Appendix 4

Selective Licensing Declaration Criteria;

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 criteria is highest in the selected 67 ouput areas'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

• 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 Lower Super Output Areas (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 and 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.

The map below shows the location of the ranked LSOA's. It also shows where they coincide with existing Selective licensing areas. The light blue areas are not in existing selective licensing areas.

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. for example, the map identifies the Listerdale Estate and Wentworth Estates as potentially areas of low demand. 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 (Housing Sales Data and Empty Properties)

Existing SL Area	Isoa 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
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 and 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

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

• Litter and waste within the curtilage of the property.

Criteria 3 - poor housing conditions

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 no longer up to date however the Council does poses significant evidence of condition within the areas covered by schemes to date, through the inspection activity undertaken.

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 in the last five years

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

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.

Department for Levelling Up, Housing and Communities (DLUHC) 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.

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

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

cannot in itself provide the basis for a selective licensing declaration but provides more recent 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

lsoa 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%

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
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.

Table 7 - Summary Table

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
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.

Of the 28 LSOA's with the highest levels of PRS properties, the data suggests that 22 LSOA's could be considered for future Selective Licensing Declarations under at least one of the mandatory declaration criteria. This represent approximately 3000 PRS properties, which is within the mandatory maximum of 20% (3,484) households the Council could include in declarations, before it must apply for Secretary of State approval.

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.

<u>Table of the 22 LSOA's which are relevant for future declarations</u>.

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

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
Dinnington East	Dinnington	???	?????

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.