

# Improving Places Select Commission 2<sup>nd</sup> September 2025

## Review of Selective Licensing 2020 – 2025

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# What is selective licensing ?

- It requires all private landlords operating within a designated area, usually of high concentrations of private rented properties, to licence each let property. The licence comes with a fee and a set of conditions and lasts up to 5 Years.
- **Selective Licensing can only be declared on one of the following criteria :**

<b>low housing demand</b>	<b>ASB is a significant and persistent problem</b>	<b>poor housing conditions</b>
high levels of migration	high level of deprivation	high levels of crime

- Government guidance is clear, other interventions must have failed before a declaration is made
- A declaration is a policy hook, onto which all services can hang new initiatives. It's an **opportunity** for all services to review its demand and service provision and try new things.

# What has been Achieved

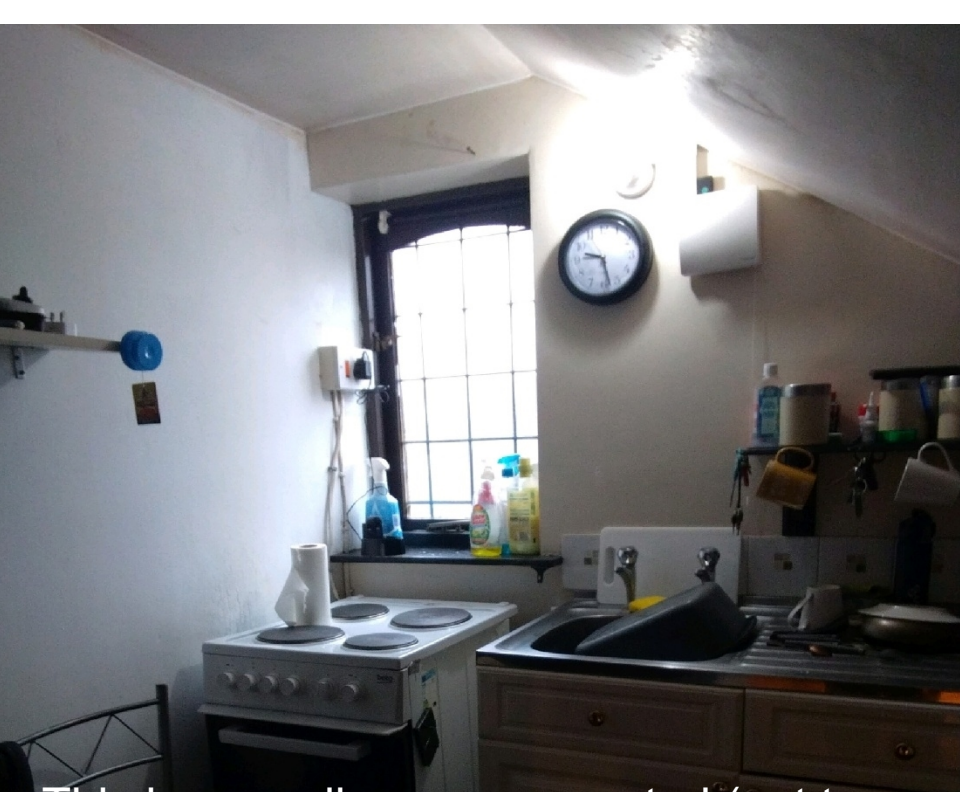
- 2,574 formal enforcement notices issued:
  - - 1,335 housing notices
  - - 1,239 environmental notices (including ASB)
- 292 properties had 589 Category 1 hazards identified and removed
- 1,470 properties had 7,587 Category 2 hazards identified and addressed
- £148,543 saved for the NHS
- £1.86M in wider societal health benefits

**The proactive nature of the schemes is the key to driving improvements**

# Category 1 Hazards

- These pose a serious and immediate risk to health and safety.
- Local authorities are legally required to take action.
- Examples:
  - - Excess Cold: Poor insulation or broken heating systems.
  - - Damp and Mould Growth: Severe mould affecting respiratory health.
  - - Carbon Monoxide: Faulty appliances emitting dangerous CO levels.
  - - Fire Hazards: Missing alarms or blocked escape routes.
  - - Structural Collapse: Risk of ceilings or walls falling.
  - - Falls Between Levels: Unsafe balconies or staircases.





This is 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 many other hazards which resulted in the property being Emergency prohibited.





Leaking from the room above, over a period of time, led to the ceiling giving way and collapsing.



Plaster coming away from lintel above window, caused by missing pointing to the outside and moisture penetrating the brick skin.



Two examples of electric meters being tampered with and bypassed

# Category 2 Hazards

- These are less severe but still pose a potential risk.
- Authorities may act at their discretion.
- Examples:
  - - Inadequate Lighting: Poor visibility affecting well-being.
  - - Minor Electrical Faults: Exposed wiring or outdated sockets.
  - - Mild Dampness: Condensation not yet causing health issues.
  - - Noise: Persistent but non-harmful external noise.
  - - Crowding and Space: Slight overcrowding affecting comfort.







# A visible difference

**It's not all about the bricks and mortar**

We need to change behaviours

Support communities to expect more.

Strength based community development initiatives

Build trust in our partnership

Force out organised crime

# Rebuilding Communities



# Criminality and ASB

- 311 cannabis cultivations detected
- £40M worth of cannabis seized
- 311 emergency prohibition notices issued
- Over 2,000 ASB incidents addressed
- Improved partnership working with South Yorkshire Police

# Scheme Design & Challenges

- Covered six areas: Town Centre/Eastwood, Masbrough, Thurcroft, Dinnington, Maltby, Parkgate
- Covid-19 disrupted inspections and applications
- Operational time reduced to 3.5 years
- Staffing shortages and data limitations affected performance tracking
- Scheme successfully delivered despite challenges



# Licence Holder Profile

- 90.4% of licence holders had 1–2 properties
- Many landlords were part-time, lacking professional management skills

# Inspection Findings

- 2377 properties inspected
- 2319 Licences and exemptions issued
- 65.2% of the properties had hazards
- Masbrough had the highest hazard rate (95.8%)
- Maltby had the lowest (48%)

# Rebates

- 536 (22%) of properties received rebates of up to £127 per licence (pro rata for additional units or those that didn't have the property for the full scheme)
- Maltby (39%) and Dinnington (26%) had highest rebate rates
- Rebates were based on good property condition, property management and compliance



# Energy Performance

- Only 3 properties had F/G EPC ratings
- 77% of properties would not meet proposed future EPC standard of C

# Support & Communication

- Dedicated contact channels for landlords and tenants
- Regular newsletters and attendance at landlord forums
- Advice provided on tenancy management and evictions

# Prosecutions

- 48 cases prepared; 15 successful prosecutions
- Offences included failure to licence, non-compliance with prohibition notices, and environmental violations
- 3 licences revoked after prosecution



# Governance & Staffing

- Managed by 9 FTE staff across roles
- Quarterly stakeholder meetings
- Regular updates to Cabinet Member for Housing

# Finance

- Licence fee income: £1,161,093
- Total scheme cost: £1,294,898
- Overspend of £93,804 covered by service budgets
  
- A standard licence had a £68 application fee, and then a £453 maintenance fee

**Thank you**

**Any Questions?**

