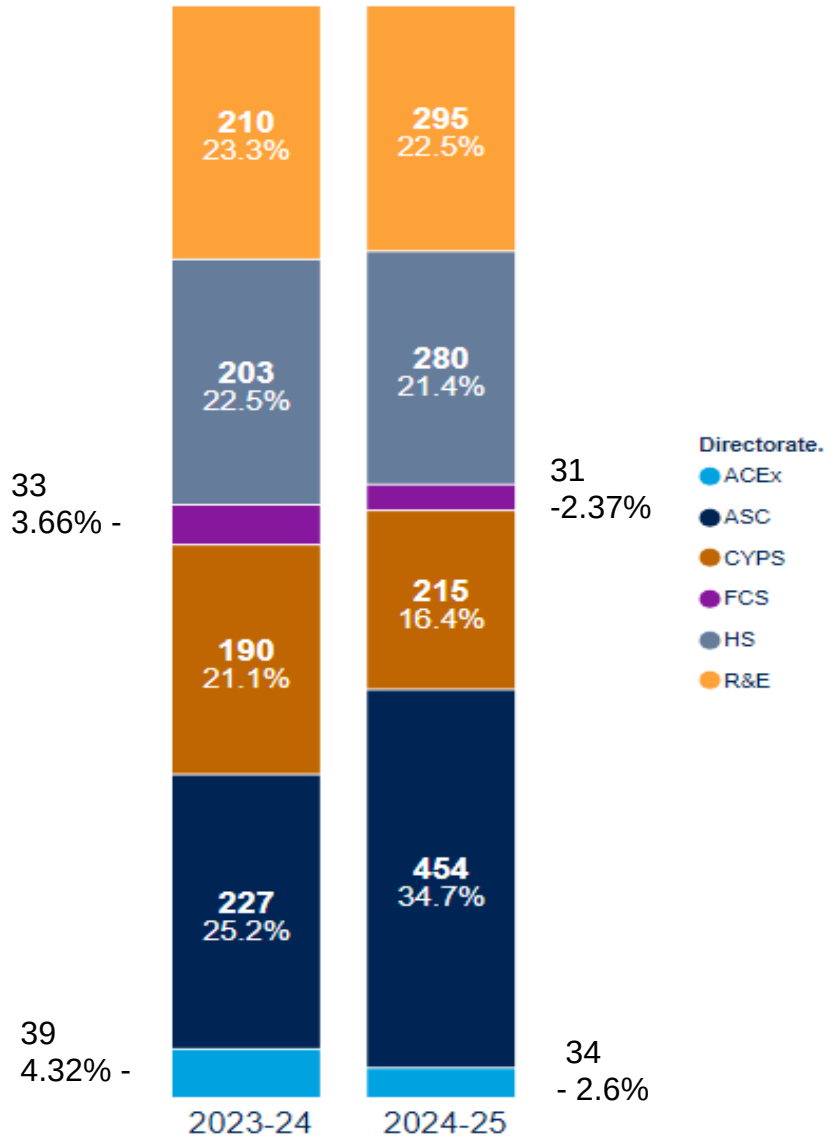
The number of complaints received generally correlates with the number of residents that are served by the directorate. Therefore, a directorate receiving a higher volume of complaints is not necessarily reflective of poor performance and should be understood within the context of services provided.

The increase in Regeneration and Environment complaints was primarily due to an increase in Waste Management complaints, from 165 to 267. The other notable increase in complaints was in Children and Young People's Services, where complaints in their Education Health and Care Assessment Team (EHCAT) increased from 14 to 24 and First Response Services increased from 8 to 14. Please see sections 6 and 7 for further information. The small increase in Adult Care was due to an increase in Specialist Services from 8 to 16 complaints received and Provider Service from 8 to 10 received.

Regarding the number of compliments received, most departments saw an increase with Adult Care services seeing the biggest absolute increase with 227 more received, followed by Regeneration and Environment, with 85 more received and Housing Services with 77 more received.

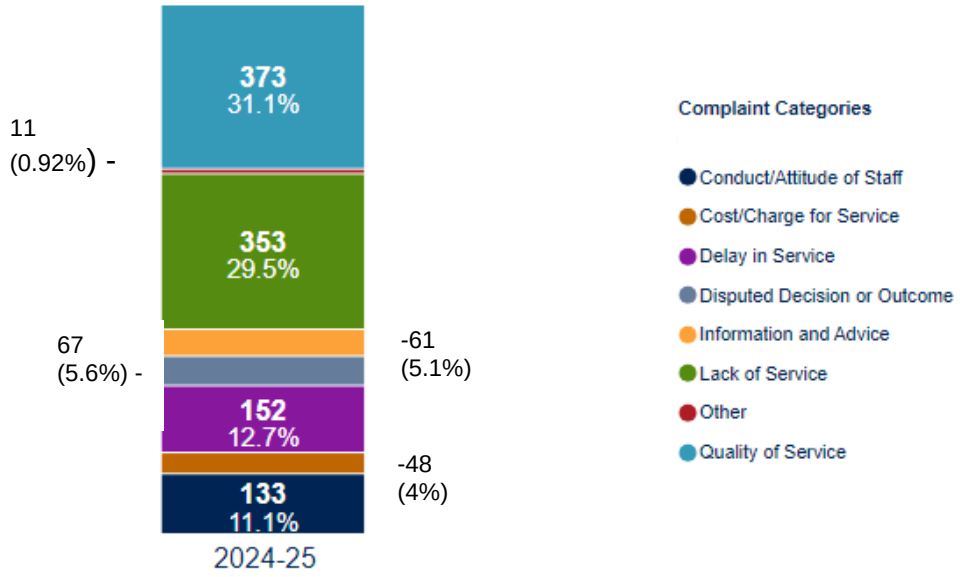
The scale of this increase is very positive and illustrates that there can be a better engagement in the compliment process by staff, to make sure that all positive feedback is captured including feedback from satisfaction surveys.

Figure 3: Total number of compliments by Directorate – 2022/23 and 2023/24



As part of the process of monitoring and handling customer feedback, the Complaints Team is responsible for categorising complaints based on the subject matter. The following diagram outlines the categories of complaints received in 2024/25:

Figure 4: Total number of complaints by category – 2024/25



The largest number of complaints received was in connection with the quality of service with 373, equating to 31.1% of all complaints received. Complaints within this category have decreased in absolute terms from the 404, equating to 33%, of all complaints, that were received in 2023/24.

Lack of service accounted for the second highest category of complaints, with 353 of all complaints received (equating to 29.5%). Complaints within this category have increased from 309 (equating to 25%) in 2023/24.

The third highest category of complaints was conduct/attitude of staff at 133 of all complaints received (equating to 11.1% of all complaints). Complaints within this category have decreased from 170 in 2023/24.

The numbers of complaints in the categories of quality of service and lack of service were significant across all directorates. In terms of the 373 complaints received regarding the quality of service, 51% were in Housing Services which accounted for 192 complaints received. Furthermore, 70 of these were received in Housing Property Services (who are responsible for programmed works and repairs inspections) and another 70 of these were received in relation to repair contractors, (see section 5.2).

The majority of the complaints categorised as lack of service were within Regeneration and Environment, with 226 of the 353 total complaints in this category (see section 7). Of the number received this can be further broken down with 176 in the Street Scene department, of which 138 were in Waste and Recycling.

In addition to reporting against general subject areas there is a need to report complaints in more detail to directorate and service management teams. To assist with this level of reporting, additional complaint classifications were developed, reviewed

at year end, and updated. These are service specific and more accurately reflect the types of complaints received for the various areas of the Council.

Examples of the most common complaint types recorded by this classification are as follows:

- No service provided / action taken
- Delay in service being provided/action taken
- Quality / standard of work
- Conduct
- Missed appointment/service
- Application / assessment outcome or decision
- Attitude
- Lack of communication
- Dispute over liability or debt
- Damage to property
- Incorrect / inaccurate written of verbal advice
- Lack of enforcement action / sufficiency of enforcement action
- Lack of information / advice
- No response to enquiry
- Refusal to provide service/take action
- Data protection / information security
- General practice / competence
- Lack of financial support / eligibility
- Application of policy
- Delay in response to enquiry
- Policy
- Appeal / inappropriate enforcement action
- Delay in application/assessment

For further detail around individual directorate complaint trends, please see sections 5 to 11 of this report.

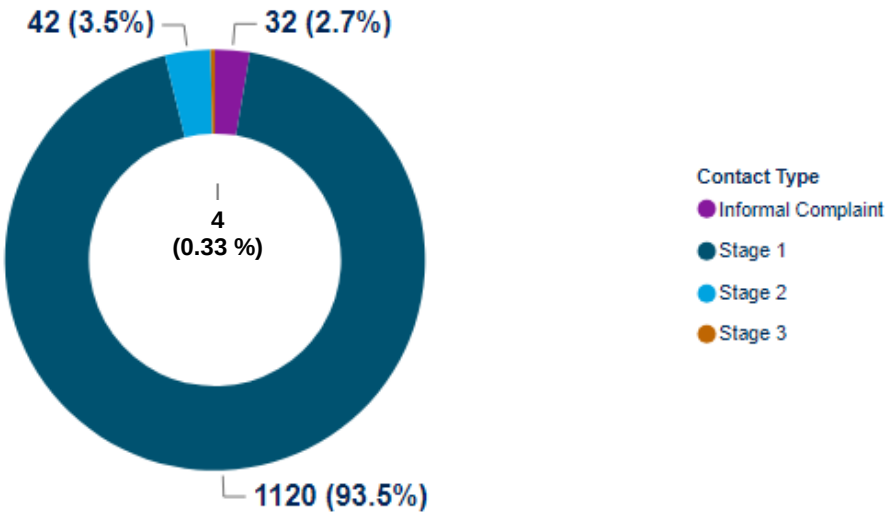
It should also be noted that more complaints were upheld in terms of the percentage of complaints responded to. This is where the Council has investigated and found a problem with the service provided, with 369 or 31% of all complaints, upheld. In contrast, 294 or 24% of all complaints were upheld in 2023/24 and 443 or 32% were upheld in 2022/23. Sections 5 to 11 contain more detail of upheld complaints by directorate and how the Council has learnt from upheld complaints.

3.2 Dealing with Complaints

The Council follows four different complaints' procedures: Children's Social Care, Adult Social Care, Housing and the Corporate Complaints Procedure. The Social Care complaints procedures are legislative and have individual statutory requirements about how complaints are dealt with.

A relatively small proportion of complaints are not taken through the formal complaints procedure (referred to as informal complaints). These are complaints that are in relation to council policy or decisions that have been formally approved in Cabinet. In these cases, the complaint is not taken through the formal procedure as it cannot be upheld, however all complainants receive a formal (written) response. This report includes these complaints in the overall total figures. In 2024/25, this amounted to only 32 (3%) out of a total of 1,198 complaints. This is a slight increase on 2023/24 when this was 26 (2%) out of a total of 1,212 complaints.

Figure 5: Percentage of complaints escalating through the complaint procedures



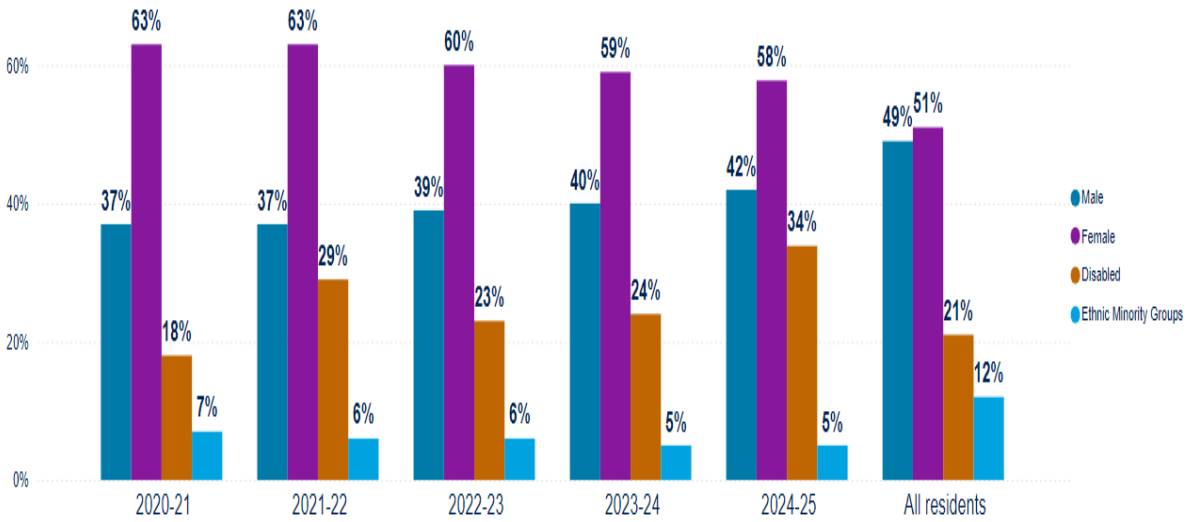
The diagram above outlines the number of complaints that reached the various stages of the complaints procedures.

The extent to which complaints escalate through the complaints procedure is an important measure, as it is preferable to find resolutions for customers at the earliest possible stage in the process. As shown in figure 5, the majority of complaints (93.5%) were resolved at Stage 1, only 42 or 3.5% of all complaints, were escalated to Stage 2, compared with 37, or 3%, in 2023/24. Only 4, or 0.33%, of all complaints received were considered at Stage 3, which is a Members Review Panel for corporate complaints.

3.3 Equalities Monitoring

The Council collects equalities information via its online complaints' webform. This entails collecting the demographics of customers making formal complaints. This information is then used to ensure that the complaints process is fair and accessible for all customers.

Figure 6: Equalities Monitoring



- *All resident data based on 2021 census*
- *Complaints information was captured on the online complaints form*

The information received indicates that significantly more female customers complained about Council services in 2024/25, and this is a consistent trend over the last five years. All directorates recorded a higher number of female complainants. For example, in Housing Services the percentage of female complainants was 55% and Regeneration and Environment it was 64%.

It is also noted that numbers have increased for those customers who are disabled, which is above the average for all residents. That is 34% of those complainants who have completed the online form compared to 21% total resident population. In addition, the number of customers in ethnic minority groups who have made a complaint has remained at the same proportion and is lower than the average 'all residents' figure. This represents 5% of those complainants who have completed the online form compared to 12% of the total resident population.

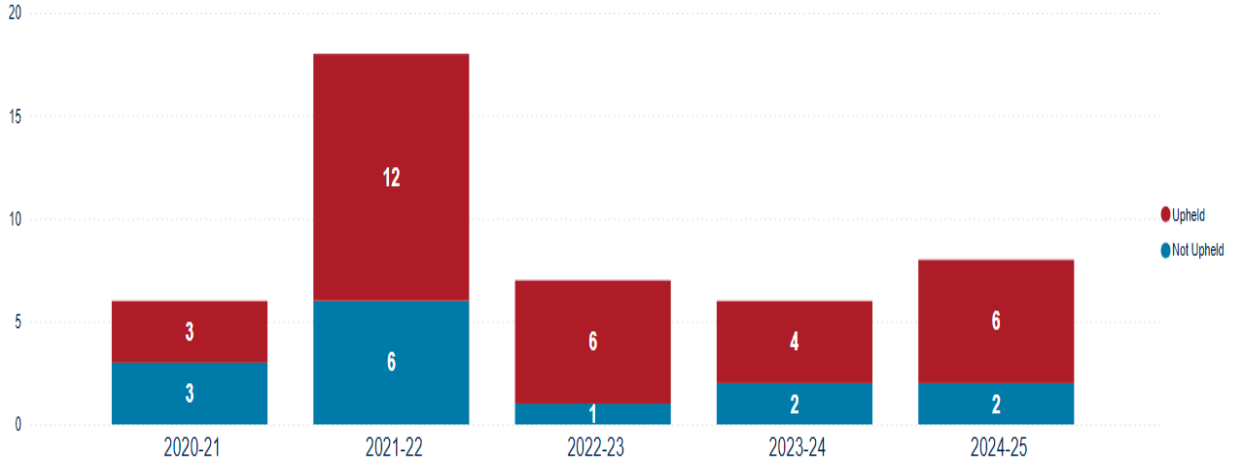
3.4 Local Government and Social Care Ombudsman

If complainants are not satisfied with the outcome of their complaint as investigated through the Council's Complaints Procedure, they can escalate their complaint to the Local Government and Social Care Ombudsman (LGSCO). 47 complaints enquiries were directed to the LGSCO in 2024/25 (46 received in 2023/24) and of these, the

LGSCO investigated 8 (6 were investigated in 2023/24). This is within the range of average numbers escalating to the Ombudsman, following an unprecedented number investigated in 2021/22, which was mainly due to the Ombudsman working through a backlog of cases caused by their temporary closure during the height of the pandemic.

Figure 7 (see below) illustrates the number of complaints considered by the Ombudsman over the last five years. It shows that there have been 45 complaints investigated by the LGSCO, between the financial years of 2020/21 and 2024/25 with a five-year average of 9 per year.

Figure 7: Outcome of complaints investigated by Local Government and Social Care Ombudsman



In 2024/25, more complaints were investigated, and more complaints were upheld by the LGSCO than in the previous year. 8 investigations compared to 1,198 complaints is 0.7% of formal complaints received that have escalated to the LGSCO.

6 complaints out of the 8 investigations were upheld, which means that the Ombudsman found fault and agreed with the complainant. This equates to an upheld rate of 75%, which is a stronger performance than the Ombudsman's figure of the average upheld rate of similar authorities at 81%. 3 upheld complaints were in Children and Young People's Services, 3 were in Adult Care services and 2 in Planning and Building Control.

Appendix 1 outlines the LGSCO decisions for the Council for 2024/25 and how these compare with 15 statistical neighbouring councils. In 2024/25, the Council is in the top quarter in terms of the numbers investigated and the numbers upheld. It ranks as third out of 15 of the total investigated and third out of 15 of those complaints that were upheld. In the previous year, 2023/24, the Council also benchmarked in the top quartile for the number investigated and number upheld (4th out of 15 for both).

Furthermore, it shows that the majority of complaints that were brought to the LGSCO (52 considered and decided in 2024/25), were deemed invalid or incomplete and referred back for local resolution or closed after initial enquiries. This, along with

the relatively low number of investigations (0.7 % escalation rate) positively reflects that the Council's complaints procedures are working effectively, to find fair and appropriate local resolutions.

3.5 Housing Ombudsman

From April 2013, the Housing Ombudsman has dealt with all complaints from tenants regarding social housing. There were 4 decisions made by the Housing Ombudsman in 2024/25 and they were all upheld in part. In comparison, there were 4 decisions in 2023/24, and they were also all partially upheld.

The complaint issues in these decisions were regarding property condition complaints handling, occupancy rights and estate management.

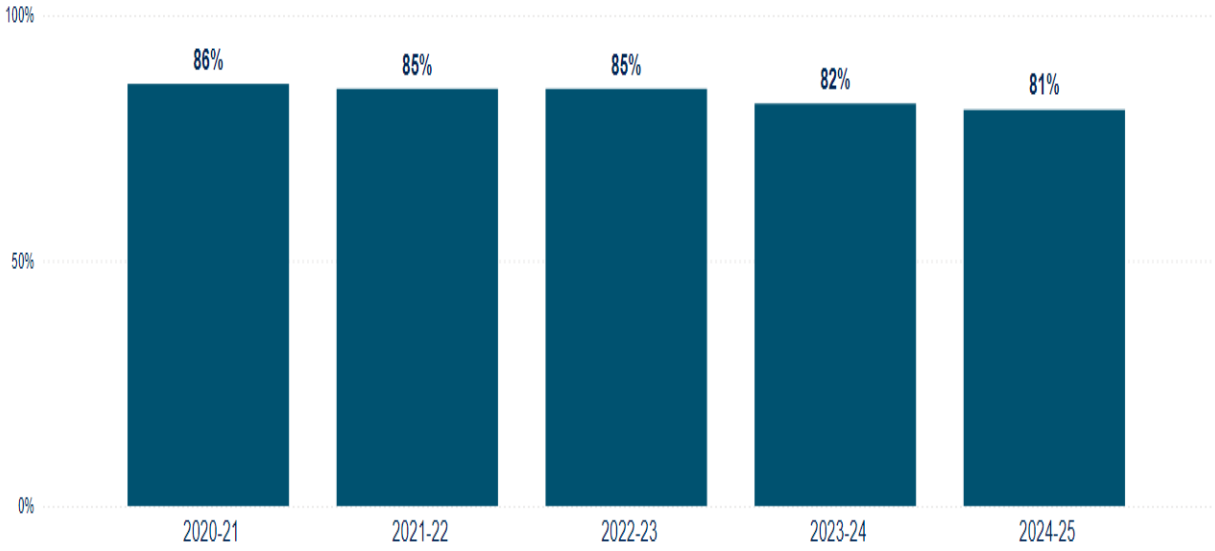
4. Performance

4.1 Performance Overview

Performance against the time allowed by the formal complaints procedure is monitored through regular (weekly, monthly, and quarterly) performance reports presented to Council Directorate Leadership Team meetings and Service Management Team meetings.

The following graph compares the overall Council performance against timescales for the past five years:

Figure 8: Percentage of complaints resolved within relevant timescales



Performance has decreased to 81% of complaint responses within the target timescale in 2024/25. It is slightly below the five-year average of 84% and did not meet the Council Plan target of 85%. Across the Council, 4 out of 7 service areas did not meet target. There will be further efforts made across all those Council services who did not meet the target of performance to timescales, see sections 5 to 9 for the details of the service areas' individual performance.

4.2 How we are improving

Improving the way that complaints are dealt with requires a whole Council approach, with services prioritising complaints and making improvements based on the feedback from customers. Therefore, it is the responsibility of every service to make responding to complaints and learning from customer feedback a priority.

A number of service improvements have been made over the year based on feedback from our customers. Key themes of service improvements have included the training and performance management of staff, reviews of processes and policies and the revision of communication materials. Examples of case studies where service improvements have been made based on complaints, are outlined within each directorate section.

5. Adult Care, Housing and Public Health Directorate

5.1 Adult Care

Figure 9: Total number of complaints and compliments relating to Adult Care

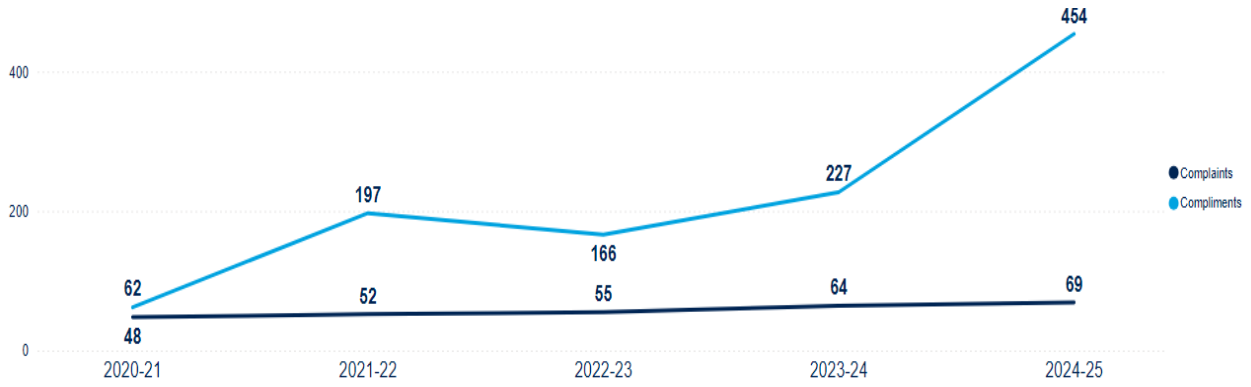


Figure 10: Percentage of complaints relating to Adult Care closed in timescale

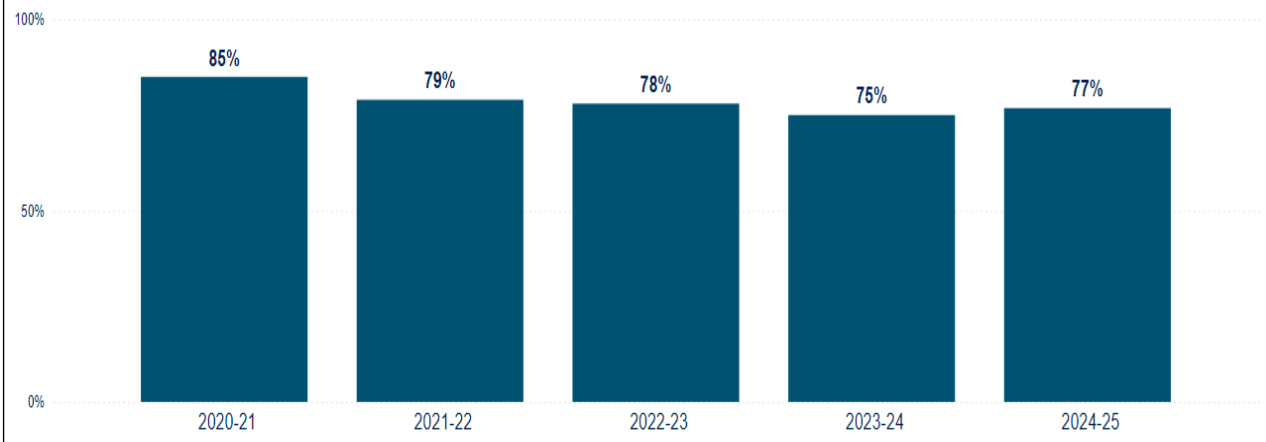
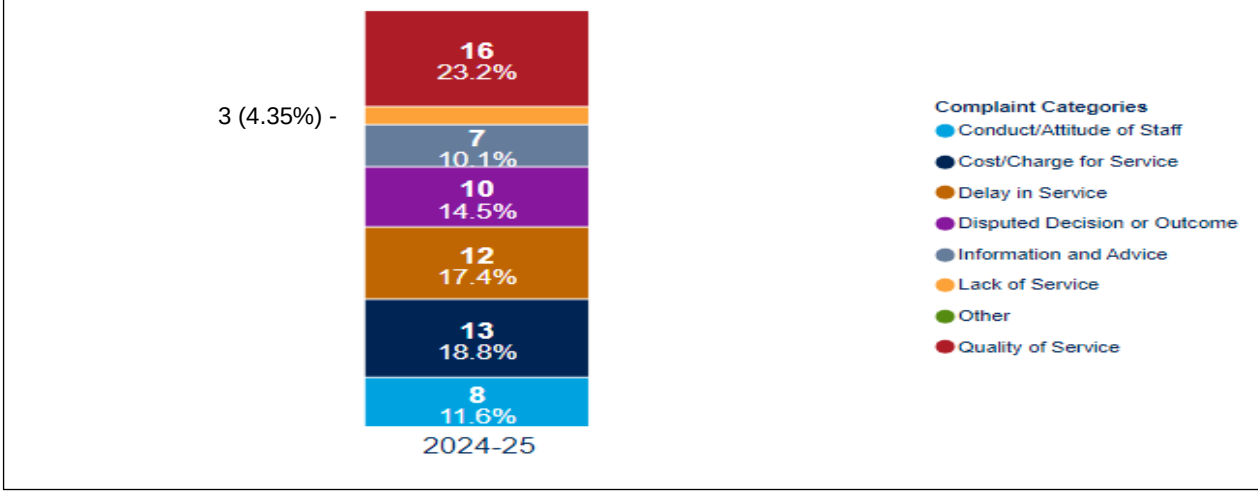


Figure 11: Complaints about Adult Care by category



5.1.1 Key Headlines

8%

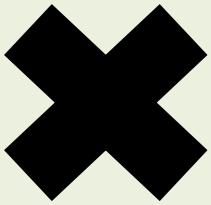
more complaints received.

More complaints were received about Adult Care, 69 in 2024/25 compared to 64 in 2023/24.

More compliments were received about Adult Care. 454 in 2024/25 compared to 227 in 2023/24.

100%

more compliments received.



More complaints were upheld. 11 complaints were upheld in 2024/25 compared with 9 in 2023/24. This is a 22% increase.

77% of complaints were responded to within timescales. Compared with 75% in 2023/24.





3 Ombudsman complaints were received. 2 were upheld.

16 of 69 complaints were regarding Quality of Service, 13 were regarding Cost/Charge for Service and 12 were regarding Delay in Service.



Prevalent themes which emerged specifically within upheld and partially upheld complaints for adult services complaints were:

- Dispute over liability or debt
- Application / assessment outcome or decision
- Delay in service being provided / action taken
- Lack of information / advice
- Delay in application / assessment

There was an increase in the number of formal complaints regarding Adult Care of 8%, with 69 received in 2024/25, compared to 64 2023/24. In terms of the Services and Teams within Adult Care, the largest increase in complaints received was in Specialist Services, increasing from 8 to 16 complaints received. The second largest increase in complaints was in Provider Services (*Residential and home care services*) which increased from 8 complaints received in 2023/24 to 10 in 2024/25.

The Access and Prevention Service has had the largest decrease, 50%, from 18 in 2023/24 to 9 in 2024/25. This was mainly as a result of a decrease in the number of complaints received in the Hospital Social Work Team from 12 in 2023/24 to 6 in 2024/25.

Other Services saw a small decrease in complaints received, Locality Social Work Teams (*responsible for Care Act assessments in the community*), reduced to 26 complaints in 2024/25 from 28 complaints in 2023/24. The types of complaints they received were regarding the outcome of assessment, delay and communication / information and advice.

Examples of some of the compliments received for Adult Care in 2024/25:

Compliment for Access and Prevention Service. "*They have been excellent and really supportive in ensuring the correct level of care is provided. Their help has been really appreciated we'd be lost without the care and support given"*

Compliment for the Localities Service. *"Just wanted to point out, that I know it's 'just your job' but I think you have a real sense of understanding and compassion. You've been a star so far and really understanding, so thank you."*

Compliment for an Assessment Coordinator. "*Thank you so much for all your help in this difficult time for our family. Your guidance through the process was greatly appreciated"*

Compliment for a Social Worker. "*Thank you so much for how you have supported us through the last couple of months, it has been a breath of fresh air working with you"*

5.1.2 Lessons Learned

Adult Care made several service improvements based on customer feedback in 2024/25. An example of these improvements is outlined in the case study below:

The Complaint

A resident complained about a payment plan arranged to pay care home rent arrears. She believed she was not liable for the debt and was also dissatisfied with the manner in which she was treated.

What did the Council do?

Following a thorough investigation, it was confirmed that the resident was not responsible for payment. As a result, the Council agreed to refund all payments made toward the arrears. Additionally, a request for compensation was approved.

To address the concerns raised, the following actions were taken:

The Revenue and Payments team have received customer service training where needed.

The Council acknowledged that it had failed to properly assess the resident's financial situation over the 8-year period and did not act appropriately.

The debt recovery process will be reviewed, with particular focus on how payment plans are set up.

Staff training procedures were also reviewed to ensure employees are equipped to handle sensitive calls, especially those involving bereavement.

Who is better off?

Residents facing similar circumstances, particularly during bereavement, will benefit from improved customer service and more thorough financial assessments before any debt recovery actions are taken.

5.2 Housing Services

Figure 12: Total number of complaints and compliments relating to Housing Services

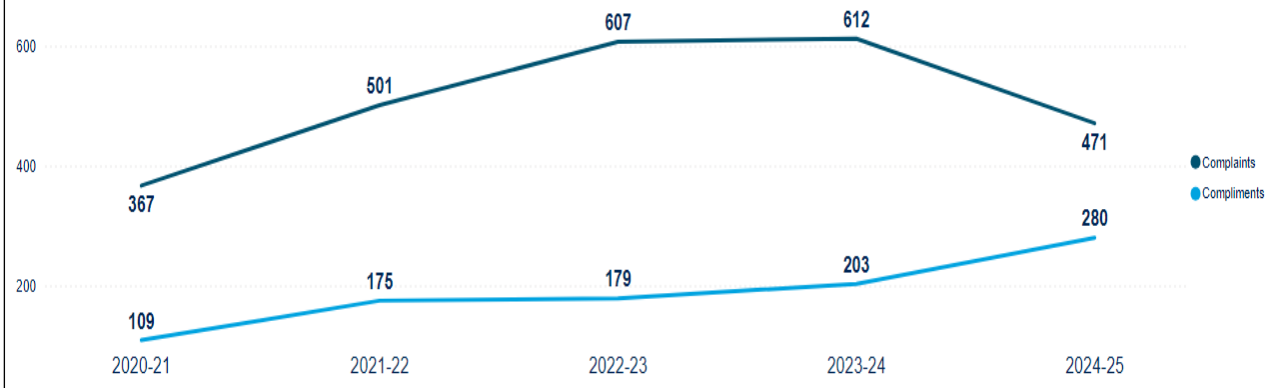


Figure 13: Percentage of complaints about Housing Services closed within timescales

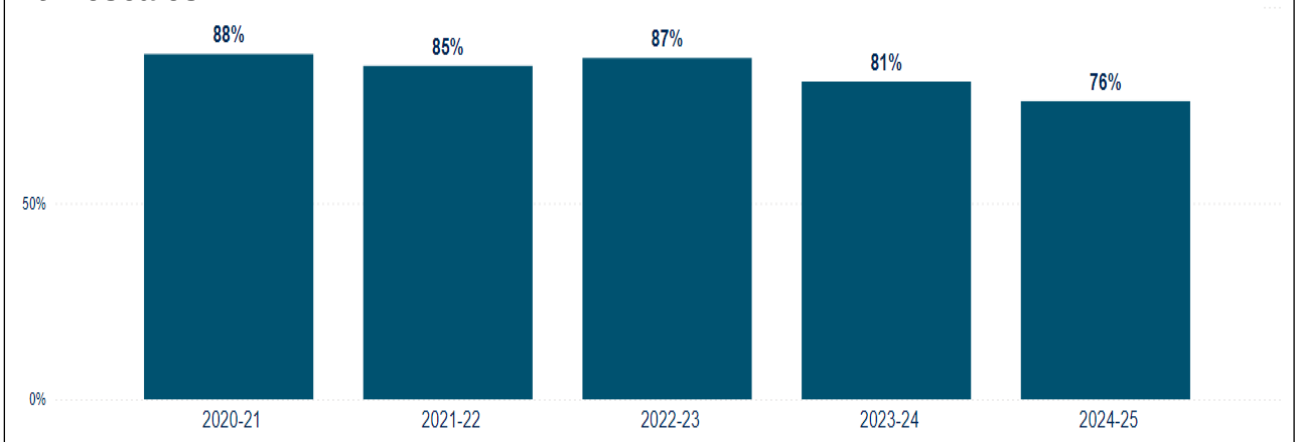
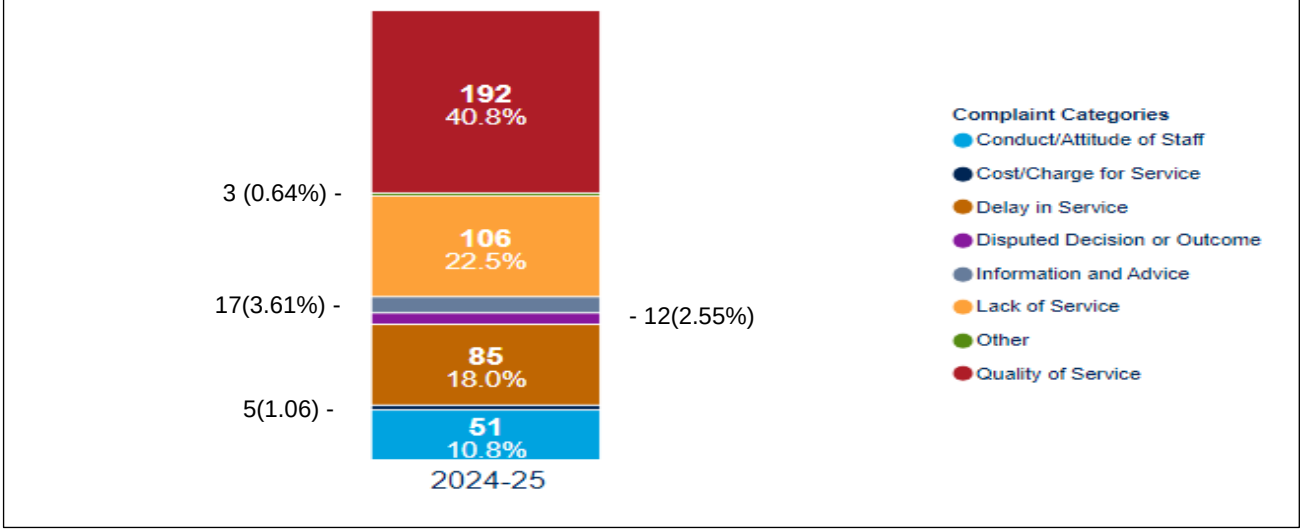


Figure 14: Complaints about Housing Services by category



5.2.1 Key Headlines

23%

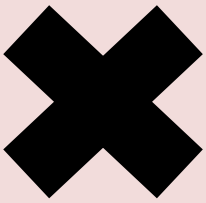
less complaints received

Less complaints about Housing Services were received, 471 in 2024/25 compared with 615 in 2023/24.

Compliments have increased,280 in 2024/25 compared to 203 in 2023/24.

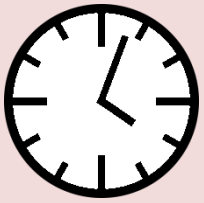
38%

more compliments received



Higher proportion of upheld complaints 25% (117 upheld) in 2024/25 compared to 2023/24 21% (131 upheld).

75% of complaints were responded to within timescales. This is a decrease from 81% in 2023/24.





4 Ombudsman complaint decisions were received. **They were all upheld in part.**

192 (or 41%) complaints were regarding quality of service, 106 were regarding a lack of service and 85 were regarding a delay in service



Themes which emerged specifically within upheld and partially upheld complaints for Housing Services complaints were:

- Quality of service provided.
- Lack of service provided.
- Delay in service being provided.
- Conduct / Attitude of staff.

41% of all complaints received were categorised as the quality of service (192) provided. Two other common themes were complaints regarding a lack of service provided 23% (106) and a delay in service 18% (85).

Complaints received for Housing Services decreased by 23%. This is against the trend of a decrease of 1% in the total number of complaints the Council received

All Housing Services with the exception Strategic Housing and Development (increase of 1) saw a decrease in the number of complaints received during 2024/25 compared to 2023/24. Housing Income saw the greatest decrease in complaints, reducing by 70%, from 2023/24 to 2024/25 (77 to 23).

Housing and Estates also saw a 38% decrease in complaints from 2023/24 to 2024/25 (136 to 85). 51% (43) of these complaints were categorised as relating to a lack of service being provided. Another common theme identified from the 85 complaints that the Service received was regarding the quality of service provided, which accounted for 19% (16) of complaints.

Examples of some of the compliments received for Housing Services in 2024/25:

"I would like say how comfortable the operatives made me, and my son feel yesterday especially a lovely young lad called XXXXX. My son has complex needs and XXXX spoke to him and my son actually spoke back to him and he doesn't even speak to his teachers. He asked if we would be ok for him to use his drill as my son is Autistic and he doesn't like loud noise. He kept checking on us to ensure we were ok with the noise and also the dust. I want to give them credit for being amazing. They kept my property clean and tidy as well, very respectful lads they did a brilliant job, thank you"

"I would like to say a huge thank you for everything you have done to help me and my son to secure a flat. We are so grateful to not only you but your team. You have gone above and beyond helping us including answering all of my questions and being there to listen to my concerns and worries without judging me. You and your team probably don't get the credit you deserve; you guys do such an amazing job behind the scenes. It was a pleasure having you as my officer. Please carry on with the amazing work that you do. You guys do make a difference to people. Thank you once again."

"Staff were incredibly professional, empathetic, and efficient, we truly appreciate the timely communication, clear explanations, and the overall warmth shown by everyone involved. Keep up the excellent work! You are truly making a difference, and I'm confident many others will benefit from your outstanding service"

5.2.2 Lessons Learned

Housing Services has added to its change and improvement programme 2024/25 by introducing a tenant learning from complaints panel.

Background

The purpose of the panel is to build an effective partnership between tenants and the RMBC Complaints team to improve how the Council is learning from tenants' complaints.

What does the panel do?

Provide tenants with the opportunity to analyse real complaints and give feedback on how they feel the Council responded.

Provide an opportunity for tenants to examine and challenge Housing Services performance in relation to learning from complaints.

Council officers share with the panel how their feedback has been used and the positive difference it can make to tenants.

The Council uses the feedback captured from the panel to develop services and report into senior management. The Council works with Rotherfed to share with the group how their feedback has been used. Rotherfed informs the wider tenant population about the impact the panel has had on improving services and how complaints are responded to.

The panel meets every three months.

Who is better off?

This will benefit all current and future Council tenants.

Learning from Complaint examples.

The following topics were discussed by the panel and report into housing management meetings:

- *Communication breakdowns*
- *Contractor and sub-contractor conduct*
- *Property condition and voids*
- *Respect for tenant's homes*
- *Accessibility and inclusion*
- *Accountability and follow-through*

5.3 Public Health

It is a statutory requirement to report annually on the complaints received for Public Health. Please note that the Public Health team predominantly commission services and it is the commissioned service providers who will respond to any formal complaints via their own complaint procedures. The information below relates to compliments and complaints responded to by Public Health directly under the Council's Complaints Procedure.

5.3.1 Key Headlines

- **No** complaints were received. (**None** in 2023/24)
- **No** compliments were recorded. (**1** in 2023/24)
- **No** complaints were upheld. (**None** upheld in 2023/24)
- **No** complaints were investigated by the Local Government and Social Care Ombudsman.

5.3.2 Complaints

None received

5.3.3 Compliments

None received

5.3.4 Service Requests

None received

6. Children and Young People's Services Directorate

Figure 15: Total number of complaints and compliments about Children and Young People's Services

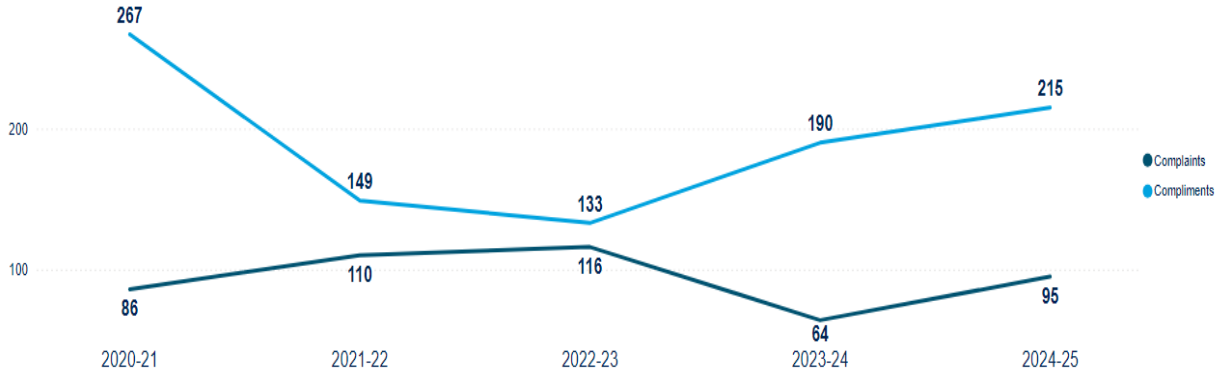


Figure 16: Percentage of complaints about Children and Young People's Services closed within timescales

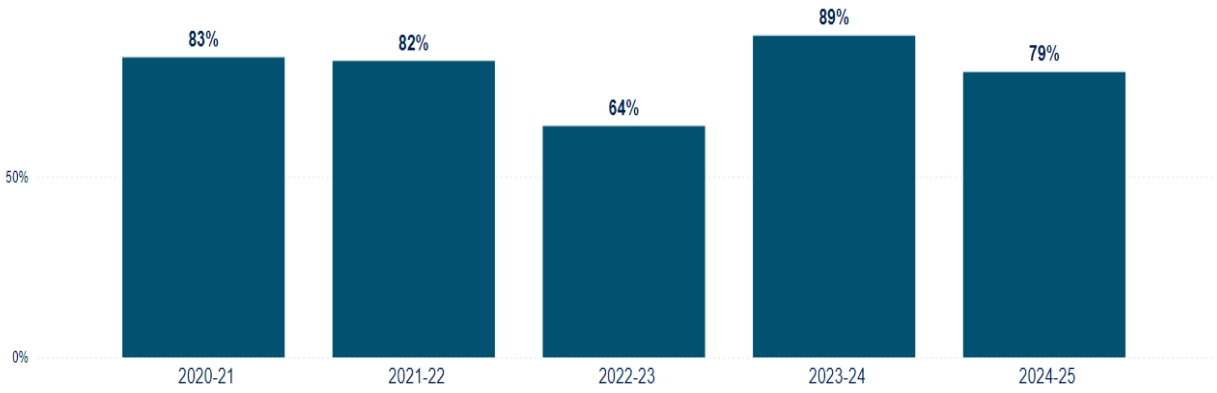
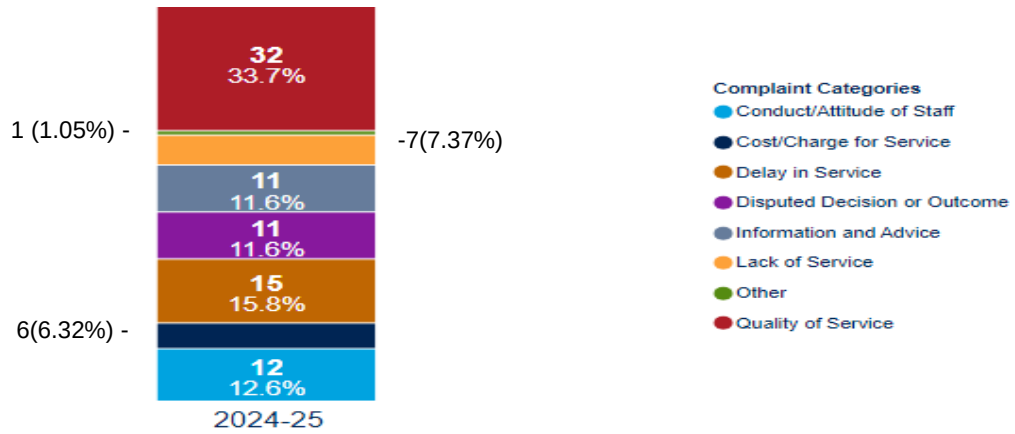


Figure 17: Complaints about Children and Young People's Services by category



6.1 Key Headlines

48%

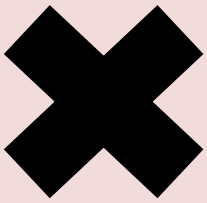
more complaints received

More complaints about Children and Young People's services were received,95 in 2024/25 compared with 64 in 2023/24.

More compliments were received about Children and Young People's services, 215 in 2024/25 compared with 190 in 2023/24.

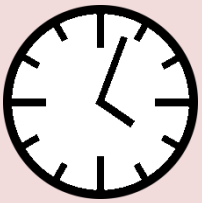
13%

more compliments received



More complaints were upheld, 12 in 2024/25 compared with 6 in 2023/24.

79% of complaints were responded to within timescales. This is a decrease from 89% in 2023/24.





3 Ombudsman complaint decisions were received, the same as in 2023/24. **All of these were upheld.**

Most complaints (34%) were regarding quality of service, 32 of 95. This was followed by delay in service, conduct of staff, information and advice and disputed decision.



Prevalent themes which emerged specifically within upheld and partially upheld complaints for Children and Young People's Services complaints were:

- Delay in service being provided / action taken
- Quality / standard of work
- Lack of information and advice

The increase in the number of formal complaints of 48% percent, is against the overall Council trend of a decrease of 1% in the total number of complaints received. The largest increase in complaints received was in the Inclusion Service, increasing from 15 to 30 complaints received. This Service includes the Education Health and Care Assessment process which increased from 14 complaints received in 2023/24 to 27 received in 2024/25. The second largest increase was in the Front Door of the Service, increasing from 8 in 2023/24 to 14 in 2024/25. The Children in Care service also increased from 2 in 2023/24 to 7 in 2024/25.

Other services saw a small decrease in complaints received, Locality Social Work Teams, reduced to 19 complaints in 2024/25 from 35 complaints in 2023/24. The largest decrease in this Service was one Locality Team reducing from 9 in 2023/24 to 2 in 2024/25.

In terms of Ombudsman investigations received, 3 were received and all were upheld. The upheld complaints were regarding delay and outcomes in respect of the statutory complaints procedure. Either a delay in investigation or delay in completing suggested outcomes.

Examples of some of the compliments received for Children & Young People's Services in 2024/25:

Compliment for FAB team. *"I am always grateful of the hard work and support the FAB team offer me, but I feel the staff member has gone above and beyond with one of my families"*

Compliment for Safeguarding. *"The member of staff has been honest and respectful towards the customer and has definitely helped her in particular to build up a network of support. The customer is happy with the plan and feels she has been included in planning throughout"*

Compliment for Inclusion service. *"She was kind and explained everything to me that was happening. She reassured me it wasn't me and that social care had to be protective and help me and my daughter. I would score her a 10, it was all perfect to be fair"*

Compliment for a social worker. *"They feel she's one of the best social workers they've worked with, and they've been foster carers for a long time! She's really fought for the best interests of the children, supported them through caring for the children, always been efficient in her support and contact with them, and generally just been great!"*

6.2 Lessons Learned

Children and Young People's Services made several service improvements in 2024/25 following feedback from customers. An example of this is outlined in the case study below.

The Complaint

A parent contacted the Council with concerns regarding his son's Education, Health and Care Plan (EHCP). Although an updated draft of the EHCP had been uploaded to the Council's online hub, the parent was not informed of this and was unaware that the hub even existed. The hub is typically used to host draft plans for 15 days, allowing parents time to review and provide feedback.

What did the council do?

The Council acknowledged the oversight and took immediate steps to resolve the issue. Staff explained the purpose of the online hub to the parent, provided access, and as a further step, arranged a face-to-face meeting to review the EHCP together with the parent. A full apology was issued, and the Council accepted responsibility for the error.

To prevent similar issues in the future, the Council updated its process to ensure that:

Parent email addresses are now linked to EHCPs on the hub.

Parents are automatically notified when a draft or final plan is uploaded.

Parents are added to the hub before any plan is submitted.

Who Is Better Off?

EHCPs are vital to families, and this improvement ensures that parents are now fully informed and involved in the process. Any parent with a child who has an EHCP can be confident they will be added to the online hub and notified of any updates or submissions.

7. Regeneration and Environment Directorate

Figure 18: Total number of compliments and complaints about Regeneration and Environment directorate

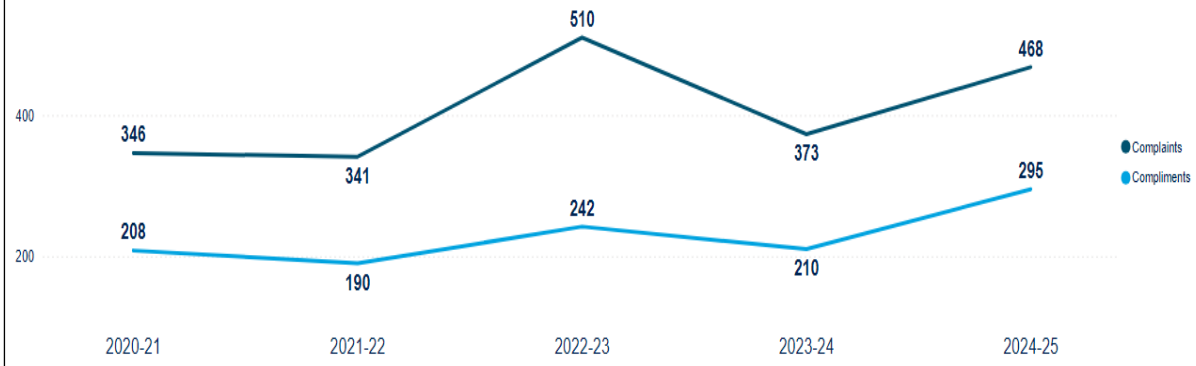


Figure 19: Percentage of complaints about Regeneration and Environment Directorate

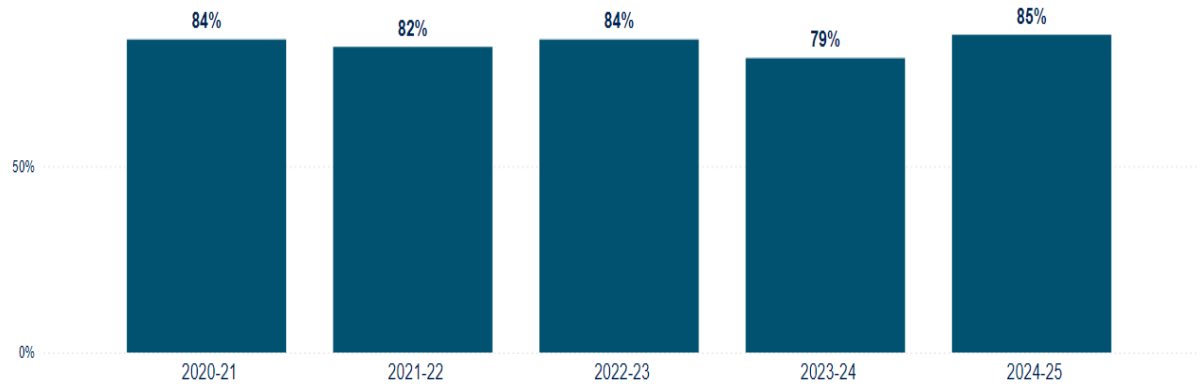
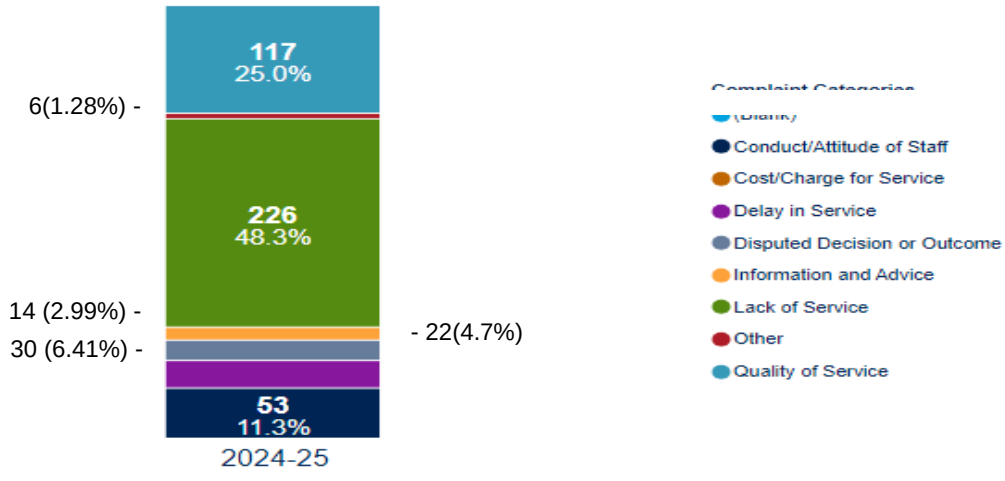


Figure 20: Complaints for Regeneration and Environment by category



7.1 Key Headlines

25%

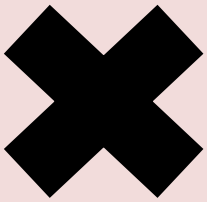
more complaints received

More complaints about the Regeneration and Environment Directorate were received, 468 in 2024/25 compared with 373 in 2023/24.

More compliments were received about the Regeneration and Environment Directorate, 295 in 2024/25 compared with 210 in 2023/24.

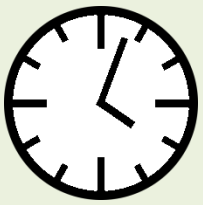
40%

more compliments received



More complaints were upheld, 211, or 45%, in 2024/25 compared with 141, or 35%, in 2023/24.

More complaints were responded to within timescales. 85% in 2024/25 compared with 79% in 2023/24.





2 Ombudsman complaint decisions were received. **1 was upheld and 1 was not upheld.** 1 was received in 2023/24.

48% of complaints were regarding lack of service, equating to 224 of 467 complaints closed. 119 complaints were regarding the quality of service.



Prevalent themes which emerged specifically within upheld and partially upheld complaints for the Regeneration and Environment Directorate were:

- Missed bin collections and complaints about bins not being returned to the correction location.
- Lack of enforcement or sufficient enforcement action in respect of noise, rubbish, fly-tipping and other anti-social behaviour.
- Issues relating to the planning application process and the response to alleged breaches of planning control.

The largest number of complaints were regarding domestic waste and recycling collections in the Waste Management service, with 247 complaints received. This has increased significantly from 185 received in 2023/24 and is the biggest contributing factor in the increase in the number of complaints for the Directorate as a whole. Complaints for this service predominantly fell into the category of 'lack of service', reflecting the theme outlined above.

The second highest number of complaints received in the Directorate, Regulation and Enforcement with 37 complaints received, an increase from 33 received in 23/24.

The 3rd highest was Planning and Building Control received 29, a decrease from 30 received in 23/24. Followed by Highways receiving 25, a decrease from 32 received in 23/24 and Leisure Tourism and Green Spaces also receiving 25, an increase from 22 received in 23/24.

The Ombudsman complaint that was not upheld was regarding how the Council has responded to a planning enforcement issue. The upheld complaint was regarding the time taken to respond to a complaint about how the Council had handled permission in respect of a development.

Examples of some of the compliments received for the Regeneration and Environment Directorate in 2024/25:

"I would like to thank all concerned with the gritting of our road today. I rang this morning to explain our difficulties the road was treacherous, and we are all elderly. The lady on the phone was very kind and someone came out this afternoon. It will make such a difference to people with appointments. Thank you from all of us."

"I quite honestly was expecting to be told that there was no action to be taken because of the area where the problem is occurring. The gentleman who phoned me up made me aware that this was not the case, and he was very informative about what action was being taken. It was such a relief to know that the council are actually listening to the genuine concerns people have in this area about the level of household rubbish being discarded around the place."

"I didn't expect to have our bins collected today with the adverse weather, but I wanted to express my gratitude for them still coming round. I was outside scraping my car and cleaning our path when they emptied our bin, and the gentleman was so polite when handing my bin back. I know this may seem small, but I appreciate the polite attitude and then being so helpful bringing my bin to my gate when the weather is so poor."

7.2 Lessons Learned

The Regeneration and Environment Directorate made several service improvements based on customer feedback in 2024/25. An example of these improvements is outlined in the case study below:

The Complaint

Complaints were received about delays in the Council taking enforcement action where the Council was investigating alleged breaches of planning control and delays in ensuring that actions agreed by the Planning Department, as part of the planning enforcement process, were completed or followed up.

What did we do?

The Council carried out a review into its practice and procedure for monitoring planning enforcement cases to identify how to ensure that actions that are agreed are undertaken, and concerns resolved. The Council also considered how this aligned with its Planning Enforcement Plan and other information, which is provided to residents.

A new process has been set up within the system used by the Planning Service to record cases. The new process records dates for action such as the submission date for a planning application or date by which agreed actions must be completed by an applicant. If these dates are not achieved, then the case is escalated to a Senior Officer and discussed in case review meetings so that it can be determined how to pursue this further in a timely manner.

Who is better off?

Members of the public who report alleged breaches of planning control can have confidence that the Council is monitoring the progress of investigations into alleged breaches and will take action to resolve cases in a timely manner without unnecessary delays.

8. Finance and Customer Services

Figure 21: Total number of complaints and compliments about Finance and Customer Services

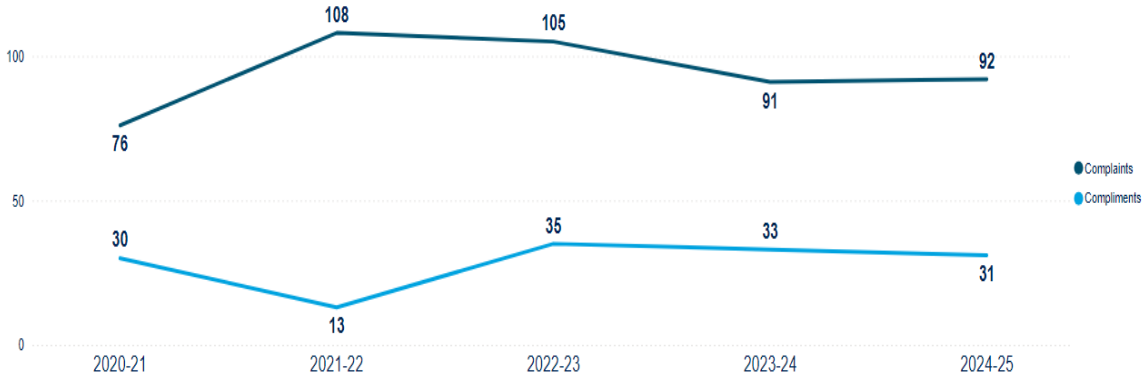


Figure 22: Percentage of complaints about Finance and Customer Services closed within timescales

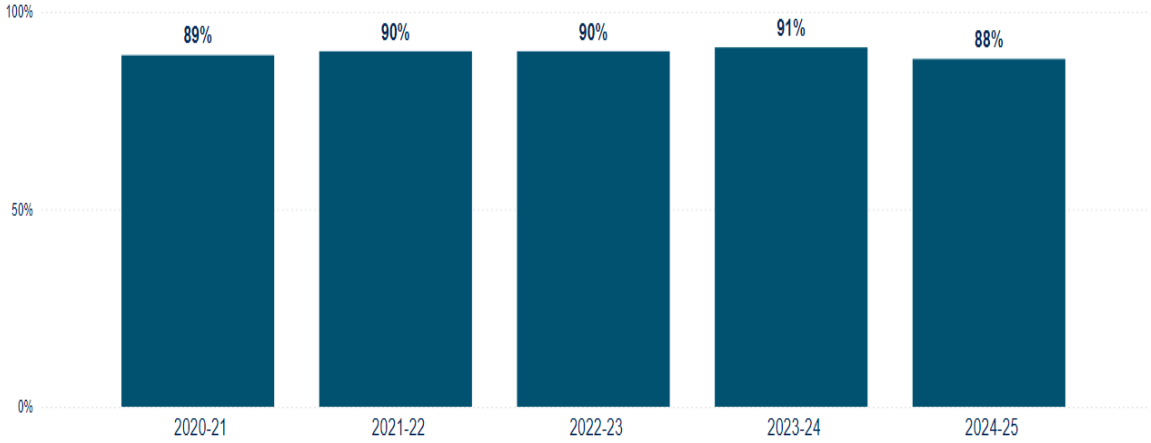
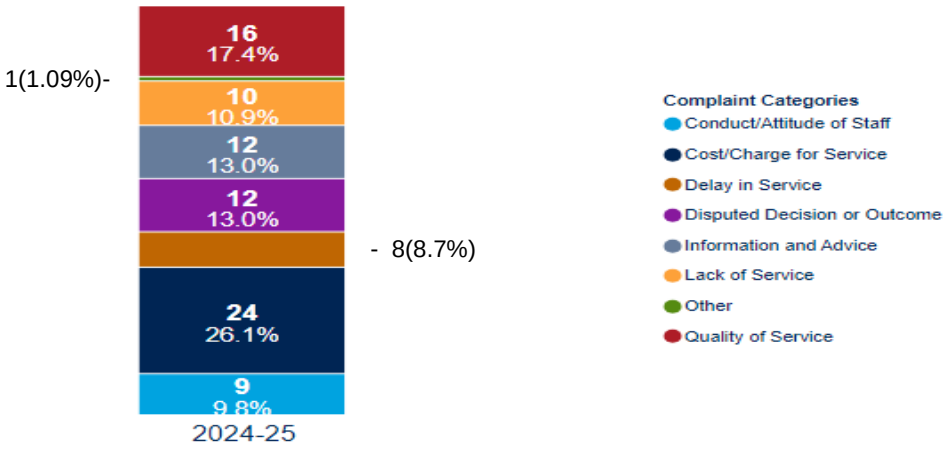


Figure 23: Complaints about Finance and Customer Services by category



8.1 Key Headlines

1%

more complaints received

The number of complaints received about Finance and Customer Services, increased slightly, to 92 in 2024/25 compared with 91 in 2023/24.

Fewer compliments were received about Finance and Customer Services, 31 in 2024/25 compared with 33 in 2023/24.

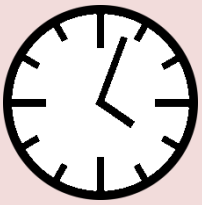
6%

less compliments received



More complaints were upheld, 16, or 17%, in 2024/25 compared with 15, or 16%, in 2023/24.

88% of complaints were responded to within timescales. This is a decrease from 91% in 2023/24.





0 Ombudsman complaint decisions were received.

26% of complaints were regarding cost / charge of service (24 out of 92) and 17% were regarding quality of service (16 out of 91).



Themes which emerged specifically within upheld and partially upheld complaints for Finance and Customer Services were:

- Disputes regarding Council Tax liability and errors in administration of Council Tax accounts.
- Accuracy of advice provided by Customer Service Advisors

The Directorate saw no significant change in the number of complaints received this year and the proportion of complaints for individual services also only changed slightly.

58% of complaints received related to Financial Services and 24% of complaints related to Customer Services.

In addition, 8 complaints were received for Legal Services mainly relating to Registration and Bereavement Services and 4 complaints were received for Property and Facilities Services, which mainly related to cleaning services.

Examples of some of the compliments received for Finance and Customer Services in 2024/25:

"I really appreciate this worker going the extra mile to help get things sorted. She was kind, helpful and efficient in solving our problem and we were grateful to have someone in person to deal with this"

"I just wanted to say it's taken a while to gather the courage to ring but I wanted to let you know how wonderful and helpful you were."

"I would just like to acknowledge my appreciation of the Staff working in the Blue Badge department, with dealing with my enquiry, last week and this morning & afternoon. Thank you for your help and support it has made a difference!"

"I wanted to pass on my thanks. We had a lovely chat, and she didn't make me feel rushed to get off the phone. It was lovely talking to a human being that was empathetic to my needs. Please pass on my thanks. It's fantastic that you have people like this in the Council. The Council should be proud of this I know you don't hear it enough. It's lovely to be able to make a phone call and not be pushed online. Keep up the great work."

8.2 Lessons Learned

Finance and Customer Services made several service improvements in 2024/25 following the feedback from customers. An example of these is outlined in the case study below:

The Complaint
A customer complained about their experience when attending Riverside House to register a bereavement. They felt that the office near to the interview rooms was too noisy and disruptive when sensitive interviews were being carried out.

What did we do?
Staff who work in the vicinity of the interview rooms were reminded to maintain low noise levels and to be aware of the sensitive nature of interviews, which are taking place.

Additional internal signage was introduced and a reminder was sent to alert other staff members of the need to maintain low noise levels when visiting the office area.

Noise levels are regularly monitored to ensure that staff continue to adhere to the requirement to keep noise at a low level.

Who is better off?
Customers visiting Riverside House to register a birth or bereavement should now have a better experience and one that acknowledges the sensitivity and nature of the service being provided.

9. Assistant Chief Executive's Directorate

9.1 Key Headlines

- **3** complaints were received (**5** in 2023/24)
- **34** compliments were recorded (**39** in 2023/24)
- **1** was a stage 1 complaint. **1** was a Stage 2 complaint. **1** was an informal complaint.
- **1** complaint was upheld (**1**upheld in 2023/24)
- **No** Local Government and Social Care Ombudsman decisions
- **67%** of complaints were resolved within timescales (**60%**, in 2023/24)

9.2 Complaints

The subject matter of each complaint received is listed below:

Communications and Marketing

An issue regarding social media coverage across the borough

HR – Consultancy

2 complaints received regarding delays in processing ill health retirement and the financial impact arising from this. 1 complaint was at Stage 1 and 1 at Stage 2.

9.3 Compliments

Examples include:

Change and Innovation. *"I've always enjoyed working with you. What fantastic colleagues they are! Really engaging, friendly and knowledgeable."*

Democratic Services. *"I would just like to thank you for everything you did regarding my neighbour."*

Neighbourhoods - North Area

"I've got to place on record our appreciation for the tremendous enthusiasm you bring to everything we do. You're so dynamic in your thinking and ideas it's infectious. You are a pivotal part of making things come together."

Policy, Performance and Intelligence

"She has been a valuable asset in what at times have been very challenging circumstances. As per usual she has been professional, capable and a pleasure to work with."

10. Next Steps, 2025/26

During 2024/25, although the numbers of complaints decreased slightly from the previous year's total there is still a continuing challenge facing the Council and pressure on the delivery of services.

The need to provide excellent services to customers that are efficient and cost effective is fundamental to the management of the Council. Therefore, it is vital that complaints are responded to in a timely manner and the complaints procedures work effectively for both customers and staff.

The following are the planned actions in 2025/26, to ensure that the way the Council deals with complaints and responds to customer feedback continues to improve.

Key actions include:

- Complaints Team self-assessment completed every 12 months, to ensure compliance with the Housing Ombudsman Complaint Handling Code and from April 2026 the new Local Government and Social Care Ombudsman Complaint Handling Code.
- New complaint satisfaction survey to be piloted in Housing Services.
- Improve online complaint information regarding Housing Services, to include more information for tenants such as learning from complaints case studies and advice and guidance about making a complaint.
- New internal "intranet" providing online information for Council staff to allow them to improve the way they investigate and respond to complaints.
- Continuing review of all customer complaint literature, including website information, easy read guidance and information for children and young people to improve access to the complaint procedures for all residents.
- New staff guidance documents to improve the way we investigate complaints.
- Continue to seek ways to deliver training to front line staff to allow them to understand the role and purpose of the complaint procedures.
- Continue to provide bespoke training for investigating managers, strengthening their skills to undertake a better investigation and response to formal complaints.
- Continue to work with management meetings across the Council to help them find service improvement from complaint investigations, and to ensure that all learning is considered and the service improvements are recorded.
- The Complaints Team will work with services across the Council to identify if there is anything more that can be done to resolve a complaint after notification that an Ombudsman investigation has been received.

- Work to improve performance to complaint procedure timescales, to meet the Council Plan target of 85%. This includes the continued roll out of new reporting dashboards so that managers have direct access to their complaint information.

- Continue to increase the number of compliments recorded across the Council, the Complaints Team will continue to work with managers to ensure that the process for recording and reporting compliments is improved.

- Roll out of a new complaint management IT system to improve the way complaint web form enquiries are responded to.

11. Appendix 1: Local Government and Social Care Ombudsman decisions 2024/25, Rotherham Metropolitan Borough Council and statistical neighbours

Authority Name	Invalid or Incomplete	Advice Given	Referred Back for Local Resolution	Closed after Initial Enquiries	Not Upheld	Upheld	Total Investigated	Total	Uphold rate (%)	Average uphold rate (%) of similar authorities
Gateshead Metropolitan Borough Council	3	7	17	23	1	6	7	57	86%	81%
Halton Borough Council	3	1	7	18	2	6	8	37	75%	80%
Rotherham Metropolitan Borough Council	**6**	**4**	**13**	**21**	**2**	**6**	**8**	**52**	**75%**	**81%**
Stockton-on-Tees Borough Council	2	1	5	14	0	8	8	30	88%	81%
Walsall Metropolitan Borough Council	4	1	28	38	1	7	8	79	100%	80%
Telford & Wrekin Council	4	0	6	11	3	6	9	30	67%	80%
Bolton Metropolitan Borough Council	8	3	28	23	2	8	10	72	60%	81%
Stoke-on-Trent City Council	4	4	13	35	2	8	10	66	80%	81%
Wakefield City Council	4	2	13	37	4	6	10	66	80%	80%
Barnsley Metropolitan Borough Council	5	2	21	15	4	9	13	56	69%	81%
Rochdale Metropolitan Borough Council	7	2	17	26	2	11	13	65	85%	81%
Wigan Metropolitan Borough Council	4	4	21	23	0	13	13	65	100%	81%
St Helens Metropolitan Borough Council	4	2	12	26	2	12	14	58	86%	81%
City of Doncaster Council	6	2	23	29	1	14	15	75	93%	81%
Dudley Metropolitan Borough Council	6	15	29	53	4	14	18	121	78%	81%

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Local Government & Social Care OMBUDSMAN

21 May 2025

By email

Ms Kemp
Chief Executive
Rotherham Metropolitan Borough Council

Dear Ms Kemp

Annual Review letter 2024-25

I write to you with your annual summary of complaint statistics from the Local Government and Social Care Ombudsman for the year ending 31 March 2025. The information offers valuable insight about your organisation's approach to complaints, and I know you will consider it as part of your corporate governance processes. We have listened to your feedback, and I am pleased to be able to share your annual statistics earlier in the year to better fit with local reporting cycles. I hope this proves helpful to you.

Your annual statistics are available here.

In addition, you can find the detail of the decisions we have made about your Council, read the public reports we have issued, and view the service improvements your Council has agreed to make as a result of our investigations, as well as previous annual review letters.

In a change to our approach, we will write to organisations in July where there is exceptional practice or where we have concerns about an organisation's complaint handling. Not all organisations will get a letter. If you do receive a letter it will be sent in advance of its publication on our website on 16 July 2025, alongside our annual Review of Local Government Complaints.

Supporting complaint and service improvement

In February we published good practice guides to support councils to adopt our Complaint Handling Code. The guides were developed in consultation with councils that have been piloting the Code and are based on the real-life, front-line experience of people handling complaints day-to-day, including their experience of reporting to senior leaders and elected members. The guides were issued alongside free training resources organisations can use to make sure front-line staff understand what to do when someone raises a complaint. We will be applying the Code in our casework from April 2026 and we know a large number of councils have already adopted it into their local policies with positive results.

This year we relaunched our popular complaint handling training programme. The training is now more interactive than ever, providing delegates with an opportunity to consider a complaint from receipt to resolution. Early feedback has been extremely positive with delegates reporting an increase in confidence in handling complaints after completing the training. To find out more contact training@lgo.org.uk.

Yours sincerely,



Amerdeep Somal
Local Government and Social Care Ombudsman
Chair, Commission for Local Administration in England

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Appendix 3

Complaint procedures overview

There are 3 stages to the Council's Corporate and (Adult and Children's) Social Care complaint procedures.

There are 2 stages about complaints in respect of the Council's Landlord function. (Most Housing Services complaints)

Stage 1 - Response from line manager

Full response within **10** working days for Corporate Complaints. Up to **20** working days for Social Care complaints.

Stage 2 - Investigation by independent officer (Corporate and Adult Social Care stage 2 complaints are investigated by the Council's Complaint Team and Childrens Social Care complaints by an externally contracted investigator).

Full response:

- Up to **25** working days for Corporate complaints.
- Up to **45** working days for Adult Social Care complaints.
- Up to **65** working days for Childrens Social Care complaints.

Complaints about the Council's Landlord function end after Stage 2. Tenants have the option of having their complaint considered by an Independent Tenants Panel (operated in Rotherham by Rotherfed) or by an Independent Person (Councillor or MP).

Stage 3 – Complaint's review panel / review by Assistant Director

Full response:

- Up to **25** working days for Corporate complaints (Members panel).
- Up to **20** working days for Adult Social Care complaints (Review by Assistant Director).
- Up to **50** working days for Childrens Social Care complaints (Externally contracted independent professionals).

If unresolved, a complaint can be taken to:

Local Government and Social Care Ombudsman / Housing Ombudsman (Landlord function complaints).

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Rotherham Metropolitan Borough Council

NOTICE OF CALL-IN	**Date of Cabinet meeting:**	Monday 20 October 2025	
	Title and item number of related Cabinet report:	Agenda item: 8 – Selective Licensing Policy	
	Originator of the call-in:	Councillor Taiba Yasseen	Emailed notification on Mon 27/10/25 13:12
	Supporters of the call-in:	Councillor Adam Carter	Emailed confirmation on Mon 27/10/25 13:59
		Councillor Charlotte Carter	Emailed confirmation on Mon 27/10/25 14:02
		Councillor Drew Tarmey	Emailed confirmation on Mon 27/10/25 17:20

Reasons for call-in:

The reasons for call-in are as follows:

1. Procedural Grounds

a. Failure to Follow Proper Process
The original statutory consultation (Jan–Mar 2025) was flawed in design and execution. It used misleading area names, excluded digitally disadvantaged residents, failed to publish core documents (e.g. draft Area Plans), and relied on a structurally biased survey that did not allow respondents to oppose the scheme or skip inapplicable questions.

For example, Mis-information and confusion about coverage:
Residents (owner occupiers), tenants and landlords repeatedly reported that consultation leaflets and website maps mis-identified neighbourhoods; for instance, Clifton and Wellgate were mis-labelled as “Eastwood,” and Kimberworth as “Masbrough,” leaving people unsure whether their street was affected .

After this consultation closed, the Council re-opened a new version months later, rebranded as "Landlord Licensing", without a new statutory notice or clarity over what changed. This created confusion, misrepresented the legal nature of the scheme (which licenses properties, not landlords) and breached principles of transparency and lawful consultation. Together, these perceived failures could

invalidate the consultation process under the Housing Act 2004 and the MHCLG 2015 Guidance.
Wording misled stakeholders: The change in terminology between the two consultations from “Selective Licensing” to “Landlord Licensing” on leaflets confused the legal nature of the scheme, which under Housing Act 2004 applies to properties, not landlords.

b. Inadequate Consultation
Residents, tenants and landlords report difficulty understanding whether their streets are included, even after the scheme has been approved by the Cabinet..

Council failed to publish a clear, accurate, street-level map or list of affected properties during the consultation process. This evidence was presented at various meetings and the council made no attempts to correct this information for example on the website, which could have easily been achieved.

2. Legal Grounds

a. Potential Breach of Statutory Tests
The Selective Licensing of Houses Order 2015 specifies that a designated SL area has recently experienced or is experiencing an influx of migration into it.

CDRC Residential Mobility Index measures only population churn (i.e. address changes) and does not identify inward migration into an area, which is a specific requirement under Article 3(1)(b) of The Selective Licensing of Houses (Additional Conditions) (England) Order 2015. The Council itself acknowledges this in Appendix 2 of the Cabinet report, confirming that the CDRC Index “does not meet the guidance specification.” Therefore its use as evidence of “high migration” is therefore outside the statutory test and potentially risks rendering the designation ultra vires. This test was applied to many areas.

b. Potential Breach of Equality Duty
The Equality Analysis fails to meet the standard set under the Equality Act 2010

The Equality Analysis fails to meet the legal requirements of the Equality Act 2010. It presents only basic demographic data from 134 respondents (just 10% of the total) without any comparison with the actual demographic makeup of the proposed Selective Licensing areas. This means we cannot know whether people with protected characteristics (e.g. Tenants with disabilities, Roma & other BAME tenants) are adequately represented or disproportionately affected.

There is no assessment of whether the SL policy has a disproportionate impact on any group, and no mitigation is proposed. It is not sufficient for the service to state that it is committed to equality or to claim “colour-blindness” regarding the policy’s impact. After a decade of Selective Licensing in Eastwood for example, we should expect detailed equality analysis and outcomes. That is entirely missing.

This failure is especially serious given the statutory Public Sector Equality Duty, as several of the designated SL areas have the highest concentrations of Black, Asian and Minority Ethnic (BAME) residents in the borough. According to 2021 Census ward-level data (ONS), Boston Castle has over 40% BAME residents, compared to 12% borough-wide. Rotherham East and Rotherham West also have significantly higher-than-average BAME populations.

3. Impact Grounds

a. Adverse Impact on Vulnerable Communities
The scheme disproportionately affects Roma and other ethnic minority tenants, especially in central wards. Additional housing costs (via rent increases) are likely without adequate support or mitigation.

Disabled tenants relying on PIP or UC are at risk of homelessness due to rent increases that landlords pass on. These impacts are not modelled or mitigated.

b. Disproportionate Effect on Certain Wards
Wards like Boston Castle are being included without sufficient evidence that they meet the designation criteria. Many areas (e.g. Broom, parts of Clifton) have IMD scores better than the borough average and are therefore wrongly included.

4. Flawed Evidence or Reasoning

a. Unreasonable Decision
There is a growing perception in the community that some landlords and areas are receiving more favourable treatment than others. Many residents and landlords who submitted credible alternatives to Selective Licensing have not received any formal response. Where alternative schemes have been accepted, no evidence base has been shared to justify their success. This lack of transparency is fuelling concern that some landlords are being given quiet exemptions, while others face the full weight of the scheme. For example, the removal of Little London in Maltby, despite serious housing issues exposed on Panorama raises questions about consistency and fairness.

The Council acknowledges that SL is not a regeneration tool, yet uses deprivation as justification for designations in areas where housing demand is strong and private renting is stable.

Areas like Masbrough, Eastwood and Wellgate are being re-designated despite the Council's own admission that no sustainable improvements were achieved during the last 10 years. In addition there is no tangible evidence within the policy how these issues will be managed and addressed differently in this third term. Repeating a model that failed contradicts rational policymaking.

To be completed by Governance:

Date received by Governance/Head of DS:	Monday 27th October 2025
Date sent to Monitoring Officer, Chief Executive and Strategic Director:	Monday 27th October 2025
Date sent to Chair of OSMB for consideration:	Monday 27th October 2025
Date of Chair of OSMB's acceptance of the Call-in request (if applicable):	Monday 27th October 2025
Date of Chair of OSMB's rejection of the Call-in request (if applicable):	N/A
Date of OSMB meeting to consider the call-in (if accepted):	Wednesday 12 November 2025

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

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

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.

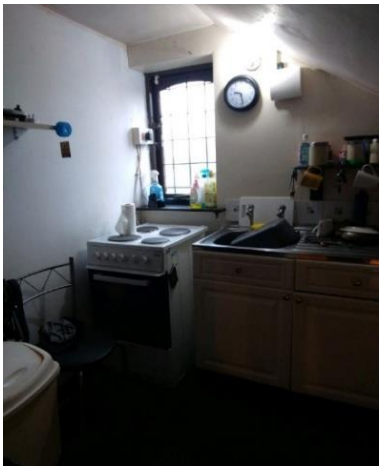
1.6 The Council has previously designated two Selective Licensing schemes (2015-2020 and 2020-2025) which were declared on the criteria of 'low demand' and 'high levels of deprivation' respectively. Areas of Eastwood and Ferham, Masbrough, Maltby, Parkgate, Thurcroft and Dinnington (six in total) have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

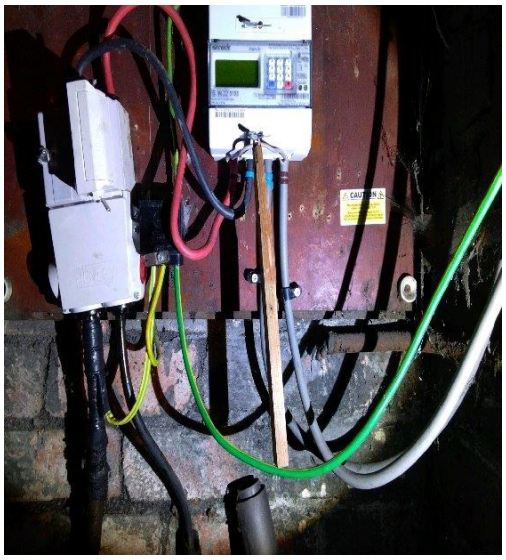




1.11 Electrical safety is another key factor that has been identified numerous times through the previous schemes. These images show just two

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 levels of anti-social	29.50%	Improve housing conditions - Reduce anti-social behaviour	35.30%

	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

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Rotherham Metropolitan Borough Council

ROTHERHAM SELECTIVE LICENSING 2020-2025 FINAL OUTPUT REPORT

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



Rotherham Metropolitan Borough Council

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Rotherham Metropolitan Borough Council

Selective Licensing in the Metropolitan Borough of Rotherham 2020-2025

Executive Summary

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

Scheme Delivery and Outputs

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

Enforcement Activity

To ensure consistent standards across all licence holders:

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

Improvements To Residents' Health, Welfare and Neighbourhoods

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

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

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

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

Impact on Households

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

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

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

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

Overview

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

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

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

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

Challenges

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

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

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

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

Successes.

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

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

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

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

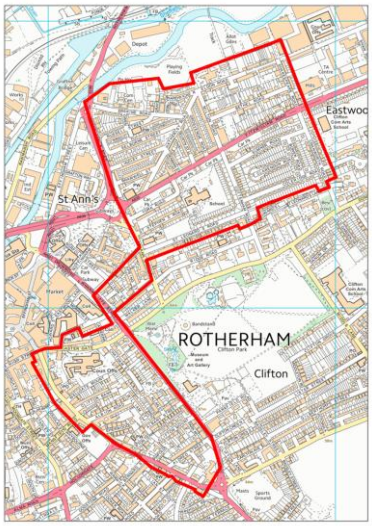
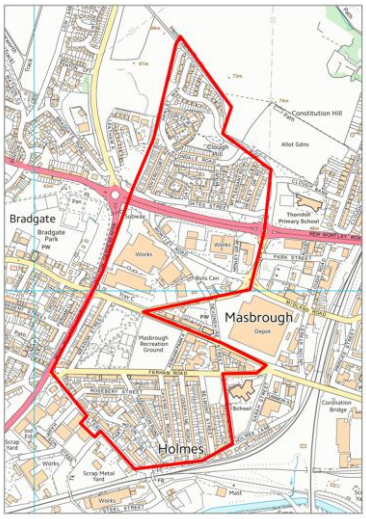
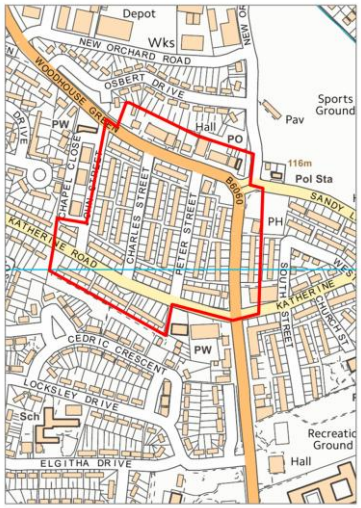
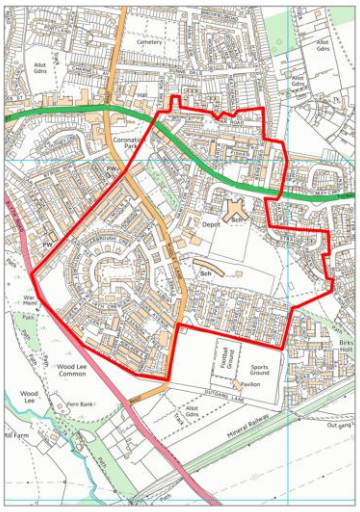
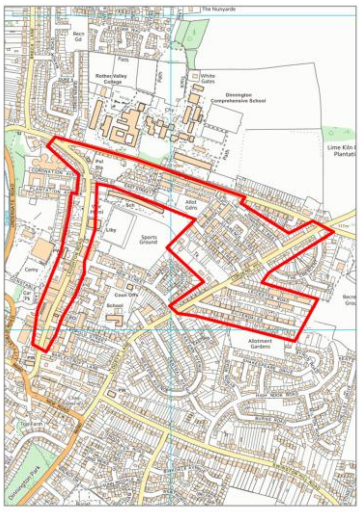
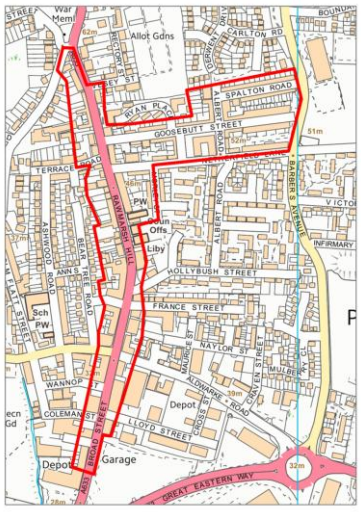
Category 2 Hazards are less immediate but still pose a significant risk of harm to residents. 1470 properties had Category 2 hazards on initial inspection with 7587 hazards identified.

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

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

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

Maps

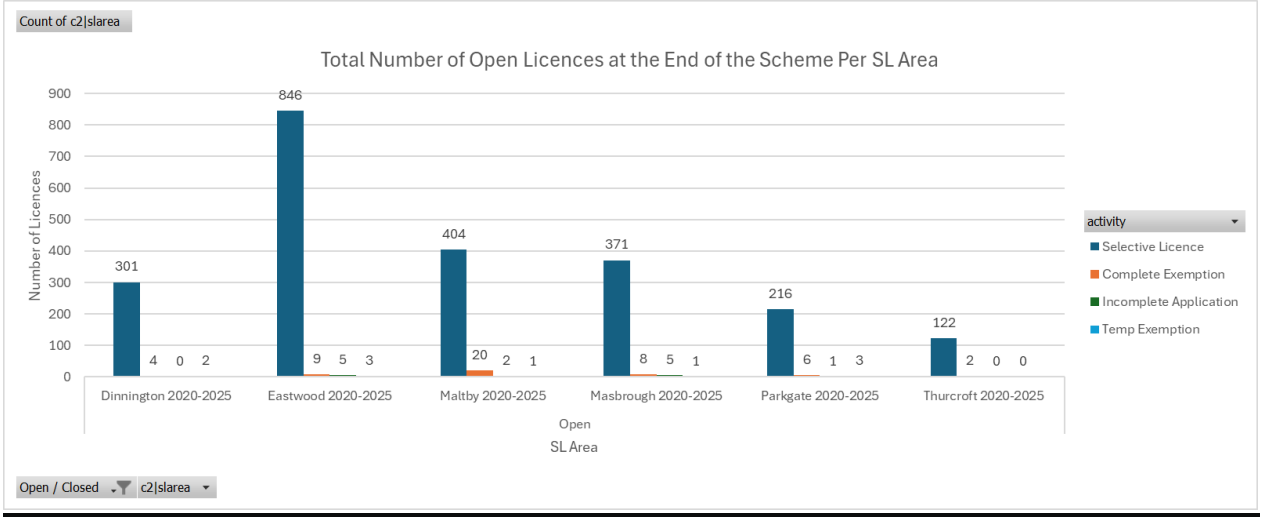
Eastwood / Town Centre	Masbrough	Thurcroft
		
Maltby South East	**Dinnington**	**Parkgate**
		

Analysis by Areas

Applications

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

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



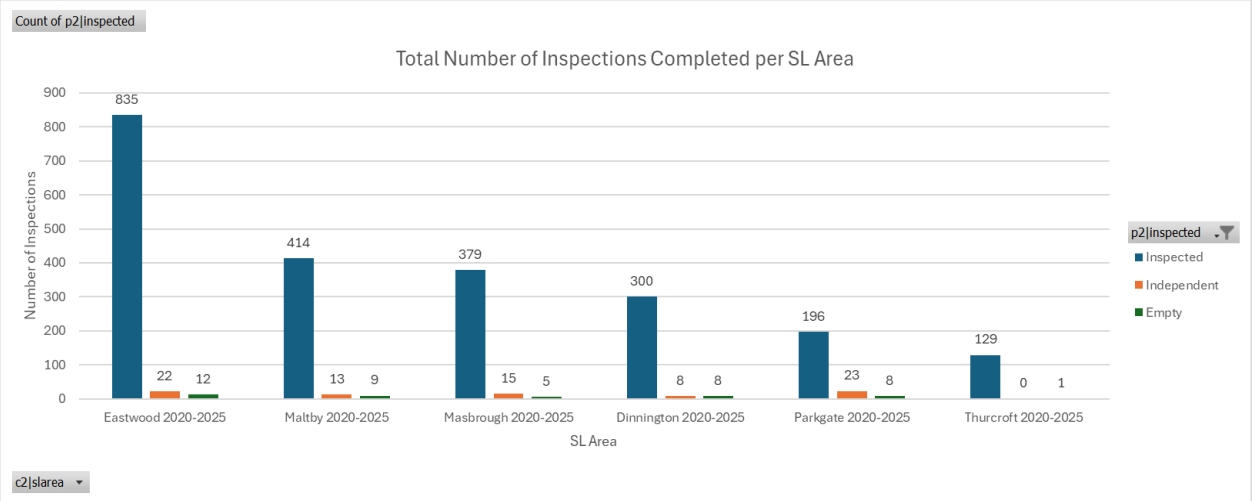
Make up of Licence Holders

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

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

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

Inspections



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

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

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

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

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

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

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

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

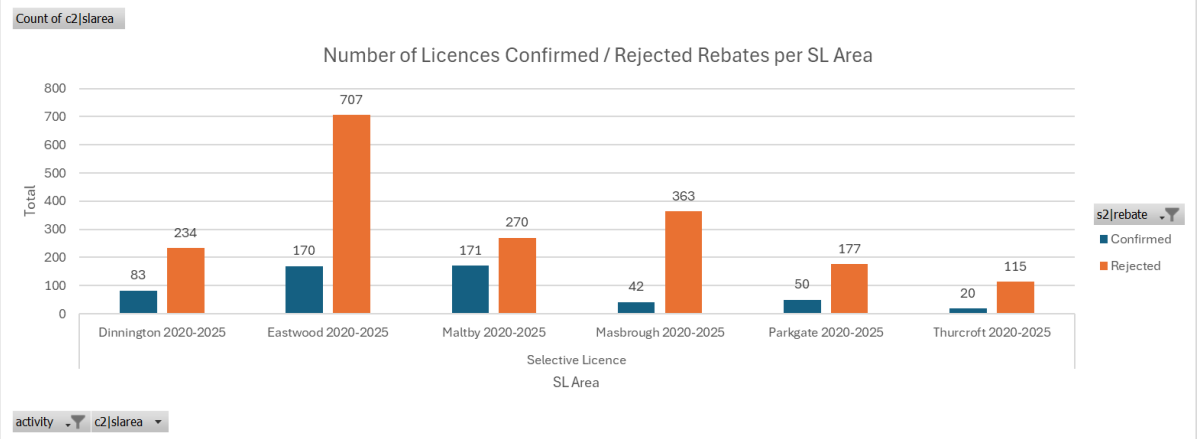
Of the 8176 hazards identified over the life of the scheme, the 5 most prevalent were, Risk of Fire, followed by Damp and Mould, then Falls between levels and electrical and carbon monoxide risk.

Hazards By Type

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

Properties eligible for ‘Better Management’ Rebate

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



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

CONDITIONS FOR ELIGIBILITY FOR THE REBATE

At the time of the licensing inspection of the property:

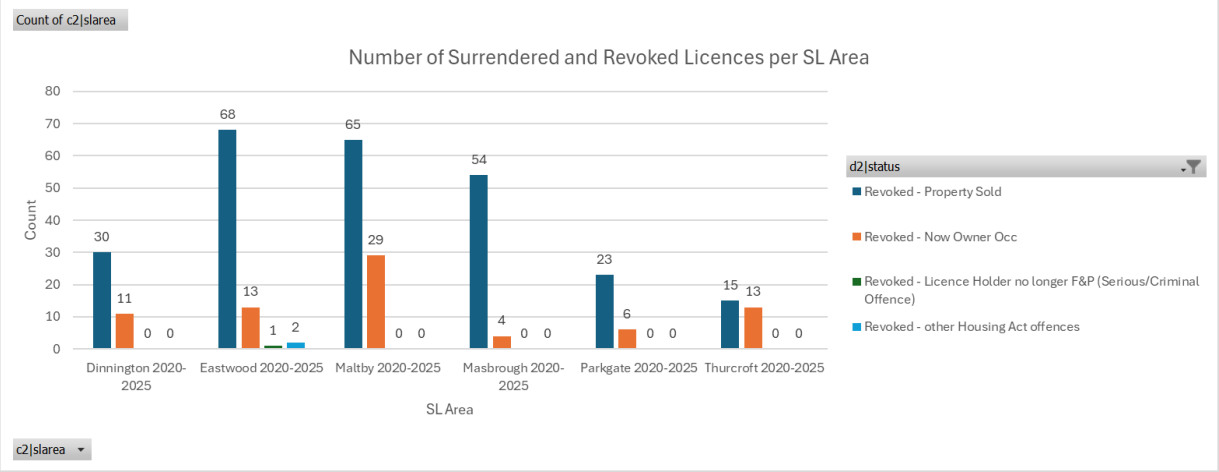
1. No late payment fee was applied to the application
2. You are fully compliant with the statutory licence conditions (conditions 1-4).
3. Property is free from serious disrepair / poor management – this would usually mean the property is free of any category 1 hazard or serious category 2 hazards,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

This would usually mean:

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

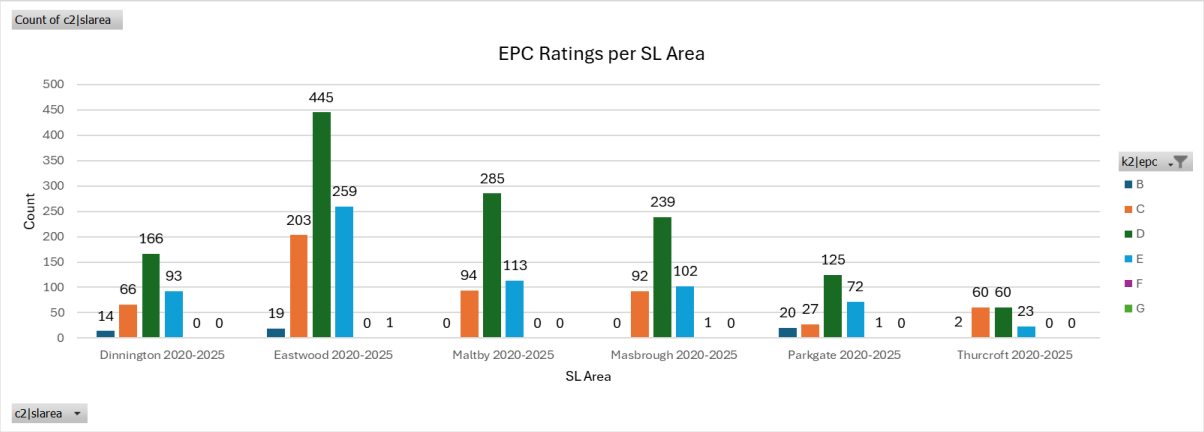
This is not an exhaustive list and other failures may be considered when considering the eligibility for a rebate.

Surrendered Licences over life of scheme with reasons.



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

EPC ratings per area



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

Health Benefits

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

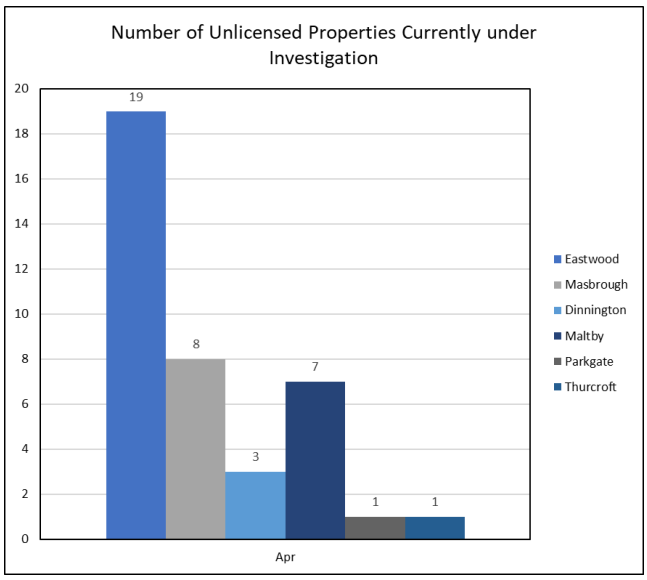
The Building Research Establishment (BRE) developed its Housing Health cost calculator to Quantify and measure the health-cost benefits of housing improvements.

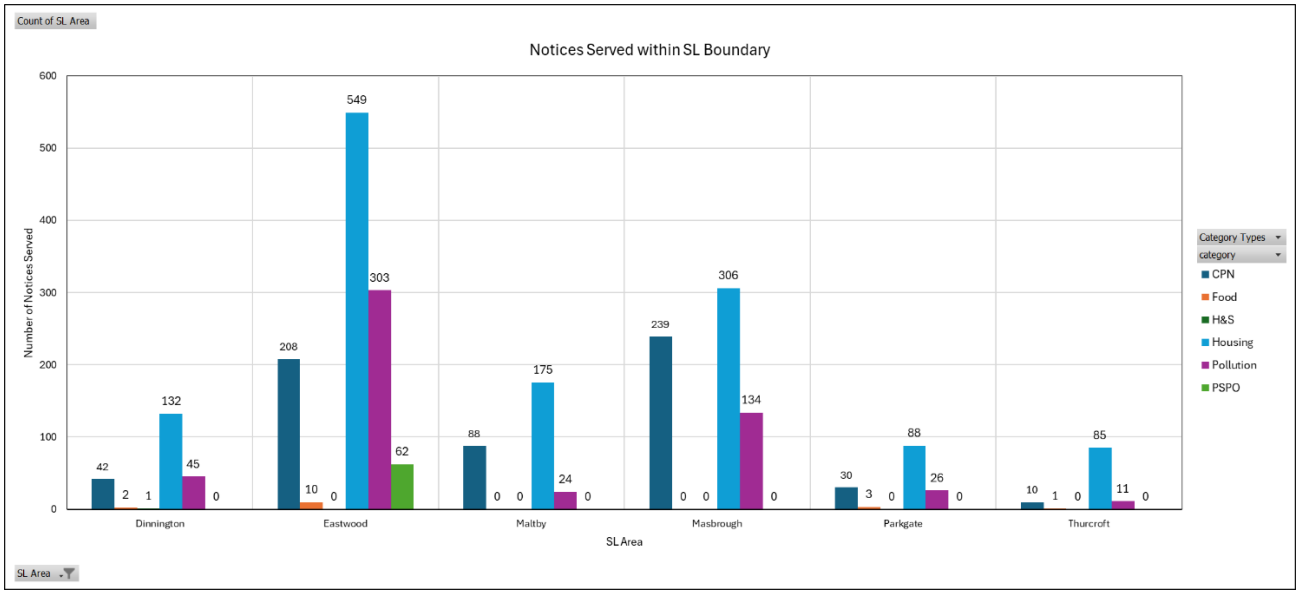
The Housing Health Cost Calculator (HHCC) calculates the health costs of hazards in homes, and the savings associated with addressing them. It shows the cost savings to the NHS and wider society from improving health and safety in housing. Local authorities use this methodology to carry out retrospective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

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

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

Enforcement





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

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

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

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

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

Enforcement was followed up with revisits or confirmation of compliance.

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

Support for the Private Sector

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

Criminality in the Private Rented Sector

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

The effect of this activity is

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

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

Outcome

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

Prosecutions

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

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

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

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

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

Governance & Communication

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

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

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

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

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

Staffing

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

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

Finance

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

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

Budget income and expenditure over the life of the scheme.

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

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

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

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

Return to MHCLG

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

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

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

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

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

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

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

Condition 1 – Low Demand

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

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

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

Condition 3 – Housing Condition

No relevant data available

Condition 4 – High Levels of Migration

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

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

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

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

The census data focuses on change over 1 year.

Condition 5 – High Levels of Deprivation

Dataset	Source	Available at OA
Housing Deprived	Census 2021	Yes

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

Condition 6 – High Levels of Crime

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

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

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

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

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

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

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

Criteria 1- Low Housing Demand

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2 - Table showing ASB in LSOAs with High PRS

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

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

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

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

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

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

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

Criteria 4 - high levels of migration.

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

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

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

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

Source: CDRC Residential Mobility Index | CDRC Data

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Source: Census 2021 – Tenure & Housing Deprivation

Criteria 6 - High levels of Crime.

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

Table 5 - Table showing Crime Incidence by LSOAs

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

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

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

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

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

Source: - RMBC MI Data

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

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

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

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

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

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

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

Source: - Various Sources.

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

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

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

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

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

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

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Appendix 3 - Selective Licence Statutory Stakeholder Consultation Communications Audit.

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

Record of activity

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

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

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

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Record of community organisations contacted and invited to the consultation

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

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

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

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

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Appendix 4

Rotherham Metropolitan Borough Council

Combined Summary of Responses Covering:

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

Selective Licensing Consultation Response – January to March

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

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

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

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

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

Part 3 – Relationship to the area

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

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

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

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

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

Part 4 – Landlord Questions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 5 – Landlord (Continued)

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

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

Table 6 – P05 Q02 – Provide a tenancy agreement?

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

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

Table 7 – P05 Q03 – Take a Deposit

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

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

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

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

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

Table 9 – P05 Q05 – Ask tenants for references

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

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

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

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

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

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

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

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

Part 6 – Landlord Issues

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

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

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

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

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

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

Total responses: - 199 (100%)

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

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

The key themes from these responses can be summarised as:

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

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

Part 7 – Local to the area

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Overall Totals:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 8 – Local to the area (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 9 – Local to the area issues

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

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

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

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

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

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

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

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

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

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

Part 10 – Private Rented Tenants

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

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

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

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

There were only 44 responses to this question.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 11 – Private Tenants (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	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)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 18 – Parkgate (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 19 – Masbrough

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 20 – Masbrough (Continued)

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

Table 81 – P20 Q02 - Do you agree with our reasons for proposing Selective Licencing in Masbrough?

	Column Labels A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	1	4%	1	9%	2	67%	2	22%	13	39%	19	23%
Agree	3	11%	1	9%		0%	2	22%	3	9%	9	11%
Neutral	2	7%		0%		0%	1	11%	3	9%	6	7%
Disagree	2	7%	4	36%		0%		0%	6	18%	12	14%
Strongly disagree	20	71%	5	45%	1	33%	4	44%	8	24%	38	45%
Grand Total	28	100%	11	100%	3	100%	9	100%	33	100%	84	100%

Overall, 59% of all responses disagree or strongly disagree with the reasons for proposing a Selective Licensing area in Masbrough. Looking at how individual stakeholder groups responded to the question, the majority of both Landlords and Private Sector Tenants disagreed or strongly disagreed (78% and 81%) respectively. On the opposite side of this, the majority of Public Sector Tenants, Regular Visitors and Owner Occupiers all agreed or strongly agreed with the reasons for proposing a Selective Licensing designation in Masbrough.

Question 4 – P20 Q04 - The proposed outcomes of the Selective Licensing designation are to: Reduce housing disrepair issues, Increase proactive maintenance, Reduce health disparities and Reduce levels of anti-social behaviour and crime. Do you agree with the proposed outcomes of the Selective Licensing designation in Masbrough?

Table 82 - P20 Q04 - Do you agree with the proposed outcomes for the designation in Masbrough?

	Column Labels A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree		0%	1	9%	2	67%	2	22%	12	36%	17	20%
Agree	5	18%	2	18%		0%	2	22%	6	18%	15	18%
Neutral	3	11%		0%		0%	1	11%	3	9%	7	8%
Disagree	1	4%	2	18%		0%		0%	3	9%	6	7%
Strongly disagree	19	68%	6	55%	1	33%	4	44%	9	27%	39	46%
Grand Total	28	100%	11	100%	3	100%	9	100%	33	100%	84	100%

The majority of all responses to this question disagreed or strongly disagreed with the proposed outcomes of the selective licensing designation in Masbrough (53%). Different stakeholder groups responded differently to the question. The majority of Landlords and Private Sector Tenants disagreed or strongly disagreed with the proposed outcomes of the designation in Masbrough (72% and 73% respectively). However the majority of Public Sector Tenants, Visitors and Owner Occupiers agreed or strongly agreed with the proposed outcomes of the Selective Licensing designation in Masbrough.

Part 21 – Eastwood / East Dene / Clifton / Town Centre / Boston Castle

Question 2 – P21 Q02 -Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle?

Table 83 - Which of the following do you feel are issues in this area?

Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle:	Count	%
Litter On The Street	48	9%
Rats Mice	40	8%
Untidy Waste In Gardens	39	7%
Fly Tipping On Open Land	38	7%
Drug Use Dealing	37	7%
A High Level Of Crime And Antisocial Behaviour	34	7%
A High Level Of Unemployment	30	6%
Drug Cultivation	29	6%
Dog Fouling	23	4%
A High Turnover Of Tenants Tenants Not Staying For Long	22	4%
An Unfair Poor Perception Of Private Landlords	19	4%
Overcrowding	19	4%
People Not Being Able To Pay Their Bills	19	4%
No Problems	17	3%
Poor Physical And Mental Health	17	3%
Empty Houses	16	3%
Not Knowing Where To Go For Help	16	3%
Poor Housing Conditions	16	3%
Bedbugs Or Cockroaches	12	2%
Problems Accessing Services For Example Schools And Doctors	11	2%

Empty Properties	10	2%
Truancy	6	1%
Other	5	1%

Question 3 – P21 Q03 If Response to 2 includes selection other - Please specify:

Responders to question 1 were given an opportunity to provide more detail on some of the issues in Eastwood / East Dene / Clifton / Town Centre / Boston Castle area. A full list of unedited responses if available in Appendix 3a (ii)

Table 84 – P21 Q03 - Which of the following do you feel are issues in this area? If Response to 2 includes selection other - Please specify:

Theme	*Count*
Anti-Social Behaviour	3
Vermin	2
Organised Crime	1
Dissatisfaction with Selective Licensing	1
Unemployment	1
Area Reputation	1
Problem Social Housing Tenants	1
Environmental Crime	1
Health Related Implications	1

Question 4 – P21 Q04 - Have you experienced any of the issues listed above?

Table 85 - P21 Q04 - Have you experienced any of the issues listed above?

	A landlord for the area	A landlord representative group	A local business owner or service provider	A private sector tenant	A public sector tenant, for example a council tenant, housing	A regular visitor in the area	A representative of a local organisation	An owner occupier	Total Count	Total %

Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
No	35	63%	1	100%	1	33%	10	59%	1	20%	35	66%		0%	13	33%	96	55%
Yes	21	38%		0%	2	67%	7	41%	4	80%	18	34%	1	100%	27	68%	80	45%
Grand Total	56	100%	1	100%	3	100%	17	100%	5	100%	53	100%	1	100%	40	100%	176	100%

The majority of people responding to these questions had not encountered the issues that they had reported as being issues in the Eastwood / East Dene / Clifton /Town centre / Boston Castle area (55%).

The groups who were least likely to have experienced the issues were landlord representative groups (100%), visitors to the area (66%) and Landlords (63%). The groups who were most likely to have experienced the issues were Representative of local organisations (100%), Public Sector Tenants (80%), Owner Occupiers (68%) and Local businesses (67%).

Question 5 – P21 Q05 - If Response to 4 includes selection Yes - Please specify:

This was an opportunity for respondents to provide more detail on the issues they had encountered in Eastwood / East Dene / Clifton /Town centre / Boston Castle area. A full list of unedited responses if available in Appendix 3a (ii)

Table 86 - P21 Q05 - If Response to 4 includes selection Yes - Please specify:

Problems	***Count***
Environmental Crime	42
Anti-social behaviour	22
Vermin	18
Organised crime	18
Dissatisfied with other council departments	14
Problem tenants	6
Poor housing conditions	6
Area reputation	6
Empty properties	4

cost of living	3
unemployment	3
Overcrowding	3
Health Related Implications	2
Problem Social Housing tenants	2
Parking issues	2
stereotyping against landlords	2
Police inaction	2
Protected Characteristics	2
Rogue Landlords	1
Positive landlord/tenant relations	1
Under reporting	1

Part 22 – Eastwood / East Dene / Clifton / Town Centre / Boston Castle (Continued)

Question 6 - P22 Q06 - Reasons for a selective licence in Eastwood / East Dene / Clifton /Town centre / Boston Castle are: - Anti-social behaviour and crime, Damage to CCTV, Issues with fly-tipping, Poor housing conditions, including overcrowding and High levels of migration. Do you agree with our reasons for proposing Selective Licencing in Eastwood / East Dene / Clifton /Town centre / Boston Castle?

Table 87 - P22 Q06 - Do you agree with our reasons for designating a Selective License area in Eastwood / East Dene / Clifton Town / Boston Castle?

	A landlord for the area	A landlord representative group	A local business owner or service provider	A private sector tenant	A public sector tenant, for example a council	A regular visitor in the area	A representative of a local organisation	An owner occupier	Total Count	Total %

Row Labels	Count	%	Count	%	Count	%	Count	%	tenant, housing association, charity Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	5%		0%	1	33%	2	13%	4	80%	3	14%	1	100 %	14	35%	27	21%
Agree	2	5%		0%	1	33%	1	7%		0%	2	10%		0%	2	5%	8	6%
Neutral	5	11%		0%		0%		0%		0%	2	10%		0%	4	10%	11	8%
Disagree	11	25%		0%		0%		0%	1	20%	3	14%		0%	6	15%	21	16%
Strongly disagree	24	55%	1	100 %	1	33%	12	80%		0%	11	52%		0%	14	35%	63	48%
Grand Total	44	100 %	1	100 %	3	100 %	15	100 %	5	100 %	21	100 %	1	100 %	40	100 %	130	100%

Overall, 65% of the responses disagreed or strongly disagreed with the reasons for proposing a Selective Licensing Area in in Eastwood / East Dene / Clifton /Town centre / Boston Castle. Different groups responded differently to this question, the majority of Landlord Representative group (100%), Landlords (80%), Private sector tenants (80%), Regular Visitors (66%) and Owner Occupiers (50%) all disagreed or strongly disagreed with the reasons for proposing this area as a Selective Licensing area. However, the majority of Local Business Owners (66%), Public Sector Tenants (80%) and Representatives of local organisations (100%) all agreed or strongly agreed with the reasons for proposing a Selective Licensing designation in Eastwood / East Dene / Clifton /Town centre / Boston Castle.

Question 8 – P22 Q08 - The proposed outcomes of the Selective Licensing designation are to “Reduce anti-social behaviour and crime”, “Resolve issues with fly-tipping” & “Improve housing conditions, including overcrowding”. Do you agree with the proposed outcomes of the Selective Licensing designation Eastwood / East Dene / Clifton /Town centre/ Boston Castle?

Table 88 - P22 Q08 - Do you agree with the proposed outcomes for the Selective Licensing designation in this area?

	A landlord for the area		A landlord representative group		A local business owner or service provider		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		A representative of a local organisation		An owner occupier		Total Count	Total %
Row Labels	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	2	5%		0%	1	33%	2	13%	4	80%	3	14%	1	100%	15	38%	28	22%
Agree	6	14%		0%		0%	1	7%		0%	2	10%		0%	1	3%	10	8%
Neutral	7	16%		0%	1	33%		0%		0%	2	10%		0%	3	8%	13	10%
Disagree	7	16%		0%		0%		0%	1	20%	3	14%		0%	5	13%	16	12%
Strongly disagree	22	50%	1	100%	1	33%	12	80%		0%	11	52%		0%	16	40%	63	48%
Grand Total	44	100%	1	100%	3	100%	15	100%	5	100%	21	100%	1	100%	40	100%	130	100%

Overall, most responses (60%) disagreed or strongly disagreed with the proposed outcomes for the Selective Licensing designation. Looking at how individual groups responded to this question, most respondents from Landlord representative groups (100%), Private Sector tenants (80%), Landlords (66%), Regular Visitors (66%) and Owner Occupiers disagreed or strongly disagreed with the proposed outcomes for the Selective Licensing area. Most Representatives of Local organisations (100%) and Public Sector tenants (80%) agreed or strongly agreed with the proposed outcomes for the Selective Licensing designation.

Part 23 – Dinnington

Question 9 – P23 Q09 - Which of the following do you feel are problems in Dinnington?

Table 89 - P23 Q09 - Which of the following do you think are issues in Dinnington?

Which of the following do you feel are problems in Dinnington?	Count	%
Fly Tipping On Open Land	16	11%
A High Level Of Crime And Antisocial Behaviour	14	10%
Litter On The Street	14	10%
Drug Use Dealing	13	9%
A High Level Of Unemployment	10	7%
Untidy Waste In Gardens	10	7%
Dog Fouling	9	6%
No Problems	9	6%
An Unfair Poor Perception Of Private Landlords	8	6%
Drug Cultivation	7	5%
People Not Being Able To Pay Their Bills	5	4%
Poor Housing Conditions	5	4%
Poor Physical And Mental Health	5	4%
Problems Accessing Services For Example Schools And Doctors	5	4%
Truancy	3	2%
Empty Houses	2	1%
Not Knowing Where To Go For Help	2	1%
Rats Mice	2	1%
A High Turnover Of Tenants Tenants Not Staying For Long	1	1%
Empty Properties	1	1%
Other	1	1%

Question 10 – P23 Q10 - If Response to 9 includes selection other - Please specify:

This was a follow up question which allowed responders to provide more information.

Table 90 - P23 Q09 - Please Specify.

Row Labels
Off road vehicles and electric scooters
Poor service by police and council

Question 11 – P23 Q11 - Have you experienced any of the issues listed above?

Table 91 - P23 Q11 - Have you experienced any of the issues listed above?

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
No	12	50%		0%	4	100%		0%	3	60%	3	50%	1	100%	23	52%
Yes	12	50%	1	100%		0%	3	100%	2	40%	3	50%		0%	21	48%
Grand Total	24	100%	1	100%	4	100%	3	100%	5	100%	6	100%	1	100%	44	100%

Most of the people responding to the consultation have not experienced any of the issues listed above (52%). The groups most likely to have encountered the issues above are the landlord representative groups (100%) and Public Sector tenants (100%) – though note the small number of responses from these groups.

Question 12 – P23 Q12 - If Response to 11 includes selection Yes - Please specify:

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

Table 92 - P23 Q12 - If Response to 11 includes selection Yes - Please specify:

Problems	
Environmental Crime	15
Anti-social behaviour	5
Dissatisfied with other council departments	4
Problem Tenants	4
Vermin	2
Organised crime	2
Poor housing conditions	1
Health Related Implications	1
Rogue Landlords	1
Empty properties	1
Parking issues	1
stereotyping against landlords	1
Police inaction	1
Lack of investment in area	1
Problem owner occupied properties	1

Part 24 – Dinnington (Continued)

Question 10 – P24 Q10 Reasons for a selective licence in Dinnington are: - Poor housing quality, Anti-social behaviour and crime, Health disparities and Poor education. Do you agree with our reasons for proposing Selective Licencing in Dinnington?

Table 93 - P24 Q10 - Do you agree withour reasons for proposing Selective Licensing in Dinnington

Row Labels	A landlord for the area Count	%	A landlord representative group Count	%	A private sector tenant Count	%	A public sector tenant, for example a council tenant, housing association, charity Count	%	A regular visitor in the area Count	%	An owner occupier Count	%	Residential property agent Count	%	Total Count	Total %
Strongly agree	4	17%		0%		0%		0%		0%	3	50%		0%	7	16%
Agree	3	13%	1	100%		0%		0%	1	25%	1	17%		0%	6	14%
Neutral	4	17%		0%		0%	1	33%	1	25%		0%	1	100%	7	16%
Disagree	5	21%		0%		0%	2	67%		0%	1	17%		0%	8	19%
Strongly disagree	8	33%		0%	4	100%		0%	2	50%	1	17%		0%	15	35%
Grand Total	24	100%	1	100%	4	100%	3	100%	4	100%	6	100%	1	100%	43	100%

Overall 53% of the respondents to this question either disagreed or strongly disagreed with the reasons for proposing a Selective Licensing area in Dinnington. The groups where the majority disagreed or strongly disagreed were Private Sector Tenants (100%), Landlords (54%), Public Sector Tenants (67%) and regular visitors (50%). The groups where the majority agreed with the reasons for having Selective Licensing in Dinnigton were Landlord representative groups (100%) and Owner Occupiers (67%).

Question 11 – P24 Q11 - The proposed outcomes of the Selective Licensing designation are to: - Improve the quality of housing, Reduce anti-social behaviour and crime, Reduce health disparities and Improve education. Do you agree with the proposed outcomes of the Selective Licensing designation Dinnington?

Table 94 - P24 Q12 - Do you agree with the proposed outcomes for the Selective Licensing Designation in Dinnington?

Row Labels	A landlord for the area		A landlord representative group		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		A regular visitor in the area		An owner occupier		Residential property agent		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%		
Strongly agree	3	13%		0%		0%		0%		0%	4	67%		0%	7	16%
Agree	5	21%	1	100%		0%		0%	1	25%	1	17%	1	100%	9	21%
Neutral	4	17%		0%		0%		0%	1	25%		0%		0%	5	12%
Disagree	4	17%		0%		0%	3	100%		0%		0%		0%	7	16%
Strongly disagree	8	33%		0%	4	100%		0%	2	50%	1	17%		0%	15	35%
Grand Total	24	100%	1	100%	4	100%	3	100%	4	100%	6	100%	1	100%	43	100%

Overall, 51% of respondents to this question disagreed or strongly disagreed with the proposed outcomes for Selective Licensing in Dinnington. The groups where the majority disagreed or strongly disagreed were the Private Sector Tenants (100%), Public Sector Tenants (100%), Regular Visitors (50%), Landlords (50%). The groups where the majority agreed or strongly agreed with the proposed outcomes for Selective Licensing in Dinnington were a landlord representative group (100%), Owner Occupiers (84%), and a Residential Property Agent (100%). Do note that some of the responses for some of these groups was very low.

Part 25 – Brinsworth North East

Question 13 – P25 Q13 - Which of the following do you feel are problems Brinsworth North East?

Table 95 - P24 Q13 - Which of the following do you think are problems in Brinsworth North East?

Which of the following do you feel are problems in Brinsworth North East?	Count	%
Problems Accessing Services For Example Schools And Doctors	16	11%
A High Level Of Crime And Antisocial Behaviour	15	10%
Litter On The Street	14	9%
No Problems	13	9%
Dog Fouling	11	7%
Fly Tipping On Open Land	11	7%
Drug Use Dealing	9	6%
Untidy Waste In Gardens	9	6%
An Unfair Poor Perception Of Private Landlords	7	5%
A High Level Of Unemployment	6	4%
A High Turnover Of Tenants / Tenants Not Staying For Long	6	4%
Drug Cultivation	6	4%
People Not Being Able To Pay Their Bills	6	4%
Rats Mice	5	3%
Poor Physical And Mental Health	4	3%
Empty Houses	3	2%
Poor Housing Conditions	3	2%
Empty Properties	2	1%
Not Knowing Where To Go For Help	2	1%
Truancy	2	1%

Question 14 – P25 Q14 - If Response to 13 includes selection other - Please specify:

This question allowed for more detail to be provided about the issues that people thought were important in Brinsworth.

Table 96 - P24 Q14 - If Response to Q13 includes selection other - Please specify:

Row Labels
Issues with alley gates belonging to the council

Question 15 – P25 Q15 - Have you experienced any of the issues listed above?

Table 97 - P25 Q15 - Have you experienced any of the issues above?

Row Labels	A landlord for the area 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?

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	An owner occupier Count	%	Total Count	Total %
Strongly agree	1	14%	1	20%	9	90%	11	50%
Agree	2	29%	2	40%	1	10%	5	23%
Neutral	1	14%	0	0%	0	0%	1	5%
Disagree	1	14%	0	0%	0	0%	1	5%
Strongly disagree	2	29%	2	40%	0	0%	4	18%
Grand Total	7	100%	5	100%	10	100%	22	100%

Overall, responses were in favour (73%) with the reasons for designating Thurcroft a Selective Licensing area. 23% strongly disagreed or disagreed, with 17% neutral. Looking at the responses from the individual stakeholder groups Landlords largely didn't agree with the reasons for Selective Licensing whereas Private Tenants and Owner Occupiers did agree.

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

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

Row Labels	A landlord for the area Count	%	A private sector tenant Count	%	An owner occupier Count	%	Total Count	Total %
Strongly agree	2	29%	1	20%	10	100%	13	59%
Agree	0	0%	2	40%	0	0%	2	9%
Neutral	1	14%	0	0%	0	0%	1	5%
Disagree	2	29%	0	0%	0	0%	2	9%
Strongly disagree	2	29%	2	40%	0	0%	4	18%
Grand Total	7	100%	5	100%	10	100%	22	100%

Overall, 68% of the respondents to this question agreed or strongly agreed with the proposed outcomes for the Selective Licensing designation. 27% disagreed or strongly disagreed with the proposed outcomes. Of the stakeholder groups that responded to the question, Owner Occupiers were firmly in agreement with proposed outcomes for Selective Licensing in Thurcroft (100%), whereas Landlords are most likely to disagree or strongly disagree (58%).

Part 17 – Parkgate

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

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

Which of the following do you feel are problems in Parkgate?	Count	%
Litter on the street	9	14%
Dog fouling	6	9%
Fly Tipping On Open Land	6	9%
A high level of crime and antisocial behaviour	5	8%
Drug Cultivation	5	8%
Drug use / dealing	5	8%
A high turnover of tenants (tenants not staying for long)	4	6%

Poor Housing Conditions	4	6%
Untidy / waste in Gardens	4	6%
Poor Physical And Mental Health	3	5%
Rats & Mice	3	5%
A High Level Of Unemployment	2	3%
An Unfair Poor Perception Of Private Landlords	2	3%
Empty Properties	2	3%
People Not Being Able To Pay Their Bills	2	3%
Not Knowing Where To Go For Help	1	2%
Problems accessing services, for example schools and doctors	1	2%
Truancy	1	2%
Other	1	2%

Again, Environmental Crime related topics including Litter, Dog Fouling and Fly Tipping are the primary responses.

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

Where respondents to the previous question picked the option “Other”, they were asked this follow up question which asked them to provide more detail. The sole ‘other’ response is provided below as entered into the consultation:

Table 72 - P17 Q02 - Other - Please specify?

Parkgate Feedback
white goods/furniture dumped on street. Antisocial driving

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

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

Row Labels	A landlord for the area		A private sector tenant		A public sector tenant, for example a council tenant, housing association, charity		An owner occupier		Total Count	Total %
	Count	%	Count	%	Count	%	Count	%		
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?

Row Labels	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 %
	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

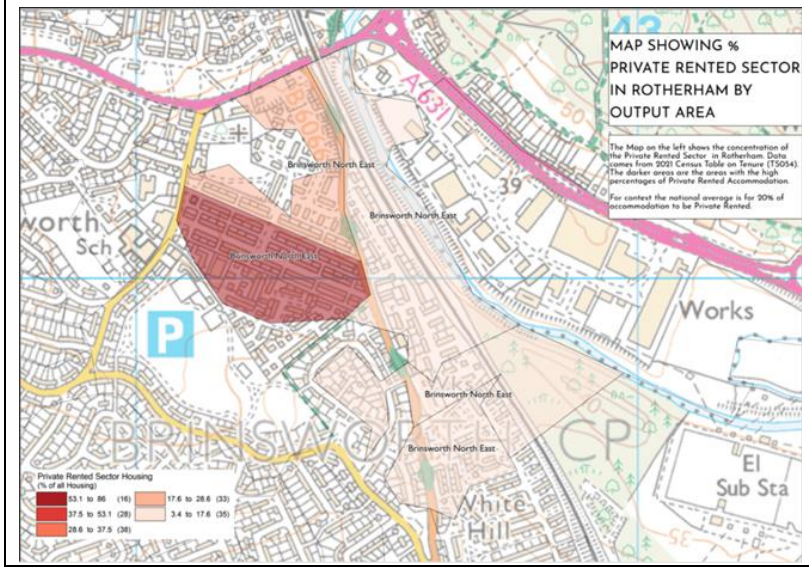
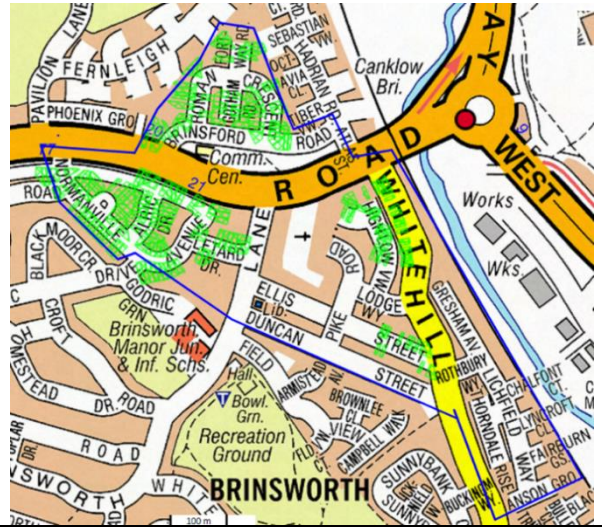
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly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

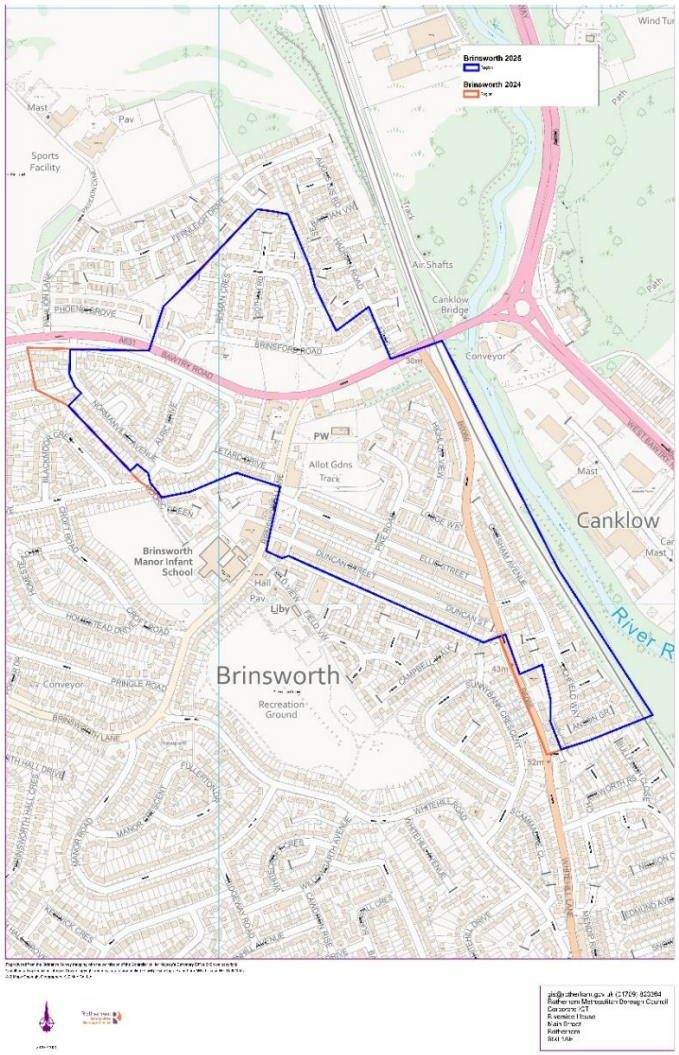
- **Area strengths and positives** identified by responders will be recognised, forming a basis for area development.

- **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

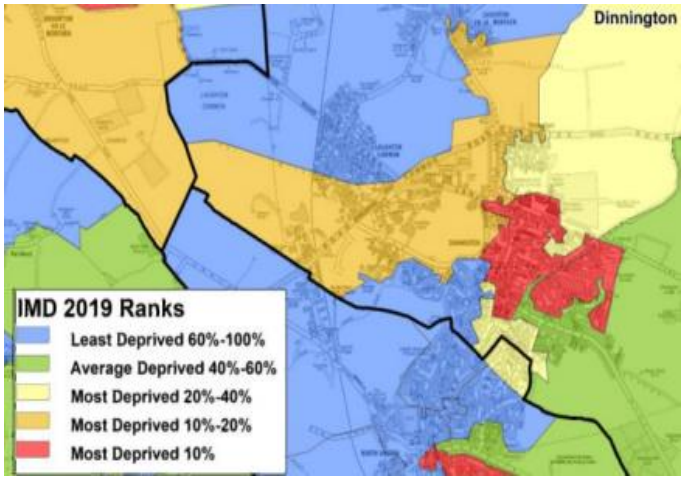
	Description
	Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Dinnington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

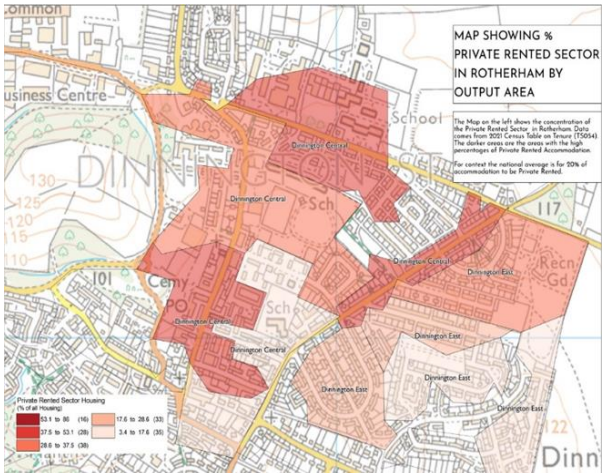
Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health Monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support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



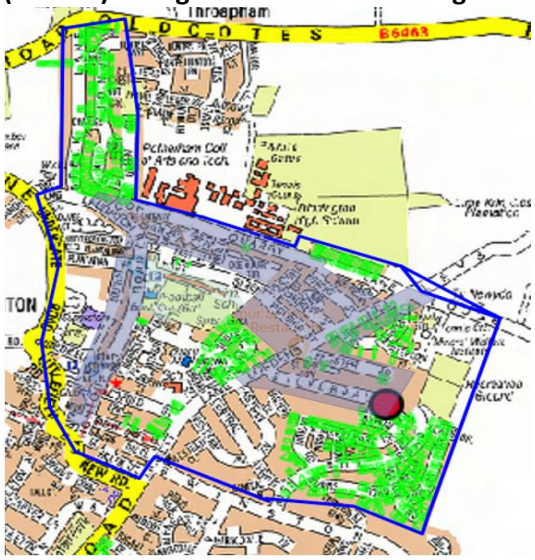
% of Private Rented Sector



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

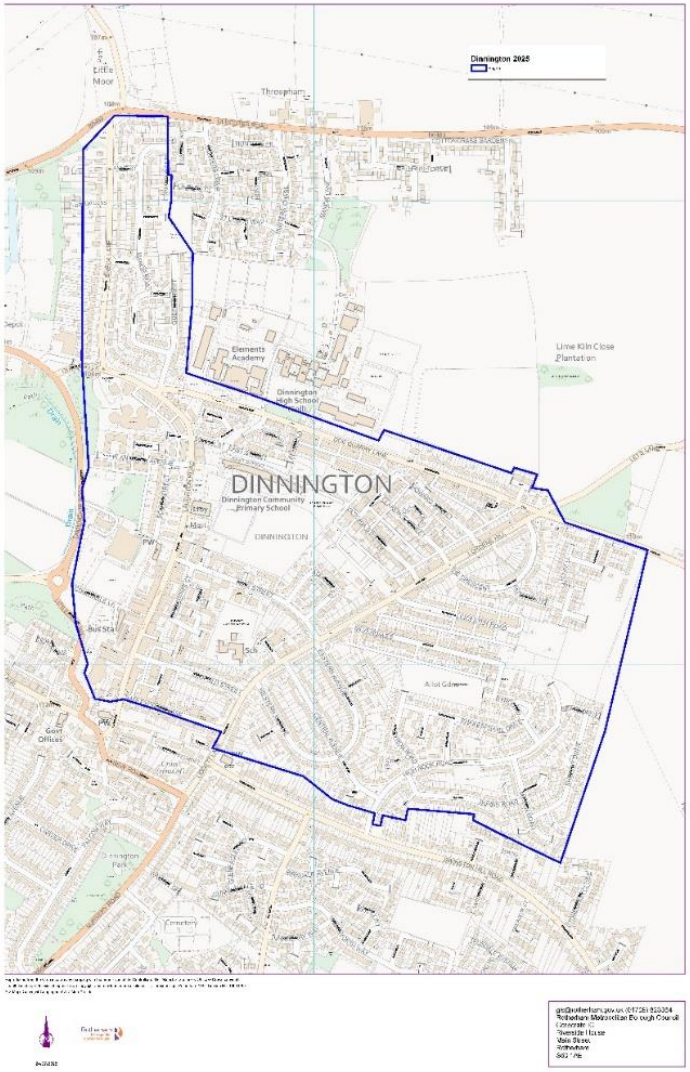
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan (NDIP)** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing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



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following issues;

In consultation residents, landlords, businesses and tenants prioritised the following;

a) Acknowledge the Problems

Which of the following do you feel are problems in Dinnington?	Count	%
Fly Tipping On Open Land	32	10%
Litter On The Street	30	9%
Drug Use Dealing	30	9%
A High Level Of Crime And Antisocial Behaviour	28	8%
Untidy Waste In Gardens	26	8%
An Unfair Poor Perception Of Private Landlords	24	7%
Dog Fouling	22	7%
A High Level Of Unemployment	19	6%
Drug Cultivation	19	6%
Problems Accessing Services For Example Schools And Doctors	15	4%
Poor Housing Conditions	13	4%
Poor Physical And Mental Health	13	4%
Rats Mice	12	4%
No Problems	11	3%
People Not Being Able To Pay Their Bills	11	3%
Not Knowing Where To Go For Help	9	3%

A High Turnover Of Tenants / Tenants Not Staying For Long	5	1%
Empty Properties	5	1%
Truancy	3	1%
Other	3	1%
Empty Houses	2	1%
Nuisance Vehicles	1	0%
Parking	1	0%
Bins on Pavements	1	0%
Poor service from police and council	1	0%
	336	100%

b) Identify And Develop the Existing Strengths

The most common response was that the Community Relations was a strength within the proposed areas, with mention of friendly neighbours and community spirit. Good transport links are valued but ASB at the bus interchange deters use. Access to the countryside received multiple mentions. Local shops and the doctors' surgery are supported but local health care is considered stretched.

4. Strategic Objectives

5-year Neighbourhood Development and Improvement Plan

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants. Improve coordination with social sector to deliver tenure neutral management standard
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not
OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026

Masbrough / Kimberworth

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

1) General Information

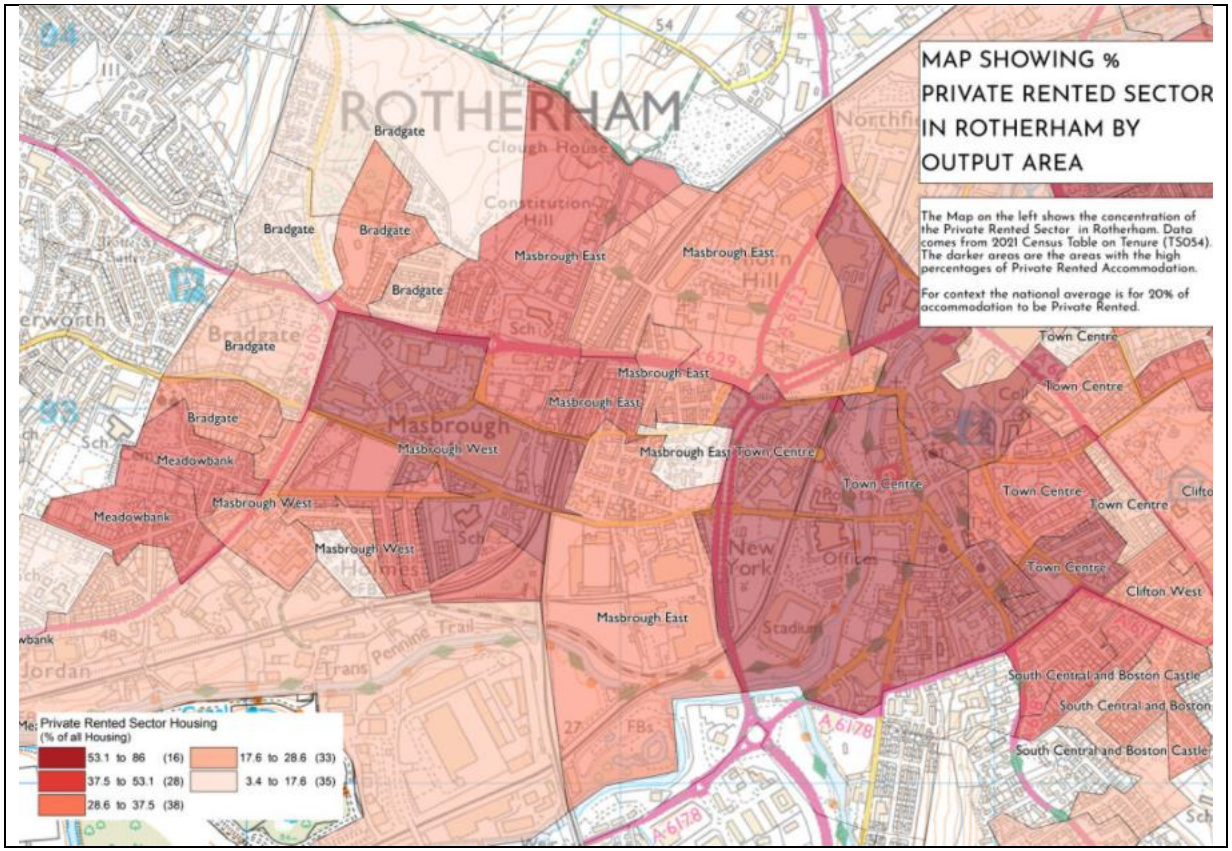
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group –Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	e.g., February 2026 – February 2031
Prepared by	Locality Area Managers Group (Craig Cornwall CPM, Shaun Mirfield Neighbourhoods, INSp John Crapper SYP, Karen Milner Housing services)
Date Created / reviewed	23/07/25
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of Poor Housing Conditions for the area of Masbrough / Kimberworth detailed in the map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy

	Description
	General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Masbrough / Kimberworth and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, they may revoke the designation if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Masbrough / Kimberworth (2026–2031)** This Area Plan details the justification and objectives for a Selective Licensing designation for Masbrough / Kimberworth, declared on the grounds of 'Poor Housing Conditions'. Data from previous schemes shows that Masbrough had the worst inspection outcomes from 2020–2025, with high rates of Category 1 and 2 hazards (HHSRS) and poor eligibility for the 'better quality letting' rebate. These issues stem from inadequate property management and low investment. This plan will implement actions to develop the existing strengths within the wider community, support Landlords and tenants to change behaviours, whilst delivering focussed risk / intelligence-based inspection programme to target poor housing management.

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

Education -	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

2) Justifications



Area description

The locality lies within the Rotherham West Ward of the Borough. Masbrough and Ferham have high minority ethnic populations, much terraced housing and high levels of deprivation. The Ward overall is the third most ethnically diverse Ward in the Borough, so community confidence and cohesion can be an issue. Private semi-detached housing predominates in the western part of the ward such as Kimberworth. The Local Ward Plan provides additional detail. RMBC Private Sector Housing Options Appraisal (Ferham & Masbrough) 12986-LUC-XX-XX-RP-L-0004 Version 2.0 Date: 10th October 2024 Prepared by LUC, identified the area has many challenges and offered a range of options.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13th October 2025 and shows that "Masbrough / Kimberworth has a range of issues.

- **Low Demand**. Areas with high levels of Private Rented Sector (PRS) properties ranked against Low Demand Data (Housing Sales Data and Empty Properties) Ranked 1-25 (1 being worst) Masbrough Lower Super Output Areas (LSOA's) ranges from 5 – 20, average 11.5 and suffers from Low housing demand.
- **Antisocial Behaviour**. Of the 11 Lower Super Output Areas (LSOA) in Rotherham (with high PRS) which have a higher ASB rate than the Rotherham Average (0.017) (based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23)). Masbrough West, East and Jordan LSOA's are within this group.
- **Housing Conditions**. 381 properties in the 2020-25 Selective Licensing scheme were inspected in this area, 363 properties had category 1 or 2 hazards or both. This represents 95.8% of all properties inspected, failed to be free of hazards to the occupying tenant. This area was rated worst of the six areas in the 2020-25 Selective Licensing scheme for poor housing management /condition
- **Migration**. Transient population, the area population changed / increased by 20.1-23.1% over 5 years (10% is considered significant)
- **Crime**. There are 13 of the 25 LSOA's in Rotherham (with high PRS) with Crime Rates exceeding Rotherham Average (0.113) (Police Reported Crime Rate by LSOA (Jan - Dec 23). Masbrough East / West & Jorden are included in the 13. There have also been 31 properties prohibited for extensive Cannabis Cultivation.
- **Environmental Crime**. The area suffers with high levels of waste, fly-tipping, low-levels of recycling, rodent infestations and other pollution issues associated with privately let properties.
- **Deprivation**. The majority of the proposed declaration is in the 10% most deprived areas in England (2019 IMD)

Previous actions to address:

- Problem Oriented Policing plan POP – Ferham triangle 2023 to 2024 – problem solving initiative.
- Ferham Action Plan managed by Neighbourhoods and involving key stakeholders such as the Police, Environmental Health, Early Help, the local school and other agencies.
- Tasking management of perpetrators and nominals
- CCTV deployments
- Upgrading of streetlighting in identified streets
- Pro-active waste audits
- Waste management initiatives
- Operation Grow interventions and investigations
- Work with DWP/HMRC on Benefit fraud and other financial investigations.
- Community clean-up days
- Two previous periods of Selective Licensing focussing on housing low demand and deprivation.
- Regular engagement with local landlords. Offers of training, information and support to landlords and letting agents.

Challenges

- **Visibility:** Previous initiatives and improvements mostly within dwellings, resulting in little sustained physical improvement in the physical amenities.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served notice. Change of behaviour to more proactive active management by landlords of their properties.
- **Resource Use:** To minimise licence fees, the vast majority of license fee income covers staff costs over the life of the scheme. Identify other funding mechanisms to support areas and lever other initiatives from partners and services into the area not funded directly from Selective Licensing to enable wider improvements

Consultation feedback

Following a 13 week period of statutory consultation, feedback from the responders has been considered and the following changes have been made to the draft Area Plan for Masbrough / Kimberworth

- **The map of the proposed boundary**, which was presented for public consultation has been adjusted. Responding to comments received during consultation, the bottom southwest of the intended designation map has been redrawn as it was accepted that this was a densely populated council property estate (Thornton Terrace), and also contained some areas on the outer edge, that are predominately owner occupied, newer dwellings. These have been removed. This includes Bradgate Lane and the park itself, which is not felt appropriate to be included, as it will dilute focus on properties and the people occupying them. There was also a view to ensure focus remains on the most challenging neighbourhoods, to ensure resource was committed to Ferham, Masbrough, Meadowbank and Kimberworth as opposed to areas such as Richmond Park (council property dominated) and Bradgate (owner-occupiers). This was in response to local resident's concerns that the levels of private rented properties in this area were comparatively lower to the wider proposed area and that a selective licensing declaration was undesirable. On consideration, the council agreed that this part of the proposed declaration can be removed without adversely affecting the schemes objectives. This represents a reduction of 103 licensable properties from the proposed declaration.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan

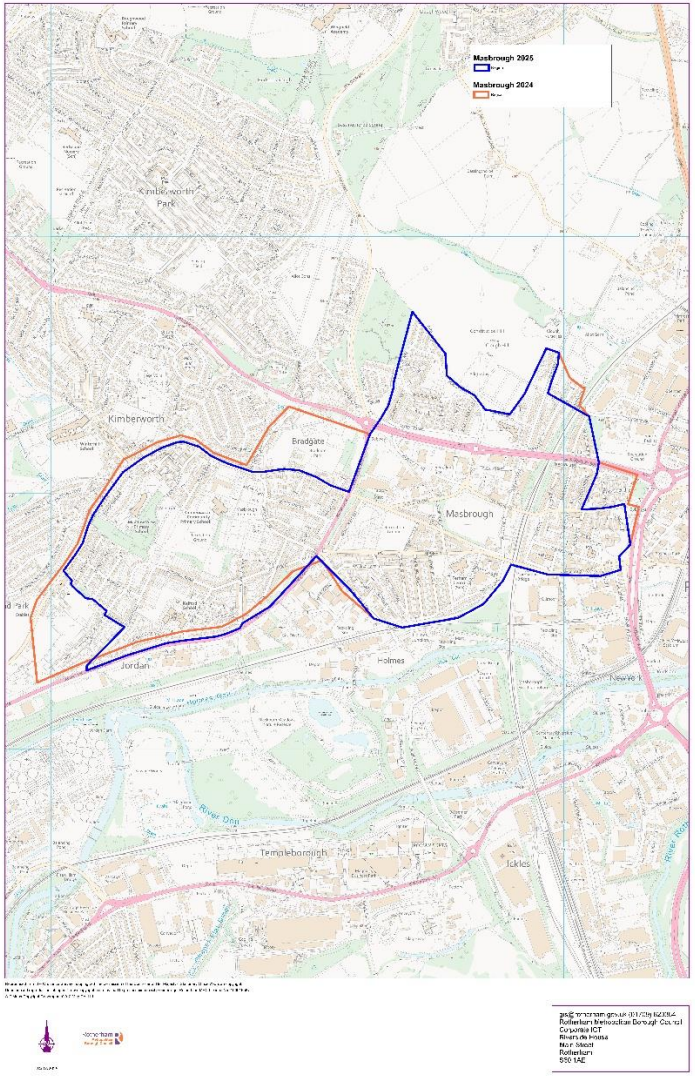
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood

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

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

Map of boundary of proposed declaration, after consultation

The adjusted proposed boundary is as below. The blue boundary shows the adjusted boundary with the orange line showing where areas have been removed, following consultation.



Area Feedback
In consultation residents, landlords, businesses and tenants prioritised the following;

a) Identify the problems

Which of the following do you feel are problems in Masbrough?	Count	%
Litter On The Street	71	9.71%
Fly Tipping On Open Land	68	9.30%
Dog Fouling	64	8.76%
Rats & Mice	62	8.48%
Untidy / Waste In Gardens	51	6.98%
A high level of crime and antisocial behaviour	44	6.02%
Drug Use / Dealing	41	5.61%
A High Level Of Unemployment	38	5.20%
Drug Cultivation	33	4.51%
Not Knowing Where To Go For Help	29	3.97%
Poor Housing Conditions	22	3.01%
An Unfair Poor Perception Of Private Landlords	22	3.01%
Problems accessing services, for example schools and doctors	22	3.01%
No Problems	21	2.87%
A high turnover of tenants (tenants not staying for long)	20	2.74%
People Not Being Able To Pay Their Bills	20	2.74%
Poor Physical And Mental Health	19	2.60%
Overcrowding	19	2.60%
Bedbugs and cockroaches	15	2.05%
Empty Properties	12	1.64%

Truancy	10	1.37%
Other	9	1.23%
Empty Houses	7	0.96%
Problem Social Housing tenants	5	0.68%
Dissatisfied with other council departments	4	0.55%
Unsafe to walk	1	0.14%
Nuisance vehicles	1	0.14%
Parking	1	0.14%
Totals	731	100.00%

b) **Identify and Develop the Strengths**

The most common response was that the Community Relations was a strength within the proposed areas, with mention of friendly neighbours and community spirit. The Mosque is identified as a valued community facility along with the Local Parks, Ferham Park and Bradgate Park, which act as a place that communities come together. English, Eastern European, Pakistani and other Asian backgrounds make use of the space. Local events including the Ferham festival and Sunday league football all help the communities come together. Generally, responders felt it's a good area with access to all the required amenities and services. Doctors, Dentists, Shopping, Transport, Leisure, Entertainment

3) Strategic Objectives

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants.
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not achieved

OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

Parkgate (Rawmarsh East)

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

General Information

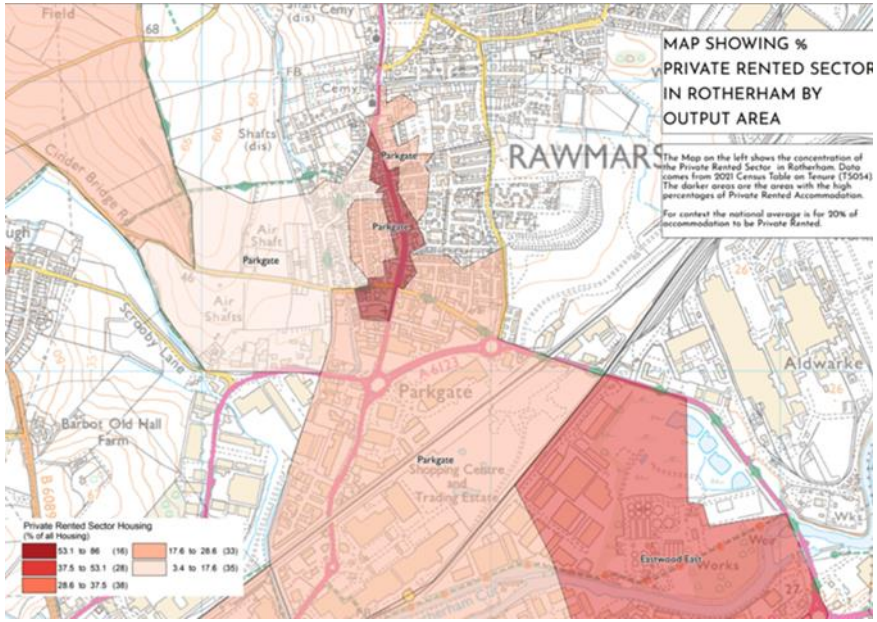
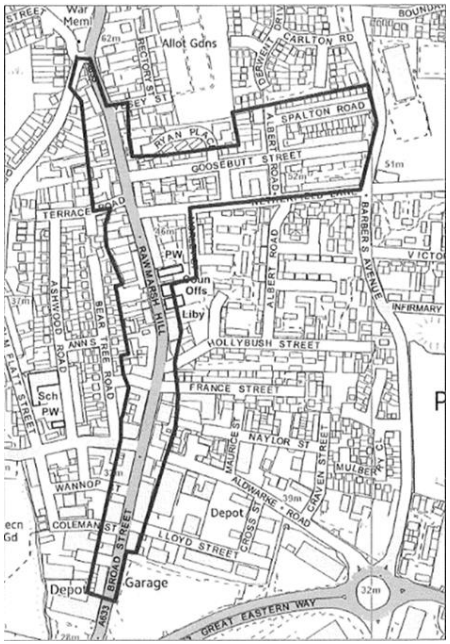
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group – Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	e.g., Feb 2026 – Feb 2031
Prepared by	Locality Area Managers Group (Richard Bramall CPM, Nicola Hacking Neighbourhoods, INSp Carl Goodwin SYP, Lynne Rowen Housing services)
Date Created / reviewed	23/07/25
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of Poor Housing Conditions for the area of Parkgate detailed in the in map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy Empty Homes Strategy Antisocial Behaviour Policy

	Description
	General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Parkgate and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, they may revoke the designation if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Parkgate (2026–2031)** This Area Plan details the justifications and objectives for a Selective Licensing designation for Parkgate, declares on the grounds of Poor Housing Conditions. Data from previous schemes shows Parkgate had 60.7% of properties with category 1&2 hazards on first inspection (HHSRS). 12.8% had category 1 hazards. There was 28% eligibility for the 'better quality letting' rebate. The figures tend towards the more serious Hazards illustrating that the disrepair goes beyond a lack of basic maintenance. Families are being left at serious risk of harm. The area suffers from inadequate property management and low investment. This plan will implement a risk or intelligence-based inspection programme, targeting poor management with a focus on enforcing licence conditions to improve management standards in the private rented sector. The area also suffers high levels of crime and antisocial behaviour which is focused in the areas of high private sector housing.

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

Education	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Local engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

1. *Justifications*

Location of high levels of private rented sec	Proposed Selective Licensing boundary 2026-31
	

Area description

The locality lies within two Wards of Rotherham, Rawmarsh West and Rawmarsh East of the Borough.

The ward has a mixture of residential areas with Parkgate having the most terraced housing. Rawmarsh East and West ward are amongst the 80% of wards in Rotherham where the white British population exceeds 90%.
Deprivation in Rawmarsh East and West wards are well above the borough average and in most of the ward is also well above the national average. Rawmarsh South neighbourhoods (where the SL Licensing area sits) is within the most deprived 10% in England. The housing in Parkgate is predominantly private rented which consists of terraced housing and flats over retail units and has been under selective licensing since May 2020.

The Local Ward Plans provides additional detail.

Rawmarsh West - https://www.rotherham.gov.uk/rawmarsh-west-ward
Rawmarsh East - https://www.rotherham.gov.uk/rawmarsh-east-ward

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13th October 2025 and shows that Parkgate has a range of issues relevant to selective licensing.

- **Low housing demand**. Parkgate's Lower Super Output Areas scored 14. (Areas with high levels of Private Rented Sector (PRS) properties ranked against Low Demand Data (Housing Sales Data and Empty Properties) Ranked 1-25 (1 being worst).
- Population **migration** is twice that considered average in the UK.
- **Housing standards**. The current scheme uncovered high levels of disrepair, with 60.7% of properties having Cat 1 and/or Cat 2 hazards. Over 626 hazards were identified in the 2020-25 selective licensing scheme in 196 properties. A lack of co-operation has been a feature, with difficulty gaining access to properties, Parkgate having the second highest level of licence avoidance. On a positive, 28% of properties achieved the 'better quality rebate', which is a base for future improvement.
- Formal enforcement has been required in both housing (85) and environmental / ASB (41), to address problems.
- Results show the area is the 3rd worst of the six areas previously under selective licensing, indicating an ongoing lack of proactive management from landlords.
- Parkgate has a **high crime rate**, including residential cannabis cultivation, second only to the town centre (in areas with high levels of private rented sector)
- A significant and **persistent problem caused by anti-social behaviour**. Parkgate is ranked 5th of the 11 areas in Rotherham (with high PRS) and high levels of anti-social behaviour (ASB), based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23).

- **High Levels of Deprivation**. The majority of the proposed declaration is in the 10% most deprived areas in England (2019 IMD)

Previous actions to address:

- GRIP/Civitas funding additional Policing Patrols 2023/24 (SYP lead)
- Proactive visits and execution of warrants with trading standards.
- Execution of warrants with immigration services HMRC (SYP lead)
- Parkgate was an area identified within the CAP (Community Action partnership) Action Plan co-ordinated by Neighbourhoods and involving key stakeholders such as the Police, Environmental Health and other agencies.
- Tasking management of perpetrators and nominals via joint tasking meeting.
- CCTV deployments
- Pro-active waste audits
- Operation Grow (cannabis cultivations) interventions and investigations
- Working with DWP on Benefit fraud and other financial investigations.
- Community clean up days
- Tenants' handbook delivered to properties within the SL scheme.
- Delivered 'know who to call leaflets' to encourage reporting within the SL scheme.
- Previous periods of Selective Licensing, focussing on housing 'low demand' and 'deprivation'.
- Regular engagement with local landlords.
- Offers of training, information and support to landlords and letting agents.

Challenges

- **Visibility:** Previous initiatives and improvements have been mostly within dwellings, resulting in responders challenging the achievements of previous selective licensing schemes.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.
- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing to enable wider improvements

3. Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Parkgate:

- **The map of the proposed boundary**, which was presented for public consultation has not been adjusted. There were no requests during the consultation to adjust the proposed boundary.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan

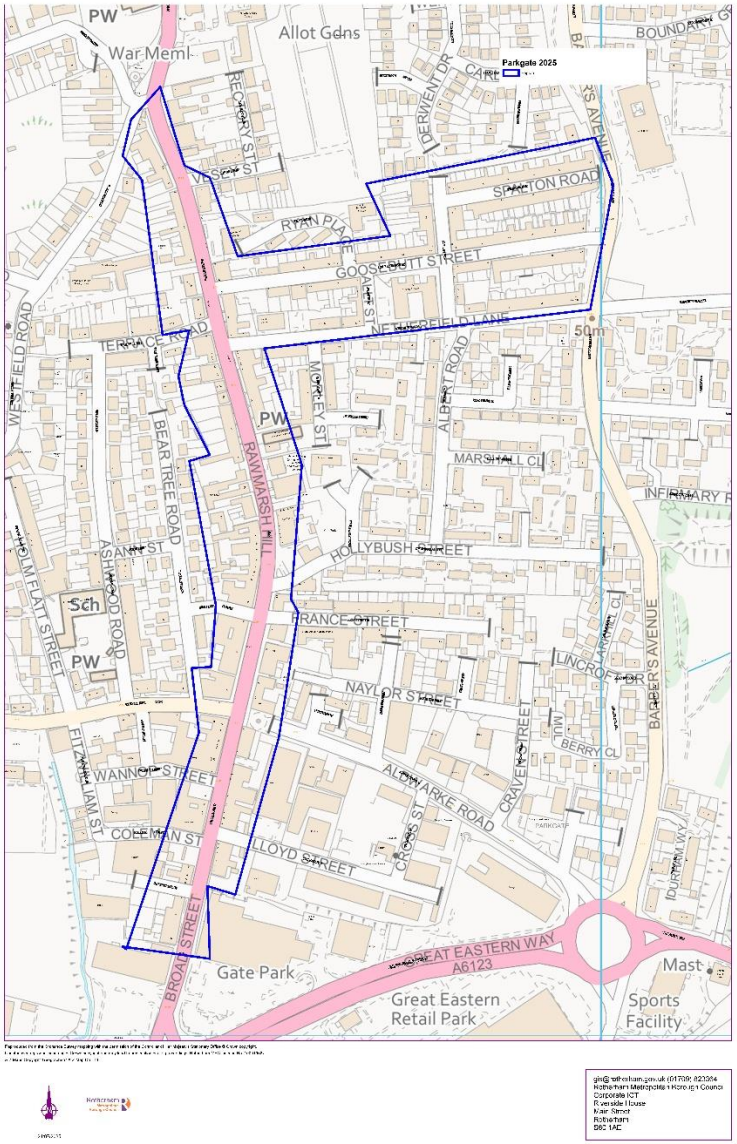
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' improving life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

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

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Tenure neutral approach to enforcement** to address allegations that social tenants cause problems in the area.

Map of boundaries of proposed declaration after consultation.



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following issues;

a) Identify the Problems

Which of the following do you feel are problems in Parkgate?	Count	%
Litter On The Street	20	10%
Dog Fouling	15	8%
Fly Tipping On Open Land	15	8%
Drug Use Dealing	14	7%
A High Level Of Crime And Antisocial Behaviour	14	7%
Untidy Waste In Gardens	13	7%
Drug Cultivation	12	6%
An Unfair Poor Perception Of Private Landlords	9	5%
A High Turnover Of Tenants Tenants Not Staying For Long	9	5%
A High Level Of Unemployment	8	4%
Poor Housing Conditions	8	4%
No Problems	7	4%
Poor Physical And Mental Health	7	4%
Rats Mice	7	4%
Empty Properties	6	3%
People Not Being Able To Pay Their Bills	6	3%
Other	6	3%
Not Knowing Where To Go For Help	5	3%
Empty Houses	4	2%

Problems Accessing Services For Example Schools And Doctors	3	2%
Truancy	1	1%
Bins on pavements	1	1%
Antisocial driving	1	1%
Total	191	100%

b) Identify And Develop the Strengths

Respondents valued that the area is near to local amenities, shops schools and has tram (via park and ride) as well as good bus routes. There was however some offers to start groups, particularly allotments and to create more green space.

4. Strategic Objectives

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants.
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not.
OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholders.

Objective Code	Strategic Objective Description
	Use performance management data to help deliver against the AREA PLAN. Use other agreed measures to improve the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026.

Thurcroft

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

1. General Information

	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group –Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	Maximum 5 Years (e.g. Feb 2026 – Feb 2031) annually reviewed with option to close if objectives are met earlier.
Prepared by	Locality Area Managers Group (Chris Stone CPM, Andrea Peers, Neighbourhoods, INSp Darren Birley SYP, Nicola Macfarlane Housing services)
Date Created / reviewed	23/07/2025
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute, xxxxxx on the grounds of Poor Housing Conditions for the area of Thurcroft detailed in the map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy

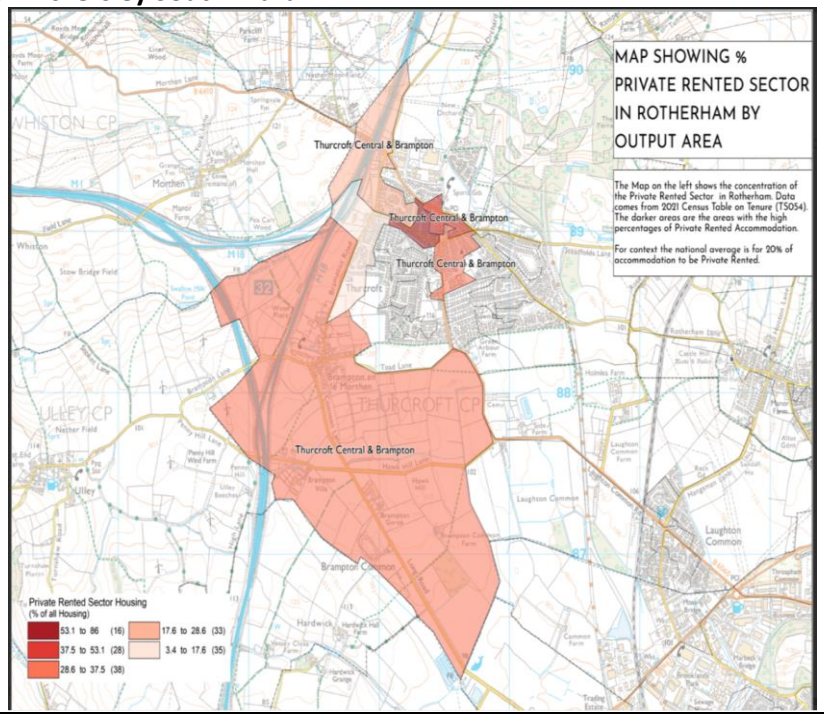
	Description
	Empty Homes Strategy Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Thurcroft and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, **they may revoke the designation** if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for Thurcroft (2026–2031)** Evidence exists to support a new Selective Licensing Declaration under the Criteria of Poor Housing Conditions but also supports action under ASB, Crime and wider deprivation. The current selective licensing declarations have exposed significant poor management in the private rented sector. The area is likely to benefit from a second period of selective licensing to help embed improved management standards. This approach has proved successful in the Maltby housing market. The proposed extension of the declaration boundary to encompass neighbouring parts of the historic social housing estates, will allow a better understanding of the condition and tenure of the substantial 'Right to Buy' housing stock, creating a more integrated management arrangement with the current social sector. A declaration under Poor Housing Conditions would contribute to improved health impacts from poor housing, whilst helping to address ASB and crime, major indicators in the Multiple Indices of Deprivation.

Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**

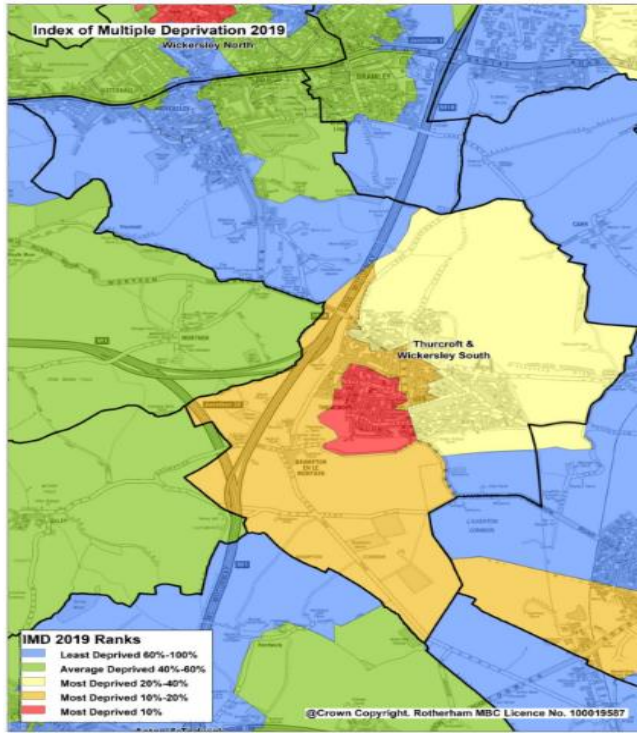
Community Protection	Tenant support / Landlord support / Enforcement
Public Health	Health monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
Education -	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

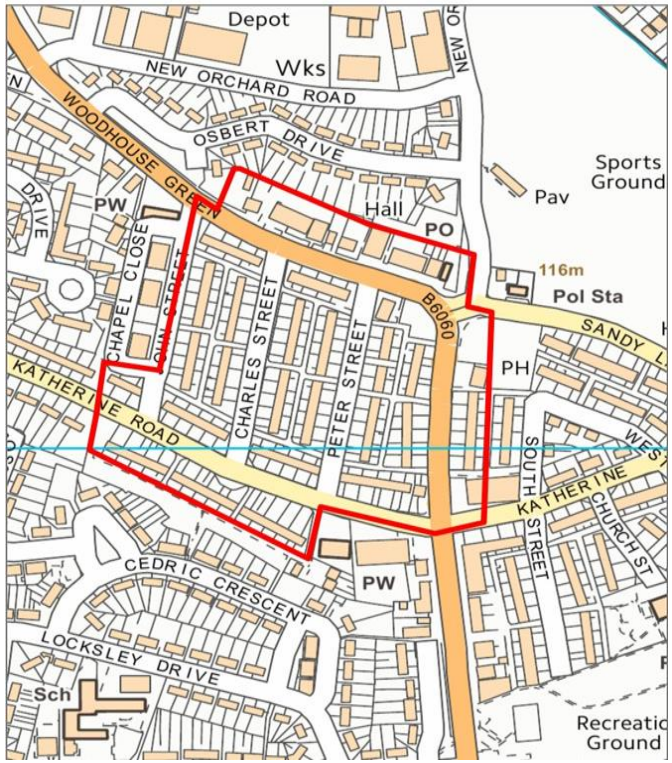
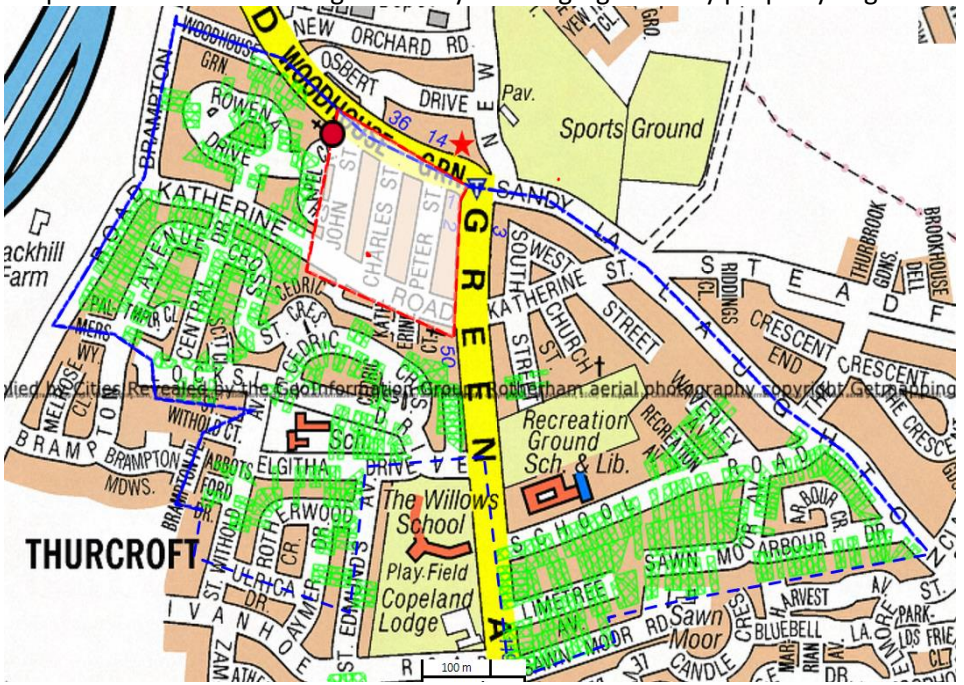
2. Justifications

Location of high concentrations of Private rented property in Thurcroft and Wickersley South Ward



Levels of deprivation Thurcroft and Wickersley South Ward



2020-25 Selective Licensing Boundary	Proposed selective Licensing Boundary showing right to buy property in green
	

Area description

Thurcroft and Wickersley South Ward lies in the south of Rotherham with a population of 10,042 (2021 census). The Ward is represented by two members of the Council. The south of the Ward is largely rural with population located in Thurcroft and Brampton en le Morthen. The Ward is served by the Thurcroft North Ward of Thurcroft parish (total parish population 7,908) council and the Wickersley South Ward of Wickersley parish (total parish population 8,290) council. The most deprived part of the Ward is the former mining community of Thurcroft.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13 October 2025 and shows that Thurcroft has a range of issues.

- **Poor Housing Condition**.

A summary of 2020-25 Selective licensing schemes, records that of the 124 inspections undertaken in the Thurcroft declaration 90 (69.8%) properties had Category 1 or 2 hazards (HHSRS). 20 category 1 and 482 category 2 hazards were found in the 90 properties. Proportionally this was the 2nd worst result of the six areas under selective licensing between 2020-2025. The level of rebates issued for good management and repair was also the second lowest of the six areas.
Of the 124 licenses, there are 95 individual Licence holders, the vast majority only owning 1 property, with only 5 owning more than 4 properties, illustrating a high proportion of accidental or non- professional landlords.

The evidence from the 2020-25 scheme shows significant issues with nearly 70% of properties lacking proactive maintenance or management. Though improvements have been delivered by earlier interventions, there remains a lack of confidence that this improvement will be maintained or that other more positive behaviours will establish.

Of the 107 enforcement notices served in this area in the last Selective Licensing scheme, 85 (80%) were because of poor housing conditions.

The declaration boundaries have been widened, to include areas with the highest proportions of Private Rented properties and some of the areas of mixed tenure properties, which have higher levels of deprivation, to better understand the condition and the current tenure of large numbers of ‘Right to Buy’ properties.

The Local Ward Plan provides additional detail. RMBC Private Sector Housing Options Appraisal (Katherine Road, Thurcroft) 12986-LUC-XX-XX-RP-L-0003 Version 3.0 Date: 10th October 2024 Prepared by LUC, identified the area has many challenges and offered a range of options.

- **Low demand** areas (Housing Sales Data and Empty Properties) Thurcroft’s combined score is 15 from 25 (1 being worst).
- High levels of **Crime**. Thurcroft features in the top 100 Output Area’s in Rotherham (out of 878 OAs) having high levels of private rented sector properties and Neighbourhood Crime & ASB volumes. (Neighbourhood Crime is taken to mean Residential Burglary, Personal Robbery, Theft from the Person, and all Vehicle Offences. South Yorkshire Police as of 01/11/2024.
- Levels of **Migration.** Guidance suggests an increase of over 10% in population over a 5-year period would be considered significant. Thurcroft scored 19.8%.

- High Levels of **Deprivation** – the majority of the proposed declaration is in the 10% most deprived areas in England (2019 IMD).

Previous actions undertaken to address these issues:

124 (100% of the 2020-25 declaration) full HHSRS inspections have been undertaken.	Police Neighbourhood officers delivered intervention around local youth ASB and Off-Road Bikes in the area on a 'business as usual' approach.
Focussed Enforcement 107 Notices served over 2020-25 SL declaration.	Additional funding from Police for focussed visibility patrols by Police and Council.
Landlord newsletter sent direct via email to licence holders.	Community engagement days providing advice and information.
Offer of discounted landlord training via the NRLA.	Landlord Forum events including presentations regarding progress of SL, benefits and homelessness.
Landlord forums publicised to all licence holders held jointly with NRLA.	Referrals to CAB, Key Choices, NLRA
Dedicated 'selective licensing' email for license holders to access the council team.	Community Clean Up Days.
Support and assistance available on request from council officers.	Multi-agency walkabouts identifying issues and developing actions.
Community Action Partnerships CAP Action plans developed.	Task and Finish Groups.

Challenges

- **Visibility:** Previous initiatives and improvements have been mostly within dwellings, resulting in responders challenging the achievements of previous selective licensing schemes.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.
- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing to enable wider improvements

3. Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Thurcroft

- **The map of the proposed boundary**, which was presented for public consultation has been adjusted, removing Palmers Way from the proposal.

- **Slight reduction in licence fees** with refocusing of costs on non-compliant applicants.

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan.

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

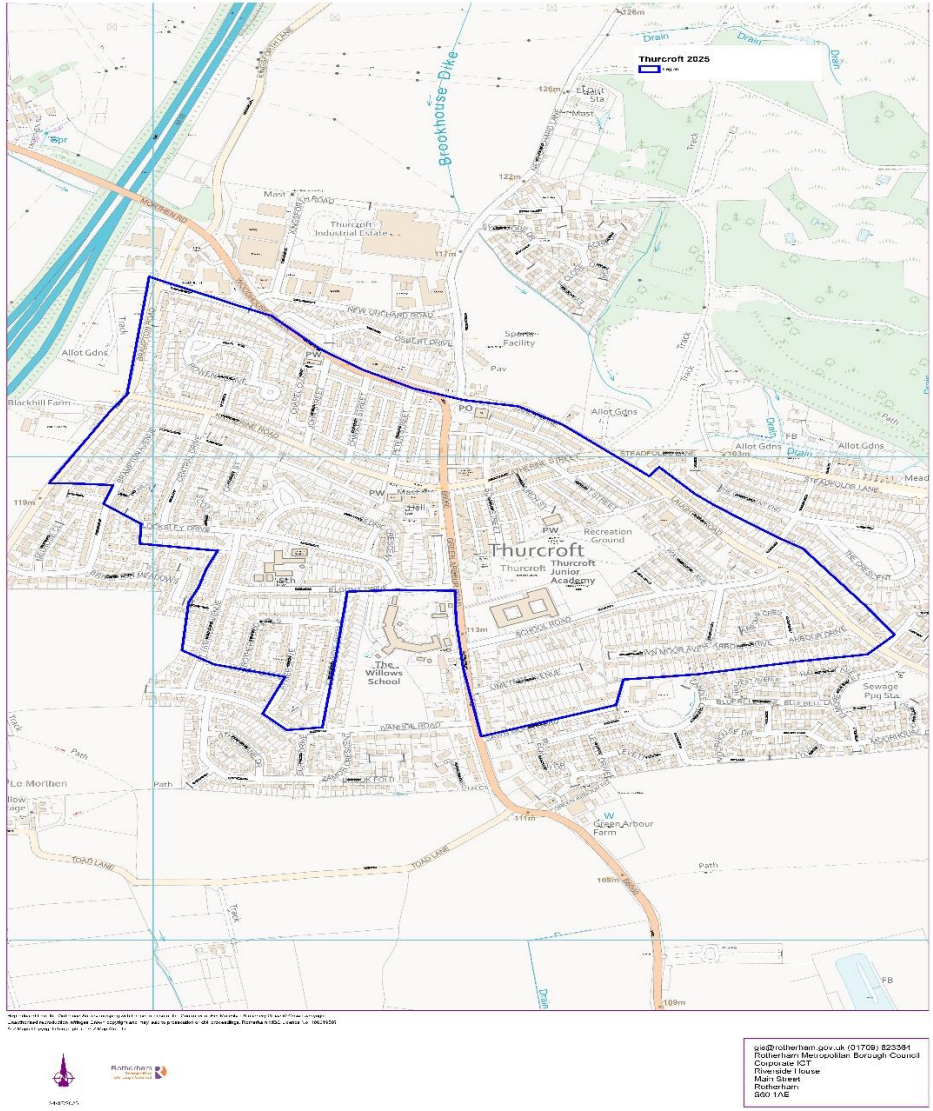
- **Area strengths and positives** identified by responders will be recognised, forming a basis for area development.

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Responders considered that social tenants cause problems in the area –** tenure neutral approach to enforcement with extended boundaries to include social stock.

Map of boundary of proposed declaration, after consultation

The adjusted proposed boundary (Palmers Way removed) as below.



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following.

1. Acknowledge the Problems

Which of the following do you feel are problems in Thurcroft?	Count	%
Litter On The Street	28	10%
Dog Fouling	25	9%
Drug Use Dealing	24	9%
Untidy Waste In Gardens	24	9%
A High Level Of Crime And Antisocial Behaviour	21	8%
Fly Tipping On Open Land	19	7%
A High Level Of Unemployment	17	6%
Drug Cultivation	15	6%
Rats Mice	13	5%
An Unfair Poor Perception Of Private Landlords	13	5%
People Not Being Able To Pay Their Bills	11	4%
Poor Housing Conditions	10	4%
A High Turnover Of Tenants / Tenants Not Staying For Long	8	3%
Problems Accessing Services For Example Schools And Doctors	8	3%
Empty Properties	7	3%
Poor Physical And Mental Health	5	2%
Not Knowing Where To Go For Help	5	2%

Empty Houses	4	1%
Other	4	1%
No Problems	3	1%
Road safety / off road bikes	2	1%
Truancy	2	1%
Total	268	100%

2. Identify And Develop the Existing Strengths

Many long-term residents acknowledge the value of community and the quality of local shops and schools. There was support of the Parish Council. The football areas are well supported. The community is generally a safe place to live but ruined by a small number of “wannabe gangsters”. The demand for rented properties is high. Responders wanted more activities for teens and vulnerable groups within the community. Off road-bikes were mentioned as problem.

4. Strategic Objectives

5-year *Neighbourhood Development and Improvement Plan*

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants. Improve coordination with social sector to deliver tenure neutral management standard
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.

Objective Code	Strategic Objective Description
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not
OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026.

Town Centre, Eastwood, Clifton, Boston Castle

Selective Licensing (Neighbourhood Development and Improvement Plan) Area Plan 2026-31

1. **General Information**

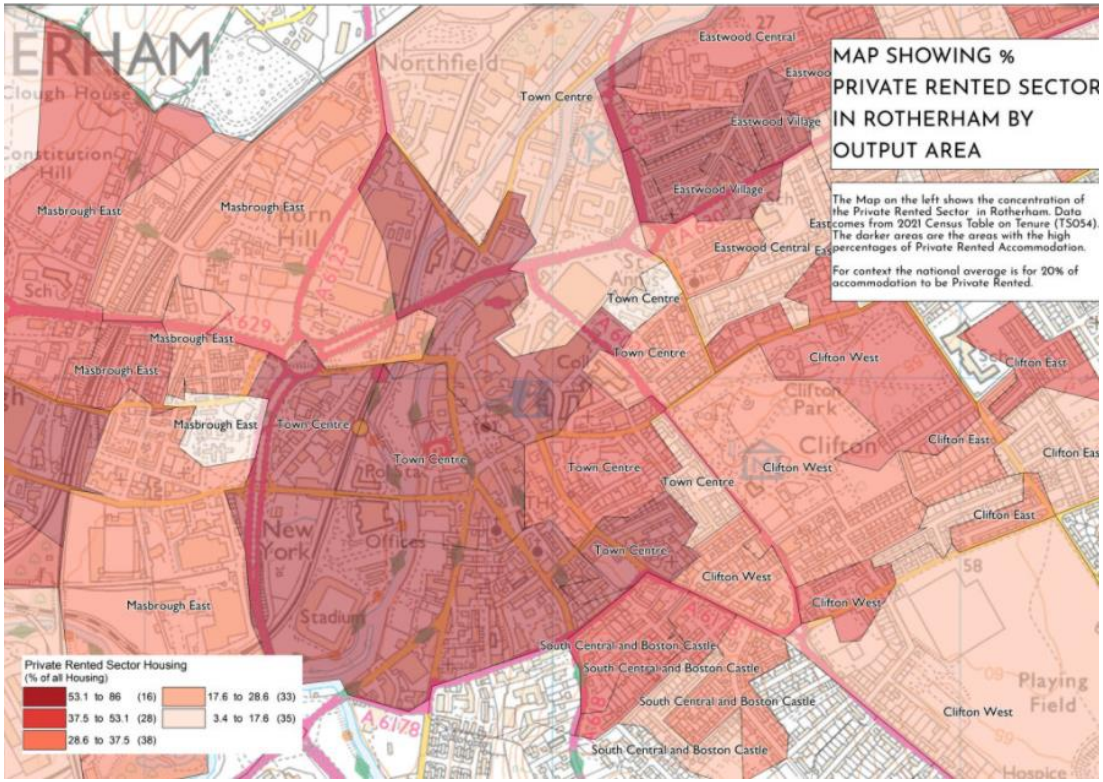
	Description
Governance	Declaration and Area plan approved by Cabinet on xxxxxxxxxxxxxxxxxxxxxxxxx Delivery group - Locality Area Managers Group (TASKing Chairs) – Monthly Management oversight – HoS Community Safety and Regulatory Services - Quarterly Feedback to CAPs quarterly along with wider quarterly figures. Steering group – Local stakeholders including Ward Members – Biannually
Area/Department	Corporate commitment across services, coordinated by Community Safety and Regulatory Services
Plan Period	Feb 2026 – Feb 2031
Prepared by	Locality Area Managers Group (Richard Bowler CPM, Shaun Mirfield Neighbourhoods, INSp John Crapper SYP, Karen Milner, Housing services)
Date Created / reviewed	23/07/25
DECLARATION	**Rotherham MBC made a declaration of Selective Licensing Cabinet Minute xxxxxx on the grounds of Poor Housing Conditions for the area of the Town Centre and Eastwood detailed in the in map below.**
Under Pinning Policies	Council Plan 2020-25 Housing Strategy 2020-30 Rotherham's Homelessness Strategy Empty Homes Strategy

	Description
	Antisocial Behaviour Policy General Enforcement Policy Strategic Vision for Environmental Services (Grounds & Streets + Waste Management)
Budget	**The licence fee income can support the administration of the licence scheme in Town Centre / Eastwood / Clifton / Boston Castle and all associated enforcement.**
Monitoring	Section 84 (3) of the Housing Act 2004 requires local housing authorities to review the operation of a designation made by them from time to time. The best practice guidance included in the General Approval, requests local authorities to publish the outcome of any reviews that they undertake in respect of the selective licensing scheme(s) in a timely manner on their website. If following a review, they consider it appropriate to do so, they may revoke the designation if objectives have been achieved earlier. **This plan will be reviewed ANUALLY, and the outcome published within 1 month of the review.**
Summary	**Selective Licensing objectives for the Town Centre, Eastwood, Boston Castle, Clifton. (2026–2031)** This Area Plan provides the justifications and the objectives for a Selective Licensing designation for the Town Centre, Eastwood, Clifton, Boston Castle. The declaration will be made on the grounds of 'Poor Housing Conditions'. Data from the previous scheme shows that "Eastwood /Town Centre" designations had unacceptable inspection outcomes in 2020–2025, with high rates of Category 1 and 2 hazards (HHSRS) and poor eligibility for the 'better quality letting' rebate. These issues stem from inadequate property management and low investment and criminality. This plan will implement actions to develop the existing strengths within the wider community, support Landlords and tenants to change behaviours, whilst delivering a focussed risk / intelligence-based inspection programme to target poor housing management.

Partners Involved	
Agency and Responsible Person (see Actions & Expected Outcome above)	**Areas Leading On**
Community Protection	Tenant support / Landlord support / Enforcement

Public Health	Health Monitoring / Health education
Adult and Children's Service	Vulnerable resident assessment and support
Education	Attendance and identification of adverse environmental impact on learning
SY Police	Crime detection / prevention / education
NLRA	Landlord support
Probation services	Offender management
Neighbourhood	Ward Member and Town Council engagement
Key Choices	Tenant support and homelessness / eviction monitoring
Housing Strategy	Liaison with NLRA and policy / initiative development

2) Justifications



Area description

The locality lies within the Rotherham East and Boston Castle Wards of the Borough. The locality has a high minority ethnic population, and most of the locality has much terraced housing and high levels of deprivation. Rotherham East is the most deprived Ward in the Borough, while Boston Castle is the most ethnically diverse Ward in the Borough, so community confidence and cohesion can be an issue. The Local Ward profile provides additional detail. RMBC Private Sector Housing Options Appraisal (Eastwood Village) 12986-LUC-XX-XX-RP-L-0005 Version 2.0 Date: 10th October 2024 Prepared by LUC, identified the area has many challenges and offered a range of options.

Area Assessment against possible selective licensing criteria – the detailed data presented in Appendix 1 of the Cabinet paper 13th October 2025 shows that parts of the Town Centre, Eastwood, Clifton, Boston Castle have a range of issues relevant to selective licensing.

Area Assessment

The areas,

- Suffer from **low housing demand.** Areas with high levels of Private Rented Sector (PRS) properties, ranked against Low Demand Data (Housing Sales Data and Empty Properties) Ranked 1-25 (1 being worst). All LSOAs in this area are within the top 14 of ranked areas for lower demand indicators (Housing Sales Data and Empty Properties)
- Has **higher rates of ASB**. There are 11 of the 25 areas in Rotherham (with high PRS) which have a higher anti-social behaviour (ASB) rate than the Rotherham Average (0.017) based on Police Reported Crime ASB Rate by LSOA (Jan - Dec 23). Town Centre / Eastwood LSOA's are ranked 1st and 2nd of the 11.
- Suffer from **poor quality housing.** 835 properties were inspected during the 2020-25 Selective Licensing scheme; 522 (62.5%) properties had category 1 or 2 hazards or both. Only 20% of properties inspected received the rebate rewarded for good standard and acceptable management found upon inspection. The vast majority of properties in the area are rated D or E for energy performance. 549 formal housing enforcement notices were served in the 2020-25 scheme.
- Has a transient population, with **migration** measured over 5 years at 18.6 – 41.6% depending on LSOA (10% is considered significant)
- Suffers **Crime**. There are 13 of the 25 LSOA's in Rotherham (with high PRS) with Crime Rates exceeding Rotherham Average (0.113) (Police Reported Crime Rate by LSOA (Jan - Dec 23). 6 of the 13 LSOA's are within this proposed designation area. 56 properties have been prohibited for extensive Cannabis Cultivation highlighting the level of criminality in

the PRS in this area.

- Suffers with high levels of waste, fly-tipping, low-level of recycling, rodent infestations and other pollution issues associated with privately let properties. 573 formal enforcement notices were served for non-housing environmental issues and ASB in the 2020/25 scheme.

Previous actions to address:

- Eastwood Deal – multiagency dedicated strategic / delivery group
- Tasking management of perpetrators and nominals
- CCTV deployments
- Pro-active waste audits
- Waste management initiatives
- Operation Grow (cannabis cultivation) interventions and investigations
- Work with DWP/HMRC on benefit fraud and other financial investigations.
- Community clean up days
- Two previous periods of Selective Licensing focussing on housing low demand and deprivation.
- Regular engagement with local landlords. Offers of training, information and support to landlords and letting agents.
- Public Spaces Protection Orders (recently renewed in 2025 to 2028).

Challenges

- **Visibility:** Previous initiatives and improvements have been mostly within dwellings, resulting in responders challenging the achievements of previous selective licensing schemes.
- **Sustainability:** Concerns about cyclical enforcement—landlords often do only the minimum required and only after being served Notice. Need to change behaviour to more proactive style of property management by landlords.
- **Resources:** To minimise the impact of licence fees on landlords, fee levels are set mainly to cover staff costs over the life of the scheme. The challenge is to identify other funding mechanisms to support the areas and to lever other initiatives from partners and services, which are not funded directly from Selective Licensing to enable wider improvements

3) Consultation feedback

Following 13 weeks of statutory consultation, feedback from responders has been considered and the following changes have been made to the draft Area Plan for Town Centre, Eastwood, Clifton, Boston Castle

- **The map of the proposed boundary**, which was presented for public consultation, has been adjusted after consideration of representations and street level data. East Dene and parts of Clifton, along with parts of the Town Centre have been removed resulting in an estimated decrease of 226 properties from the original proposal.

- **Slight reduction in licence fees** with refocusing on costs for non-compliant applicants

- **Responder's priorities** incorporated into the priorities and actions within the Area Plan

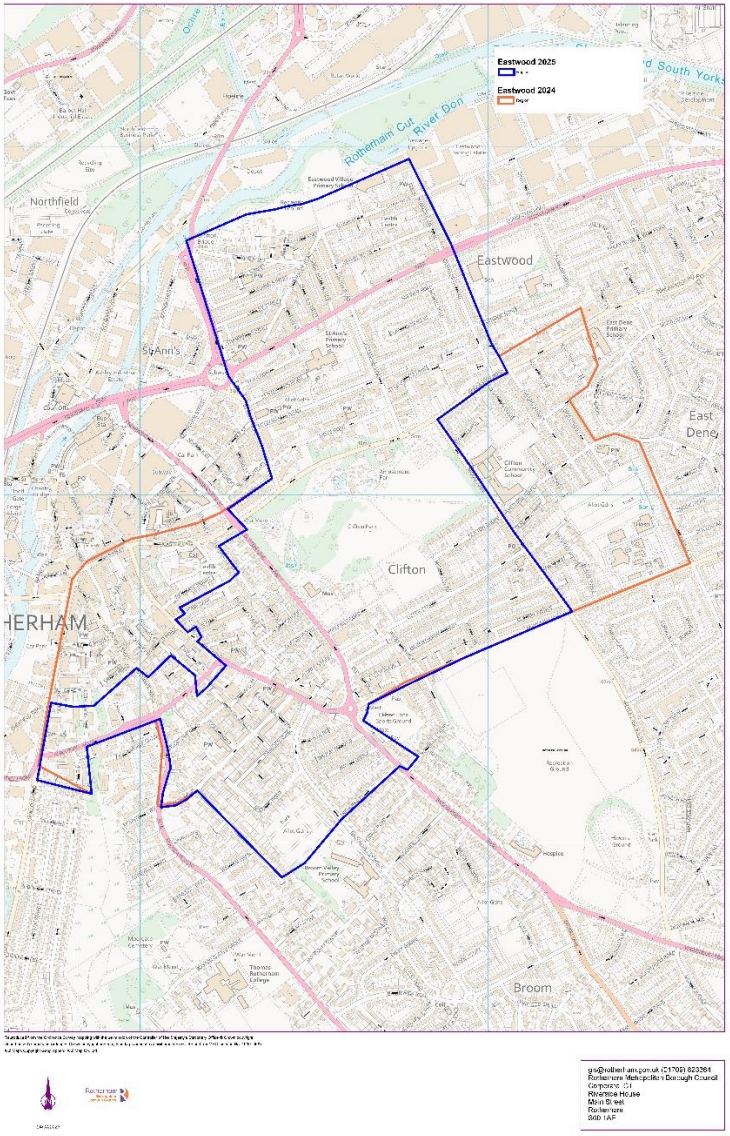
- Rename the Area Plan to the **Neighbourhood Development and Improvement Plan** to reflect the 'focus on' bettering life for private renters, landlords, and the broader neighbourhood. Also to acknowledge the inclusion of other interventions outside of but complimentary to the Selective Licensing activity.

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

- **A steering group** of stakeholders will be established within the first year of operation to consider progress against the plan objectives.

- **Tenure neutral approach to enforcement** to address allegations that social tenants cause problems in the area –with extended boundaries to include social stock.

Map of boundary of proposed declaration, after consultation. Blue line is final boundary, orange line was original proposal



Area Feedback

In consultation residents, landlords, businesses and tenants prioritised the following;

a) Identify the Problems

Which of the following do you feel are problems in Eastwood / East Dene / Clifton /Town centre / Boston Castle:	Count	%
Litter On The Street	177	10%
Dog Fouling	170	10%
Fly Tipping On Open Land	160	9%
Rats Mice	144	8%
A High Level Of Unemployment	116	7%
Drug Use Dealing	99	6%
Untidy Waste In Gardens	98	6%
A High Level Of Crime And Antisocial Behaviour	89	5%
Drug Cultivation	74	4%
Poor Physical And Mental Health	74	4%
An Unfair Poor Perception Of Private Landlords	67	4%
Overcrowding	53	3%
A High Turnover Of Tenants / Tenants Not Staying For Long	49	3%
Not Knowing Where To Go For Help	49	3%
People Not Being Able To Pay Their Bills	45	3%
Truancy	43	3%
Poor Housing Conditions	38	2%
Bedbugs Or Cockroaches	34	2%

Other	29	2%
Empty Properties	27	2%
No Problems	26	2%
Problems Accessing Services For Example Schools And Doctors	26	2%
Empty Houses	20	1%
Nuisance vehicle	4	0.2%
	1711	100%

b) Identify and develop the strengths

Community and neighbours

- Several residents noted a good community spirit where people look out for each other.
- Some mentioned a mix of different communities getting along well.
- Positive relationships with neighbours, including long-term residents, were highlighted.
- Some streets were described as friendly, with low or no anti-social problems.
- One landlord mentioned that their tenants are a "very good Family" and "full time working people".

Location and amenities

- The area is described as being close to the town centre and transport links.
- Convenient access to shops, healthcare, food bank and other amenities is a recurring theme.
- For families, easy access to green spaces like Clifton Park and playing fields is a significant positive.
- Specific positive features mentioned include the nearby mosque, leisure centre, post office, and a fish and chip shop.

Affordability and housing

- The area offers affordable housing and good value for property.

- Some landlords commented on having great tenants and that their properties are well-maintained.

Environment and atmosphere

- Some residents described their immediate area as relatively quiet and crime-free.
- One resident appreciated the well-lit roads and excellent community spirit.
- Many houses are described as well-maintained.

New opportunities

- Create more multi-cultural groups or clubs to improve social cohesion e.g. walking group for elderly, support the elderly dementia group, more organised sports on the field, littler picking groups, tea clubs
- Create a "Cultural and Social Hub" in a disused building, offering spaces for artistic workshops, cultural events, coworking, and professional training. This centre will promote social inclusion, support local start-ups, and organize educational and recreational activities for all ages, revitalizing the surrounding area.

4) Strategic Objectives

5-year *Neighbourhood Development and Improvement Plan*

Objective Code	Strategic Objective Description
OBJ-01	To Licence all licensable properties within the declaration to establish a level playing field for all of the PRS landlords.
OBJ-02	To Improve the management of PRS properties by affecting behavioural change in both landlords and tenants.
OBJ-03	To improve living standards for tenants removing hazards, mitigating risk to injury/health.
OBJ-04	Improve external environmental and quality of life.
OBJ-05	In line with the Council's enforcement Policy Use of appropriate powers of all partners to achieve compliance where cooperation is not achieved

OBJ-06	Monitoring & Evaluation To provide regular communications with stakeholder and to deliver performance management data to describe delivery of the AREA PLAN and other agreed measures to improvement of the area.

5. Plan delivery Notes

- **Overall Progress**: 85% of actions on track.
- **Adjustments Needed**: Brief to HoS and Cabinet Member for Housing on significant plan changes required.
- **Lessons Learned**: What worked, what didn't – review objectives and action during life of plan.
- **Next Review Date**: 1st April 2026.

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Appendix 6

In response to feedback received during the mandatory consultation, a number of streets and areas were reviewed to consider if there was justification to remove them, without undermining objectives of the proposed Area Plan.

The Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean proposal, received the most challenge. The lower super output data (LSOA) presented with the September 2024 Cabinet paper and referenced at Appendix 1 was reconsidered. The data was compared to street level data held by the council, relating to complaints received by Community Protection over the period of the last selective licensing scheme. On review, the draft area boundary contained only part of LSOA01007770. This area contains Lord Street, Davis Street and Oxford Street, though all had relatively high levels of complaints, with Lord Street having the highest, the data set (LSOA01007770) represents a larger area, most of which is outside of the proposed declaration boundary. It was therefore considered that the data is less robust and may be challengeable, if used to justify the inclusion of these few streets from that LSOA. For this reason, LSOA01007770 will be removed from the proposed boundary of this declaration.

The higher levels of complaints received on these streets, however, does question whether the whole of LSOA01007770 should be considered for a future proposed declaration.

LSOA E01007765 has data which supports its inclusion in the proposed designation. A street level review of the area around the Clifton Allotment Gardens, showed lower than average levels of reporting than the remainder of the LSOA.

As a result of both assessments, the amended proposed selective licensing border for this area will run up the centre of Middle Lane.

On the town centre side of the proposed area, comments were received about the unique nature of town centre living, typified by blocks of self-contained flats and flats over commercial premises. It was suggested a standalone policy would be a more effective way to consider residential accommodation in the town centre. This coincides with the council developing a wider town centre plan with its own footprint. In recognition of the points made in the consultation it is now proposed to remove the town centre footprint from the proposed selected licensing declaration. An independent residential strategy will be developed within the town centre plan.

Masbrough / Kimberworth proposal.

On review of the proposed boundaries following consultation feedback a few small areas have been identified which are predominantly owner occupiers or are located in or around Bradgate Park. It is considered that the proposed boundary can be adjusted to remove these areas without prejudicing the Area Plan objectives.

Brinsworth proposal

In response to consultation, a few newbuild properties close to the Thirsty Flame pub and some properties around Crownhill Road and Bawtry Road have been removed as they have no relevance to the Area Plan objectives. Requests to remove Duncan and Ellis Street cannot be supported, as these streets have the highest concentration of private rented sector properties. There is sufficient justification to progress these streets as the core of the proposed selective licensing designation in this area.

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Thurcroft

Only one street was requested to be removed from this proposal, which is on the edge of the area and contains new build properties and council bungalows. Removing these properties will not affect the proposal objectives.

Requests to remove streets from Selective Licensing Proposals			
Requests	**Area**	**Comment**	**Withdrawn?**
Request for Clifton to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	The whole area described as Clifton has sufficient data to justify its partial inclusion in the designation	No
Request for Oxford Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castl/ Clifton / East Dean**	Oxford Street is contained within LSOA01007770. Only a part of this LSOA has been included in the proposed designation which makes the data less robust for this road. It will be removed from the proposal	Yes
Request for Davis Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Davis Street is contained within LSOA01007770. Only a part of this LSOA has been included in the proposed designation which makes the data less robust for this road. It will be removed from the proposal	Yes
Request for Badlsey Moor Lane to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	125 Cases Badsley Moor Lane is the subject of a significant number of reactive ASB/ Waste/ Noise/ fly tipping complaints consistent with the objectives of the proposed declaration	Partly. Now starting at Middle Lane
Request for Cottenham Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Cottenham Road is a key connecting road between Fitzwilliam Road and Doncaster Road. There is significant enforcement data for this area to remain in the declaration. Removal of this street may undermine the scheme objectives.	No
Request for St Leonards Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Cottenham Road and St Leonards connect and are key connecting road in the area. There is significant enforcement data for this area to remain in the declaration. Removal of this street may undermine the scheme objectives.	No
Request for Eastwood Mount to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Though Eastwood Mount is in LSOA E01007765 which has data which supports its inclusion in the designation. There is little history of	Yes

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		issues on Eastwood Mount or Byron Drive. Both will be removed	
Request for The Maltings to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	The Maltings is a social housing development which has a significant number of leasehold flats, some are now in the private rented sector. There is sufficient evidence of issues for its inclusion in the declaration	No
Request for Clifton Ave to be removed from the Scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Clifton Ave is not a long street but has a significant number of cases recorded covering fires, waste, ASB, noise and housing complaints. these are the issues targeted by the proposed declaration and cannot be taken out without seriously undermining the scheme objectives.	No
Request for Gladys St to be removed from the Scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Though Gladys in LSOA E01007765 which has data which supports its inclusion in the designation. There is limited history of issues on Gladys Street. It will be removed	Yes
Request for Badsley Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	The half of Badsley Street which sits within the body of the declaration has few properties but is an important link road and cannot be removed from the declaration.	No
Request for Mansfield Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Mansfield Road is mixed commercial and residential. There is evidence of issues in the area, however, it sits within the footprint of the Town Centre Plan. After consultation it is recognised that the nature of the residential offer in the town centre is different to the wider area. A separate strategy will be developed for residential accommodation in the Town Centre. This may be a separate, future designation of selective licensing or other policy to recognise the unique nature of town centre accommodation.	Yes
Request for Moorgate Street to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	As Moorgate Street is within the Town Centre Plan footprint it will be removed as above.	Yes
Request for Gerard Road to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Gerard Road has significant evidence for its inclusion in the proposed declaration with waste, ASB issues and a number of Housing complaints.	No

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Request for Wellgate to be removed from the scheme	**Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean**	Wellgate is an arterial route passing through the proposed declaration linking two distinct areas and could not be totally removed. However, the lower half is within the town centre footprint and will be removed as above.	Yes
Request for Church Street to be removed from the scheme	**Not in within the proposed boundary**	**NFA**	NA
Request for Kimberworth to be removed from the scheme	**Masbrough / Kimberworth**	The whole of Kimberworth cannot be removed from the scheme as it would undermine the designation objectives. There are key streets in this area which require support/intervention as described in the area plan.	No
Request for Winifred St to be removed from the scheme	**Masbrough / Kimberworth**	Winifred Street has been included in both SL schemes since 2015. No enforcement action has been taken. This street being removed.	Yes
Request for Richmond Way to be removed from the scheme	**Masbrough / Kimberworth**	Richmond Way is presumed to be primarily owner-occupier with little complaint/enforcement data. As it sits on the edge of the proposed area it can be removed without undermining the Area Plan objectives.	Yes
Request for Clough Green to be removed from the scheme	**Masbrough / Kimberworth**	Clough Green is a short cul-de sac of post 1990 primarily owner-occupier properties. It can be removed from the scheme by re-drawing the affected outer boundary edge as it meets Rodger Street	Yes
Request for Psalters Lane to be removed from the scheme	**Masbrough / Kimberworth**	Psalters Lane is a key connecting road between Ferham/Holmes and through to Kimberworth. There is significant enforcement data for this street. Removal of this street may undermine the scheme objectives.	No
Request for Bradgate Lane to be removed from the scheme	**Masbrough / Kimberworth**	Bradgate Lane is made of primarily owner-occupier properties, with little complaint or enforcement data. It can be removed from the proposed boundary without a detrimental impact, by bringing the boundary to the edge of the Park and Kimberworth Road.	Yes

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Request for Regent Street to be removed from the scheme	**Masbrough / Kimberworth**	Removing Regent Street would undermine the scheme objectives as this street and the streets which run off it would need to be removed simultaneously. There is sufficient evidence of issues to justify its inclusion in the proposed scheme.	No
Request for Falding Street to be removed from the scheme	**Masbrough / Kimberworth**	Falding Street is in the middle of a primary area that requires intervention and cannot be taken out without seriously undermining the scheme objectives.	No
Request for Kimberworth Road to be removed from the scheme	**Masbrough / Kimberworth**	There is significant enforcement data for Kimberworth Rd, including cannabis cultivation. Taking out this road could have a serious detrimental impact on the scheme.	No
Request for James Street to be removed from the scheme	**Masbrough / Kimberworth**	James Street is a street of concern in relation to the scheme objectives. There are housing, environmental and ASB issues on the street.	No
Request for Brinsworth to be removed from the scheme	**Brinsworth**	Though one landlord has a significant portfolio in the area and has asked for special consideration, it does not constitute a majority holding and would not be able to significantly influence the wider area if independently addressed under a voluntary arrangement.	No
Request for Whitehill Lane to be removed from the scheme	**Brinsworth**	Whitehill Lane has very few properties but links two areas of residential property in the declaration. At the south end of the lane within the proposed SL area is the Thirsty Flame public house and 4 newbuild properties which, as requested, can be removed from the proposal without effecting the proposal objectives.	Yes
Crownhill Road and Bawtry Road	**Brinsworth**	A small number of properties can be removed from the proposed area as they would not affect the objective of the scheme and removing them creates a more defined boundary.	Yes
Request for Duncan Street to be removed	**Brinsworth**	Duncan Street, along with Ellis Street have the highest concentrations of PRS and the highest levels of concerns within the proposed areas.	No

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Request for Ellis Street to be removed	**Brinsworth**	Duncan Street, along with Ellis Street have the highest concentrations of PRS and the highest levels of concerns within the proposed areas.	No
Request for Barleycroft Lane to be removed from the scheme	**Dinnington**	Barleycroft Lane is at the extreme edge of the proposed area. It is a street of mixed commercial and residential. Properties are similar to others in the proposed area. It was not included in the previous SL designation. 40% of reactive complaints received in the last 5 years relate to ASB (noise, waste, overgrown land). The profile fits the wider area and the objectives of the SL designation	No
Request for Palmers Way to be removed from the scheme	**Thurcroft**	Palmers Way is a small close on the edge of the proposed declaration and has a mix of good quality private residences and council bungalows. The proposed boundary does not include the left-hand side of the street so does not affect the private houses. It can, however, be removed without effecting the objectives of the proposal.	Yes

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

Original proposed boundary in orange, final boundary in blue. Pink boundaries denote the selective licensing scheme boundary between 2020 – 2025

Figure 1- Brinsworth Revised SL Boundary

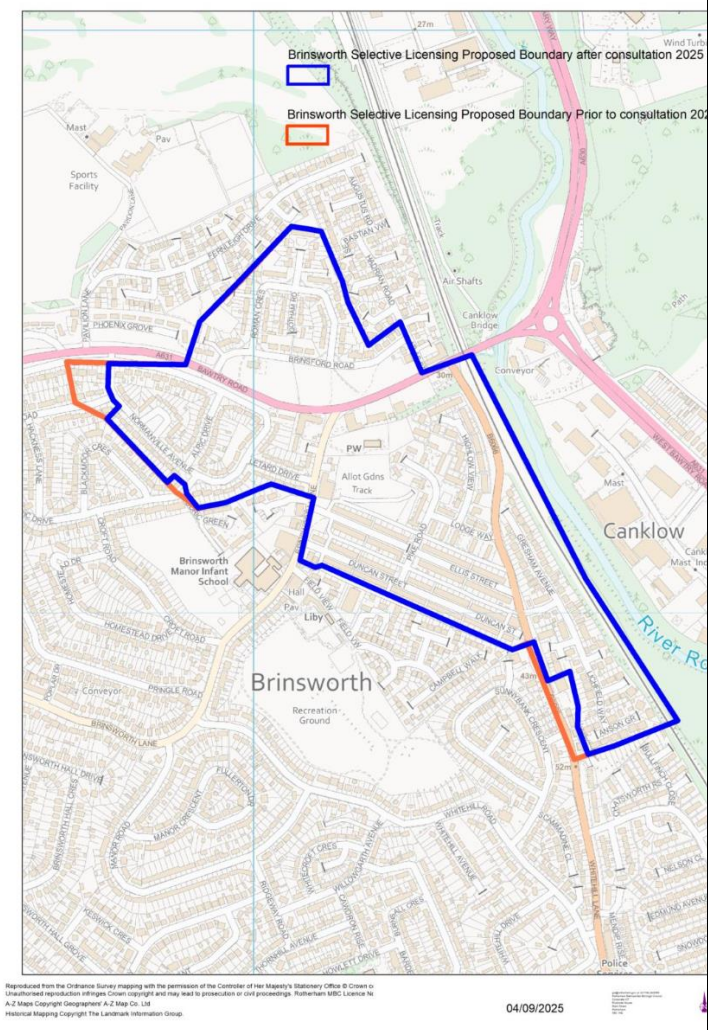
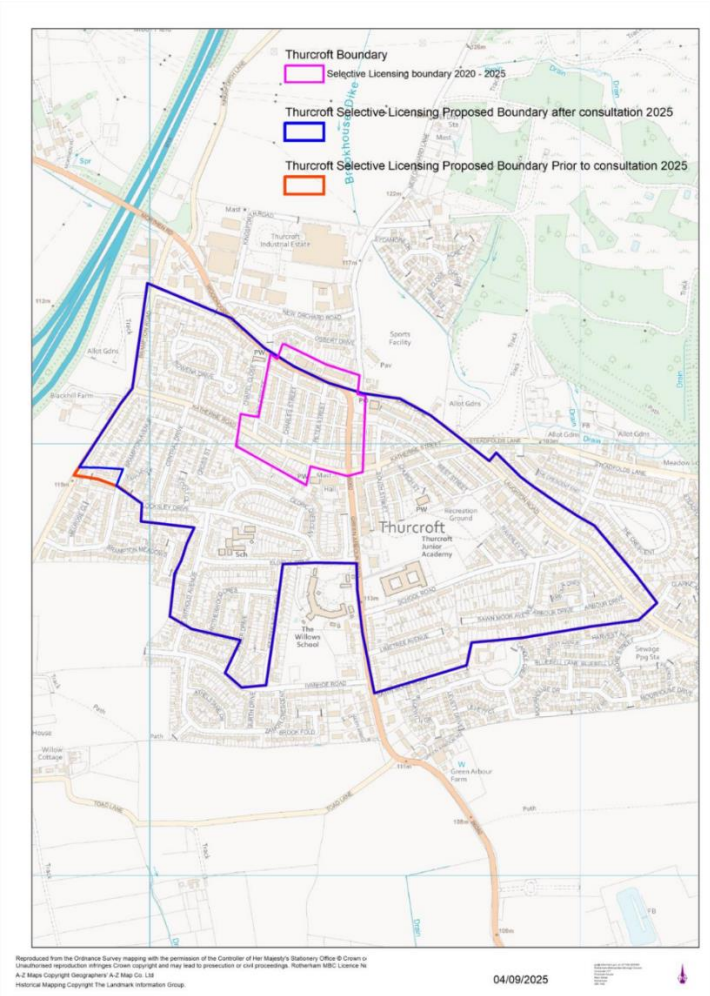


Figure 2 Thurcroft revised SL Boundary



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Figure 3- Masbrough Revised SL Boundary

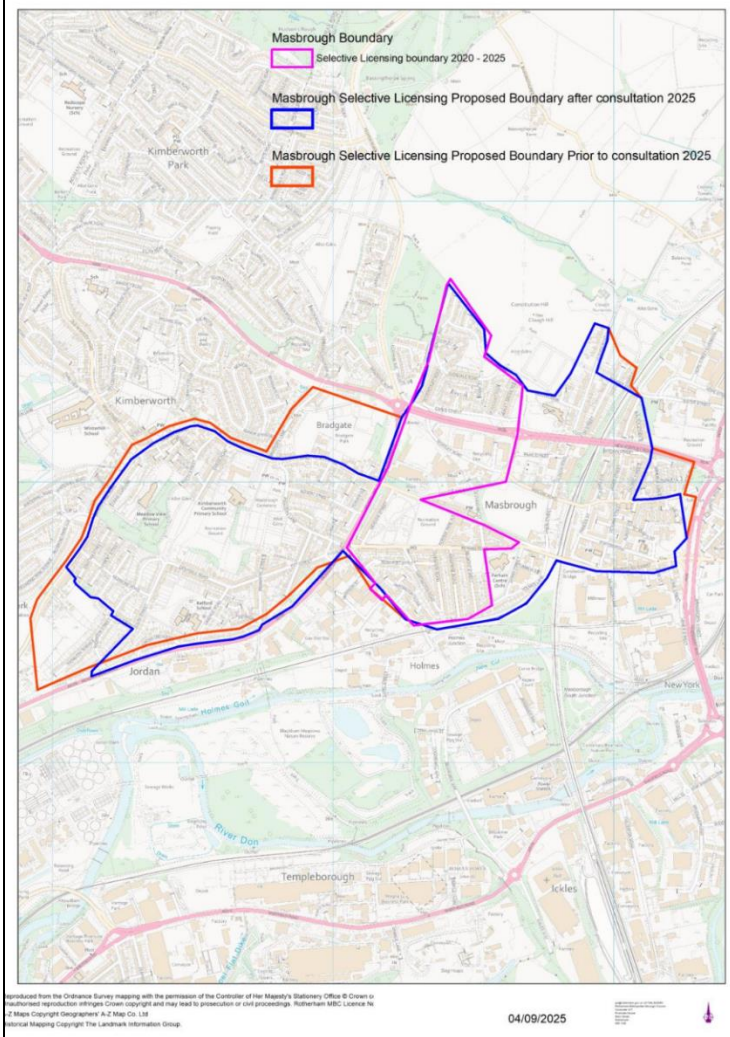
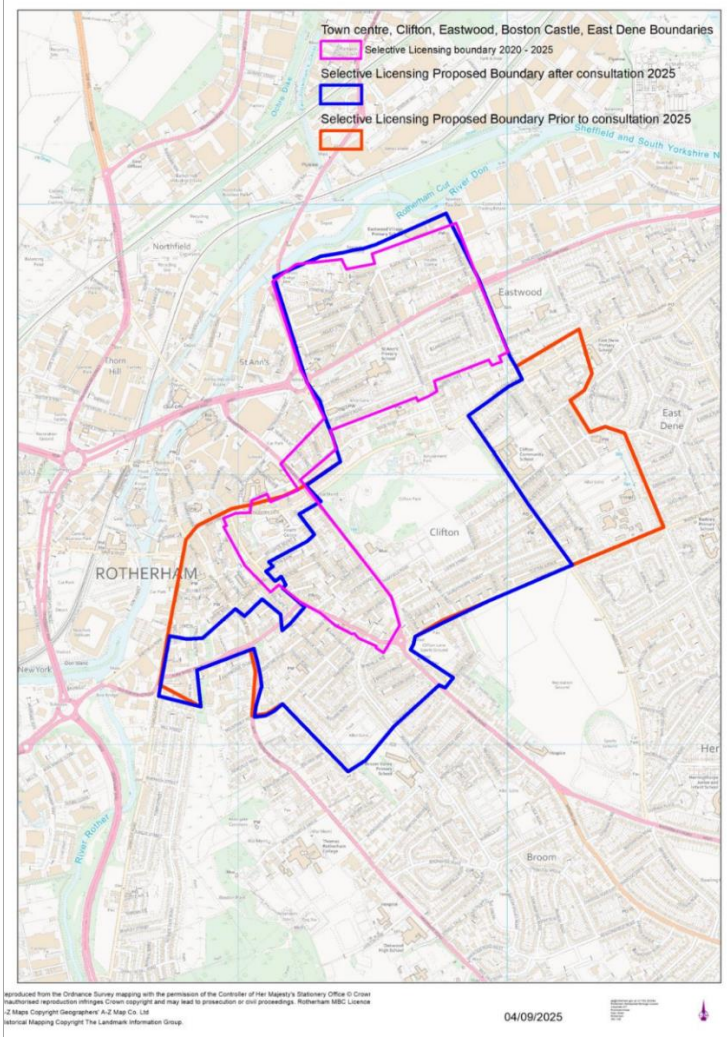


Figure 4- Town Centre, Clifton, Eastwood, Boston Castle Revised SL Boundary

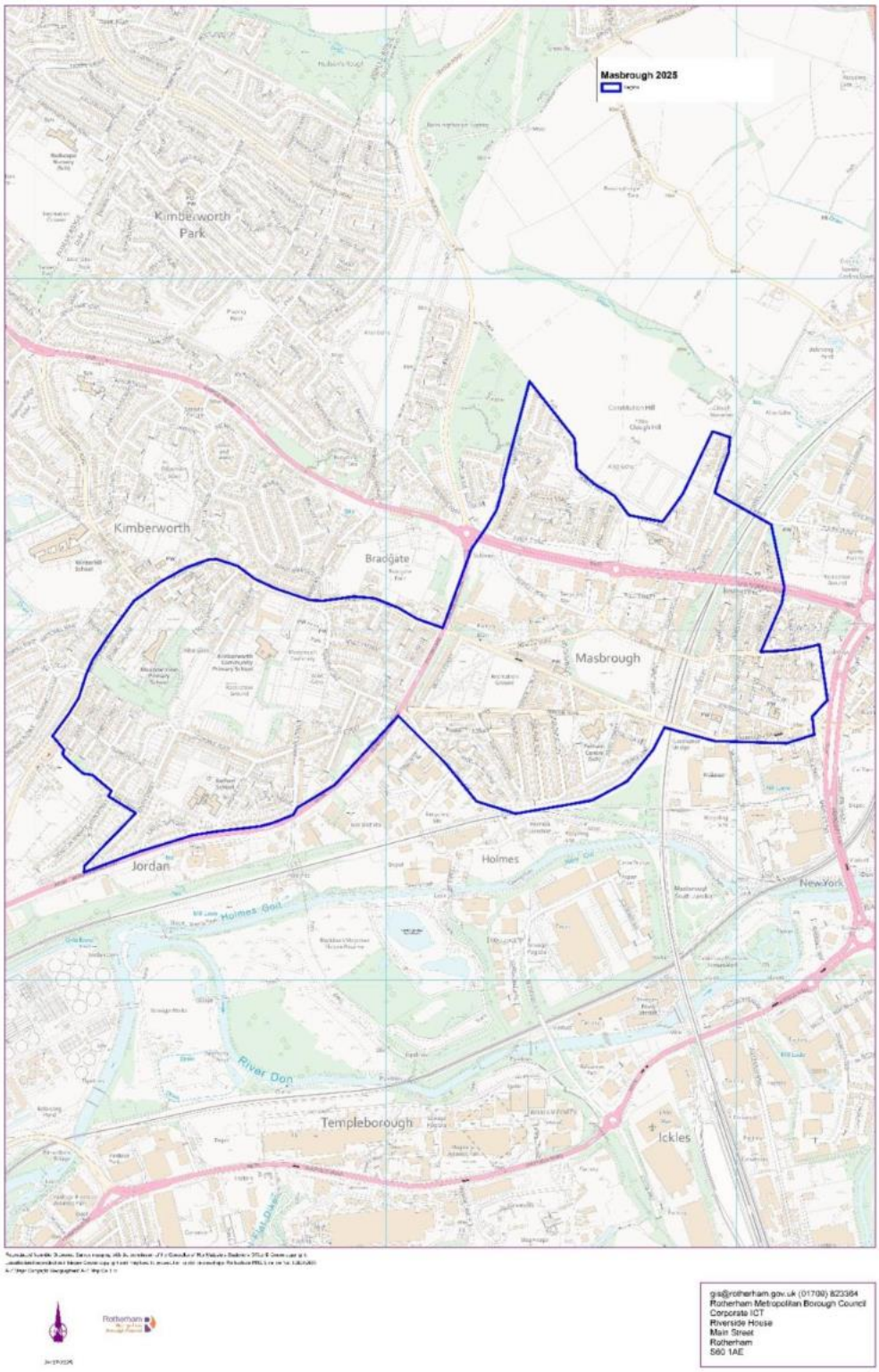


<u>Both the Dinnington and Parkgate proposed boundaries remain unchanged after consultation.</u>

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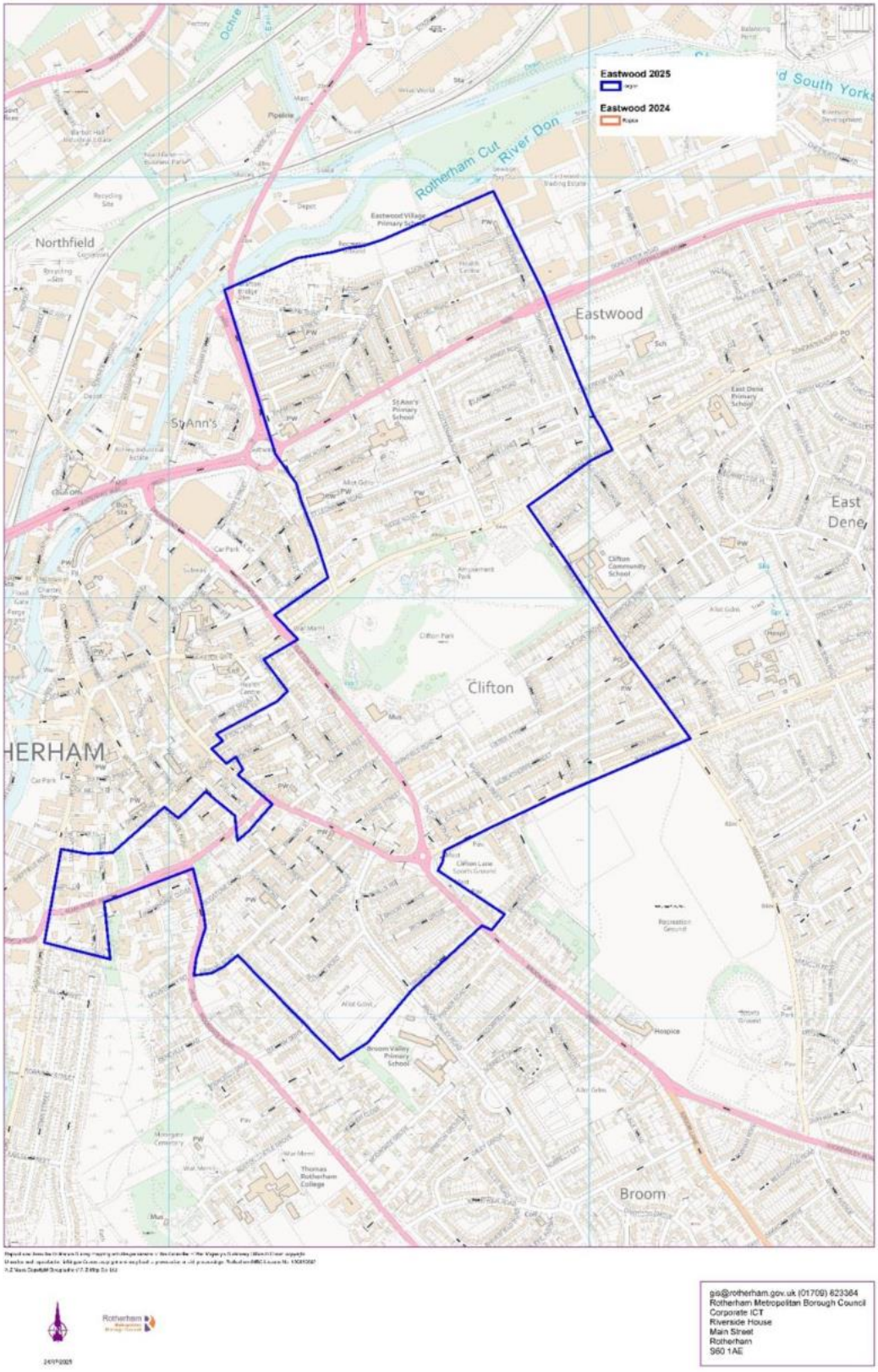
Final SL Boundary Maps following Consultation for 2026-31 Declaration

Masbrough / Kimberworth



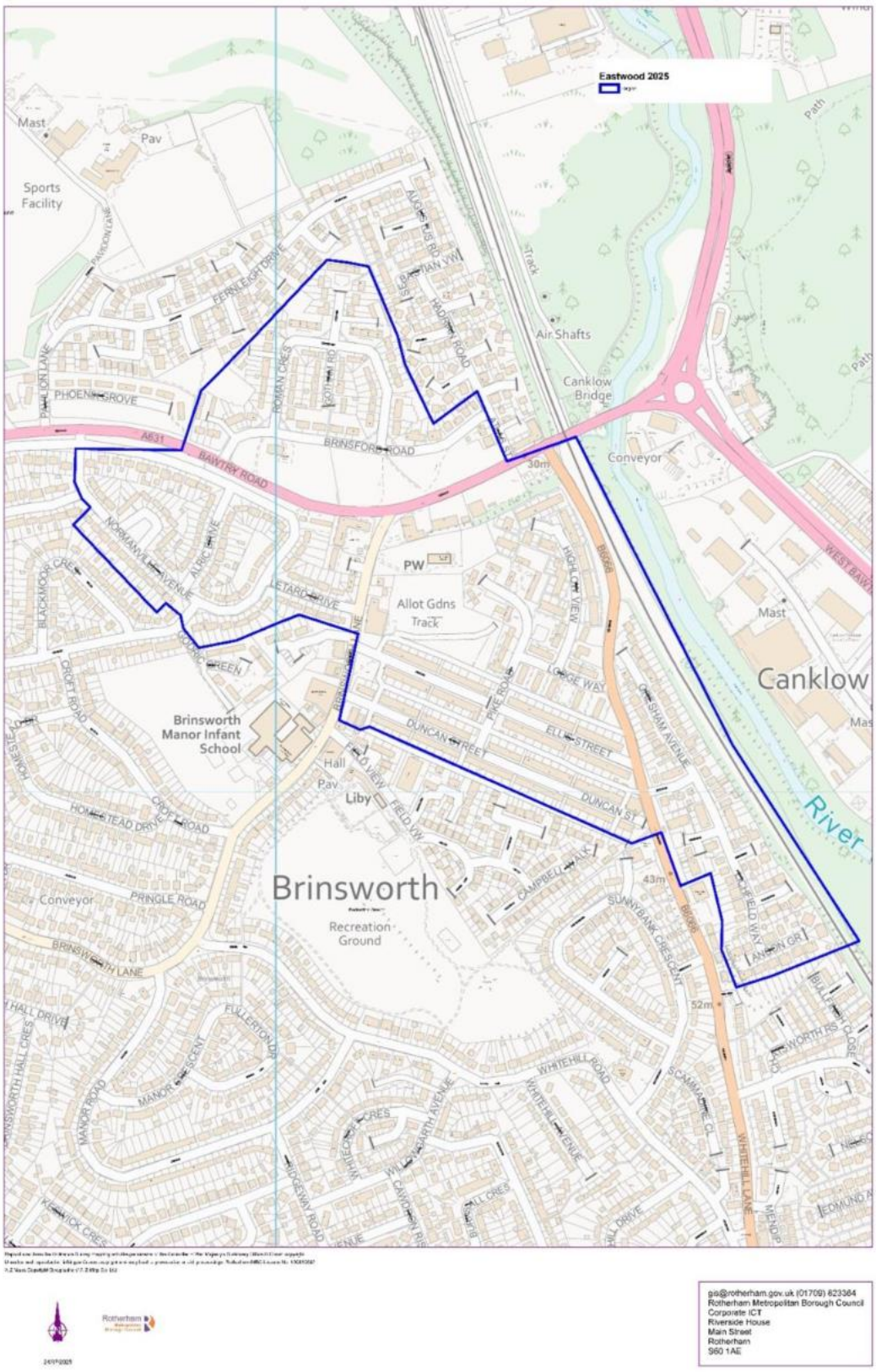
Appendix 6

Town Centre / Eastwood / Clifton /Boston Castle r



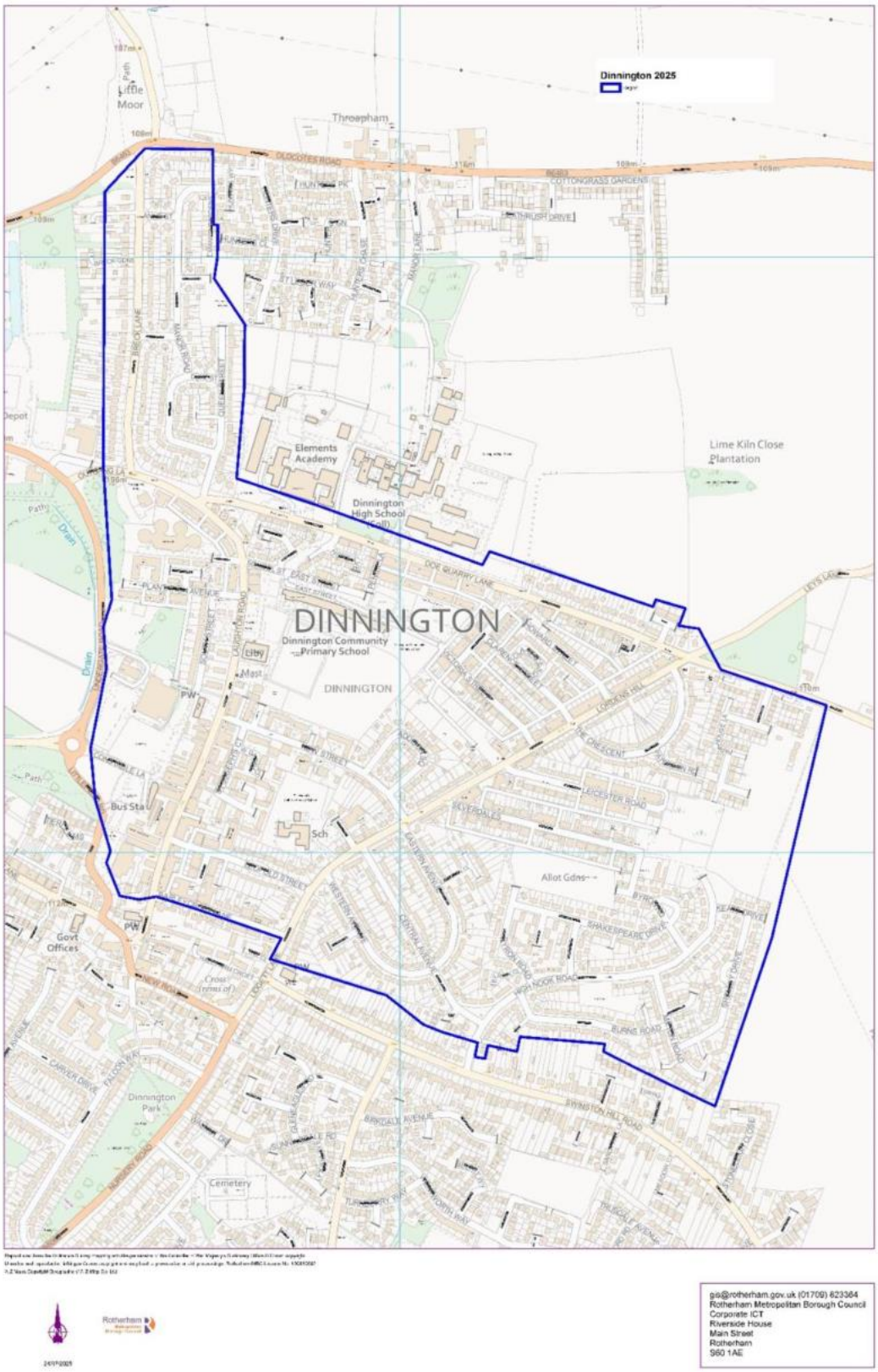
Appendix 6

Brinsworth



Appendix 6

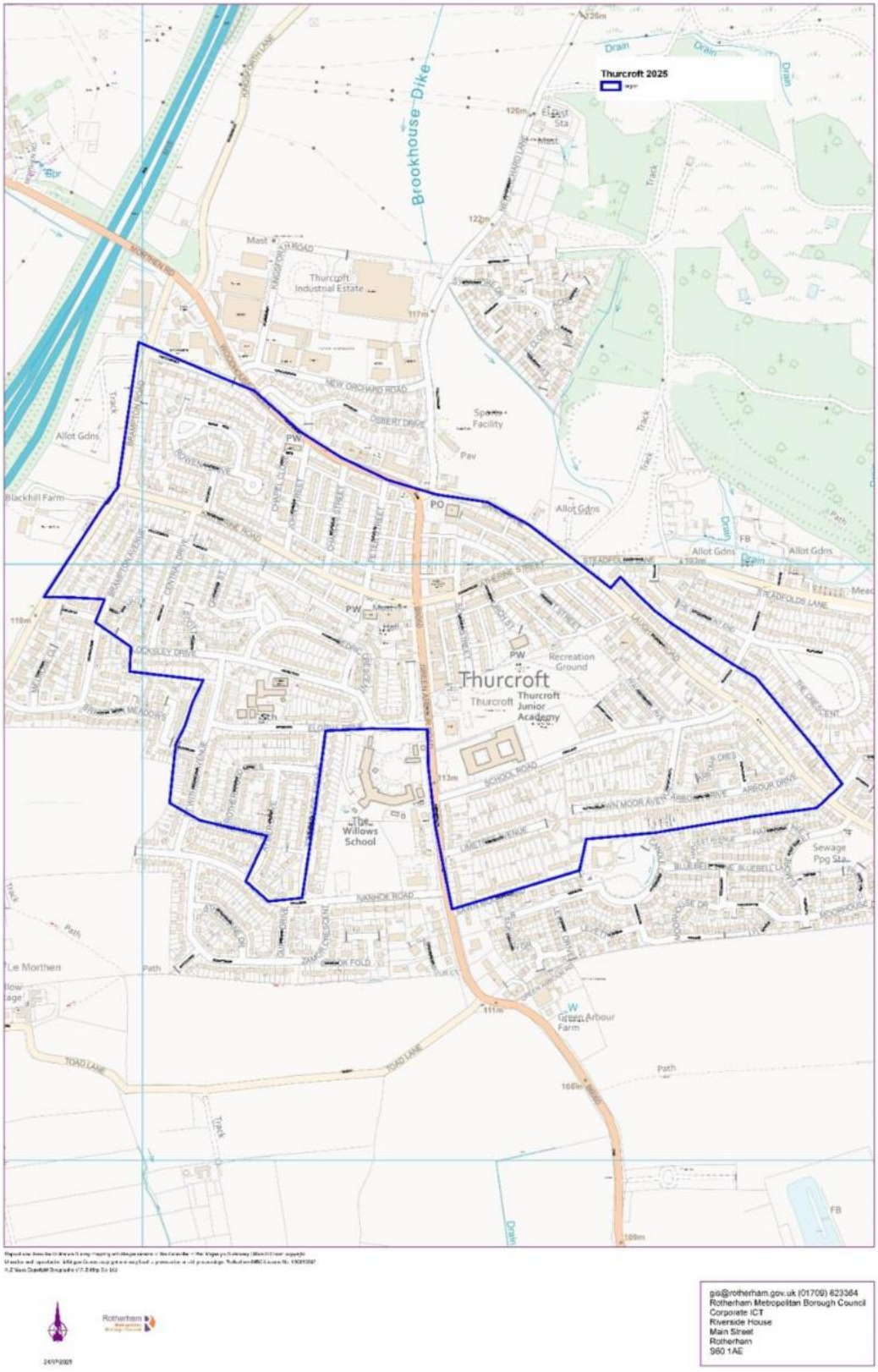
Dinnington



gis@rotherham.gov.uk (01709) 623364
Rotherham Metropolitan Borough Council
Corporate ICT
Riverside House
Main Street
Rotherham
S60 1AE

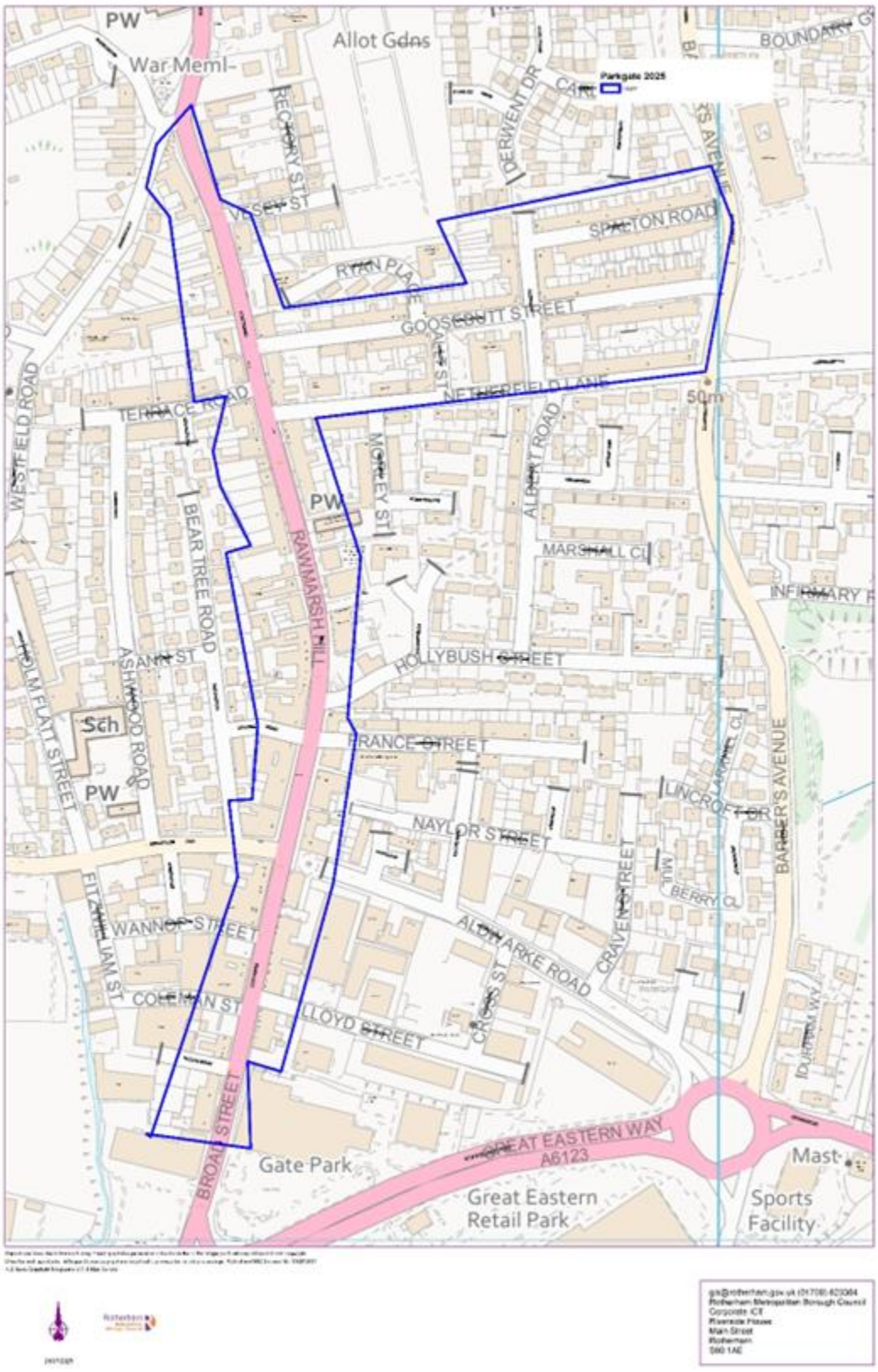
Appendix 6

Thurcroft



Appendix 6

Parkgate



Analysis of Alternative scheme Proposals
Each of the 7 alternative proposals received during the consultation are reproduced in full at the end of this section.

1) Proposal for an Alternative Approach to Selective Licensing – Kash Walayat OBE 6/2/25

Summary
Alternative compliance scheme to run parallel to the selective licensing scheme borough wide. Proposal that Landlords submit specific set of evidence, including photos of interior and exterior, proof of NRLA membership, certificates etc. as part of the streamlined process. Fee of £250 for the 5 years. Refreshed documents to be submitted annually. Should these documents be incomplete, not submitted or issues arise then a requirement to apply for a selective licence and join the full scheme.

Key features
- Runs alongside formal selective licensing
- Self-regulation
- Borough-wide
- Lower fees

Response
This is a well-considered and presented alternative scheme. The proposal considers the imminent Renter Rights legislation and wider legal responsibilities. The core of the model suggests similar requirements to the Governments proposed landlord Database with an enforcement element for inadequate documentary compliance.

The Government database is scheduled to come into operation nationally in August 2026. As written, the streamline proposal considers a voluntary document based alternative scheme to be administered alongside formal selective licensing. Those complying with the voluntary scheme would be exempt from selective licensing but would pay an administration fee of £250 / property. If they fail to deliver the voluntary scheme's requirements the property would again be subject to formal selective licensing.

It is not clear that the legislation and government guidance would allow for a licence exemption within a declaration, based on the operation of the voluntary scheme.

This would then require the voluntary scheme properties to be licenced at the reduced fee. If it then failed to comply with the voluntary scheme conditions, the licence would have to be formally revoked, before a demand was made for a new licence application and fee to enter the councils' selective licensing scheme. This is likely to be an overly complex process with increased administration fees and the chance of properties not relicensing.

The proposal does not consider the additional control and responsibilities provided by Licence Conditions which are attached to each selective licence.

Under this proposal council officers would have no contact with the tenants of properties entered into the voluntary streamline scheme. The proposal only requires

the required documentation and photos of the interior and exterior of the property to be compliant. This provided little reassurance of the actual quality of the letting or management practices. If, as would be expected, large numbers of landlords opted for this option, the proposed fees for the streamline scheme would be insufficient to fund the selective licensing scheme or verification visits on the voluntary scheme.

The proposal names one benefits would be the ability to rolled this model out wider that the proposed selective licensing areas, perhaps district wide, which may help resolve the funding issue. Unfortunately, the data does not currently support a brough wide selective licensing declaration, which would remove the incentive for landlords outside of declared areas, to join the voluntary scheme

Based on the levels of hazards and poor management identified over the previous two schemes, there would be little confidence that a bureaucratic, paper-based licensing scheme would deliver the improvements to tenants living conditions, that a property inspection bases scheme could provide. It may also be open to abuse.

Appraisal

Strengths

- Accepts that there are responsible landlords and assists in building relationships between the council and the private rented sector.
- Reduces the resources required in respect of inspections.
- Suggests a district wide compliance scheme.
- Suggests a partial self-regulation model.
- Suggests similar documentary evidence currently required by SL and Government Bill.

Weaknesses

- This proposal could not operate district wide within selective licensing (SL), as SL can only be declared where one of the 6 qualifying criteria can be demonstrated.
- The complexity of delivery of the proposal would generate increased administration costs whilst reducing income, creating a serious risk to the viability of the financial scheme.
- After two periods (10 years) of SL within Rotherham, the evidence of non-compliance and poor levels of proactive management, does not provide confidence which would support a self-regulation model.
- Concerns around the monitoring of property conditions, this would be done under the streamlined compliance scheme by way of submitting evidence and photographs rather than inspections.
- Experience in the current scheme suggests landlords fail to provide timely copies of annual certificates. This would generate significant work chasing up documentation and potentially converting the status of the property.
- The streamlined compliance scheme is not legally enforceable, albeit non-compliance would lead to a requirement to apply for a selective licence.
- The streamline alternative offers a bureaucratic model, similar outcome to the proposed landlord data base in the Renters rights Bill, with enforcement and additional fees for those who fail to make a competent

application or fail to provide annual documentary updates. There is no independent verification of the actual standards within a property.
- Resource intensive in terms setting up and running a parallel scheme to the selective licensing schemes.

Appraisal against Area Plan Objectives

- If it were possible to operate this type of scheme, as proposed, on a district wide model, it would offer significant fee income, which would support local Areas Plan objectives. It is unlikely that it would be legally possible to apply a district wide scheme unless it was voluntary. It is also unlikely that landlords would voluntarily accept this additional cost to their business, especially, those who offer poor accommodation on a voluntary basis.

Selective licensing is a self-funding project, the fee income based on this proposal would be £250 for a 5-year licence for compliant applications, which is a 75% reduction on the standard licence fee of £995 proposed in the consultation. If 50% of applicants within the consulted scheme boundaries, provided full voluntary applications, this would represent a loss of £1,568,977.50 in fee income. It would not be possible deliver the proposed Area Plans described and costed within the Cabinet report.

Risk

- The practicalities of running a parallel scheme and enforcing that scheme alongside a selective licensing scheme will likely create a significant resource issue.
- Unlikely to recover all costs.
- Likely to be difficulties/ challenges if issues and status of property is changed to require full selective licence and fee.
- The submission of documentation doesn't necessarily provide a true reflection of property conditions and management standards.
- Identification of non-compliant properties unlikely without significant levels of verification inspections. Tenants would be left in hazardous homes and the Area Plan objectives would not be met.

Practical/Beneficial Alternative?

- The streamlined initial approach does not go far enough to safeguard against poor property management and housing conditions. The approach is based upon documentary evidence only.
- The approach presents challenges in terms of enforcing a requirement to join the full selective licensing scheme should issues be identified.

2) Proposal for an Alternative Approach to Selective Licensing – Jamie Smyth, Director, Livin Residential Lettings 12/3/25

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.

Appraisal

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.

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.

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.

6) **Two Alternative Proposals to the 2025-2030 Selective License Scheme, – Tracy Cartland-Ward, Landlord 16/3/25**

Summary

The first proposal

To put pause any new proposal until the draft Area Plans has been finalised and all can consider and until Renters Right Bill is finalised and enacted. Then undertake a further consultation with a steering group of stakeholders.

The second proposal

To apply a borough-wide Selective Licensing scheme for all private sector landlords where the landlord is licensed not the property. Create an accredited surveyor list to undertake private HHSRS to submit to the council. Cause managing agents to sign up to a marketing commitment to only market properties which pass HHSRS inspection at no cost to agent.

Proposed fee structure suggests max £600 per property for fully compliant landlords after a list of discounts. Non-compliant landlords pay more.

Key features

- Replaces formal selective licensing
- Using private letting agents
- Self-regulation
- Borough-wide
- Lower fees
- Steering group
- Waiting for outcome of Renters Rights Bill or suggesting elements within the Bill

Response

First proposal

The draft Area Plans were summarised in the ‘ambition’ at each area face to face meeting, after consultation feedback, the plans are being altered to address the issues raised and will be provided in the final Cabinet Paper as the objective of any declaration. Area Plans are live documents and can develop over the life of the declaration. The proposal mentions a stakeholder steering group which will be recommended as a feature of any new declarations, offering the opportunity to influence the activity within each area. The council is aware of the Renters Rights Bill / Act and its provision which may impact any selective licensing declaration. Any decision will be made in full appreciation of this.

Second proposal

The change to the general consent in 2024 allows the Council to consider whole borough schemes. The qualifying criteria remain the same. It is not likely that a borough-wide scheme could be declared as the circumstances of the private sector vary considerably across the borough and would not fit the qualifying criteria. There is no legal mechanism to require compulsion for Letting agents to restrict marketing.

Private accredited surveyors were an option in the first selective licensing scheme.

There was limited take up and some issues with quality of inspection, verification inspection created duplication and additional costs. Inspections by Council officers are more effective as the officers look for more issues than housing standards, which can contribute to Area Plan objectives. The fee structure was based on a brough-wide declaration and in that context would have had merit. In a smaller scheme the fee must reflect the costs of delivering the declaration objectives.

Strengths

- A consistent approach across the Borough in relation to the PRS.

Weaknesses

- Will require significant resources in order to implement such a scheme. The legal test needs to be fully considered and met in order to implement a Borough wide scheme.

Appraisal against Area Plan objective

First proposal would not deliver against Area Plan objectives in the short /medium term.

Second proposal - A borough-wide scheme if it could be legally declared could offer the opportunity to deliver local Area Plan objectives. Other aspects of the proposal are not enforceable, so would rely on voluntary uptake and effective delivery, therefore are less likely to achieve Area plan objectives.

Risks

- Costs will not be met.
- Legal challenge.
- Significant resources will be needed.

Practical/ Beneficial Alternative?

- Low chance of a district-wide scheme being possible within mandatory declaration criteria.
- Licensing landlord not property and limiting letting agent marketing unenforceable.
- Private surveyor may have merit if sufficient safeguards in place, but low take up in earlier scheme shows only larger portfolio holder are likely to take up the option. Cost saving to single property landlord likely to be low against licence discount.

7) **Alternative Proposals to the 2025-2030 Selective License Scheme** - Private Sector Leasing Option – suggestion raised at consultation meeting as a complimentary scheme to support area plan objectives

Summary

The Council would lease private sector properties from private owners on a 5+ year lease. The Owner would have no direct responsibility in law for the letting and the council would have full control over the management and letting of the property. This model exists in other local authorities and in government backed resettlement schemes.

Property owners who do not want the responsibility to act as a landlord could lease the property to the council. The management would be passed to vetted private sector letting agents (via procurement processes), who would offer a full management package for a fee. Properties would to be let at market rent on a shorthold tenancy. The council would retain a proportion of the rent to maintain the property, the owner would have monthly income but no responsibility in law for the letting. Owners would retain the Capital asset value of the asset. The property would be returned to the owner at the end of the lease or a new lease agreed. Development of the lease offer can be via selective licensing steering group.

Key features

- Runs alongside formal selective licensing
- Using private letting agents
- Remove reluctant landlords from the market and offers option other than sale of asset.
- Provides professional management
- Provides additional properties for the council to offer to those on the waiting list or in need.
- Assists in the homelessness provision.

Response

In isolation this scheme is unlikely to address poor management and property conditions as it relies upon voluntary engagement of landlords. When offered within a selective licensing environment as a standalone initiative it offers an alternative for reluctant landlords, who wish to retain their asset, but not to have the responsibility of being a landlord. If take- up is large enough, the improved management could have a positive effect on an area contributing to the Area Plan objectives. The infrastructure provided by a leasing scheme provided the council with an effective mechanism to make better use of Management Orders and Empty Property Management Orders, increasing enforcement options within the selective licensing areas. The initiative operating within the selective licencing areas would act as a pilot for a boroughwide initiative. This option has been supported by a number of landlords during consultation who accept that they do not have the time or commitment to become professional landlords.

Strengths

- Removes reluctant Landlord.
- Opens up new properties for homelessness and wider lettings.

- Provides funding and options to owners of empty properties to bring the property back into use.
- Provides some control over lets in SL areas to change the letting environment and drive change.
- Provides a viable mechanism for the use of Management and Empty Homes Management Orders.
- Possible trial for a wider initiative outside of selective licensing areas.
- Opportunity for tenants to be given a probation period in a less secure tenancy, prior to being offered social tenancy.

Weaknesses

- Voluntary scheme with no enforcement options available.
- Would need a minimum level of take up to be viable.
- Would need a lot of setting up, needs a detailed contractual package developing – it would be resource intensive initial stages.
- The smaller income for Landlords and financial implications may not be attractive.
- We need to protect council from properties in serious disrepair due to costs to repair by the design of the package offered.
- If agent pulls out council would still have lease responsibilities.
- Increase to housing stock but only for lease period with risk of this not continuing.
- Less secure tenancies.

Appraisal against Area Plan objective

Area plans generally are trying to improve the professionalism and quality of the rented sector. Many of the poor practices experience over previous schemes result from accidental or part time landlords who do not have the commitment or knowledge to operate a professional letting business. This voluntary addition to mandatory selective licencing could offer an effective alternative to the benefit of the area.

Risks

- Funding/cost implications.
- Resource intensive to set up and would still require Council oversight.
- Leases would only be for a specific period – this could create uncertainty where used as part of Council stock.

Practical/ Beneficial Alternative?

- Provides a useful tool for bringing empty properties back into use but would need to work in conjunction with selective licensing.

Appendix 7

ALTERNATIVE PROPOSALS PUBLISHED IN FULL

1) **Kash Walayat OBE 6/2/25**

Proposal for a Streamlined Landlord Compliance Scheme as an Alternative to Selective Licensing

1. Background

1.1 Rotherham Council is currently consulting on the future of Selective Licensing for the period 2025 to 2030. The consultation, which began on January 6, 2025, and will run until March 17, 2025, seeks input from private tenants, landlords, agents, businesses, and residents in the proposed areas. Feedback collected will be presented to the Council's Cabinet in April 2025 for consideration before any final decisions are made.

1.2 The proposed Selective Licensing scheme includes the following six areas within the borough-

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

1.3 The current scheme mandates a licensing fee of £995 per property, covering a five-year period. The intent of the scheme is to improve housing standards and ensure landlords comply with legal requirements. However, many responsible landlords feel penalised despite maintaining high compliance standards, while the scheme places a significant financial and administrative burden on them.

2. Disadvantages of the Existing Scheme (Implemented 01/04/2020)

2.1 While the Selective Licensing scheme introduced in April 2020 aimed to improve rental housing conditions, it has presented several challenges-

- **High Cost for Responsible Landlords-** The fee applied to all landlords regardless of compliance, penalizing those who already maintain high standards.
- **Limited Coverage-** The scheme only applies to designated areas, leaving many non-compliant landlords outside of enforcement efforts.
- **Resource Allocation Issues-** The Council spends resources monitoring and inspecting already compliant landlords instead of focusing on problem properties.
- **Administrative Burden-** The licensing process is time-consuming and cumbersome, leading to delays in takeup, approval and renewals.
- **Tenant Displacement Risks-** Some landlords pass on licensing costs to tenants, increasing rental prices in designated areas.

3. Proposed Alternative Compliance Scheme

3.1 A streamlined scheme is proposed to run in parallel to the proposed Selective Licensing, which ensures that responsible landlords are not penalised while targeting rogue landlords effectively.

3.2 **Requirements for the Streamlined Scheme-** Landlords opting for this slim scheme must submit the following documentation for each property-

- A current Tenancy Agreement
- A valid Electrical Installation Condition Report (EICR)
- A valid Energy Performance Certificate (EPC) with minimum of E rating
- A valid Gas Safety Certificate (if applicable)
- Information Commissioner's Office (ICO) Certification
- Proof of Deposit Registration (if a deposit has been taken)
- Proof of Registration with the National Residential Landlords Association (NRLA)
- Photographs of the property's interior and exterior

3.3 **Fee Structure-**

- A one-time administrative fee of **£250 per property** for the proposed **fiveyear period**.

3.4 **Ongoing Compliance-**

- Landlords must submit updated versions of the above documentation annually within **28 days of the anniversary** of their initial submission or start date of the proposed selective licensing scheme.
- The Council will review these submissions using a slim down risk based approach and if all documents are in order, they will notify landlords of the next annual submission date.
- If documentation is incomplete, not provided, or issues are identified, the landlord will be required to **join the full Selective Licensing scheme** with 28 days.
- The **£250 fee already paid will be deducted from the full licensing cost** of £995.

3.5 **Benefits of the Streamlined Scheme-**

- **Lower Costs for Responsible Landlords-** This scheme provides significant savings compared to the £995 full licensing fee.
- **More Comprehensive Coverage-** This approach enables a wider range of properties to be included beyond the limited designated areas.
- **Encourages Compliance-** Landlords have an incentive to remain compliant as it is more cost-effective and efficient.
- **Council Resource Optimisation-** Resources can be better allocated to target non-compliant landlords.

3.6 **Wider Compliance and Assurance to the Council –** The streamlined compliance scheme provides wider regulatory assurance by incorporating additional legal and operational safeguards beyond just housing conditions. Requiring landlords to register with the Information Commissioner's Office

(ICO) ensures they adhere to data protection regulations when handling tenant information, mitigating risks of data misuse. Additionally, proof of deposit registration guarantees that tenant deposits are securely protected within an approved tenancy deposit scheme and registration with a professional body, these elements will provide an additional financial security and compliance with legal requirements

4. Potential Conflicts with the Renters' Reform Bill

4.1 The proposed Renters' Reform Bill introduces several reforms that may overlap with existing Selective Licensing schemes, potentially leading to redundancy and questioning the necessity of implementing a full licensing scheme when many provisions are set to become law.

4.2 **Abolition of Section 21 "No-Fault" Evictions-** The Bill seeks to eliminate Section 21 evictions, requiring landlords to provide a valid reason for terminating a tenancy, such as rent arrears or anti-social behavior. This change aligns with objectives of Selective Licensing aimed at ensuring tenant security and responsible landlord practices.

4.3 **Introduction of a Private Rented Sector Database-** The Bill proposes creating a comprehensive database of rental properties and landlords, enhancing transparency and aiding enforcement of housing standards. This database could serve functions similar to those of Selective Licensing schemes, such as monitoring landlord compliance and property conditions.

4.4 **Application of the Decent Homes Standard to the Private Rented Sector-** Extending this standard to private rentals mandates that properties meet specific criteria, ensuring safe and habitable living conditions. This requirement overlaps with Selective Licensing objectives to improve housing quality.

4.5 **Prohibition of Discrimination Against Tenants-** The Bill aims to make it illegal for landlords and agents to discriminate against tenants based on benefits or having children, promoting fairer access to housing. While Selective Licensing schemes may not directly address discrimination, this provision complements broader efforts to ensure equitable treatment in the rental market.

5. Addressing Potential Redundancies

5.1 Given these overlaps, implementing a full Selective Licensing scheme may lead to duplication of efforts and unnecessary administrative burdens. The proposed streamlined compliance “slim” scheme offers a more efficient alternative by focusing on key compliance areas without replicating forthcoming legal requirements.

5.2 By aligning the streamlined scheme with the Renters' Reform Bill, the Council can ensure that resources are utilised effectively, targeting non-compliant landlords while supporting responsible ones. This approach minimizes

redundancy and leverages new legislative frameworks to maintain housing standards.

6. Retaining Council Powers without Full Selective Licensing for the Slim Scheme

6.1 The Council can retain its enforcement powers and oversight capabilities without implementing full Selective Licensing by ensuring that landlords enrolled in the streamlined compliance scheme meet all necessary legal and regulatory requirements (see para 6.5 for summary of local authority existing) powers.

6.2 Regular documentation submissions ensure that landlords remain compliant, and any failure to provide the required documentation or meet safety standards would trigger immediate escalation to the full Selective Licensing scheme. This conditional approach maintains a strong regulatory framework without subjecting compliant landlords to unnecessary administrative burdens.

6.3 The Council can also conduct targeted audits and inspections based on risk assessments rather than blanket enforcement, allowing resources to be directed toward properties with compliance concerns while minimizing disruption for responsible landlords.

6.4 This approach ensures that non-compliant landlords can be effectively identified and brought into the full scheme, while compliant landlords benefit from a lighter regulatory touch. The Council retains the ability to enforce housing standards, penalise breaches, and take necessary legal action against landlords who fail to comply, ensuring robust tenant protections and maintaining housing quality across the borough.

6.5 Summary of Existing Council Powers Under the Housing Act

The Council already possesses significant enforcement powers under the **Housing Act 2004**, which allows it to take action against landlords who fail to meet required housing standards. These powers include:

- **Improvement Notices (Section 11 & 12) -** The Council can serve improvement notices requiring landlords to rectify hazards identified in rental properties.
- **Prohibition Orders (Section 20 & 21) -** The Council can prohibit the use of properties or specific parts of properties that pose serious risks to tenant health and safety.
- **Hazard Awareness Notices (Section 28) -** These notices inform landlords of potential hazards in their properties and recommend remedial actions.
- **Emergency Remedial Action (Section 40) -** In extreme cases where tenants are at immediate risk, the Council can undertake remedial work and recover costs from the landlord.
- **Banning Orders (Housing and Planning Act 2016) -** For persistent offenders, the Council can apply for banning orders, preventing landlords from renting properties.

- **Civil Penalties (Housing and Planning Act 2016) -** The Council can impose financial penalties of up to £30,000 for breaches of housing regulations.
- **Rent Repayment Orders (Section 96)-** Tenants and the Council can apply for repayment of rent where landlords have failed to comply with licensing or enforcement requirements.

These existing enforcement mechanisms provide the RMBC Council with the authority to regulate landlords and uphold housing standards, making full Selective Licensing unnecessary for compliant landlords under the streamlined scheme.

7. Comparison of Council Powers under Different Schemes

7.1 The following table outlines how the Council retains its enforcement and oversight powers under the Streamlined Compliance Scheme, the Full Selective Licensing Scheme, and the Renters' Reform Bill:

Council Power	Streamlined Compliance Scheme	Full Selective Licensing	Renters' Reform Bill
Requirement for landlords to register	Yes, with proof of compliance	Yes, mandatory licensing	Proposed national database
Annual compliance checks	Yes, landlords submit documentation annually	Yes, through Council inspections	No, compliance enforced through general regulation
Targeted audits and risk assessments	Yes, Council conducts selective audits	Yes, full inspections required	No specific audits outlined
Enforcement against non-compliant landlords	Yes, escalates to full licensing if non-compliant	Yes, penalties and revocation of license	Yes, penalties for non-compliance
Protection of tenant deposits	Yes, proof of deposit registration required	Yes, included in licensing requirements	Yes, required under tenancy law
Data protection compliance	Yes, ICO registration required	Not explicitly required	Yes, aligns with broader data protection laws
Gas, Electrical, and Energy safety compliance	Yes, landlords must submit valid certificates	Yes, inspections ensure compliance	Yes, part of property safety regulations
Council oversight on property conditions	Yes, based on submitted evidence	Yes, through inspections	Yes, subject to enforcement through legal provisions
Legal recourse against landlords	Yes, non-compliant landlords must join full licensing scheme	Yes, fines and penalties apply	Yes, penalties for failing to meet standards

7.2 The above table highlights how the streamlined scheme retains essential regulatory functions while reducing unnecessary administrative burdens. It ensures compliance, focuses resources on non-compliant landlords, and aligns with the proposed Renters' Reform Bill, making it a practical and effective alternative to full Selective Licensing for the Slim Scheme landlords.

8. Conclusion

8.1 The proposed streamlined compliance scheme not only addresses the disadvantages of the existing Selective Licensing model but also anticipates and integrates forthcoming legislative changes under the Renters' Reform Bill. This proactive approach ensures that the Council's efforts are complementary to national reforms, reducing duplication and enhancing the effectiveness of housing regulation in Rotherham. Additionally, by implementing this scheme alongside the full Selective Licensing scheme, the Council can offer a fairer, more cost-effective, and resource-efficient system that benefits compliant landlords while effectively addressing rogue landlords.

31/01/25

2) **Proposal for an Alternative Approach to Selective Licensing – Jamie Smyth, Director, Livin Residential Lettings 12/3/25**

Proposal for an Alternative Approach to Selective Licensing
Introduction

As a director of an RICS-regulated residential property management company in South Yorkshire, managing over 100 properties, I am committed to ensuring high standards in the private rented sector. Rather than imposing a **blanket selective licensing scheme** on all landlords, I propose a **more targeted, data-driven approach** that encourages responsible management while focusing enforcement on problem properties.

This proposal recommends the introduction of an **Approved/Accredited Property Management Agents Scheme** and the formation of a **Landlord Steering Group (LSG)** to work collaboratively with RMBC to improve housing standards without excessive financial burdens on compliant landlords.

Key Elements of the Alternative Proposal

1. Approved/Accredited Property Management Agents Scheme

This scheme would create a **structured, compliance-led approach** where accredited agents work with RMBC to uphold property and tenancy standards.

1.1 Accreditation & Reporting

- Property management agents meeting **strict criteria** (such as **RICS, ARLA Propertymark, or Safeagent** membership) **could** be recognised as approved agents for consideration by RMBC.
- Approved agents would submit **regular property condition reports**, including **photographic or video evidence**, to RMBC for review.
- This ensures **ongoing compliance without unnecessary financial penalties**.

1.2 Robust Management Standards

Approved agents would be required to meet high standards that already **exceed** selective licensing conditions, including:

- **Comprehensive tenant vetting procedures.**
- **Regular property inspections** with documented reports.
- **Maintenance tracking and compliance checks** (e.g., gas safety, electrical safety, EPCs).
- **A clear complaints resolution process** for tenants.
- **Proactive engagement with tenants** to prevent anti-social behaviour and tenancy breaches.

2. Landlord Steering Group (LSG) – A Collaborative Approach

The **Landlord Steering Group** would serve as a platform for **responsible landlords** to work alongside RMBC, ensuring **direct accountability** while improving housing standards in a **fair and transparent** manner. It will also provide a forum for reporting issues in each designated area to focus **RMBC enforcement** where it is truly needed.

2.1 Data-Driven Registration & Monitoring

- **Mandatory landlord registration** with a **central database**, including property details and compliance records.
- **Regular property condition reporting** to track maintenance and safety compliance.
- **Landlord Steering Group and Training Attendance – Mandatory.**

2.2 Targeted Enforcement Approach

- **RMBC to focus enforcement resources on identified problem properties**, rather than penalising compliant landlords.
- **Use of data analysis** to identify high-risk areas with poor housing standards.
- **Increased enforcement for non-compliant landlords**, with penalties for repeated breaches.

3. Reduced Administrative Burden for RMBC

- Instead of processing **thousands** of individual landlord applications, RMBC could **oversee a streamlined process** by working directly with **accredited agents and the LSG**.
- This would **free up council resources** to focus on genuine problem areas **where intervention is required**.

4. Dedicated RMBC Liaison Officer

- Agents could pay a **reduced per-property fee** (**significantly lower than the proposed £995 per property**) to fund a **designated RMBC officer**.
- This officer's role would be to **work directly with accredited agents**, ensuring compliance, addressing issues, and **intervening only where necessary**.
- This maintains **council oversight without placing an unnecessary financial burden** on compliant landlords.

5. Focus on RMBC's Own Housing Stock & Social Housing Providers

(Noted: This element **cannot be included** as part of the legal framework for selective licensing)

- If the council is **serious about improving housing standards and dealing with anti-social behaviour**, it should **assess the condition of its own housing stock** and that of **social housing providers it funds**.

- **Why aren't these properties subjected to the same scrutiny as private landlords?**

Potential Benefits of the Alternative Approach

- **Maintain High Standard Without Excessive Costs** – Allows good landlords to continue delivering high standards **without financial penalties**.
- **More Effective Enforcement** – **Targets non-compliant landlords** rather than applying a **blanket licensing scheme**.
- **Stronger RMBC & PRS Relationship** – A **healthy relationship** where both **hold each other to account** for housing standards, working together to **improve communities**.
- **Reduced Costs for Tenants** – Avoids **unnecessary rent increases** due to excessive licensing fees.
- **Improved Outcomes for RMBC** – **More efficient allocation of resources** rather than blanket administration of selective licensing.
- **Improved Housing Standards Across All Sectors** – Ensures **RMBC and social housing providers meet the same standards** expected of private landlords.

Conclusion

This proposal offers a **balanced, effective, and fair alternative** to selective licensing by **targeting enforcement where it is genuinely needed**, while recognising and supporting **responsible landlords**.

I welcome the opportunity to discuss this further and explore how we can work together to achieve the **best outcome for tenants, landlords and RMBC**.

Jamie Smyth BSc (Hons) MRICS
Director
Livin Residential Lettings Ltd & Workin Commercial Property

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3) Proposal for an Alternative Approach to Selective Licensing – Bricknells Letting Agents S/L 04/03/20205

Extracted from a longer response the consultation.

An alternative

At Bricknells we are members of ARLA (Association of Residential Letting Agents), NRLA (National Residential Landlords Association) and the Leaders Council. We manage many properties within the proposed selective licensing areas on behalf of landlords.

In our management of properties we reference, vet tenants, conduct regular inspections (being mindful of the Fitness for Human Habitation Bill 2018), manage tenancies and address issues of property maintenance and repair.

Landlords pay a fee for our services and if the scheme progresses having to pay a further £900 plus, for council inspections and notices appears to be duplication.

There are a number of 'good agents' operating in the borough, would it not be prudent to leverage their expertise? Could the council set up an associate scheme for agents whereby through a council accreditation scheme with continuing council oversight they can be leveraged to conduct inspections and reporting on behalf of and in conjunction with the council.

To become accredited and pay for the scheme then maybe a nominal fee could be levied. Accreditation would give an added layer to an agent's qualifications, with costs either passed on to landlords or absorbed.

With landlords there are two types, those that employ an agent and those that self-manage.

So, for those that would use an accredited agent there would no need to be levied a selective licence fee as their agent would fulfil all inspections and would be happy to share their inspection reports for council oversight thereby negating the need for a council inspection.

For those landlords that self-manage or do not use an accredited agent the council would inspect on a 'pay for inspection' basis as indicated above in lieu of the selective licence fee.

This would allow the council to narrow the imposition of licencing and focus their existing powers of enforcement to those areas of greater need. As currently if the scheme were introduced as is, then council resources would be spread 'too thin' to become effective.

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4) Proposal for an Alternative Approach to Selective Licensing – Mr. Monir 18/2/25

From: Zahir Monir >
Sent: 18 February 2025 18:50
To: Chris Stone <
Subject: Re: Badsley moor lane selective licensing

Good Afternoon Chris

We can't we adopt the st ledger homes private landlord scheme.

The council sets up a business arm takes properties off landlords manages them for a small fee. The advantages are all check ups done by council for tenants. All paperwork to a high standard. Their could be a database and good landlords will go for this opportunity. Their will no anti social behaviour, council does check ups and has a in-house meantenance team. They will be no homeless and less issues around hazards etc.

Can this be looked or can you contact st ledger homes.

Thanks
Zahir

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5) Proposal for replacement of Selective Licensing in Masbrough – Landlord steering group 17/3/25

This alternative proposal is reproduced in full, but the format had been changed to allow inclusion in this document

Proposal to replace selective licensing By Landlord Steering Group

Masbrough region

OUR PROPOSAL

Key elements of this system:

- **Landlord registration with detailed property information:**
  1. Mandatory registration of all private landlords with a central database, including property details, contact information, and tenancy agreements.
  2. Regular updates required to maintain accurate information.

- **Property condition reporting:**
  1. Requirement for landlords to submit detailed property condition reports at regular intervals, covering aspects like safety, maintenance, and energy efficiency.
  2. Landlords to give works project plan being a 5yr proposal and other details as required on the form.
  3. Use of standardized reporting forms to facilitate easy comparison and identification of potential issues.

- **Tenant feedback mechanism:**
  1. Secure online platform for tenants to report housing concerns directly to Landlord in the first instance and then to local authority being Environmental Health Dept.
  2. Clear procedures for investigating tenant complaints and addressing issues promptly.

- **Targeted enforcement approach:**

  1. Data analysis to identify high-risk areas with poor housing standards.
  2. Plan of action to be agreed to raise standards in housing and locations with all stakeholders.
  3. Increased enforcement capacity to conduct proactive inspections in these areas and support the issue of penalties for non-compliance.

- **Landlord / Tenant education and support:**
  1. Provision of online resources and workshops to educate landlords on best practices for property management and tenant rights.
  2. Approved Contractors' listings, including pooling contract offering.
  3. Incentives for landlords who demonstrate high standards of property management.
  4. This is not limited to holding Landlord meetings to discuss any issues they

face and the Landlord Steering Group to provide support.

5. Tenants meeting to be held to address problems they face with Landlords or the property and / or any other issues related to housing locality and services, the feedback channelled back to relevant authorities to ensure accountability and results.
6. Owner / Occupier meetings to be held and their concerns to be addressed.

Potential benefits of replacing selective licensing:

- **Reduced administrative burden on landlords**: Eliminates the need for separate licensing applications in designated areas, thus enabling streamlining compliance processes.
- **More targeted approach**: Allows for focused interventions in areas with the most pressing housing concerns, rather than blanket licensing.
- **Improved tenant protection**: Enhanced mechanisms for tenant feedback and complaint resolution.
- **The SL is having an adverse effect on the owner occupiers** who are seeing their property values decreasing, lenders not borrowing in these localities due to council's SL mapping, It is having an adverse effect.
- **The LSG can ensure better co-operation and deliverability from the Landlord to the council relevant bodies, and with all stakeholders and vice versa.**
- **Greater accountability**: Clearer data on landlord compliance and property conditions.

Data collection and analysis:

Ensuring robust data collection and analysis capabilities to identify high-risk areas effectively.

- **Enforcement capacity:** Building adequate enforcement capacity to respond to tenant complaints and investigate potential violations.
- **Consultation with stakeholders**: Engaging with landlords, tenants, and local communities to gather feedback and address concerns throughout the development process.

Rationale

Why should area related Landlord Steering Groups be setup and supported by the council?

The main reason for having consultations is it look at how the Landlords and SL can work together and achieve the results as directed by central Govt. We have two options Landlords either agree with the SL team or disagree and submit their proposals that addresses the requirements and delivers the required results.

Throughout the last 10 years it has been Selective licensing V Landlords, tenants and owner occupiers who are all dismayed, disgruntled and in totality wholly against Selective Licensing, they have seen no value or benefit of Selective Licensing.

The LA Licensing Dept has been operating for 10 years being two terms it has not achieved the desired goal of un-licensing in this location and after 2 terms being 10years it is saying it needs more terms hence the mapping of this location once again, this shows a failure. After all their reports and un-licensing, a certain area. National media had done a report on the conditions of the properties in that location, which highlighted Selective Licensing's comprehensive failure borough wide.

It has not just failed the housing stock; it has failed the owner occupiers, its failed landlords and tenants as Landlords have passed the cost on to the tenants and SL has not addressed tenants' issues in relation to their comprehensive housing issues.

Tenants' rights have not been protected within the SL schemes, they believe they have been targeted due to many reasons.

SL has also failed owner occupiers who have seen a significant drop in standards in the locality and significant valuation drop on their residences, furthermore the SL regime has affected the lenders appetite to borrow funds for purchases / remortgages in the areas of SL.

We respectfully submit with the resources of the council availed to them, they have failed miserably and have not achieved the desired result of raising the location's

housing stock to a satisfactory level where the location can be moved out of SL that alone is another prime evidence of failure, if they haven't achieved it in the last 10 years they will not be able to remove it in the next 5 years, the area has not benefitted whatsoever from SL. It is time for the LSG to be created and let it deliver for a period of 5 years.

Execution Strategy

- Proper partnerships with all stakeholders
- Local direct knowledge would benefit the end result being better housing
- The locations would lift above in quality of housing, tenants and property values. It would also see a rise in Private investors investing into these localities.
- It would create a better working environment for council depts especially not wasting council resources but having targeted involvement with the environment health Dept as well as other dept's with LSG.

Technical/Project Approach

This would involve implementing a comprehensive, data-driven landlord registration system, incorporating mandatory property condition reporting, robust tenant engagement mechanisms.

With initial all stakeholder meetings addressing their concerns with the requirements of the Environmental Health Dept & other council bodies to deliver to their requirements as a JV.

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			

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

Appendix 7

6) Two Alternative Proposals to the 2025-2030 Selective License Scheme, – Tracy Cartland-Ward, Landlord 16/3/25

Extracted from a longer response the consultation.

PROPOSED ALTERNTIVES

1. Take a pause and put any new proposal on hold until the following are available:

    - The Draft Area Plan is finalised and released, so that all can see it, analyse it and understand the data used to form the proposed scheme.
    - The finalisation of the Renters Rights Bill, so that we can apply funds without waste on duplication of activities and ensure the scheme works alongside the new regulations.
    - Have an independent consultation on any new proposed scheme, that is designed in collaboration with the PRS arena, including steering groups representative of landlords, tenants and residents.

2. Design a scheme that seeks to license all PRS properties in the Rotherham borough, given that all tenants deserve the right standard of living conditions not just those in identified areas. Such a scheme to also encourage agents in the area to ensure they are not complicit in turning a blind eye to landlords who are not providing the standard of living compliant with HHSRS.

    This proposal is like the Smart Rent Wales scheme and other councils e.g. Newham borough have shown applying SL to all PRS housing not otherwise on license, has worked and provided a cost eUective way of sharing the burden on improvements for all tenants across all landlords.

    Below of the main points I would consider and reason for inclusion, when looking further at this alternative:

    A. All landlords in the PRS Sector in the Rotherham Borough must apply

    - This ensures that the council do not have to fight to identify landlords who have not applied for license as ALL landlords, not otherwise licensable MUST apply
    - You could also incorporate into this a scheme where the Landlord is licensed, such that they apply for ALL properties in the PRS within the borough on one application, listing multiple properties – thus reducing an administrative burden.
    - When submitting the application, it must be sent with all regulatory certificates Gas, EICR, EPC and more importantly include an HHSRS

      inspection within the last 5 years, with evidence of any remediation

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and improvements where the inspection failed.

- It should be noted with the current proposed scheme, with increased expansion of areas, it would be near impossible for all properties to be physically inspected by the council themselves, or without spending vast sums from the fees raised to have outsourced contractors do the inspection.
- A process could also be introduced where HHSRS surveyors used are those on the councils approved list, similar to the drop kerb scheme, or are HHSRS surveyors recommended by a registered agent, who also must mark the HHSRS report as verified. These will ensure the council can be satisfied the inspections are true and valid.

B. **All Agents renting property in the PRS space in Rotheram Borough MUST also register at NO COST, to ensure agents are committed to only marketing properties that meet the living standards set within HHSRS**

- This will result in landlords not being able to market, as easily, a property that does not meet the desired criteria of living,
- Initially this may result in some landlords leaving properties empty, but increase council tax on a empty property and no rent income would soon hurt the bad landlords pockets.
- I am also committed and prepared to work with the council and have ideas on how the council could use empty properties in the area, to reduce the use of public funds for emergency housing.

C. **Self Managing Landlords**

- Where a landlord self manages, this would bypass the Agent marketing test, I would proposed this is addressed in the fee structure.

D. **Fee Structure**

- Such a scheme would reduce the burden on the council, which spent 3x the cost inspecting properties in the last scheme, using outside HHSRS contractors who were often creating issues to help keep them in business.
- I would propose either a main fee per landlord with a small fee per property (and I do mean small, this proposal does not seek to create a large financial

  burden on any landlord or tenant). Or a very small fee per property – noting that this proposal is for all properties in the PRS arena to apply for license. No landlord should be paying more than a £120 per year per property in my view if you have the right scheme (after discounts for good landlords who do all in their power to ensure the

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conditions of their properties pass the HHSRS system).

- Discounts on the full price should be given against the following:
  - Full license applied for within a given time frame
  - All documentation provided in full with the application and verified/certified where necessary.
  - Discount if a verified HHSRS inspection with the last 5 years is provided (A new HHSRS verified inspection report would be required when that 5 year period ends – even if they are in the middle of the SL scheme period)
  - If not using a landlord fee structure then discounts for landlords with multiple properties who license ALL properties they have in a single submission, with full documentation
  - If using a landlord structure then fee per landlord set in brackets of property number, i.e. a landlord with 1 property is not paying the same as a landlord with 20 properties etc.
- Fines/No discount to those not applying within a given period of SL commences (or within a given period of taking ownership of a property)

I appreciate this proposal is only an outline at this point and will require further detail & analysis, but is in my opinion a safer, fairer way to apply a scheme.
Include all for a lower fee per unit which may have the outcome of no increase being passed to tenants and create THE safest, NO 1 PRS housing sector any borough has ever brought to our nation of renters.

I am committed to being part of a steering group to work on this should the proposal be considered for review and further analysis.

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7) Two Alternative Proposals to the 2025-2030 Selective License Scheme, – Private sector Leasing

This proposal was based on conversations with landlord during the consultation face to face meetings, who identified that other councils and government agencies offered leasing options which allowed reluctant landlords to retain their properties with no risk whilst making good use of the asset.

The lease scheme described above is based on existing schemes in other areas to reflect the verbal proposals received.

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Appendix 8

Typical Selective Licensing Conditions 2025 -2030 (proposed)
Licence Conditions - Introduction

The aim of Licence conditions is to assist Licence holders to manage their letting businesses in a professional manor for the benefit of themselves, their tenants and their neighbours in the communities in which they let. The areas under selective licensing are struggling with a range of issues which ruin lives and suppress the housing market. Proactive management of properties and tenants by licence holders, supported by the local authority, will assist in the improvement of the area. They do not replace and are in addition to all existing statutory requirements.

Key areas of management which will have positive impacts:

1. Prompt reactions to tenants' concerns.
2. Improved management of the waste produced from let properties.
3. Prompt intervention where tenants cause, or are subject to, antisocial behaviour.

The Council expects a professional and proactive style of tenancy management from private landlords. This would include proactive assessment (visit / inspection) of their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants), addressing problems promptly (within 5 working days) using qualified and competent persons to deliver high quality, timely repairs and to keep records of all activity and contacts with tenants and contractors.

Waste management is a problem in many areas. Uncontrolled waste from your property will attract vermin, cause infestations and will be a nuisance which will have an adverse effect on the area. Mattresses, waste and furniture should be removed before a new tenancy begins (unless letting as 'furnished'). Do not allow new tenants to dispose of waste from previous tenants. Actively controlling how you and your tenants manage waste will ultimately reduce your costs, help improve the area and protect your investment. Bulky waste collections can be arranged from the council at a small charge, or you can use a registered waste collector.

Antisocial behaviour (ASB) in an area will harm individuals and reduce the desirability of that area, damaging your business. It is in both the landlords and the council's interest to deal with the perpetrators swiftly. As licence holder, you can control who lives in an area, by sensible use of references before you let. If things go wrong, early, effective tenancy management can improve a situation. Many individuals will consider the possibility of losing their home a much stronger deterrent than a fine or court appearance. Working together, landlords, council and police have the power to change the nature of an area. The council and the police will assist you and offer advice regarding this issue. Please ensure your written tenancy agreement contains clauses which hold the occupants responsible for preventing any antisocial behaviour created by themselves or visitors.

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Rotherham Selective Licensing Conditions

*These conditions, form part of your premises licence. They are **in addition** to all existing legislative requirements for the letting or property.*
Breach of any of the following licence conditions is a criminal offence under the Housing Act 2004 and can result in prosecution or the issuing of a Civil Penalty of up to £30,000. It can also result in the revocation of your licence.
"house" is meant to refer to the building or part of a building, which is licensed under Part 3 of the Housing Act 2004.

Communication

The licence holder must provide an email address with their Licence Application. This email address will be used as the main method of communication with the licence holder throughout the life of the scheme. The licence holder must inform the council of any changes to their preferred email address within 7 days. The licence holder should monitor their preferred email address and respond to communications received from the licencing authority promptly. Communication with the licencing authority should be sent to landlordlicensing@rotherham.gov.uk

Failure to maintain the declared email address is a breach of these conditions and will limit your access to any offers, refund, opportunities or warnings. It will also prevent you access the landlord newsletter.
landlordlicensing@rotherham.gov.uk can be used to contact the selective licencing team for advice, or to submit documentation required by these Licence Conditions.

Housing Act 2004 Prescribed Conditions S90(4) Schedule 4 (conditions 1-4)

1. The licence holder must:

    a. Obtain a valid Gas Safety Certificate on an annual basis, if gas is supplied to the house. A copy of this certificate must be provided to the Council within 14 days of the renewal date. A copy must also be provided to the tenant.

2. The licence holder must:

    a. keep electrical **appliances** and **furniture** made available by him in the house in a safe condition, and

    b. ensure that every electrical **installation** in the house is in proper working order and safe for continued use; and

    c. to supply the authority, on demand, with a declaration by him as to the safety of such installations, appliances and furniture.

3. The licence holder must:

    a. Ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation.

b. Ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and

(i) keep each such alarm prescribed in 3a & 3b above in proper working order;

(ii) supply the authority, on demand, with a declaration and evidence as to the condition and positioning of any such alarm prescribed in 3a & 3b above.

At the Beginning of a Tenancy

4. Ensure that the prospective tenant has the 'right to rent' before letting. Guidance is available at Landlords: immigration right to rent checks - GOV.UK

5. The licence holder must provide each occupier of the house with a **written tenancy agreement** statement of the conditions of the terms on which they occupy the house.

6. The layout and content of the Tenancy Agreement is an issue for the landlord, the terms of the tenancy must be fair and comply with the law. Template agreements are available from your solicitor or from the National Residential Landlord Association. Guidance is available from; Private renting for tenants: tenancy agreements: What should be in a tenancy agreement - GOV.UK

7. As a minimum, the Tenancy Agreement must include,

- the names and dates of birth of all people given permission to occupy.
- **total number of individuals the agreement permits to occupy the dwelling.**
- the rental price and how it's paid
- information on how and when the rent will be reviewed
- the deposit amount and how it will be protected
- details of when the deposit can be fully or partly withheld (for example to repair damage tenants have caused)
- the property address.
- the start and end date of the tenancy
- any tenant or landlord obligations
- an outline of bills you're responsible for
- It can also include information on:
- whether the tenancy can be ended early and how this can be done
- who's responsible for minor repairs (other than those that the landlord is legally responsible for)
- whether the property can be let to someone else (sublet) or have lodgers

8. The licence holder shall provide a copy of the said terms to the authority on demand. The licence holder must abide by the conditions and responsibilities contained in the tenancy agreement and carry out all landlord functions as laid down.

9. The licence holder must ensure that the tenant is given:
    a. The details of any utilities or other charges included in the rent;

    b. Information and instructions on the responsibility for payment of Council Tax

    c. Information and instructions on the responsibility for payment of utilities and arranging provision of such.

10. The licence holder must obtain references or guarantees in respect of the person(s) who wish to occupy the property **before** any tenancy is granted. The licence holder should use the information provided to anticipate potential tenants who are likely to cause antisocial behaviour. Licence holders should either avoid such tenants or put in place adequate measures to manage the tenant, so they do not adversely affect neighbours or the locality.

    Copies of these references must be provided to the council within 5 days upon request.

    References can be in the form of, but not limited to:
    a. A written reference from previous landlord, employer or government agency (e.g. probation services);

    b. Any financial background checks the licence holder has undertaken;

    c. A documented personal visit to the prospective tenants current or most recent accommodation.

    d. A “rent in advance” arrangement or accommodation referral or placement from Rotherham Council.

    e. Evidence that the occupant has been placed at the address as an asylum seeker.

11. The licence holder must provide the tenant with a written receipt for all cash rent payments received. (This does not affect the legal requirement to provide a rent book for rent paid on a weekly basis).

NB. It is good practice for the licence holder to be able to provide the tenant or the council with a written statement of all payments received from the tenant during the tenancy, supported by documentary proof, on request.

12. The licence holder must ensure that all new tenancy deposits are protected in a government authorised scheme within 14 days of receiving it from the tenant.

13. Upon commencement of any tenancy, the tenant should be provided with either an electronic document or written details of:
    a. Emergency telephone contact details for the Licence holder or their representative(s) who is authorised to act on their behalf. This emergency contact number should be available 24hrs and monitored regularly every day.
    b. All property safety certification – Gas, Electrical, Energy Performance Certificate etc
    c. Copy of tenancy agreement
    d. Copy of Selective Licence
    e. A receipt, for any payments taken during the application for the tenancy and any advance rent or tenancy deposit scheme payments taken.
    f. User manuals for all appliances including boilers / heating
    g. Council tax liabilities
    h. Details of Utilities providers and payment methods.

    The information should be accessible to the tenant via hard copy or electronically at all times. It should also be available to any Inspecting Officer from the Council or Police; or otherwise made available on request.

14. The property should be free from all hazards and in good repair. The gardens should be free from waste and well-tended. There should be evidence of an inspection prior to letting, detailing the condition of the dwelling and gardens. It is good practice to prepare written inventory detailing the condition of the property and all items forming part of the let. This should be agreed by both parties and signed.

15. Before the start of the tenancy, the licence holder shall ensure that the property is provided with wheeled bins of suitable capacity and type as specified by the Council. The License holder must provide details of the Council's arrangements for refuse collection including recycling. Details of how to dispose of bulky waste should also be provided. Efforts should be made to ensure the tenant UNDERSTANDS these arrangements and **evidence** should be retained by the licence holder that the information has been provided and be available to the Council on request.

During the Tenancy

16. The licence holder must proactive assess (visit / inspect) their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants) and address any identified problems promptly (within 5 working days) using qualified and competent persons. Records should be kept and be available on request of all visits, inspections, works undertaken and contacts with tenants and contractors.

17. The licence holder must ensure that all repairs to the house or any installations, facilities or equipment within it are to be carried out by competent and reputable persons and that they are completed to a reasonable standard.

18. The licence holder must not unreasonably cause any service supplied to the property under the terms of the tenancy agreement to be interrupted.

19. The licence holder must ensure that any disrepair identified by the tenant or through periodic inspection by the licence holder, other managing agent or landlord are undertaken within the period of time agreed with the tenant, and no later than 28 days of it being identified.

Overcrowding

20. It is an offence to allow a property to become overcrowded. This is why in condition 7 above, the Licence holder must record the name and age of all persons to whom the tenancy applies. The licence holder must identify in the tenancy which rooms are to be used as bedrooms, the total number of bedrooms and the maximum number of permitted occupants under that tenancy.

21. The Licence holder must actively avoid overcrowding in the property during the life of a tenancy. The licence holder is responsible for monitoring the number of individuals occupying the dwelling. Where a tenancy already exists at the start of licensing, the licence holder should monitor the number of occupants and ensure that the property does not become overcrowded.

22. It is not uncommon for tenants to invite additional individuals into the property to share the rent or to sublet all or part of a property, causing the property to become overcrowded. Where your tenant has allowed more individuals to sleep in the property, causing a breach of your tenancy or causing overcrowding, the licence holder must give written instruction to the tenant to reduce the number of occupants, and provide a copy of any such instruction to the council on request. If the tenant refuses to instruct additional individuals to leave, the council would expect the licence holder to take the appropriate action to bring the tenancy to an end.

Security

23. The licence holder will ensure that keys are provided to the tenant where window locks are provided.

24. Where previous occupants have not surrendered keys, the licence holder will arrange for a lock change to be undertaken, prior to new occupants moving in.

25. The licence holder will ensure front and rear doors are secure and fitted with good quality locking systems. (complying with BS3621)

26. The licence holder must ensure that all reasonable measures are taken to ensure that the property is effectively secured from unauthorised entry. This includes maintaining boundary fences, gates, hedges or other methods to define a secure boundary to the curtilage of the property.

27. The properties main entrance/s should be illuminated at night via streetlights or other methods, to ensure safe access and egress. There should be enough light to easily see keyholes, steps etc and to provide confidence to the tenant. Vegetation must not obscure an entrance from sight of the street.

Local Environment

28. The licence holder must take steps to remove graffiti on the property within five working days of it being reported to them.

29. The licence holder shall ensure that the exterior of the house is maintained in a reasonable decorative order and in reasonable repair.

30. The licence holder must ensure that all outbuildings, yards, forecourts, common courts*, passages* and gardens surrounding the house are maintained, in reasonable repair and ensure that the tenant is aware of their responsibility to keep them in a clean, tidy and safe condition and free from infestations.

    * any court, yard or passage which is used in common by the occupants of two or more premises, must be regularly swept and kept clean and free from rubbish or other accumulation to the satisfaction of the local authority

31. The licence holder must take all reasonable and all practicable steps in keeping external areas and the curtilage of the property free from rubbish and fly tipping deposits at all times. If employing a third party to carry out any such clearances, care must be taken to ensure that they are a registered waste carrier and be clear where the waste will be removed to.

Anti-social behaviour (ASB)

For the purposes of these conditions, anti-social behaviour is taken to comprise behaviour by the occupants of the house and/or their visitors, which causes a nuisance or annoyance to other occupants of the house, to lawful visitors to the house or to persons residing in or lawfully visiting the locality of the house. Also any illegal or immoral activity.
These conditions link to the Council's antisocial behaviour policy and its General Enforcement policy.

32. The licence holder must take all reasonable and all practicable steps for preventing and dealing with anti-social behaviour. They must undertake a documented process of incremental steps to deal with any complaints, made either directly to them, or via the Local Authority or Police service, regarding their tenants or guests. The documented record of action must be available to the local authority or police within 24 hrs of any request.

33. The licence holder is required to provide an authorised officer of the Local Authority, a Police Officer or Police Community Support Officer, upon request, information regarding the full names and dates of birth of each

occupant.

34. The licence holder will ensure that the occupants of the house are aware of the assistance available to them to deal with anti-social behaviour and how they can report nuisance and anti-social behaviour to the authority. The Council will make such information available to tenants and property owners via its website.

35. The licence holder must take steps to terminate the tenancy following advice and recommendation from the Council, should it be found that the property is being used for illegal or immoral use or where there is evidence of persistent and ongoing antisocial behaviour.

Cannabis cultivation

36. The use of residential properties for cannabis cultivation is a criminal offence. Licence holders have an obligation under condition 16 to regularly monitor their properties. If cannabis cultivation is discovered or reported to the Licence holder, they must within 24hrs, report the issue to the Police **and** the licencing authority. Failure to report cultivations or to provide satisfactory evidence of property inspections within 24hrs of request by the licensing authority or police, will be a breach this condition.

Termination of a tenancy

37. The licence holder must adhere to legal requirements when seeking possession of the property from the tenant. This includes legislation relating to illegal eviction and harassment. Private renting for tenants: evictions in England: Harassment and illegal evictions - GOV.UK

38. The licence holder will respond to reference requests within a reasonable timescale and provide an honest and accurate reference relating to existing or past tenants.

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

40. The licence holder should proactively manage the property and their tenant. They should not wait until issues are raised by the Council or the Police before taking action to ensure their tenancies comply with these conditions.

41. The Licence holder must make necessary arrangements when requested by the Local authority or partners, to gain access to the property or gardens within a maximum of 72 hours of that request. The Licence holder should attend any site meeting if requested. The licence holder must give 24hr notice to the tenants of any intended entry of the property.

42. The licence holder must report any criminal offences **or suspected** offences, occurring at their property to the licensing authority or police, and

retain evidence of that report. Including but not limited to;

- The growing of or production of any form of drug
- The possession of any aggressive or dangerous dog
- Possession of a firearm,
- Excessively aggressive / offensive behaviour of tenants towards neighbours or the licence holder or agents.
- Any other criminal behaviour

Fit and proper person

43. The licence holder must ensure that they, and any person(s) who assist in the management of the property must remain a 'fit and proper' person as per the definition in the Housing Act 2004, see **Appendix 1** of these conditions. If they are convicted of or receive a warning for a relevant offence during the licence period they must inform the council **within 7 days**. If the council becomes aware that the licence holder or any acting on their behalf do not comply with the 'fit and proper' person definition, this will be taken seriously, and formal action will be initiated.

Change of Ownership /Licence Holder/ Manager

44. The licence holder must inform the Council, within 5 working days, if there is a **change of managing agent** and provide the Council with proof that they are a 'fit and proper person' as defined in the Housing Act 2004 (Appendix 1)

45. Notifications of changes to License holder or premise details should be made in writing by the Licence Holder and sent to the address on the licence or by email to landlordlicensing@rotherham.gov.uk.

46. The licence holder must inform the Council of any change of circumstances which may affect their suitability to continue to remain the licensee. This must be done within five working days of the changes taking effect.

47. The licence holder must inform the council of any steps being taken to sell the licensed property including the details of any successful purchaser(s).

NOTE: You must tell us about changes in your circumstances that could affect your licence. These include changes to the tenancy/tenant details.

You should always report changes as soon as possible. You should also tell the council in advance about any changes you know are happening which haven't taken effect yet (for example: you are about to change your address or contact details).

You can report changes online or by phone. We will ask you to follow up any telephone call with a letter or email in case there's any dispute later.

IMPORTANT- Where the licence holder fails to provide information regarding changes that could affect their licence within a calendar month of that change,

they will forfeit their entitlement to any available pro rata refund of the maintenance element of the licence fee.

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Enforcement of these Conditions with be in accordance with the Council's 'General Enforcement Policy' available on the website or via the QR link.

Appendix 8

Appendix 1 – Fit and proper person criteria, list of relevant convictions, cautions, reprimands or warnings which must be reported to the Council.

Category 1 offences

A conviction for these offences will usually result in the licence application being rejected.

Offences of dishonesty	Possession of an offensive weapon	Indecent assault
Benefit fraud (offences under ss111A and 112 of the Social Security Administration Act 1992)	Actual bodily harm (s47 Offences Against the Person Act 1861)	Indecent exposure
Forgery	Grievous bodily harm (s18 Offences Against the Person Act 1861)	Any other offence under Schedule 3 of the Sexual offences act 2003
Burglary	Robbery	**Housing Act Offences**
Conspiracy to defraud	Riot	Protection from Harassment Act 1997
Obtaining money or property by deception	Affray	Protection from Eviction Act 1997
Offences of violence	Any racially aggravated offence (Crime and Disorder Act 1988)	Any conviction for failure to comply with the licensing regime as set out in the Housing Act 2004 (s95)
Murder	**Offences relating to drugs**	Provision of false or misleading information (s238 of Housing Act 2004)
Manslaughter	Supply of drugs	Obstruction (s241of the Housing Act 2004)
Arson	**Sexual and indecency offences**	Failure to comply with a licence condition (s95 of the Housing Act 2004)
Malicious harm (s20 Offences against the Person Act 1861)	Rape	Failure to hold a relevant licence (s72 of the Housing Act 2004)
Possession of a firearm	Soliciting	Breach of improvement notices and prohibition orders (s35.6 s32.2b of the Housing Act 2004)

Appendix 8

Category 2 Offences

A conviction for these offences will be viewed seriously and, following further investigation, could result in the licence application being rejected:

Offences of dishonesty	Offences of violence
Handling or receiving stolen goods.	Violent disorder
Theft	Police assault

A caution, reprimand or warning for any Category 1 offences will be classed as a Category 2 offence.

Category 3 Offences

A conviction, caution, reprimand or warning for these offences may also be taken into account and further information will be requested in order to determine the relevance of these offences. If deemed to be relevant or sufficiently severe, these offences could result in the licence application being rejected:

Offences of violence	Criminal damage
Common assault	Obstruction
All other offences relating to dishonesty, drugs, sexual and indecency, Housing and Landlord and Tenant.	

A caution, reprimand or warning for any Category 2 offences will be classed as a Category 3 offence.

Appendix 8

Town centre / Eastwood / East Dene / Clifton / Masbrough / Kimberworth

Typical Selective Licensing Conditions 2025 -2030 (proposed)
Licence Conditions - Introduction

The aim of Licence conditions is to assist Licence holders to manage their letting businesses in a professional manor for the benefit of themselves, their tenants and their neighbours in the communities in which they let. The areas under selective licensing are struggling with a range of issues which ruin lives and suppress the housing market. Proactive management of properties and tenants by licence holders, supported by the local authority, will assist in the improvement of the area. They do not replace and are in addition to all existing statutory requirements.

Key areas of management which will have positive impacts:

1. Prompt reactions to tenants' concerns.
2. Improved management of the waste produced from let properties.
3. Prompt intervention where tenants cause, or are subject to, antisocial behaviour.

The council expects a professional and proactive style of tenancy management from private landlords. This would include proactive assessment (visit / inspection) of their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants), addressing problems promptly (within 5 working days) using qualified and competent persons to deliver high quality, timely repairs and to keep records of all activity and contacts with tenants and contractors.

Waste management is a problem in many areas. Uncontrolled waste from your property will attract vermin, cause infestations and will be a nuisance which will have an adverse effect on the area. Mattresses, waste and furniture should be removed BEFORE a new tenancy begins (unless letting as 'furnished'). Do not allow new tenants to dispose of waste from previous tenants. Actively controlling how you and your tenants manage waste will ultimately reduce your costs, help improve the area and protect your investment. Bulky waste collections can be arranged from the council at a small charge, or you can use a registered waste collector.

Antisocial behaviour (ASB) in an area will harm individuals and reduce the desirability of that area, damaging your business. It is in both the landlords and the council's interest to deal with the perpetrators swiftly. As licence holder, you can control who lives in an area, by sensible use of references before you let. If things go wrong, early, effective tenancy management can improve a situation. Many individuals will consider the possibility of losing their home a much stronger deterrent than a fine or court appearance. Working together, landlords, council and police have the power to change the nature of an area. The council and the police will assist you and offer advice regarding this issue. Please ensure your written tenancy agreement contains clauses which hold the occupants responsible for preventing any antisocial behaviour created by themselves or visitors.

Appendix 8

Rotherham Selective Licensing Conditions

These conditions, form part of your premises licence. They are in addition to all existing legislative requirements for the letting or property.
Breach of any of the following licence conditions is a criminal offence under the Housing Act 2004 and can result in prosecution or the issuing of a Civil Penalty of up to £30,000. It can also result in the revocation of your licence.
"house" is meant to refer to the building or part of a building, which is licensed under Part 3 of the Housing Act 2004.

Communication

The licence holder must provide an email address with their Licence Application. This email address will be used as the main method of communication with the licence holder throughout the life of the scheme. The licence holder must inform the council of any changes to their preferred email address within 7 days. The licence holder should monitor their preferred email address and respond to communications received from the licencing authority promptly. Communication with the licencing authority should be sent to landlordlicensing@rotherham.gov.uk
Failure to maintain the declared email address is a breach of these conditions and will limit your access to any offers, refund, opportunities or warnings. It will also prevent you access the landlord newsletter.
landlordlicensing@rotherham.gov.uk can be used to contact the selective licencing team for advice, or to submit documentation required by these Licence Conditions.

Housing Act 2004 Prescribed Conditions S90(4) Schedule 4 (conditions 1-4)

1. The licence holder must:
   Obtain a valid Gas Safety Certificate on an annual basis, if gas is supplied to the house. A copy of this certificate must be provided to the Council within 14 days of the renewal date. A copy must also be provided to the tenant.

2. The licence holder must:

a. keep electrical appliances and furniture made available by him in the house in a safe condition, and

b. ensure that every electrical installation in the house is in proper working order and safe for continued use; and

c. to supply the authority, on demand, with a declaration by him as to the safety of such installations, appliances and furniture.

3. The licence holder must:

a. Ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation.

b. Ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and

   (i) keep each such alarm prescribed in 3a & 3b above in proper working order;

   (ii) supply the authority, on demand, with a declaration and evidence as to the condition and positioning of any such alarm prescribed in 3a & 3b above.

Appendix 8

At the Beginning of a Tenancy

4. Ensure that the prospective tenant has the 'right to rent' before letting. Guidance is available at Landlords: immigration right to rent checks - GOV.UK

5. The licence holder must provide each occupier of the house with a written tenancy agreement statement of the conditions of the terms on which they occupy the house.

6. The layout and content of the Tenancy Agreement is an issue for the landlord, the terms of the tenancy must be fair and comply with the law. Template agreements are available from your solicitor or from the National Residential Landlord Association. Guidance is available from; Private renting for tenants: tenancy agreements: What should be in a tenancy agreement - GOV.UK

7. As a minimum, the Tenancy Agreement must include,

- the names and dates of birth of all people given permission to occupy.
- total number of individuals the agreement permits to occupy the dwelling.
- the rental price and how it's paid
- information on how and when the rent will be reviewed
- the deposit amount and how it will be protected
- details of when the deposit can be fully or partly withheld (for example to repair damage tenants have caused)
- the property address.
- the start and end date of the tenancy
- any tenant or landlord obligations
- an outline of bills you're responsible for
- It can also include information on:
- whether the tenancy can be ended early and how this can be done
- who's responsible for minor repairs (other than those that the landlord is legally responsible for)
- whether the property can be let to someone else (sublet) or have lodgers

8. The licence holder shall provide a copy of the said terms to the authority on demand. The licence holder must abide by the conditions and responsibilities contained in the tenancy agreement and carry out all landlord functions as laid down.

9. The licence holder must ensure that the tenant is given:
a. The details of any utilities or other charges included in the rent;
b. Information and instructions on the responsibility for payment of Council Tax
c. Information and instructions on the responsibility for payment of utilities and arranging provision of such.

10. The licence holder must obtain references or guarantees in respect of the person(s) who wish to occupy the property before any tenancy is granted. The licence holder should use the information provided to anticipate potential tenants who are likely to cause antisocial behaviour. Licence holders should

either avoid such tenants or put in place adequate measures to manage the tenant, so they do not adversely affect neighbours or the locality.
Copies of these references must be provided to the council within 5 days upon request.
References can be in the form of, but not limited to:

a. A written reference from previous landlord, employer or government agency (e.g. probation services);
b. Any financial background checks the licence holder has undertaken;
c. A documented personal visit to the prospective tenants current or most recent accommodation.
d. A “rent in advance” arrangement or accommodation referral or placement from Rotherham Council.
e. Evidence that the occupant has been placed at the address as an asylum seeker.

11. The licence holder must provide the tenant with a written receipt for all cash rent payments received. (This does not affect the legal requirement to provide a rent book for rent paid on a weekly basis).

NB. It is good practice for the licence holder to be able to provide the tenant or the council with a written statement of all payments received from the tenant during the tenancy, supported by documentary proof, on request.

12. The licence holder must ensure that all new tenancy deposits are protected in a government authorised scheme within 14 days of receiving it from the tenant.

13. Upon commencement of any tenancy, the tenant should be provided with either an electronic document or written details of:

a. Emergency telephone contact details for the Licence holder or their representative(s) who is authorised to act on their behalf. This emergency contact number should be available 24hrs and monitored regularly every day.
b. All property safety certification – Gas, Electrical, Energy Performance Certificate etc
c. Copy of tenancy agreement
d. Copy of Selective Licence
e. A receipt, for any payments taken during the application for the tenancy and any advance rent or tenancy deposit scheme payments taken.
f. User manuals for all appliances including boilers / heating
g. Council tax liabilities
h. Details of Utilities providers and payment methods.
The information should be accessible to the tenant via hard copy or electronically at all times. It should also be available to any Inspecting Officer from the Council or Police; or otherwise made available on request.

14. The property should be free from all hazards and in good repair. The gardens should be free from waste and well-tended. There should be evidence of an inspection prior to letting, detailing the condition of the dwelling and gardens. It is good practice to prepare written inventory detailing the

condition of the property and all items forming part of the let. This should be agreed by both parties and signed.

15. Before the start of the tenancy, the licence holder shall ensure that the property is provided with wheeled bins of suitable capacity and type as specified by the Council. The License holder must provide details of the Council's arrangements for refuse collection including recycling. Details of how to dispose of bulky waste should also be provided. Efforts should be made to ensure the tenant UNDERSTANDS these arrangements and evidence should be retained by the licence holder that the information has been provided and be available to the Council on request.

During the Tenancy

16. The licence holder must proactive assess (visit / inspect) their properties at least every 3 months (after offering a minimum of 24 hour notice to their tenants) and address any identified problems promptly (within 5 working days) using qualified and competent persons. Records should be kept and be available on request of all visits, inspections, works undertaken and contacts with tenants and contractors.

17. The licence holder must ensure that all repairs to the house or any installations, facilities or equipment within it are to be carried out by competent and reputable persons and that they are completed to a reasonable standard.

    The licence holder must not unreasonably cause any service supplied to the property under the terms of the tenancy agreement to be interrupted.

19. The licence holder must ensure that any disrepair identified by the tenant or through periodic inspection by the licence holder, other managing agent or landlord are undertaken within the period of time agreed with the tenant, and no later than 28 days of it being identified.

Overcrowding

20. Detailed guidance of what will constitute an overcrowded property under these license conditions is provided at Appendix 2. Minimum bedroom sizes are also listed in Appendix 2.
    An overcrowded property will;
    - Create health hazards to tenants.
    - Cause condensation and mould.
    - Cause excessive wear and damage to your property.
    - Create excessive waste and waste management issues.
    - Potentially create noise and ASB issues.

21. It is an offence to allow a property to become overcrowded. This is why in condition 7 above, the Licence holder must record the name and age of all persons to whom the tenancy applies. The licence holder must identify in the tenancy which rooms are to be used as bedrooms, the total number of

bedrooms and the maximum number of permitted occupants under that tenancy.

22. The license holder must only create a tenancy if the numbers of agreed occupants comply with guidance at Appendix 2 of these Conditions and should ensure that those sleeping in the property, does not exceed this guidance during the life of the tenancy.

23. The Licence holder must actively avoid overcrowding in the property during the life of a tenancy. The licence holder is responsible for monitoring the number of individuals occupying the dwelling. Where a tenancy already exists at the start of licensing, the licence holder should monitor the number of occupants and ensure that the property does not become overcrowded.

24. It is not uncommon for tenants to invite additional individuals into the property to share the rent or to sublet all or part of a property, causing the property to become overcrowded. Where your tenant has allowed more individuals to sleep in the property, causing a breach of your tenancy or causing overcrowding, the licence holder must give written instruction to the tenant to reduce the number of occupants, and provide a copy of any such instruction to the council on request. If the tenant refuses to instruct additional individuals to leave, the council would expect the licence holder to take the appropriate action to bring the tenancy to an end.

Security

25. The licence holder will ensure that keys are provided to the tenant where window locks are provided.

26. Where previous occupants have not surrendered keys, the licence holder will arrange for a lock change to be undertaken, prior to new occupants moving in.

27. The licence holder will ensure front and rear doors are secure and fitted with good quality locking systems. (complying with BS3621)

28. The licence holder must ensure that all reasonable measures are taken to ensure that the property is effectively secured from unauthorised entry. This includes maintaining boundary fences, gates, hedges or other methods to define a secure boundary to the curtilage of the property.

29. The properties main entrance/s should be illuminated at night via streetlights or other methods, to ensure safe access and egress. There should be enough light to easily see keyholes, steps etc and to provide confidence to the tenant. Vegetation must not obscure an entrance from sight of the street.

Local Environment

30. The licence holder must take steps to remove graffiti on the property within five working days of it being reported to them.

31. The licence holder shall ensure that the exterior of the house is maintained in a reasonable decorative order and in reasonable repair.

32. The licence holder must ensure that all outbuildings, yards, forecourts, common courts*, passages* and gardens surrounding the house are maintained, in reasonable repair and ensure that the tenant is aware of their responsibility to keep them in a clean, tidy and safe condition and free from infestations.
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All other offences relating to dishonesty, drugs, sexual and indecency, Housing and Landlord and Tenant.	

A caution, reprimand or warning for any Category 2 offences will be classed as a Category 3 offence.

Appendix 2 - Overcrowding

The Bedroom Standard

The Bedroom Standard is based on the ages and composition of the family. A notional number of bedrooms are allocated to each household in accordance with its composition by age, sex and status and relationships of family members.

A separate bedroom is allocated to each:

- married or cohabiting couple;
- adult aged 21 years or more;
- pair of adolescents aged 10-20 years of the same sex;
- pair of children aged under 10 years regardless of sex.

Any unpaired person aged 10-20 years is paired, if possible, with a child aged under 10 years of the same sex or, if that is not possible given a separate bedroom. The same applies to any unpaired child aged under 10 years. This standard is then compared with the number of bedrooms available for the sole use of the household.

Bedrooms converted to other uses are not included; bedrooms not in use are included unless they are uninhabitable.

Appendix 8

Note: An unpaired young person aged 10-20 cannot share a room with a child of the opposite sex who is under the age of 10.
This can be summarised in the following table:

Minimum Bedroom Room Sizes ($M^{2)}$

BEDROOM	Recommended Size	Minimum Size
Double bedroom	$12m^2$	$10m^2$
Single bedroom	$8m^2$	$6.5m^2$
Sleeping room for child under 10 years	$6.5m^2$	$4.6m^2$

Lacors - Regulation Of ‘Crowding And Space’ In Residential Premises

Appendix 9 - Proposed Selective Licensing Budget 2026-31

Selective Licensing Scheme (2026-2031)
Total Estimated Income and Expenditure

Scheme Administration	
Staffing Costs	£718,402
Non Pay Costs	£435,885
Total Administration Costs	**£1,154,287**
Scheme Maintenance	
Staffing Costs	£2,496,687
Non Pay / Enforcement Costs	£468,686
Total Maintenance Costs	**£2,965,373**
Total Estimated Scheme Costs	**£4,119,660**
Total Estimated Scheme Income	**£4,119,660**
Estimated Scheme Deficit	**£0**

This is an estimate of Income and Expenditure over the 5 year period of the Scheme. The majority of the licence fee income would be expected to be collected in the first 18 months of the scheme, when most licences will be issued. The income will be ring-fenced, to be drawn down over the life of the scheme as costs are incurred. Prudent assumptions have been made in respect of future inflation impacting on scheme costs.

Appendix 9 - Proposed Selective Licensing Budget 2026-31

Selective licensing fees in England

The table below shows selective licensing fees across England in order to provide an overview of the costs associated. The tables shows that the fees proposed are broadly in line with other areas.

Local Authority	Commencement of Scheme	Licence Fee (Range)	Local Housing Authority
Gateshead Council	01/06/2025	£850	Gateshead Council - Selective and Additional Licensing
Manchester Council	24/05/2025	£764-£964	Manchester Council
Barking & Dagenham Council	06/04/2025	£950	London Borough of Barking and Dagenham
Blackpool Council	01/04/2025	£447 - £772	Blackpool Council - Selective Licensing
Newcastle City Council (2nd Entry)	01/04/2025	£1,000	Newcastle City Council - Selective Licensing
Bexley Council	13/01/2025	£800	London Borough of Bexley
Leeds City Council	17/07/1905	£1100-£1225	Leeds city council
North Lincolnshire Council	2025	£955	North Lincolnshire Council
Gedling Borough Council	05/01/2025	£645 -£840	Gedling Borough Council
Bristol City Council (2nd Entry)	06/08/2024	£912	Bristol City Council - Licensing Info
Middlesbrough Council	05/06/2024	£836-£998	Middlesbrough Council
North Yorkshire Council (Scarborough)	01/06/2024	£695	North Yorkshire Council - Selective Licensing
Peterborough City Council	11/03/2024	£908	Peterborough City Council
Nottingham City Council	01/12/2023	£665 - £1233	Nottingham City Council

Redbridge Council	01/11/2023	£825 - £880	Redbridge Council - Selective Licensing
Brent Council	01/08/2023	£640	Brent Council - Property Licensing
Newham Council	01/06/2023	£650- £750	Newham Council - Rented Property Licensing
Sefton Council	01/03/2023	£494-£695	Sefton Council
East Staffs Borough Council	12/09/2022	£507 - £620	East Staffordshire Borough Council
Ashfield Council	25/07/2022	£250 - £350	Ashfield - Apply for a licence
Burnley Council	21/07/2022	£640-£750	Burnley Council - Selective Licensing
Oldham Council	04/07/2022	£840	Oldham Council - Licensing Info
Bristol City Council (1st Entry)	06/04/2022	£799	Bristol City Council - HMO and Selective Licensing
Durham County Council	01/04/2022	£520 - £555	Durham County Council - Private Rented Properties
Liverpool City Council	01/04/2022	£309-£680	Liverpool City Council
Tower Hamlets Council	01/10/2021	£747	Tower Hamlets Council - Licensing
Enfield Council	01/09/2021	£735	Enfield Council - Selective Licensing
Southend-on-Sea Council	18/03/2021	£808	Southend-on-Sea City Council
Havering Council	14/10/2020	£865-£900	London Borough of Havering
Wirral Council	01/10/2020	£595	Wirral Council
Oadby and Wigston Council	05/05/2020	£840	Oadby and Wigston Borough Council
Rotherham Council	01/05/2020	£521	Rotherham Council - Licensing Scheme

Waltham Forest Council	01/05/2020	£700	Waltham Forest Council
Newcastle City Council (1st Entry)	01/04/2020	£900	Newcastle City Council - Private Sector Housing

Review Of Possible Economic Effects of a Selective Licensing Declaration.

An Independent Review of the Use and Effectiveness of Selective Licensing 2019

National research in 2019[1] concludes that;

Selective licensing **can contribute to rising house prices**, especially when part of a broader strategy to improve housing standards and community wellbeing. However, it's **impact is modest** compared to larger market forces and **not guaranteed** unless implemented effectively. Rents may be affected but the market forces are the major driver for rents in an area.

1. Positive Local Effects

- In areas where selective licensing was implemented effectively, **house prices increased**. For example, one authority reported:
- **16% increase in house prices** in the year following the introduction of licensing.
- This was attributed to improved property conditions, reduced anti-social behaviour, and better landlord management.

2. Mixed Evidence from Broader Analysis

- A desktop analysis comparing licensed areas with similar non-licensed areas showed:
- **Some licensed areas saw house price growth**, but not consistently more than comparator areas.
- **Market forces** (e.g. regional economic trends, demand/supply dynamics) had a **greater influence** on house prices than licensing alone.

3. No Clear Link to Rent Increases

- The report found **no strong evidence** that selective licensing **increased rents** significantly.
- Licence fees were too small to cause major rent hikes.
- Rent increases were more closely tied to broader housing market trends.

4. Indirect Benefits

- Licensing led to:
- Better property standards.
- Reduced vacancy rates.
- Improved tenant satisfaction.

  These factors can **enhance the desirability** of an area, potentially supporting house price growth over time.

Mortgages

Owner occupiers

There is no evidence that Lenders will restrict mortgages for home ownership due to its inclusion in a selective licensing area. Lending decisions will be made on affordability and property condition as in any other area.

Does selective licensing affect Buy To Let mortgages?

Selective licensing can impact buy-to-let (BTL) mortgages. Some lenders may have policies against lending on properties subject to selective licensing (SL), and evidence of non-compliance by landlords can lead to difficulties securing or maintaining financing. It is likely that lenders will consider an applicant's track record, and each application will be considered on merit.

If the property or type of let falls under mandatory or selective licensing requirements the lender will usually require proof that a licence has been issued, as a condition of the mortgage. Which is a benefit to the selective licensing scheme.

Lender Concerns:

- Invalidation of Mortgage Terms:

Non-compliance with licensing requirements can invalidate mortgage conditions and landlord insurance policies, making it harder to secure financing and protection.

- Difficulty in Securing Mortgages:

Certain lenders may refuse to lend on properties within selective licensing areas, citing the potential for future problems and the need to become the licensee in case of repossession.

- Long-term Consequences:

Banning orders for landlords who fail to comply with licensing requirements can also impact their ability to let properties in the future, further hindering their BTL investment.

- Increased Costs:

SL can also increase costs for landlords through licensing fees and potential compliance costs, which can impact the financial viability of BTL investments. Similarly, lenders may avoid lending in areas of low value property regardless of a declaration.

In essence, SL adds a layer of complexity and risk for BTL investors, potentially affecting their ability to secure, maintain, and manage BTL mortgages. However, this would be the case with any affordability checks carried out by a lender when considering lending money to an applicant/investor.

Most lenders don't object to lending on SL properties, if the applicant can provide evidence of a sound business model and can show they are professional, experienced and compliant.

RBS/NatWest is one of the few lenders who actively avoid SL area stating they “will not consider multiple tenancies, Homes of Multiple Occupancy (HMO), bedsits, ‘Related Person’ tenancies, properties that fall under a selective licensing scheme or properties that will be used as a holiday home or holiday let.”

Other lenders may place restrictions on BTL or offer less favourable rates of interest, however, there appears to be BTL mortgage products available to investors in SL areas.

Insurance

There is no evidence that household insurance, car insurance or pet insurance, as suggested, is influenced by a selective licensing designation. Areas with higher crime rates and lower property values may pay increased premiums. It is possible that the symptoms which selective licensing aim to address, are the reasons that premiums in these areas are elevated, rather than the designation.

Landlord insurances may be affected by a designation, including products relating to guaranteed rents, for similar reasons described in the mortgage section. Premiums will reflect perceived risk, assessed on numerous factors. Areas of high levels of deprivation may attract higher premiums regardless of a selective licensing declaration.

Rents / Property Values

Work has been carried out using ‘Hometrack’ data from each of the selective licensing areas in the 2020-25 declarations. Comparisons have been made with surrounding areas (within 1000m) to identify if the declarations have had a noticeable effect on property values or rent levels.

Four of the areas have in part, been under selective licensing for 5 years, two areas for 10 years. This provides an illustration of the effect of a previous designation on rent and property values.

The table below compares 200 records per selective licensing area, to identify the average rents and property values along with the % annual change in both property values and rents.

In all cases the average rents and values in the designated areas are lower than their surrounding area. This is expected, as the reason for the declarations is to address a housing market experiencing difficulties. The figures do not support the argument that the declarations have driven the market artificially. The orange figures show where the largest % increases have occurred. In 3 of the 6 areas both % values and rents have increased or are the same in the selective licensing areas as the surrounding areas. In Town Centre / Eastwood % property values have increase within the declarations whilst % rents are lower. In Thurcroft the % rent values in the selective licensing area is noticeably higher than the surrounding, however property values are similar. This may be explained by the high proportion of social housing surrounding the declaration in this area.

The table shows no consistent pattern in values or rents where selective licensing declarations have been made. There is no compelling evidence that previous selective licensing declarations have significantly influenced the local housing market, which is consistent with the findings of the national study above on the effect

of selective licensing on rents. In conclusion, local housing markets are more influenced by supply and demand and national economic factors than the introduction of selective licensing.

Appendix 10, Post declaration publicity plan

Law	**A Ref**	**Action Plan**	**Target date**	**Status**
9. (1) A local housing authority that is required under section 59(2) or 83(2) of the Act to publish a notice of a designation of an area for the purpose of Part 2 or 3 of the Act must do so in the manner prescribed by paragraph (2).			**To be confirmed**	
(2) Within 7 days after the date on which the designation was confirmed or made the local housing authority must —				
(a)place the notice on a public notice board at one or more municipal buildings within the designated area, or if there are no such buildings within the designated area, at the closest of such buildings situated outside the designated area;	1	a) Draft a Public Notice. See info in Action 13 b) Arrange for it on notice board at Town Hall and Riverside House c) Post at Rawmarsh CSC d) Post at nearest municipal building to Thurcroft		
(b)publish the notice on the	2	a) Internet page		

authority's internet site; and				
(c)arrange for its publication in at least two local newspapers circulating in or around the designated area—	3	b) Arrange Public Notices via AT/Press office		
(i)in the next edition of those newspapers; and				
(ii)five times in the editions of those newspapers following the edition in which it is first published, with the interval between each publication being no less than two weeks and no more than three weeks.				
(3) Within 2 weeks after the designation was confirmed or made the local housing authority must send a copy of the notice to—	4	Gather details of persons in subsections below Respondents gathered Gather others		
(a)any person who responded to the consultation conducted by it	5	Send a copy of the notice to respondents e-mail/post		

under section 56(3) or 80(9) of the Act;				
(b)any organisation which, to the reasonable knowledge of the authority—				
(i)represents the interests of landlords or tenants within the designated area; or	6	Send a copy of the notice to respondents e-mail/post. PLUS ALL THE PEOPLE SENT A CONSULTATION AS A LANDLORD/AGENT		
(ii)represents managing agents, estate agents or letting agents within the designated area; and	7	Send a copy of the notice to respondents e-mail/post		
(c)every organisation within the local housing authority area that the local housing authority knows or believes provides advice on landlord and tenant matters, including—	8	Send a copy of the notice to respondents e-mail/post		
(i)law centres;	9	Send a copy of the notice to respondents e-mail/post		
(ii)citizens' advice bureaux;	10	Send a copy of the notice to respondents e-mail/post		
(iii)housing advice centres; and	11	Send a copy of the notice to respondents e-mail/post		

(iv) homeless persons' units.	12	Send a copy of the notice to respondents e-mail/post		
(4) In addition to the information referred to in section 59(2)(a), (b) and(c) or 83(2)(a), (b) and(c), the notice must contain the following information—	13	Ensure these are detailed in the public notice		
(a)a brief description of the designated area;				
(b)the name, address, telephone number and e-mail address of—				
(i)the local housing authority that made the designation;				
(ii)the premises where the designation may be inspected; and				
(iii)the premises where applications for licences and general advice may be obtained;				
(c)a statement advising any landlord, person managing or tenant within the designated area to				

seek advice from the local housing authority on whether their property is affected by the designation; and				
(d)a warning of the consequences of failing to licence a property that is required to be licensed, including the criminal sanctions.				

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Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Eastwood / Clifton / Boston Castle / Town Centre) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

1. This designation may be cited as the Rotherham Metropolitan Borough Council
   Designation for an Area for Selective Licensing **(Eastwood / Clifton / Boston Castle / Town Centre) 2026**.

2. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

3. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[1]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

   (a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[2];

   (b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of social housing in respect of social housing (within the meaning of Part 2 of

[1] For the definition of "house" see sections 79 and 99 of the Act
[2] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[3]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[4] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[5].

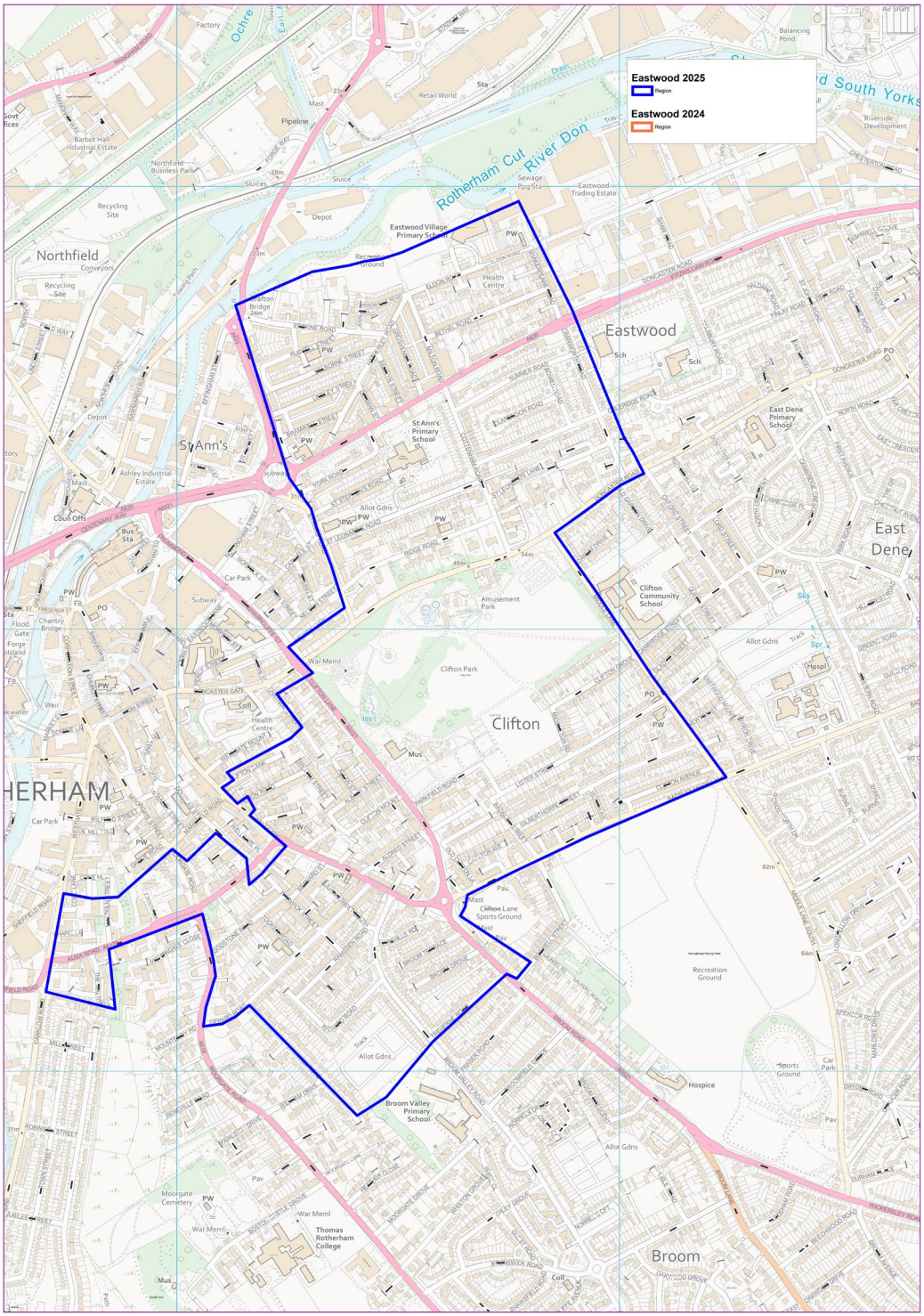
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[6]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

[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

Annex a – Paragraph 4: Map of Designated Area


Eastwood 2025
Region
Eastwood 2024
Region
Rotherham Cut
River Don
Ochre
Northfield
Eastwood
St Ann's
Clifton
East Dene
Broom
Clifton Park
Recreation Ground
Broom Valley Primary School
Thomas Rotherham College
Clifton Community School
St Ann's Primary School
Eastwood Village Primary School
East Dene Primary School
Clifton Lane Sports Ground
Hospice
Moorgate Cemetery
Amusement Park
Health Centre
Retail World
Eastwood Trading Estate
Riverside Development
Barbot Hall Industrial Estate
Northfield Business Park
Ashley Industrial Estate
Recycling Site
Bus Sta
Court Offs
Car Park
Allot Gdns
War Meml
Coll
Hospl
Spr
Ski
Pav
Mus
Sports Ground
Balancing Pond
Air Shaft
Sewage Ppg Sta
Sluice
Depot
Factory
Pipeline
Drain
Trav C
Mast
Subway
Bridge
Health Centre
Recreation Ground
Allot Gdns
Car Park
Sports Ground
Hospice
Pav
Mus
Coll
War Meml
Thomas Rotherham College
Broom Valley Primary School
Clifton Park
Amusement Park
Clifton Community School
East Dene Primary School
St Ann's Primary School
Eastwood Village Primary School
Clifton Lane Sports Ground
Hospice
Moorgate Cemetery
Ashley Industrial Estate
Barbot Hall Industrial Estate
Northfield Business Park
Retail World
Eastwood Trading Estate
Riverside Development

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].

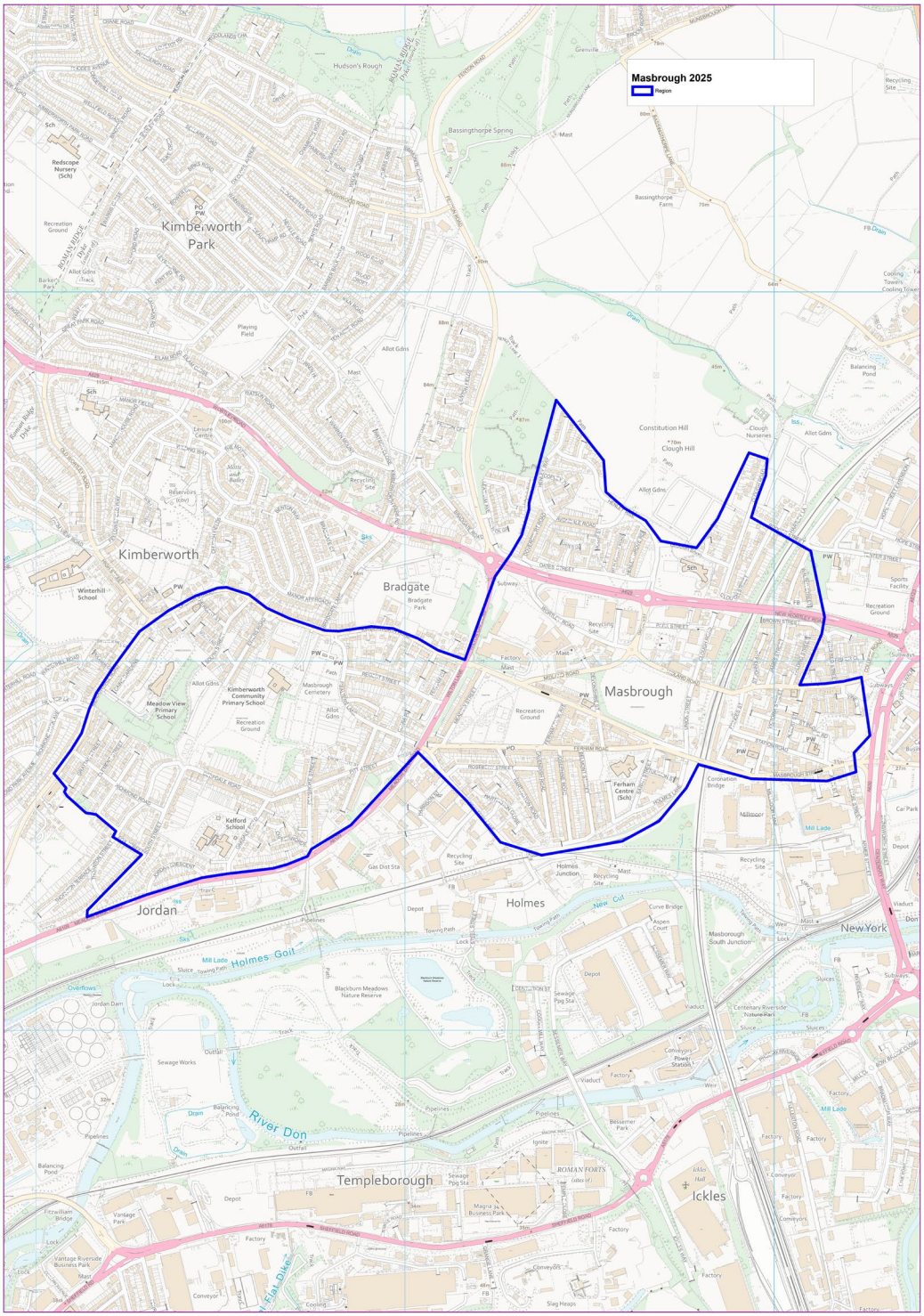
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[28]

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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gis@rotherham.gov.uk (01709) 823364
Rotherham Metropolitan Borough Council
Corporate ICT
Riverside House
Main Street
Rotherham
S60 1AE

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]

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[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].

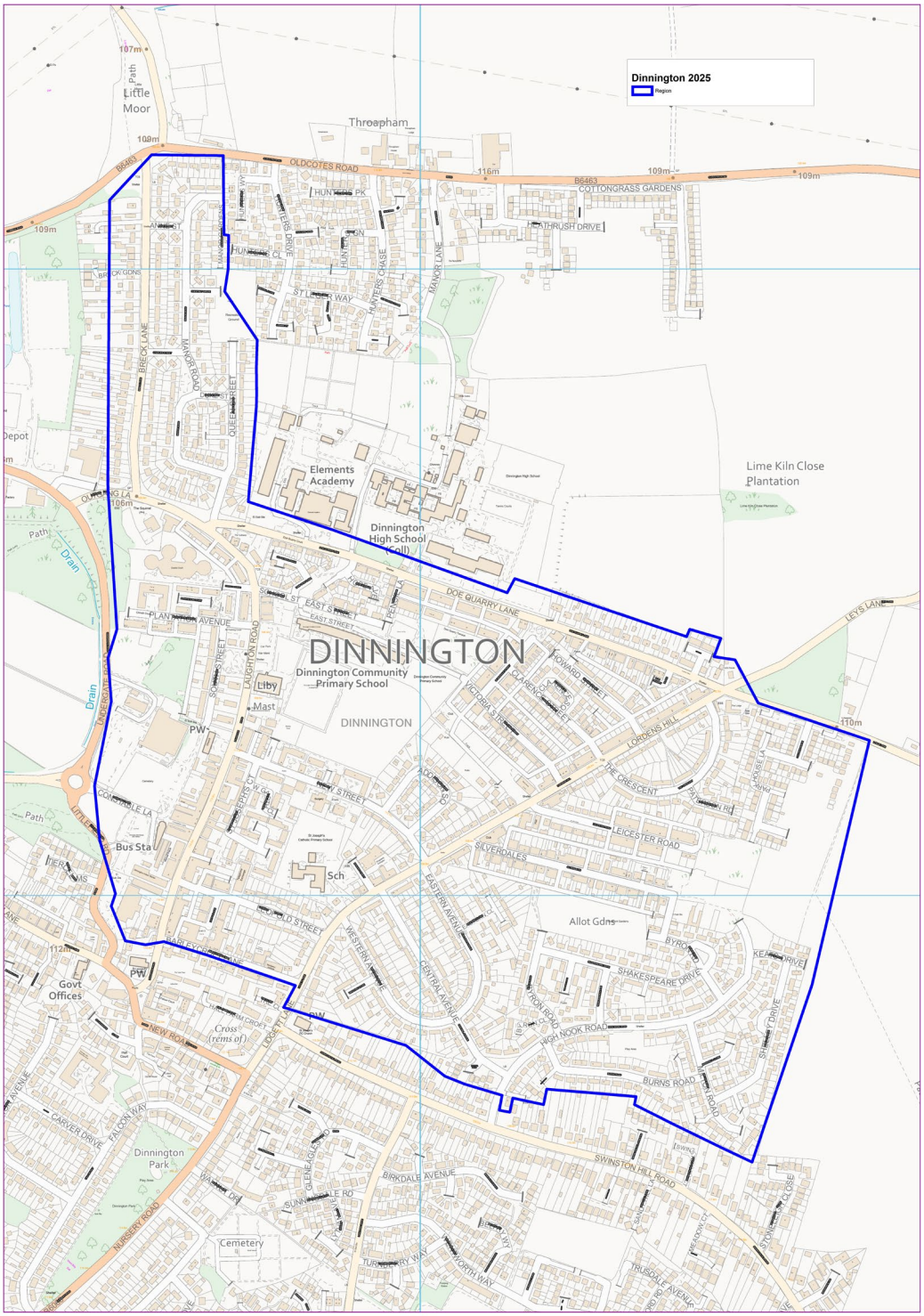
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[51]

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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gis@rotherham.gov.uk (01709) 823364
Rotherham Metropolitan Borough Council
Corporate ICT
Riverside House
Main Street
Rotherham
S60 1AE

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]

---

[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].

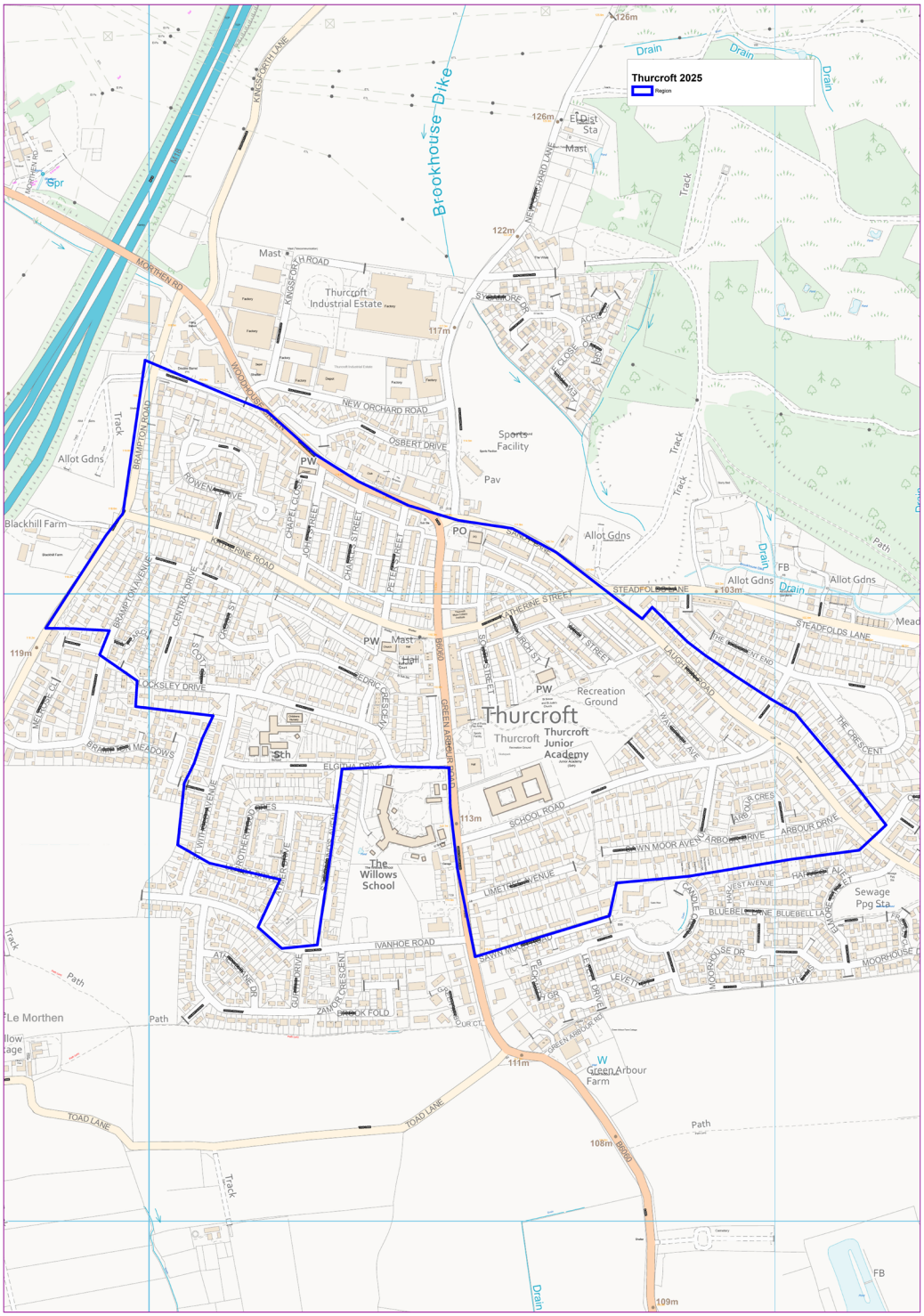
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[73]

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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gis@rotherham.gov.uk (01709) 823364
Rotherham Metropolitan Borough Council
Corporate ICT
Riverside House
Main Street
Rotherham
S60 1AE

Annex b – Paragraph 5(d): Exempted Tenancies or licences[74]

Prohibition of occupation by law

1. A tenancy or licence of a house[75] or a dwelling[76] within a house where the house or the
dwelling is subject to a prohibition order made under section 20 of the Act the operation
of which has not been suspended under section 23.

Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:

(a) a business tenancy under Part II of the Landlord and Tenant Act 1954

(b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used
for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises[77]

(c) a tenancy under which agricultural land, exceeding two acres, is let together with
the house[78]

(d) a tenancy under which the house is comprised in an agricultural holding or the
holding is comprised under a farm business tenancy if it is occupied (whether as
tenant or as a servant or agent of the tenant), in the case of an agricultural holding,
by the person responsible for the control of the farming of the holding, and in the
case of a farm business tenancy, by the person responsible for the control of the

[74] See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006
[75] Sections 79 (2) and 99 of the Act
[76] For the definition of a dwelling – see section 99 of the Act
[77] See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003
[78] For the meaning of “agricultural land” section 26 (3) (a) of the General Rate Act 1967

management of the holding[79]

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled[80]by:

(a) a local housing authority

(b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act

(c) a fire and rescue authority under the Fire and Rescue Services Act 2004;

(d) a health service body within the meaning of section 9 of the National Health Service Act 2006.

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

(a) sections 87 to 87D of the Children Act 1989

(b) section 43 (4) of the Prison Act 1952

(c) section 34 of the Nationality, Immigration and Asylum Act 2002

(d) The Secure Training Centre Rules 1998[81]

(e) The Prison Rules 1998[82]

(f) The Young Offender Institute Rules 2000[83]

(g) The Detention Centre Rules 2001[84]

(h) The Criminal Justice and Court Service Act 200 (Approved Premises) Regulations 2001[85]

(i) The Care Homes Regulations 2001[86]

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[79] See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

[80] For the definition of "person managing" and "person having control" see section 263 of the Act

[81] SI 472/1998 as amended by SI 3005/2003

[82] SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002. SI 3301/2003 and SI 869/2005

[83] SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

[84] SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

[85] SI 850/2001

[86] SI 3965/2001 as amended by SI 865/2001. SI 534/2003, SI 1590/2003, SI 1703/2003, 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 SI and SI 3168/2004

(j) The Children's Homes Regulations 2001[87]
(k) The Residential Family Centres Regulations 2002[88]

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
(i) which is managed or controlled by a specified educational establishment or is of a
specified description of such establishments and
(ii) the occupiers of the house or dwelling are undertaking a full time course of further
or higher education at the specified establishment which is a member of a specified Code of Standards or Practice[89]

Long leaseholders

6. A tenancy of a house or a dwelling within a house provided that –
(i) the full term of the tenancy is for more than 21 years and
(ii) the tenancy does not contain a provision enabling the landlord (or his successor
his in title) to determine it other than by forfeiture, earlier than at the end of the term
and
(iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

Certain family arrangements

7. A tenancy or licence of a house or a dwelling within a house where –
(i) the person who has granted the tenancy or licence to occupy is a member of the
family of the person who has been granted the tenancy or licence and
(ii) the person who has granted the tenancy or licence to occupy is the freeholder or
long leaseholder of the house or dwelling and
(iii) the person occupies the house or dwelling as his only or main residence (and if
there are two or more persons at least one of them so occupies).

Holiday lets

[87] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004
[88] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004
[89] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the

whole blood and
(4) a stepchild of a person is to be treated as his child

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Licensing (Brinsworth) 2026.

The Rotherham Metropolitan Borough Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area
described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

13. This designation may be cited as the Rotherham Metropolitan Borough Council
Designation for an Area for Selective Licensing **(Brinsworth) 2026**.

14. This designation is made on [xxxxx date] and shall come into force on [**This date will not be earlier than three months after the decision by the Council]**

15. This designation shall cease to have effect on [**Date to be normally five years from the date the designation came into force, unless the authority has agreed for a scheme of a shorter duration**] or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the area as delineated and edged Blue on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house[90]. which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –

(a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act[91];

(b) the tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit making registered provider of

[90] For the definition of "house" see sections 79 and 99 of the Act
[91] Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

social housing in respect of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008), or by a body which is registered as a social landlord under Part 1 of the Housing Act 1996;[92]

(c) the house is subject to an Interim or Final Management Order under Part 4 of
the Act;

(d) the house is subject to a temporary exemption under section 86 of the Act; or

(e) the house is occupied under a tenancy or licence which is exempt under the Act[93] or the occupation is of a building or part of a building so exempt as defined in annex b;

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act[94].

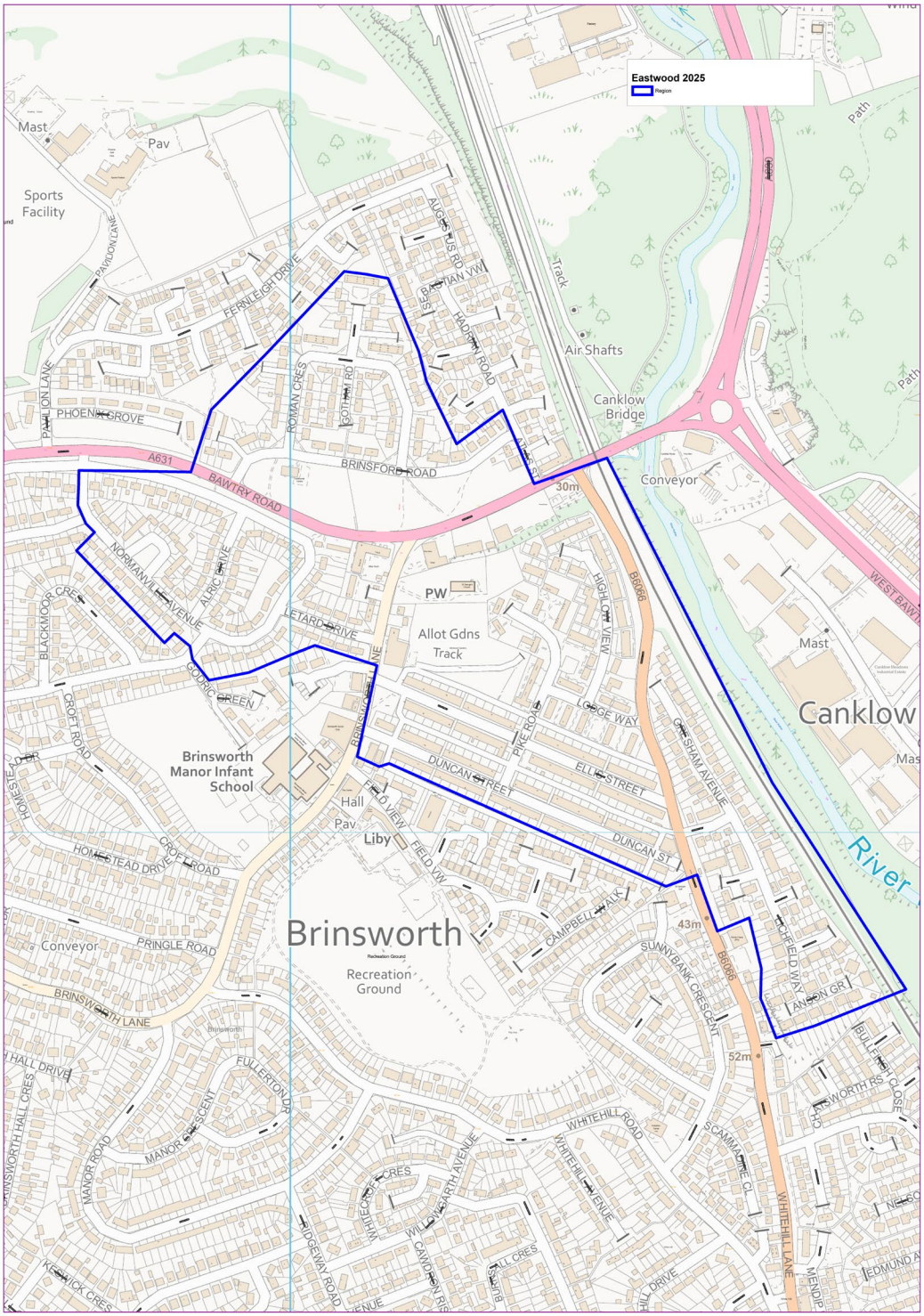
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[95]

Date and authentication by the Council. [**The date is the date the Council resolved to make the scheme]**

[92] Section 79 (3) of the Act
[93] Section 79 (4) of the Act and SI 370/2006
[94] Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 102
[95] Section 232 of the Act and paragraph 11 of SI 373/2006

Appendix 11 - The Rotherham Metropolitan Borough Council Designation of an Area for Selective

Annex a – Paragraph 4: Map of Designated Area



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24/07/2025

gis@rotherham.gov.uk (01709) 823364
Rotherham Metropolitan Borough Council
Corporate ICT
Riverside House
Main Street
Rotherham
S60 1AE

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].

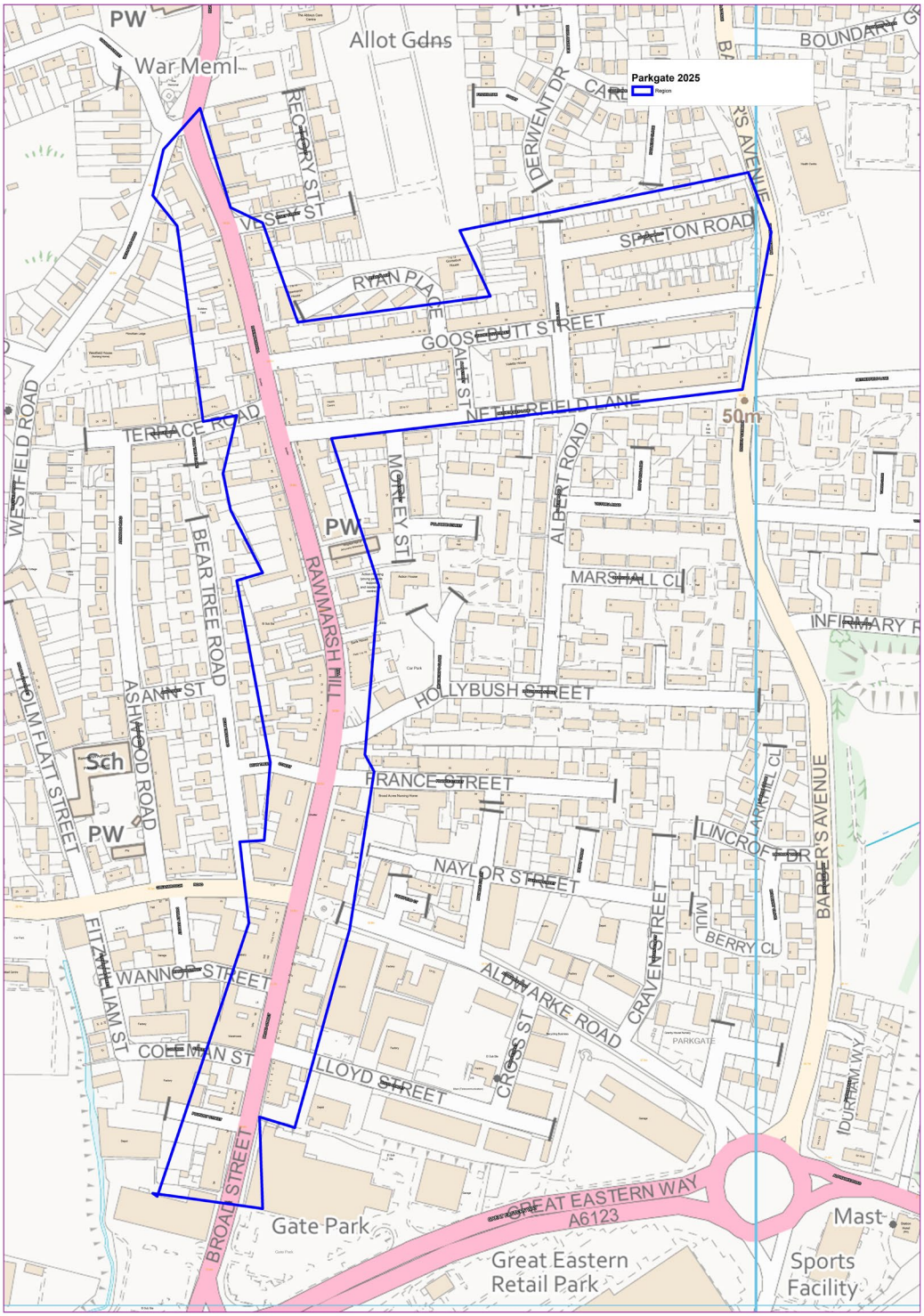
7. The Rotherham Metropolitan Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.[117]

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

gis@rotherham.gov.uk (01709) 823364
Rotherham Metropolitan Borough Council
Corporate ICT
Riverside House
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

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[131] SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2004 and SI 3168/2004
[132] SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004
[133] See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2012 for the list of specified bodies and code of standards or practice

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

Buildings Controlled or Managed by a Co-operative Society

10. A tenancy or licence (other than an assured, secure or protected tenancy) of a building and the person managing or having control of the building is a co-operative society, whose rules are such as to secure all the conditions set out in paragraph 2B(2) of Schedule 14 to the Housing Act 2004, are met

Interpretation

11. In this annex:

(a) a "person" includes" persons", where the context is appropriate
(b) a "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate
(c) "long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease"
(d) a person is a member of the family of another person if –
(i) he lives with that person as a couple
(ii) one of them is the relative of the other; or
(iii) one of them is, or is a relative of, one member of a couple and the other is a relative the other member of the couple
and
(iv) For the purpose of this paragraph –
(1) "couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
(2) "relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
(3) a relationship of the half-blood is to be treated as a relationship of the

whole blood and

(4) a stepchild of a person is to be treated as his child

Appendix 12

PART A - Initial Equality Screening Assessment

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality and diversity.

A **screening** process can help judge relevance and provide a record of both the process and decision. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions.

Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality and diversity
- whether or not equality and diversity is being/has already been considered, and
- whether or not it is necessary to carry out an Equality Analysis (Part B).

Further information is available in the Equality Screening and Analysis Guidance – see page 9.

1. Title	
Title: Selective Licensing – Options for future designations	
Directorate: Regeneration and Environment	**Service area: Regulation and Enforcement**
Lead person: Chris Stone	**Contact:**
Is this a: [ ] **Strategy / Policy** [x] **Service / Function** [ ] **Other** **If other, please specify**	

2. Please provide a brief description of what you are screening
To designate parts of Eastwood / Town Centre, Clifton, Boston Castle, East Dene, Masbrough, Kimberworth, Maltby, Dinnington, Thurcroft and Parkgate, as Selective Licensing areas in order to improve the management of privately rented properties and the conditions within the boundaries of the proposed designations.

Appendix 12

3. Relevance to equality and diversity		
All the Council's strategies/policies, services/functions affect service users, employees or the wider community – borough wide or more local. These will also have a greater/lesser relevance to equality and diversity. The following questions will help you to identify how relevant your proposals are. When considering these questions think about age, disability, sex, gender reassignment, race, religion or belief, sexual orientation, civil partnerships and marriage, pregnancy and maternity and other socio-economic groups e.g. parents, single parents and guardians, carers, looked after children, unemployed and people on low incomes, ex-offenders, victims of domestic violence, homeless people etc.		
Questions	**Yes**	**No**
Could the proposal have implications regarding the accessibility of services to the whole or wider community? *(Be mindful that this is not just about numbers. A potential to affect a small number of people in a significant way is as important)*		X
Could the proposal affect service users? *(Be mindful that this is not just about numbers. A potential to affect a small number of people in a significant way is as important)*	X	
Has there been or is there likely to be an impact on an individual or group with protected characteristics? *(Consider potential discrimination, harassment or victimisation of individuals with protected characteristics)*		X
Have there been or likely to be any public concerns regarding the proposal? *(It is important that the Council is transparent and consultation is carried out with members of the public to help mitigate future challenge)*	X	
Could the proposal affect how the Council's services, commissioning or procurement activities are organised, provided, located and by whom? *(If the answer is yes you may wish to seek advice from commissioning or procurement)*		X
Could the proposal affect the Council's workforce or employment practices? *(If the answer is yes you may wish to seek advice from your HR business partner)*		X
If you have answered no to all the questions above, please explain the reason		

If you have answered **no** to all the questions above please complete **sections 5 and 6.**

If you have answered **yes** to any of the above please complete **section 4.**

Appendix 12

4. Considering the impact on equality and diversity	
If you have not already done so, the impact on equality and diversity should be considered within your proposals before decisions are made**.** Considering equality and diversity will help to eliminate unlawful discrimination, harassment and victimisation and take active steps to create a discrimination free society by meeting a group or individual's needs and encouraging participation. Please provide specific details for all three areas below using the prompts for guidance and complete an Equality Analysis (Part B).	
• **How have you considered equality and diversity?** Looked at demographic breakdowns of area to determine the makeup of the areas in question. We have considered the likely effects on key stakeholders when considering the introduction of the selective licensing to these areas	
• **Key findings** The impact of a selective licensing designation will impact directly or indirectly on all residents and business operators within the declared areas. The most effected will be private landlords and tenants. We plan to carry out a broader equality analysis to ensure we have not missed any important impacts	
• **Actions** Complete Part B Equality analysis	
Date to scope and plan your Equality Analysis:	June 2025.
Date to complete your Equality Analysis:	1 July 2025
Lead person for your Equality Analysis (Include name and job title):	Chris Stone Community Protection manager.

5. Governance, ownership and approval		
Please state here who has approved the actions and outcomes of the screening:		
Name	**Job title**	**Date**
C Stone	Community Protection manager.	02/07/25
L Coates	Service manager	
E Ellis	HoS	

6. Publishing
This screening document will act as evidence that due regard to equality and diversity

has been given.

If this screening relates to a **Cabinet, key delegated officer decision, Council, other committee or a significant operational decision** a copy of the completed document should be attached as an appendix and published alongside the relevant report.

A copy of **all** screenings should also be sent to equality@rotherham.gov.uk For record keeping purposes it will be kept on file and also published on the Council's Equality and Diversity Internet page.

Date screening completed	3 July 2025
Report title and date	**13 October 2025** **Selective Licensing – Options for future designations**
If relates to a Cabinet, key delegated officer decision, Council, other committee or a significant operational decision – report date and date sent for publication	**13 October Cabinet** **Selective Licensing – Options for future designations**
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	16th July 2025

Appendix 12
PART B – Equality Analysis Form

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality and diversity.

This form:

- Can be used to prompt discussions, ensure that due regard has been given and remove or minimise disadvantage for an individual or group with a protected characteristic
- Involves looking at what steps can be taken to advance and maximise equality as well as eliminate discrimination and negative consequences
- Should be completed before decisions are made, this will remove the need for remedial actions.

Note – An Initial Equality Screening Assessment (Part A) should be completed prior to this form.

When completing this form consider the Equality Act 2010 protected characteristics Age, Disability, Sex, Gender Reassignment, Race, Religion or Belief, Sexual Orientation, Civil Partnerships and Marriage, Pregnancy and Maternity and other socio-economic groups e.g. parents, single parents and guardians, carers, looked after children, unemployed and people on low incomes, ex-offenders, victims of domestic violence, homeless people etc. – see page 11 of Equality Screening and Analysis Guidance.

1. Title	
Equality Analysis title: Selective Licensing Policy	
Date of Equality Analysis (EA):1/7/25	
Directorate: Regeneration and Environment	**Service area: Regulation and Enforcement**
Lead Manager: **Chris Stone**	**Contact number:** **823179**
Is this a: ☐ **Strategy / Policy** ☒ **Service / Function** ☐ **Other** **If other, please specify**	

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.

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The locality work with schools, faith groups, community groups help ensure all sectors of the community have awareness of the selective licensing scheme in their area. We have shown in previous schemes, that focussed, proactive work, builds confidence in areas, delivers improved housing standards, reduces anti-social behaviour and delivers improvements in the wider locality. This enhanced confidence and safety is of particular benefit to vulnerable tenants, who may not otherwise approach services or complain to landlords. Selective licensing links in with policies around homelessness, focussing on overcrowding, identifying properties which can be brought back into residential use and by making the private sector safer and more accessible. Though the proposed areas have, in some cases, issues with increased migration, the focus will not be on this aspect. However, the overall work delivered will support all residents.
Does your Policy/Service present any problems or barriers to communities or Groups? None we have currently identified.
Does the Service/Policy provide any positive impact/s including improvements or remove barriers? The Proactive nature of Selective Licensing, not relying on individuals to complain, will positively impact vulnerable individuals by removing any difficulties or anxieties in contacting relevant services. It will reduce barriers to safe, quality housing for all residents in the Selective Licensing areas and improve safety and the sense of security in the Selective Licensing areas, due to a reduction in anti-social behaviour.
What affect will the Policy/Service have on community relations? (may also need to consider activity which may be perceived as benefiting one group at the expense of another) The policy is likely to have a positive impact on community relations as the council works to raise awareness and improve communication and engagement with stakeholder via the steering group. One aspect of the Neighbourhood Development and Improvement Plans promotes ‘Strength Based’ community engagement and development. The better landlords in the areas will see a more level housing market as non-compliant landlords improve or leave the market.

Please list any **actions and targets** that need to be taken as a consequence of this assessment on the action plan below and ensure that they are added into your service plan for monitoring purposes – see page 12 of the Equality Screening and Analysis Guidance.

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5. Summary of findings and Equality Analysis Action Plan

If the analysis is done at the right time, i.e. early before decisions are made, changes should be built in before the policy or change is signed off. This will remove the need for remedial actions. Where this is achieved, the only action required will be to monitor the
impact of the policy/service/change on communities or groups according to their protected characteristic - See page 11 of the Equality Screening and Analysis guidance

Title of analysis: Selective Licensing Policy
Directorate and service area: Regeneration and Environment
Lead Manager: Chris Stone
Summary of findings:
The Selective Licensing scheme has been designed after a wide-reaching public consultation to establish public feeling and consider a wide range of perspectives to ensure effective design of this scheme. This information has been utilised to help develop and design the implementation of the Selective Licensing areas, taking into account public responses and comments.

Action/Target	State Protected Characteristics as listed below	Target date (MM/YY)
Develop materials to raise awareness of the policy for all groups	**All**	**08/25**
If Cabinet accept the recommendations a Stakeholder Steering group will be established in the first year of the 5-year project	**All**	**Before 1/1/27**
Each area scheme will be actively monitored and managed to deliver the programme of work in the Neighbourhood Development and Improvement Plans (Area Plans) 2026-31 at Appendix 4. Monthly / quarterly and annual (mandatory) reviews are built into the project plan. Where issues are identified which may impact on any protected characteristics during the 5 year delivery period of the project they will be addresses via the project plan by adjustments to service delivery or enhanced actions to ensure all residents receive appropriate access and outputs from the project.	**All**	Monthly / quarterly and annual

***A = Age, D= Disability, S = Sex, GR Gender Reassignment, RE= Race/ Ethnicity, RoB= Religion or Belief, SO= Sexual Orientation, PM=**

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Pregnancy/Maternity, CPM = Civil Partnership or Marriage. C= Carers, O= other groups

6. Governance, ownership and approval		
Please state those that have approved the Equality Analysis. Approval should be obtained by the Director and approval sought from DLT and the relevant Cabinet Member.		
Name	**Job title**	**Date**
Emma Ellis	Head Of Service Community Safety and Regulatory Services	4/9/2025

7. Publishing	
The Equality Analysis will act as evidence that due regard to equality and diversity has been given. If this Equality Analysis relates to a **Cabinet, key delegated officer decision, Council, other committee or a significant operational decision** a copy of the completed document should be attached as an appendix and published alongside the relevant report. A copy should also be sent to equality@rotherham.gov.uk For record keeping purposes it will be kept on file and also published on the Council's Equality and Diversity Internet page.	
Date Equality Analysis completed	3/9/25
Report title and date	**Selective Licensing Policy**
Date report sent for publication	
Date Equality Analysis sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	16/7/25

Climate Impact Assessment, Appendix 13, **Selective Licensing Policy**

Will the decision/proposal impact…	Impact	If an impact or potential impacts are identified:			
		Describe impacts or potential impacts on emissions from the Council and its contractors.	Describe impact or potential impacts on emissions across the Borough as a whole.	Describe any measures to mitigate emission impacts	Outline any monitoring of emission impacts that will be carried out
Emissions from non-domestic buildings?	None				
Emissions from transport?	None				
Emissions from waste, or the quantity of waste itself?	None				
Emissions from housing and domestic buildings?	Decrease	None	May be some small reduction in emissions due to improvements in housing standards in the areas under selective licensing, such as improved insulation, safe electrical items, which may have a small knock on effect on emissions.	No measures, as impacts are likely to be positive	Minimal monitoring as we expect any impacts to be small and difficult to monitor, thus dedicated monitoring would be ill-advised. We expect some of this may be indirectly captured in any inspections or assessments of the properties
Emissions from construction and/or development?	None				

Carbon capture (e.g. through trees)?	None				
Identify any emissions impacts associated with this decision which have not been covered by the above fields: There may be some minimal impacts resulting from the creation of hard copy documentation in order to raise awareness of this policy and vehicle journeys to areas during the delivery of the project.					

Will the proposal affect Council services' resilience to climate change, or the capacity of people living in the Borough to adapt to climate change? The proposal will improve resilience by enforcing some licensing standards on landlords in certain areas, which will help improve general conditions and render properties in a better overall state including the minimal level of insulation and more efficient heating.

Provide a summary of all impacts and mitigation/monitoring measures: Overall ,climate impact is likely to be minor, with the proposal largely focused on improving housing quality of rented houses within the borough We expect there may be some small reduction in emissions as a result of the introduction of selective licensing, due to improvements in housing standards, which will lead to better efficiency and lower fuel use to heat homes, which we expect will have an overall positive effect.

Supporting information:	
Climate Impact Assessment Author	Chris Stone Community Protection Manager Community Safety and Street Scene Regeneration and Environment
Please outline any research, data or information used to complete this Climate Impact Assessment.	Department for Business, Energy and Industrial Strategy. 2021. *Private Rental Sector Minimum Energy Efficiency Standard (MEES) Compliance and Enforcement Competition*. [Online]. [Accessed 17 July 2025]. Available from: https://assets.publishing.service.gov.uk/media/60a7a4dbe90e071b5cf0a9e2/prs-enforcement-competition-guidance.pdf
If quantities of emissions are relevant to and have been used in this form please identify which conversion factors have been used to quantify impacts.	

Validation	Tracking Reference: CIA 504 Arthur King Principal Climate Change Officer

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Overview and Scrutiny Management Board – Work Programme 2025-26

Chair: Councillor Brian Steele **Vice-Chair: Cllr Joshua Bacon**
Governance Manager: Barbel Gale **Link Officer: Phil Horsfield**

The following principles were endorsed by OSMB at its meeting of 5 July 2023 as criteria to long/short list each of the commission's respective priorities:

Establish as a starting point:
- What are the key issues?
- What is the outcome that we want?

Agree principles for longlisting:
- Can scrutiny add value or influence?
- Is it being looked at elsewhere?
- Is it a priority – council or community?

Developing a consistent shortlisting criteria e.g.
- T: Time: is it the right time, enough resources?
- O: Others: is this duplicating the work of another body?
- P: Performance: can scrutiny make a difference
- I: Interest – what is the interest to the public?
- C: Contribution to the corporate plan

Meeting Date	Responsible Officer	Agenda Item
Wednesday 7 May 2025	Sharon Kemp / Jo Brown	Council Plan 2025 - 2028 & New Year Ahead Delivery Plan - Pre-decision
	Ian Spicer	Review of the Non-Residential Charging Policy - Pre-decision
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Wednesday 4 June 2025	Judith Badger / Rob Mahon	Finance Update - June 2025 - Pre-decision
	Sharon Kemp / Jo Brown	Social Value Annual Report - Pre-decision
	Ian Spicer / John Holman	Employment Solutions 2025-26 - Pre-decision
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Wednesday 2 July 2025	John Edwards / Jo Brown	Council Plan 2022-2025 and Year Ahead Delivery Plan Progress Update 2024-25 - Pre-decision
	Judith Badger	Ethical Procurement Policy - Pre-decision
	Judith Badger / Rob Mahon	Financial Outturn 2024- 25 - Pre-decision
	Judith Badger / Rob Mahon	Treasury Management Outturn 2024-25 - Pre-decision
	Judith Badger / Rob Mahon	May 2025-26 Financial Monitoring Report - Pre-decision
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Tuesday 9 September 2025	Andrew Bramidge / Simon Moss / Fiona Fletcher	Progress update on the implementation Economic Inactivity Trailblazer programme
	Barbel Gale	Scrutiny Annual Report 2024-2025
	Judith Badger / Rob Mahon	July 2025-26 Financial Monitoring Report - Pre-decision scrutiny
	Andrew Bramidge / Emma Ellis	Community Safety Strategy 2025-2028 - Pre-decision scrutiny
	Judith Badger / Kevin Fisher	Investing in our Community Facilities - Pre-decision scrutiny
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Wednesday 8 October 2025	Andrew Bramidge	Rotherham Employment & Skills Strategy - Pre-decision scrutiny
	Andrew Bramidge	Selective Licensing Policy - Pre-decision scrutiny - joint with IPSC
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Wednesday 12 November 2025	Judith Badger & Rob Mahon	Medium Term Financial Strategy Update - Pre-decision scrutiny.
	Craig Cornwall, Lewis Coates & Andrew Bramidge	General Enforcement Policy - Pre-decision scrutiny
	Andrew Bramidge/Sam Barstow	Call-In - Selective Licensing
	Fiona Boden	Complaints Annual Report
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions

Wednesday 10 December 2025	Lindsay Wynn & Rob Mahon	2026/27 HRA Business Plan & Rent Setting
	Judith Badger & Rob Mahon	MTFS Presentation (?)
	Simeon Leach & Andrew Bramidge	Rotherham Employment & Skills Strategy - Pre-decision scrutiny
	Sam Barstow	Safer Rotherham Partnership Annual Report
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Tuesday 13 January 2026	John Edwards	Council Plan 2025 - 2028 & New Year Ahead Delivery Plan - Pre-decision
		Leader Q&A - to be scheduled after Council plan on the agenda.
	Judith Badger & Rob Mahon	MTFS Presentation (?)
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Wednesday 4 February 2026		Question and answer session, Mayor Coppard, South Yorkshire Combined Mayoral Authority.
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Wednesday 11 March 2026	Sam Barstow	Modern Slavery Transparency Statement - Annual Refresh
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Wednesday 8 April 2026	Andrew Bramidge / Simon Moss / Fiona Fletcher	Progress update on the Economic Inactivity Trailblazer programme
	Barbel Gale	Work Programme
	Each Governance Advisor	Work in progress from Select Commissions
	Barbel Gale	Forward Plan of Key Decisions
Substantive Items for Scheduling		
January 2026 & July 2026	Barbel Gale	Leader Q&A - to be scheduled after Council plan on the agenda.
Feb-26	Barbel Gale	Question and answer session, Mayor Coppard, South Yorkshire Combined Mayoral Authority.
Jul-26	John Edwards	Council Plan 2025 - 2028 & New Year Ahead Delivery Plan - Pre-decision
Completed	Andrew Bramidge	Selective Licensing - Joint with IPSC
Sep-26	Kevin Fisher & Judith Badger	Investing in our Community Facilities - An update report be provided in 12 months to include the updated condition survey results, where available.
TBC	Fiona Fletcher	Progress update on the implementation of the Pathways to Work Economic Inactivity Trailblazer programme
Reviews for Scheduling		
In progress	Sam Barstow	A spotlight review - Life-saving equipment and related byelaws
Off agenda briefing provided	Lynsey Linton	Spotlight Review - Agency Staff - A briefing has been provided with other aspects being picked up as part of other tasks on this work programme. Nothing further to be done at this time.
Completed	Sam Barstow	Spotlight Review - Grass Cutting / Ground Maintenance
Items to be Considered by Other Means (e.g. off-agenda briefing, workshop etc)		
Completed	Ian Spicer / John Holman / Paul Elliott	A report be provided to OSMB within three months detailing the performance information for the Employment Solutions Team.
Sep-25	Lynsey Linton	A briefing to be provided to OSMB detailing information on the number of vacancies where recruitment to those vacancies was held for a period of time, listed by directorate and the potential impacts of delaying that recruitment process.
Apr-26	Andrew Bramidge	An update on progress following the implementation of Waste Service Route Optimisation programme be brought back to OSMB within twelve months via an off-agenda briefing.
Apr-26	Andrew Bramidge	An update on the progress following the implementation of the Street Safe Team programme be brought back to OSMB within twelve months via an off-agenda briefing.
TBC	Andrew Bramidge	Replacement of refuse vehicles: Off-agenda briefings to be provided to give an update on the procurement of the new refuse vehicles and progress against the target for renewal of the fleet. These briefings should be split to represent the different phases of the programme.

TBC	Andrew Bramidge / Sam Barstow	Public on street bin collections: Off-agenda briefing to be provided regarding the emptying of public bins. This information should include details of how overflowing bins can be reported, how often collections are scheduled for and how those are monitored, what join arrangements are in place with Parish Council's, if any, and a list of the locations of bins under RMBC management, if available.
TBC	Luke Sayers	IT Systems: Workshop to be arranged for members of OSMB to understand what IT systems the Council is using, what the purpose of those systems is, are those systems as up to date as possible, how updates to those systems are managed, how the Council is using artificial intelligence (AI), is the Council using outdated technology, and was the Council spending too much or too little in this area.
TBC	Lynsey Linton	Recruitment: Initially an off-agenda briefing has been requested to understand how recruitment is carried out across the Council, indicating if the same processes were used across all directorates, detailing if recruitment was centralised, was there a reliance on agency staff to cover staff vacancies. After consideration of the off-agenda briefing Members of OSMB will then consider if a workshop needs to be held to discuss this in more detail.
TBC	Fiona Fletcher	Pathways to Work Economic Inactivity Trailblazer programme: Agreed that an off-agenda briefing be provided to share the details of the commissioned VCSE organisations and their geographic reach with members of OSMB.
Items for Future Consideration		
Apr-26	TBC	Future Rothercare Model
Cross Commission scrutiny opportunities		
TBC	Andrew Bramidge	Town Centre Developments (Forge Island, Markets & Library Redevelopments: An initial site visit to be arranged to consider a midterm evaluation of the Market's redevelopment including a briefing detailing information on construction costs, the retention of market traders along with information on the plan for encouraging new businesses. The site visit is to involve Councillor Williams, Councillor Steele, Councillor Bacon, Councillor McKiernan, Councillor Tinsley, Councillor Jones, Councillor Sheppard, and Andrew Bramidge. Then to be followed by an off-agenda briefing providing a progress update for these projects, indicating if slippages had occurred, if there was underspend or overspend on any of the schemes and the proposed mitigates, if any.
TBC	15th	Energy Efficiency: An off-agenda briefing to be provided to members of OSMB and IPSC to provide information on the energy efficiency retrofits in social housing. This should cover aspects such as the feasibility and prioritisation of upgrades to heating systems and insulation across the borough. It would include details on how these retrofits align with the Council's net-zero goals, what potential funding was available to support this and timescales for implementation.

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