Members are reminded that they must declare all relevant pecuniary and non-pecuniary interests relating to any items of business to be discussed at this meeting

BIRMINGHAM CITY COUNCIL

HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE

TUESDAY, 14 FEBRUARY 2017 AT 14:30 HOURS
IN COMMITTEE ROOM 6, COUNCIL HOUSE, VICTORIA SQUARE, BIRMINGHAM, B1 1BB

A G E N D A

1 **NOTICE OF RECORDING/WEBCAST**

The Chairman to advise the meeting to note that this meeting will be webcast for live and subsequent broadcast via the Council's Internet site (www.birminghamnewsroom.com) and that members of the press/public may record and take photographs. The whole of the meeting will be filmed except where there are confidential or exempt items.

2 **APOLOGIES**

To receive any apologies.

3 **DECLARATIONS OF INTERESTS**

Members are reminded that they must declare all relevant pecuniary interests and non-pecuniary interests relating to any items of business to be discussed at this meeting. If a pecuniary interest is declared a Member must not speak or take part in that agenda item. Any declarations will be recorded in the minutes of the meeting.

3 - 6 4 **HOUSING AND HOMES ACTION NOTES - 17 JANUARY 2017**

To confirm the action notes of the meeting held on 17 January 2017.

7 - 20 5 **HOMELESS REVIEW**

To note

21 - 22 6 **ALLOCATIONS UPDATE**

To note

23 - 46

7 **PRIVATE RENTED SECTOR - SELECTIVE LICENSING**

For discussion

47 - 52

8 **HOUSING AND HOMES O&S COMMITTEE WORK PROGRAMME 2016-17**

For discussion.

9 **REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)**

To consider any request for call in/councillor call for action/petitions (if received).

10 **OTHER URGENT BUSINESS**

To consider any items of business by reason of special circumstances (to be specified) that in the opinion of the Chairman are matters of urgency.

11 **THE DATE OF THE NEXT MEETING**

The date of the next meeting is scheduled for Tuesday, 7 March 2017 at 1400 hours in Committee Room 2, Council House, Victoria Square, Birmingham B1 1BB.

12 **AUTHORITY TO CHAIRMAN AND OFFICERS**

Chairman to move:-

'In an urgent situation between meetings, the Chair jointly with the relevant Chief Officer has authority to act on behalf of the Committee'.

BIRMINGHAM CITY COUNCIL

HOUSING AND HOMES O&S COMMITTEE – PUBLIC MEETING

1400 hours on Tuesday 17 January 2017, Committee Room 2

Present:

Councillor Victoria Quinn

Councillors Gurdial Singh Atwal, Andy Cartwright, Matthew Gregson, Roger Harmer, Des Hughes, Mahmood Hussain, Mary Locke, Gary Sambrook, Sybil Spence, Ron Storer and Margaret Waddington

Also Present:

Councillor Peter Griffiths, Cabinet Member for Housing and Homes
Jim Crawshaw, Head of Housing Options
Gaynor Darby, Regional Housing Manager, Let to Birmingham
Carol Dawson, Senior Service Manager, Area Housing
Pete Hobbs, Service Integration Head, Private Rented Sector
Rob James, Service Director, Housing Transformation
Mary Latham, West Midlands Representative, National Landlord Federation
Pat Merrick, Assistant Director – Operations Commission
Jayne Power, Research & Policy Officer, Scrutiny Office
Tracey Radford, Service Integration Head, Landlord
Clive Skidmore, Head of Housing Development
Mike Walsh, Head of Service – Intelligence, Strategy and Prioritisation, Commissioning Centre of Excellence
Benita Wishart, Overview & Scrutiny Manager, Scrutiny Office

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1. NOTICE OF RECORDING/WEBCAST

The Chairman advised the meeting to note that this meeting will be webcast for live and subsequent broadcast via the Council's Internet site (www.birminghamnewsroom.com) and that members of the press/public may record and take photographs.

2. APOLOGIES

There were no apologies.

3. DECLARATIONS OF INTEREST

None.

4. ACTION NOTES – 12 DECEMBER 2016

(See document No 1)

Cllr Spence requested that it be noted that she had submitted apologies for the 12 December meeting but that this had not been recorded.

RESOLVED:-

- The Action Notes were noted.

5. PROPOSED BUDGET 2017-18

Councillor Peter Griffiths (Cabinet Member for Housing and Homes), Rob James (Service Director, Housing Transformation), Pat Merrick (Assistant Director – Operations Commission) and Clive Skidmore (Head of Housing Development) attended to update Members on the budget consultation. The discussion focussed in particular on the proposed cuts to the Supporting People budget, the Gateway consultation and the proposals in relation to InReach.

RESOLVED:-

- Cabinet Member was requested to attend the February meeting to provide a post-consultation/pre-budget update.

6. RELEVANT UPCOMING AND FOLLOW UP ISSUES

(See document No 2)

Rob James (Service Director, Housing Transformation), Tracey Radford (Service Integration Head – Landlord) and Carol Dawson (Senior Service Manager, Area Housing) attended to provide Members with a briefing on the Review and Future Operating Model for the Sheltered Housing Service proposals in the report to Cabinet on 24 January.

RESOLVED:-

- The report was noted.

7. PRIVATE RENTED SECTOR

(See document No 3)

Mike Walsh (Head of Service – Intelligence, Strategy and Prioritisation, Commissioning Centre of Excellence), Gaynor Darby (Regional Housing Manager, Let to Birmingham), Jim Crawshaw (Head of Housing Options) and Mary Latham (West Midlands Representative, National Landlord Federation) attended to continue the discussion from the December meeting, with a particular focus this time on Let to Birmingham.

Mike Walsh explained that Let to Birmingham started in January 2014 and was commissioned by the People Directorate as the city's first social lettings agency with the aim of improving the way the city makes use of the private rented sector for

citizens approaching the Council for assistance. It was set up as a funded contract for the first 18 months, which has now expired.

In response to questions from Members, Gaynor Darby provided further information with regard to the offer, aims and targets of Let to Birmingham, highlighting some of the issues around housing people in the private rented sector.

Jim Crawshaw explained that Let to Birmingham is currently used as a prevention offer and the vast majority of people who approach the Council want to secure social housing and often will refuse the offer of a private rented property.

RESOLVED:-

- This item to be brought back to the February meeting for further discussion on selective licensing and officers to provide details of best practice in the London Boroughs of Newham and Waltham Forest.

8. REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)

None.

9. WORK PROGRAMME 2016-17

(See document No 4)

Members discussed the Work Programme.

RESOLVED:-

- It was agreed that the February agenda would include further discussion on the Private Rented Sector and an update on the Homelessness Strategy Review.
- Members agreed to defer the Report on the Community Safety Partnership until the March meeting.
- The Work Programme was noted.

10. OTHER URGENT BUSINESS

None.

11. DATE OF NEXT MEETING

Noted.

12. AUTHORITY TO CHAIRMAN AND OFFICERS

Agreed.

The meeting ended at 1641 hours.

Birmingham City Council

Homeless Review 2016 – Executive Summary

1. Introduction

The Homelessness Act 2002 places a legal requirement on local authorities to carry out a review of all forms of homelessness in their district and publish a Homelessness Strategy.

The Homelessness Review is intended to provide part of an evidence base for developing the new Homelessness Strategy in relation to:

- Preventing homelessness;
- Ensuring accommodation is available for people who are, or who may become homeless;
- Commissioning support for people who are or who may become homeless.

2. Definitions

"A household is legally homeless if, either, they do not have accommodation that they are entitled to occupy, which is accessible and physically available to them or, they have accommodation but it is not reasonable for them to continue to occupy this accommodation"

- This is a definition of statutory homelessness, leading to a duty on the local authority to provide assistance.
- However the Homeless Review and Strategy should take a wider view of the population affected by homelessness and insecure housing; including street homelessness. The DCLG definition of street homelessness is:

"People sleeping, about to bed down (sitting on/in or standing next to their bedding) or actually bedded down in the open air (such as on the streets, in tents, doorways, parks, bus shelters or encampments). People in buildings or other places not designed for habitation (such as stairwells, barns, sheds, car parks, cars, derelict boats, stations, or "bashes")."

3. Housing in Birmingham

- Population growing at a faster rate than homes are being built, leading to an increase in overcrowding across all tenures of housing;
- There are more than 20,000 households on the BCC Housing Register (April 2016);
- Annually social housing allocations are equivalent to a quarter of Birmingham's overall registered housing need;
- Shrinking affordable housing sector;

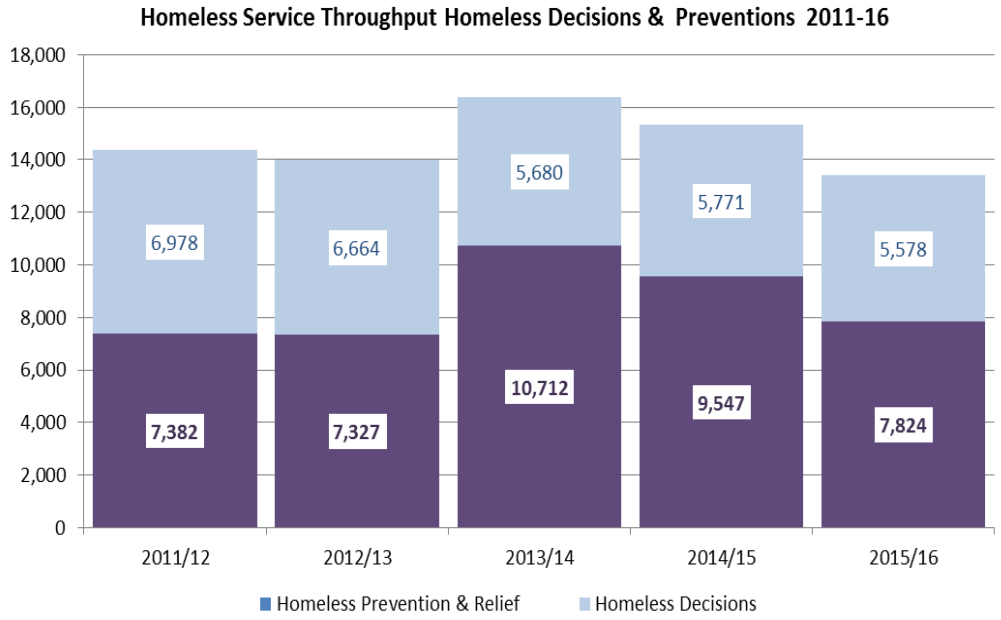
- Reducing housing options for low -income and benefit-dependent households – especially U-35s and large households affected by Benefit Cap;
- A growing private rented market – but high demand and competition in the market with a comparatively low Local Housing Allowance rate;
- Relative to local incomes, Birmingham is one of the most expensive places to rent in the country. Housing costs in the city equate to 47% of household income compared to 49% in London;
- There are 113,000 recipients of housing benefit in Birmingham, of which 28% live in the Private Rented Sector (PRS);
- Birmingham is a mortgage repossession hotspot, where 1 in 69 households face the threat of losing their home compared to 1 in 108 households in England.

4. Homelessness in Birmingham

4.1 Overall

- Estimated more than 20,000 households each year are either homeless, at risk of becoming homeless or transitioning out of homelessness – this is based on a broad view including priority and non-priority groups and those who are "hidden" to the Council;
- Council and commissioned services collectively respond to over 14,000 household contacts for housing advice and assistance per year (Fig.1);

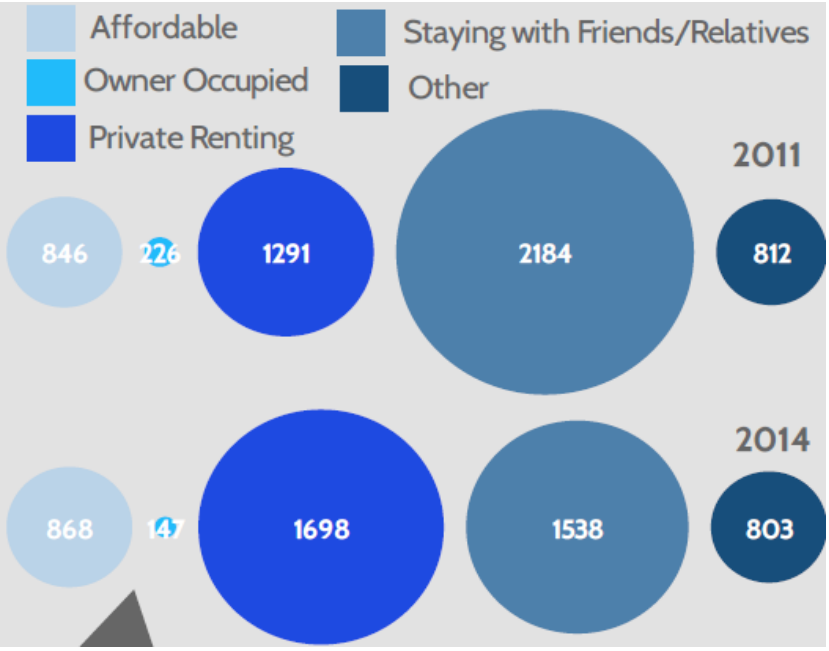
Figure 1: Homeless Service Throughput Decisions and Preventions 2011-2016



- Other registered provider and third sector services also handle significant caseloads;

- 78% of statutory homeless applicants have dependent children;
- 90% of applicants are of working age (18-64), mostly below 35 years old;
- 15% of applications are from outside of Birmingham – approximately half of which are related to domestic abuse;
- Disproportionately higher level of applications from Black and Minority Ethnic groups;
- Most notable change in previous housing tenure/circumstances of households approaching the Local Authority as homeless is the increase in applicants whose previous tenure is private renting (Fig.2);

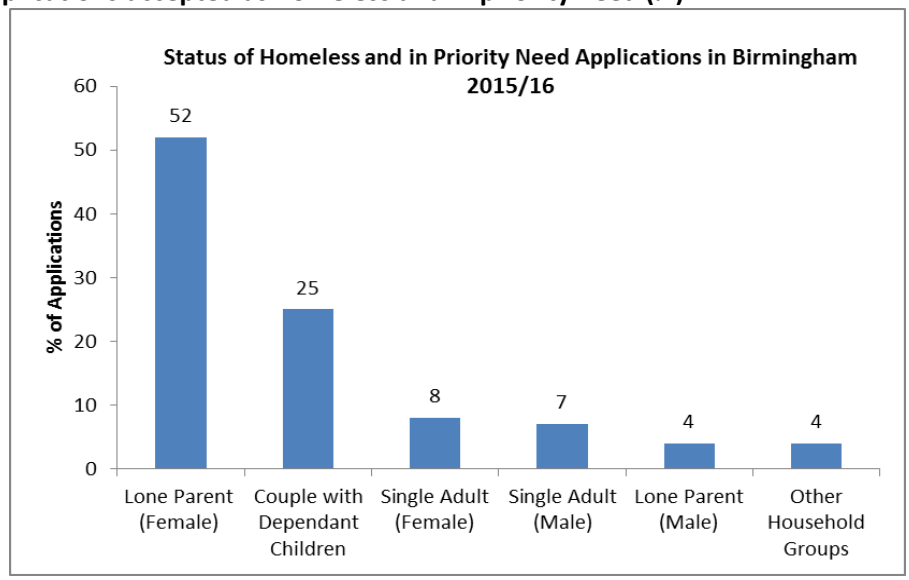
Figure 2: Previous Housing Tenure 2011 and 2014



4.2 Homeless and in Priority Need

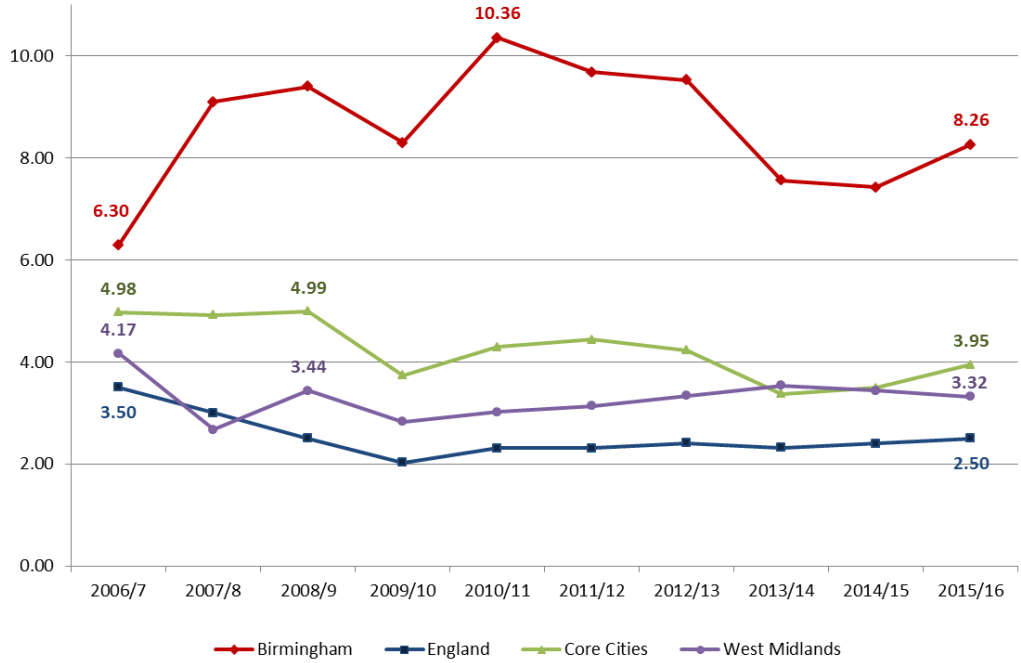
- More than three quarters of applicants accepted as homeless and in priority need have children – either with a lone parent (female 52%, male 4%), or as dependants of a couple (25%) (Fig.3).

Figure 3: Applications accepted as homeless and in priority need (%)



- Birmingham has more than three times the rate of priority homelessness than the national average and double the rate of Core City neighbours (Fig.4);

Figure 4: Priority Homelessness Trends (2006 - 2016) (Rate per 1,000 Households)



- The most frequent presenting reasons for those deemed priority homeless are end of assured short hold tenancy (24.9%), domestic abuse (19.8%) and parental exclusion (12.2%) (Table 1);

Table 1: Priority Homelessness - Reasons for Homelessness 2015/16

Rank	Presenting Reason for Homelessness	%
1	End of Assured Short hold Tenancy	24.9
2	Domestic abuse (involving partner or associated persons)	19.8
3	Parental exclusion	12.2
4	Relatives / friends no longer willing to accommodate	12.1
5	Property related disrepair, overcrowding, returned from abroad and other	7.2
6	Violence and harassment (all types including racial)	5.4
7	Rent arrears and repossession (all tenures)	4.0
8	Required to leave National Asylum Support Service accommodation	4.0
9	Relationship breakdown with partner (non DA)	3.8
10	Other reason - homeless in emergency	3.1
11	Left Social Care, Health or other LA Care	2.6
12	Left hospital	0.5
13	Left prison	0.2
14	Perpetrator of DA/ ASB	0.2
15	Left HM Armed Forces	0.0

4.3 Street Homelessness

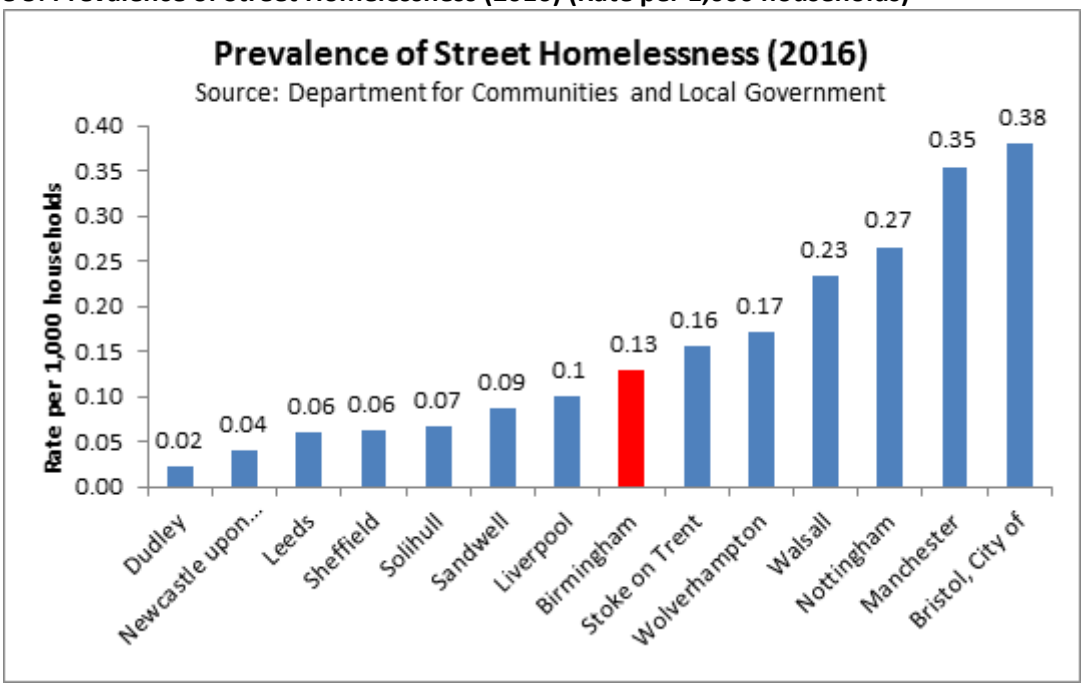
- In line with national trends, rates of street homeless have significantly increased in recent years (Table 2);

Table 2: Street Homelessness – Core City & Neighbours Comparisons (2010-2016)

	2016 Count	% increase on Previous Year	% Since 2010
Birmingham	55	53%	511%
Bristol	74	-24%	825%
Leeds	20	54%	233%
Liverpool	21	40%	600%
Manchester	75	7%	971%
Newcastle	5	-38%	67%
Nottingham	35	150%	1067%
Sheffield	15	36%	88%
Coventry	13	44%	160%
Dudley	3	0%	0%
Sandwell	11	175%	450%
Solihull	6	20%	100%
Stratford	13	160%	63%
Walsall	26	271%	225%
Wolverhampton	18	38%	100%

- When considering the number of households in the City, the prevalence of street homelessness is lower in Birmingham than the national average; ranking fourth of eight Core Cities (Fig.5);

Figure 5: Prevalence of Street Homelessness (2016) (Rate per 1,000 households)



- An initial root cause analysis of 217 individuals on the street was undertaken to better understand the recent sharp rise in people sleeping on the streets in the City. The findings are summarised in Table 3;

Table 3: Street Homelessness Initial Root Cause Analysis (January 2016 Snapshot Survey)

Reason for Homelessness?		Last Settled Accommodation?		Previous Area?	
Refused to Say/Unknown	113	Refused to Say / Unknown	92	Birmingham	203
Evicted / Excluded	53	Hostel	52	Poland	5
Asked to Leave Family/Friends	22	Private Landlord (Birmingham)	18	London	4
Relocated for Work	7	Friends	16	Germany	2
Abandoned	6	Other	16	Dudley	1
Relationship Breakdown	4	Family Home	11	Wolverhampton	1
Chose to Move On	4	Supported Housing	7	Elsewhere	1
Left Due to Other Tenants	3	Hostel (Poland)	3		
Discharge Hospital / Prison	3	BCC Tenancy	2		
Travelled Abroad	1				
Licence Expired	1				

Birmingham City Council

4.4 Temporary Accommodation

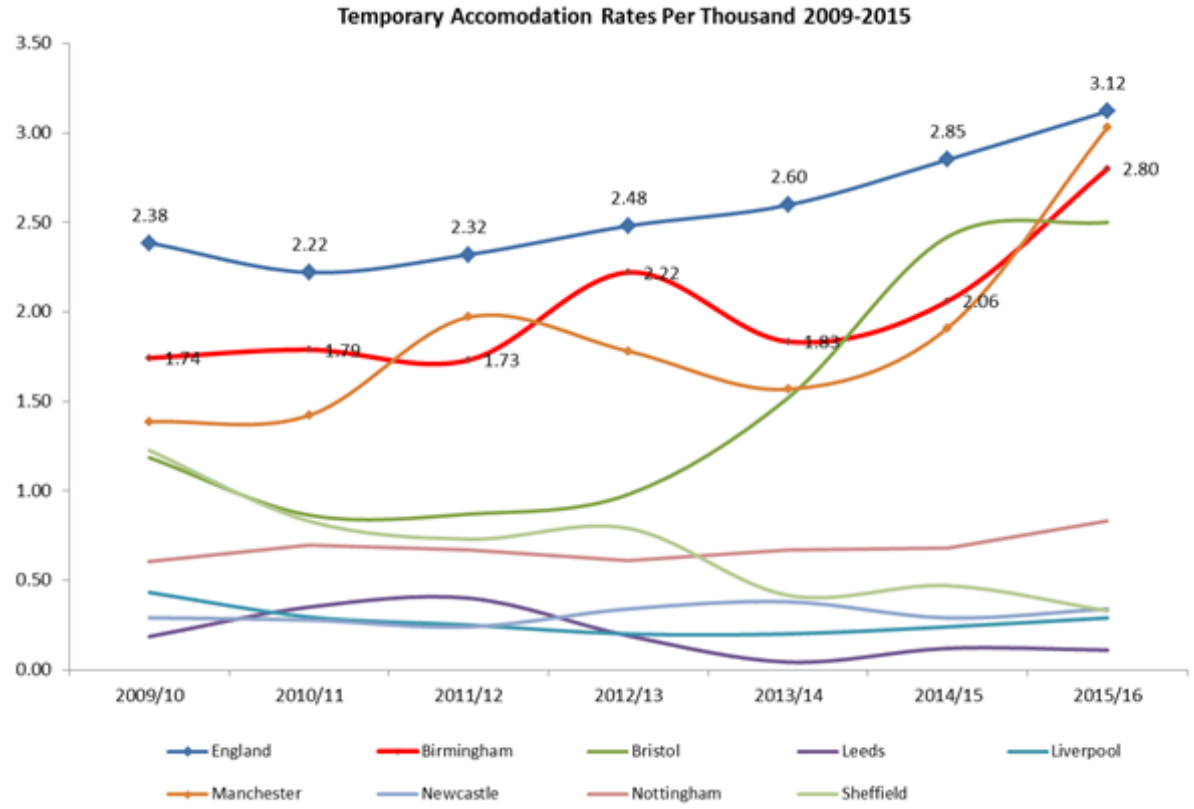
- Temporary accommodation is used to provide emergency accommodation whilst undertaking investigations into homelessness and following the acceptance of a homeless duty to accommodate households waiting for the offer of permanent accommodation.
- Almost half of the households in temporary accommodation require a 2 bed property (Table 4);

Table 4: Demand for Temporary Accommodation by Property Size (April 2016)

	Housing Requirement			
	1 Bed	**2 Bed**	**3 Bed**	**4+ Bed**
Households in TA (April 2016 Snapshot)	10%	49%	19%	23%

- The rate of temporary accommodation usage in Birmingham (2.80 per 1,000 households) was below the national average for 2015/16 (3.12) but was higher than all but one of the Core Cities (Fig. 6). Since this time use of temporary accommodation has continued to increase;

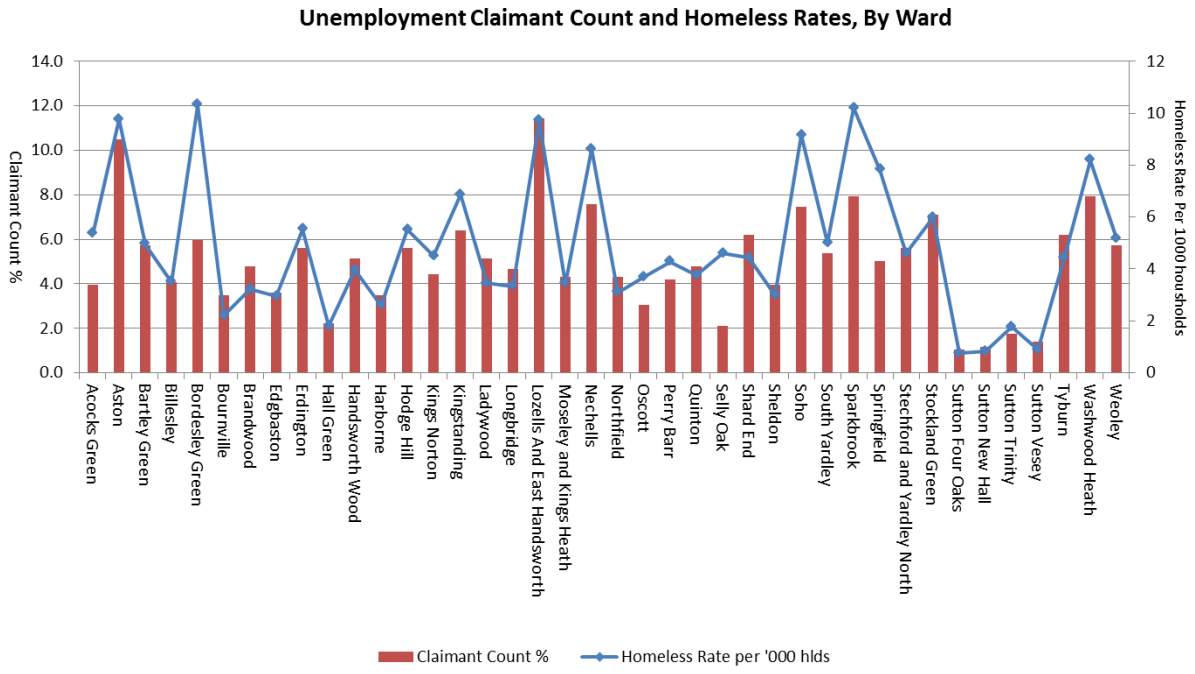
Figure 6: Temporary Accommodation Comparisons 2009 – 2015/16



4.5 Structural Causes of Homelessness

- There is a clear relationship in the city between deprivation – particularly unemployment – and homelessness.
- Figure 7 shows a close relationship between unemployment and homelessness across Birmingham's wards. This reinforces the importance of access to employment as a key mechanism for preventing homelessness.

Figure 7: Unemployment Claimant Count and Homeless Rates, by Ward



5. Current Services

Birmingham has an excellent track record of innovation in the delivery of homelessness. The City is recognised as having examples of national best practice, for example the positive pathways model for youth homelessness, and strong community and third sector organisations who work well in partnership with the Council. Statutory services are supported by commissioned housing support and homeless prevention services.

- Housing Options Service - This is the service with responsibility for delivering the Council's statutory duties including assessing applications for assistance under the homeless legislation and providing temporary accommodation for priority homeless households who are waiting for the offer of permanent accommodation;

- Homeless Prevention Grant – c.£1m per annum. This is a DCLG grant. Although it is no longer ring-fenced there is a very clear expectation from government that the funding is used to prevent homelessness based on a local understanding of the key drivers;
- Legal Advice and Enforcement of standards within the private rented sector;
- BCC Commissioned Housing Support services current annual spend is £24m. These services are mainly delivered via Third Sector providers and Housing Associations:
  - The contracts deliver housing related support services to key groups of vulnerable adults including homeless singles, families, young people including dedicated provision for care leavers, victims of domestic abuse, ex- offenders, learning disabilities, mental health, physical and sensory disabilities, gypsies and travellers;
  - The young people's housing related support services draw in an additional resource of £3.165m through Supporting People contracts being matched to the European Social Fund – Youth Employment Initiative;
  - All services are delivered through a payment by outcomes contracting methodology and include outcomes relating to ability to live independently within own home, improved health and wellbeing and access to employment training and volunteering.

Services commissioned or established through the Housing Support and Homeless Prevention Grant programme and through successfully securing additional funding from specific government funding initiatives include:

- Let to Birmingham Social Lettings Agency to improve access to decent private rental accommodation; which contributes in the region of 200 homelessness prevention and relief interventions per annum;
- Maintained investment in a street homeless outreach service which has been a service in operation for over 15 years;
- Funded drop-in welfare services for people to access food and showering facilities since April 2011;
- Re-commissioned immediate access accommodation for vulnerable single people in need of accommodation and support;
- Funded the continuation of a pilot Hospital Discharge Pathway Service for persons being discharged from hospital with no fixed abode with the aim of reducing A&E re-admissions;
- Trialled a Homeless Street Triage (HOST) service in 2015 to link up and co-ordinate responses to rough sleeping between the public, police and homeless outreach teams;
- Recently re-commissioned supported accommodation provision for former offenders;

- Increased refuge provision for victims of domestic abuse;
- Since 2010, continually invested in service provision for young people at risk of homelessness delivered via a Youth Hub by a multi-agency service which includes Birmingham City Council's homeless and Children's services. The youth hub works with over 4700 young people each year; 84% of those young people are prevented from accessing statutory homeless or children's social care services;
- Maintained provision of cold weather emergency accommodation and partnership working with faith communities to help expand this across the city;
- Launched an Accreditation Scheme for co-ordinating and making best use of community and voluntary outreach services.

Birmingham City Council

Table 5: Prevention and Relief Interventions 2015-16

Case able to remain in existing home, as a result of:	**Total Cases**	**% of Total cases**
Crisis intervention - providing emergency support	684	42.2
Assistance enabling household to remain in private or social rented sector	466	28.8
Resolving housing benefit problems	111	6.9
Mediation using external or internal trained family mediators	101	6.2
Other	84	5.2
Financial payments from a homeless prevention fund	61	3.8
Conciliation including home visits for family or friend threatened exclusions	53	3.3
Debt advice	29	1.8
Negotiation or legal advocacy enabling household to remain in private rented sector	18	1.1
Resolving rent or service charge arrears in the social or private rented sector	8	0.5
Mortgage arrears interventions or mortgage rescue	3	0.2
Sanctuary scheme measures for domestic violence	1	0.1
TOTAL	1619	100
Case assisted to obtain alternative accommodation, in the form of PRS Accommodation:	**Total Cases**	**% of Total Cases**
Supported accommodation	2337	37.7
Hostel or House in Multiple Occupation (HMO)	1795	28.9
Other	949	15.3
Private rented sector accommodation with landlord incentive scheme	338	5.4
Accommodation arranged with friends or relatives	261	4.2
Social housing - management move of existing LA tenant	256	4.1
Social housing Part 6 offer of LA accommodation or nomination to PRP	151	2.4
Private rented sector accommodation without landlord incentive scheme	100	1.6
Social housing - negotiation with an PRP outside Part 6 nomination arrangement	17	0.3
Low cost home ownership scheme, low cost market housing solution	1	0
TOTAL	6205	100

6. Stakeholder Feedback

During the review, we engaged with many stakeholders and providers of homeless services. Key issues in respect of gaps in current services are summarised below:

- Scope to better track client progress between services and understand more about the impact and sustainability of current prevention interventions;
- There is a role for targeted earlier intervention and prevention e.g. schools education;
- Gap in support for vulnerable clients navigating and accessing services; welfare and tenancy related especially in the private rented sector;
- Private Tenancy Breakdown is a major issue – should be a focus for prevention activity;
- Approach to homelessness as a result of domestic abuse needs refreshing;
- Shortages of move-on accommodation for those transitioning out of supported housing;
- LHA shared room rate is an issue in Birmingham – Black Country BRMA is more generous than Birmingham BRMA rents set by the Valuation Office Agency;
- Could do more through partnership work on shared housing provision.

7. Emerging Issues

A range of national housing policies are likely to increase the pressure on homelessness services in Birmingham:

Welfare Reform and housing costs:

- U35's shared accommodation rate. The introduction of the rate into social housing will create difficulties in discharging homeless duties to those under 35;
- Benefit Cap - over 4000 households affected. This will have a particular impact on larger households;
- Restrictions on HB entitlement for 18-21 year olds;
- Reform of supported housing funding.

Supply of Accommodation:

- Competition from other LA's placing homeless households into Birmingham;
- Devolved HB budgets for management of temporary accommodation;
- HCA investment focused on homeownership;

- Broader classification for "affordable housing" including starter homes;
- -1% p/a reduction in social housing rental income;
- Right to Buy for Housing Association tenants.

Homelessness Reduction Bill:

- When enacted this will place new legal duties on local councils to assess every eligible applicant, regardless of priority need, and help those who are threatened with homelessness to keep their home or find an alternative.

8. Homeless Review – Key Messages

- National housing and welfare policy is contributing to extreme pressure on homelessness services in the city and a significant increase in the levels of street homelessness. Recent DCLG figures on street homelessness clearly show that this is a national issue. We should seek to use all channels to maintain a national debate on this issue;
- Birmingham can build on its excellent record of partnership working and innovation, led by key players in the City to broker new deals with Government. These assets and expertise can also continue to successfully bring in new funding opportunities as they arise;
- Within the city we need to develop a new homelessness strategy to make best use of the assets that we have. The scale of the challenge and the budget pressures facing the Council will necessitate fundamental changes in the way in which services are delivered. The creation of a single homeless system adopting a positive pathway model bringing together opportunities from health, education, training and employment in addition to housing needs to be prioritised. This vision demands a different approach to commissioning that is more flexible both in terms of the use of funding streams and in its ability to respond to evidence of changing demands;
- In terms of our policy and commissioning approach – to be outlined in a new strategy - we need to review:
    - approaches to enable people to access and sustain private rented tenancies;
    - provision of hostel accommodation in the city in the context of changes to supported housing funding;
    - further work on root cause analysis of homelessness, including street homelessness. Engaging with experts by experience will be particularly critical for this activity;
    - housing options for 18-21 year olds and single under-35's affected by benefit changes – with a clear link to employment and training;

- links with the Domestic Abuse strategy to identify the most appropriate options for people experiencing domestic abuse;
- there is an opportunity to bring together funding streams for 16 plus supported accommodation and associated support services from across Supporting People, Children in Care budgets, Public Health and Homelessness Prevention to jointly commission services using the positive pathway model which has been recognised as best practice by DCLG;
- how we learn from other local authorities including establishing a regional and core city learning and best practice hub;
- our approach to securing temporary accommodation in the context of welfare benefit changes;
- how we configure services to respond to the forthcoming Homeless Reduction Act.

Information briefing

Report To: **Housing and Homes Overview and Scrutiny Committee**

Date: **14 February 2017**

Title: **Allocations Scheme Update**

Implementation of the Allocations Scheme is progressing on the timetable previously presented to the Housing and Homes Overview and Scrutiny Committee.

Since the last update to Overview and Scrutiny:

- Final testing of the IT solution was completed and the system was signed-off as being fit for purpose;
- Abritas – the IT supplier – have built and delivered the live system;
- Agreement has been reached with Service Birmingham for the ongoing administration and support of the system;
- Stakeholders have been briefed on the re-registration process. All elected members have been sent information about the process;
- The staff training plan has been implemented;
- The re-registration team has been recruited and accommodated in an equipped office;
- The re-registration process has commenced with letters going in phased batches to all existing applicants (c20,000);
- The on-line application portal is open for re-registering applicants.

The new scheme will be fully implemented on 20 April 2017. From this point new applicants will apply and be assessed against the new scheme.

Mike Walsh, Service Lead – Commissioning Centre of Excellence

Tel. 0121 464 2186 Email: Michael.walsh@birmingham.gov.uk

Department for Communities and Local Government

Selective licensing in the private rented sector

A Guide for local authorities

March 2015

Department for Communities and Local Government

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Introduction

The Government values the private rented sector and wants to see a strong, healthy and vibrant market. Its aim is a bigger and better private rented sector that offers security, stability and decency. We are increasing the supply of private rented sector housing through the £1 billion Build to Rent fund and a £3.5 billion Private Rented Sector Guarantee scheme to underpin investment in the private rented sector. We are also educating tenants so that they understand their rights, and their responsibilities. We want landlords to treat their tenants as valued customers, not just someone who they can extract rent from without providing any kind of service.

The Government is keen to ensure that the sector is encouraged to meet, in a professional way and with decent quality accommodation, the demands placed upon it by the housing needs of the wide range of tenants it services. It strongly supports voluntary arrangements such as accreditation and landlords' forums.

Currently local authorities have powers to introduce selective licensing of privately rented homes in order to tackle problems in their areas, or any part or parts of them, caused by low housing demand and/or significant anti-social behaviour. Local residents, landlords and tenants (and any other person likely to be affected by the selective licensing designation) must be consulted prior to the introduction of a licensing scheme. Landlords who rent out properties in an area that is subject to selective licensing are required to obtain a licence from the local authority for each of their properties.

With effect from 1 April, a new General Approval will come into force. Local authorities will be required to obtain confirmation from the Secretary of State for any selective licensing scheme which would cover more than 20% of their geographical area or would affect more than 20% of privately rented homes in the local authority area. Additional criteria for making a scheme are also now in force. A designation may be made to combat problems in an area experiencing poor property conditions, an influx of migration, a high level of deprivation or high levels of crime.

Together these new rules will enable local authorities to make effective licensing schemes to address specific problems arising in particular areas.

This (non-statutory) guidance explains the criteria for making a selective licensing scheme and discusses the type of evidence needed to support a designation. It sets out what a local authority would expect a scheme to deliver in terms of the economic and social conditions of the designated area and how during the period of the designation this will be evaluated. It also explains the processes that need to be complied with before a designation can be brought into force. This Guidance applies to both designations made under the General Approval 2015 and those which require confirmation by the Secretary of State.

Overview

1. Part 3 of the Housing Act 2004 (the Act) sets out the scheme for licensing private rented properties[1] 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. Where a selective licensing designation is made it applies to privately rented property in the area. Subject to certain exemptions specified in the Selective licensing of Houses (Specified Exemptions)(England) Order 2006[2], all properties in the private rented sector which are let or occupied under a licence, are required to be licensed by the local housing authority, unless the property is a House in Multiple Occupation and is required to be licensed under Part 2 of the Act[3]. With effect from 1 April 2015 a local housing authority will now need to apply to the Secretary of State for Communities and Local Government (Secretary of State) for confirmation of any scheme which would cover more than 20% of their geographical area or that would affect more than 20% of privately rented homes in the local authority area.

2. Under the new arrangements if a local housing authority makes a designation that covers 20% or less of its geographical area or privately rented properties, the scheme will not need to be submitted to the Secretary of State, provided the authority has consulted for at least 10 weeks on the proposed designation. However, if the local housing authority makes one or more designations that are in force partly concurrent to an existing scheme, and cumulatively all the designations cover more than 20% of the area or the private rented stock, those new designations will need to be submitted to the Secretary of State for approval. Likewise if the local housing authority makes two or more designations at the same time, each of which account for less than 20% of the area or private rented stock, but cumulatively account for more than 20% of either, all of the schemes will need to be submitted to the Secretary of State for confirmation.

3. In deciding the number of privately rented properties a scheme would apply to the local housing authority may want to consider data it holds on sector, including housing benefit and council tax records.

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[1] Private rented properties do not include accommodation where the tenancy is granted by a non-profit registered provider of social housing or a profit-making registered provider of social housing, within the meaning of Part 2 of the Housing and Regeneration Act 2008.

[2] SI 2006/370

[3] Housing Act 2004 Section 85 (1)(a).

Conditions applying to Selective licensing

4. A selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions. The area is one experiencing:

   - low housing demand (or is likely to become such an area)[4];
   - a significant and persistent problem caused by anti-social behavior[5];
   - poor property conditions[6];
   - high levels of migration[7];
   - high level of deprivation[8];
   - high levels of crime[9].

5. In considering whether to designate an area for selective licensing on the grounds above on property conditions, migration, 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[10]. Nationally the private rented sector currently makes up 19% of the total housing stock in England[11]. The actual number of privately rented properties in a given area may be more or less than this, and if it is more than 19%, the area can be considered as having a high proportion of privately rented properties. 19% is the figure as of March 2014. This figure will vary from time to time, so local authorities are strongly advised to consult the latest available English Housing Survey when considering whether an area has a high proportion of privately rented properties.

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. In other words it must identify whether the area is suffering problems that are caused by or attributable to any of the criteria for making the designation and what it expects the designation to achieve - for example, an improvement in property conditions in the designated area.

7. 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. For example, if the area is suffering from poor property conditions, is a programme of renewal a viable alternative to making the designation? In areas with Anti-Social Behaviour,

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[4] Housing Act 2004 Section 80(3)
[5] Housing Act 2004, Section 80(6)
[6] The Selective Licensing of Houses (Additional Conditions)(England) Order 2015 – Article 4
[7] The Selective Licensing of Houses (Additional Conditions)(England) Order 2015 – Article 5
[8] The Selective Licensing of Houses (Additional Conditions)(England) Order 2015 – Article 6
[9] The Selective Licensing of Houses (Additional Conditions)(England) Order 2015 – Article 7
[10] The Selective Licensing of Houses (Additional Conditions)(England) Order 2015 - Article 3 (1) (a)
[11] English Housing Survey 2013/2014

where landlords are not taking appropriate action, could an education programme or a voluntary accreditation scheme achieve the same objective as a selective licensing designation?

8. If the problems of anti-social behavior are only associated with a small number of properties a local housing authority should consider making a Special Interim Management Order, rather than a selective licensing designation covering properties with regard to anti-social behaviour (see Annex below).

9. Only where there is no practical and beneficial alternative to a designation should a scheme be made.

10. If the local housing authority decides there is no practical and beneficial alternative to the scheme, it must only make the designation if it is satisfied that the scheme will significantly assist it in achieving its objective or objectives, with other actions the local housing authority may be taking.

11. Any designation made must:

- ensure that the exercise of the power is consistent with their overall housing strategy[12]; and

- seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector as regards combining licensing with other action taken by them or others.[13]

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[12] Housing Act 2004, Sections 81(2)
[13] Housing Act 2004, Sections 81(3)

Making a scheme – identifying the factors affecting an area, assessing impacts of schemes and measuring their outcomes

Introduction:

12. Before proposing a designation and embarking on a consultation the local housing authority must identify the problems affecting the area to which the designation will apply and provide evidence to support the existence of the problems. It must also decide what other measures it, or other persons together with the local housing authority, will take together with the selective licensing scheme to eliminate or mitigate those problems and how they will work together.
    The local housing authority must also assess what outcomes will be delivered through the making of a scheme and taking the other measures[14].

Low Housing Demand

13. When deciding if an area is suffering from, or likely to become, an area of low housing demand, it is recommended that local housing authorities 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 (whether in terms of type of housing, local amenities, availability of transport).

    - The turnover of occupiers of residential premises (in both rented and owner occupied properties).

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

    - The general appearance of the locality and the number of boarded up shops and properties.

14. The scheme should state how it will help address the problems associated with low demand in the designated area, for example, through imposing conditions relating to the management of properties. It must identify how the scheme will work in combination with other specified measures that the local housing authority is taking to combat those problems.

15. The outcome of the scheme should be a reduction in or elimination of the blight of low demand which has led to improvements of the social and economic conditions of the sector, which are identifiable.

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[14] It should be noted that in making a selective licensing designation, the local housing authority must also take other measures to help address the problems. A scheme cannot be made unless those other measures are to be introduced (or continued in force).

Anti-Social Behaviour

16. In deciding whether an area suffers from anti-social behavior, it is recommended that local housing authorities consider whether private sector landlords in the designated area are not effectively managing their properties so as to combat incidences of anti-social behaviour caused by their tenants or people visiting their properties and in particular the area suffers from anti-social behaviour as a result of this failure or because that failure significantly contributes to that problem.

17. In considering whether the area is suffering from anti-social behaviour which a landlord should address regard must be had as to whether the behaviour is being conducted within the curtilage of the rented property or in its' immediate vicinity and includes acts of (but not limited to):

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

18. The scheme should state what measures will be taken to address the problems associated with anti-social behaviour, for example by including conditions in licences requiring landlords to take action to deal with such behaviour, to ensure that properties are not let to persons with a known record of anti-social behaviour and relating to the use of the property. It should also make clear how the measures taken in the scheme when combined with other specified measures will work together to combat the problems caused by anti-social behaviour.

19. The outcome of the scheme should be a reduction in, or elimination, of anti-social behaviour (caused by tenants in the private sector) in the designated area.

Poor property conditions

20. Local housing authorities can address poor property conditions through their powers in Part 1 of the Act, which are extensive. As mentioned below a local housing authority should not use its Part 3 powers (selective licensing) where it is appropriate to tackle small numbers of properties which are in disrepair directly and immediately under Part 1. There may, however, be circumstances in which a significant number of properties in the private rented sector are in poor condition and are adversely affecting the character of the area and/ or the health and safety of their occupants. In that case, as part of wider strategy to tackle housing conditions, the local housing authority may consider it appropriate to make a selective licensing scheme so that it can prioritise enforcement action under Part 1 of the Act, whilst ensuring through licence conditions under Part 3 that the properties are properly managed to prevent further deterioration.

21. It is recommended that local housing authorities consider the following factors to help determine whether there are poor property conditions in their area:

- The age and visual appearance of properties in the area and that a high proportion of those properties are in the private rented sector[15] ;

- Whether following a review of housing conditions under section 3(1) of the Act[16], the authority considers a significant number of properties in the private rented sector need to be inspected in order to determine whether any of those properties contain category 1 or 2 hazards. In this context "significant" means more than a small number, although it does not have to be a majority of the private rented stock in the sector. It would not be appropriate to make a scheme if only a few individual properties needed attention.

22. The scheme should state what action the authority intends to take under Part 1 of the Act if it identifies there are serious deficiencies with properties, including the timescale for taking the appropriate action and its enforcement plan for non-compliance with improvement notices or prohibition orders it serves.

23. The outcome of the designation would be a general improvement of property conditions in the designated area within the lifetime of the designation.

High levels of migration

24. Migration refers to the movement of people from one area to another. It includes migration within a country and is not restricted to migration from overseas. A selective licensing designation can be made, as part of wider strategy, to preserve or improve the economic conditions of the area to which migrants have moved and ensure people (including migrants) occupying private rented

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[15] The proportion of properties is a statutory requirement- see The Selective Licensing of Houses (Additional Conditions)(England) Order 2015- Article 3 (1) (a)

[16] It is a prerequisite to making a scheme that such a review has been carried out. The Selective Licensing of Houses (Additional Conditions)(England) Order 2015 – Article 4 (a)

properties do not live in poorly managed housing or unacceptable conditions.

25. In considering whether an area is experiencing, or has experienced, high levels of migration: the local housing authority will want to consider whether the area has experienced a relatively large increase in the size of the population over a relatively short period of time. 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 population increase of around 15% or more over a 12 month period would be indicative that the area has or is experiencing a high level of migration into it.

26. The designated area must contain a high proportion of privately rented properties with a significant number of migrants to the area occupying them. In assessing whether the area is experiencing or has experienced significant migration the local housing authority will want to have regard to such information it holds on households in the area; any significant increase in the call for, or in the provision of, local authority services in the area; any increase in local authority or police intervention in the area and any changes to the socio-economic character of the area.

27. The scheme should state what actions the local housing authority intends to take to ensure the preservation or improvements to the social or economic conditions of the area. It should also state what it would put in place through licensing, to ensure proper standards of management of privately rented properties in the area are maintained, and to prevent properties becoming overcrowded.

28. The outcome of the designation should be to preserve or improve the economic or social conditions of the area during the lifetime of the designation and ensure that a proper standard of management of privately rented property is maintained and that properties do not become overcrowded.

High levels of deprivation

29. A local housing authority may make a designation if the area is experiencing a high level of deprivation. It must, however, be clear that by making the scheme it will, together with other measures as party of a wider strategy, improve housing conditions in the private rented sector in that area.

30. In deciding whether to make a designation because the local authority considers the area suffers from a high level of deprivation we recommend that the local housing authority considers the following factors when compared 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.

31. Although it is a matter for the local housing authority to determine, whether having regard to the above factors, the area is one that is suffering from a high level of deprivation, the local housing authority may only make a designation if a high proportion of housing in the area is in the private rented sector.

32. The scheme should state what actions the local housing authority intends to take to combat housing problems associated with the deprivation; including, for example, through licence conditions to ensure properties are managed properly, and can contribute to an improvement in the well-being of the occupants and wider community.

33. The outcome of the designation should be (together with other measures) a reduction of the problems with housing in the private rented sector contributing to the high level of deprivation.

High levels of crime

34. In considering whether an area suffers from a high level of crime the local housing authority may wish to have regard to whether the area has displayed a noticeable increase in crime over a relatively short period, such as in the previous 12 months; whether the crime rate in the area is significantly higher than in other parts of the local authority area or that the crime rate is higher than the national average. In particular the local housing authority may want to consider whether the impact of crime in the area affects the local community and the extent to which a selective licensing scheme can address the problems.

35. The licensing scheme must be part of a wider strategy to address crime in the designated area and can only be made if a high proportion of properties in that area are in the private rented sector. In particular the local housing authority should consider:

    - whether the criminal activities impact on some people living in privately rented accommodation as well as others living in the areas and businesses therein;
    - the nature of the criminal activity, e.g. theft, burglary, arson, criminal damage, graffiti;
    - whether some of the criminal activity is the responsibility of some people living in privately rented accommodation.

36. The scheme should show what measures the local housing authority will be able to take through licensing (and such other measures as are being taken), to reduce criminal activity in the area, such as by imposing conditions in licences to ensure properties are safe from intruders.

37. The outcome of the designation (together with the other measures) should lead to a reduction in crime in the area.

Selective licensing as part of the overall housing strategy

38. Selective licensing is not a tool that can be used in isolation. The local housing authority will have to show how such a designation will be part of the overall strategic borough wide approach[17], and how it fits with existing policies on:

- Homelessness
- Empty Homes
- Regeneration
- Anti-social behaviour associated with privately renting tenants

39. Local housing authorities must also ensure that selective licensing complements other measures. It should only be used where existing measures alone are not sufficient to tackle the underlying housing problems of a specific area. 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 are already fully compliant with their obligations. These additional costs can reduce further investment and are frequently passed on to tenants through higher rents.

40. The selective licensing scheme must be consistent with the overall housing strategy and co-ordinated with procedures for homelessness, empty properties, anti-social behaviour in the private rented sector, and housing market renewal activity.

41. Local housing authorities will also have to demonstrate the role of other partners (if any), such as the Police or Social Services, in ensuring the designation reaches its goal.

42. The local housing authority must show:

- it has considered whether there are any other courses of action available to them that might provide an effective method of achieving the objectives that the designation is intended to achieve, and;
- how the making of the designation will significantly assist the local housing authority in achieving its' objectives (whether or not in conjunction with those other measures).

43. It is important for local housing authorities to demonstrate how licensing will work in conjunction with existing initiatives (such as landlord accreditation) and partnerships. Licensing in itself is not a stand-alone tool, and local housing authorities should take account of this. For example, landlords will need adequate

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[17] Housing Act 2004, Section 81

support to help them deal with problem tenants. Local housing authorities should ensure that their schemes are adequately resourced and include services such as active outreach support programmes to engage with landlords and tenants who need their assistance.

44. It is also important for local housing authorities to consider some of the possible effects of making a designation, and to include any risk assessment they may have carried out. For example, has there been an assessment of the likelihood of possible displacement of unprofessional landlords to other areas within the local authority's jurisdiction, or to neighbouring local authorities.

Consultation requirements

45. Section 80 (9) of the Act states that when considering designating an area 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.

46. Local housing authorities will be required to conduct a full consultation. This should include consultation of local residents, including tenants, landlords and where appropriate their managing agents and other members of the community who live or operate businesses or provide services within the proposed designation. It should also include local residents and those who operate businesses or provide services in the surrounding area outside of the proposed designation that will be affected. Local housing authorities should ensure that the consultation is widely publicised using various channels of communication.

47. If the designation does not require the confirmation of the Secretary of State because of its extent the local housing authority must consult on the proposed scheme for at least 10 weeks. We recommend that if the scheme requires confirmation the local housing authority should aim to consult for at least 10 weeks unless there are special reasons for not doing so.

48. The consultation should be informative, clear and to the point, so the proposal is readily understood. It should inform local residents, landlords, letting agents and businesses about the proposed designation, giving the reasons for proposing it, why alternative remedies are insufficient, demonstrating how it will tackle specific problems together with other specified measures, and describing the proposed outcome of the designation. It should also set out the proposed fee structure and level of fees the authority is minded to charge (if any). Consultees should be invited to give their views, and these should all be considered and responded to.

49. Once the consultation has been completed the results should then be published and made available to the local community. This should be in the form of a summary of the responses received and should demonstrate how these have either been acted on or not, giving reasons.

Application to the Secretary of State for Confirmation

50. Applications for confirmation of Selective licensing designations should be submitted to the Department for Communities and Local Government and should use the following structure.

- Introduction. This should cover the strategic significance of the proposed area and provide a detailed description of the proposed area (including the number and types of properties affected, and a map of the area).

- An explanation of whether the designation is for more than 20% of the local authority's geographical area; or affects more than 20% of privately rented homes in the area and how this was calculated or where the scheme is for less than 20% of the area or homes, how it together with other schemes affects more than 20% cumulatively.

- Where the designation would cover over 20% of the area or 20% of properties the application should set out what the rationale for adopting a large scale scheme is.

- Current position with regards to tackling:

    - low housing demand;
    - anti-social behaviour;
    - poor property conditions;
    - an influx of migration;
    - a high level of deprivation;
    - high levels of crime;

  demonstrating how the area would benefit from the combination of existing policies and selective licensing.

- Conclusion, addressing the relevant issues that were raised in the stakeholder consultation and details as to what the long term impact of the scheme will be on the proposed area.

51. In addition the local housing authority must include with the application:

- A copy of the consultation document and the published summary of the responses;

- Details of the fees that will be charged;

- A copy of the Designation and minutes of the Council meeting resolving to make the designation;

- A copy of the local housing authority's strategy to ensure compliance with the scheme and enforcement against those who do not comply. It must also supply the level of compliance with other licensing schemes it operates, including mandatory House of Multiple Occupation licensing.

52. Applications should be e-mailed to: selectivelicensing@communities.gsi.gov.uk

    Hard copies should be sent to:

    The Department for Communities and Local Government

    Private Sector Property

    Fry Building

    2 Marsham Street

    London SW1P 4DF

Department's role in the confirmation process

53. The Secretary of State's role in confirmation will be exercised by officials in the Private Sector Property Division and the final decision whether to confirm or refuse to confirm the designation will be made by a senior official of the division.

54. The decision will be in writing and where appropriate, will give reasons where the Secretary of State declines to give consent. There is no appeal against the Secretary of State's decision, although it can be subject to judicial review.

55. We aim to make a decision in relation to an application within 8 weeks from receipt, but processing applications may take longer if we have not been given all the information required, or we require further information or research, or if the case is complex.

56. We may request further information relating to the application and supporting documentation, including clarification of matters which are unclear and we may seek further evidence of certain matters. If we do not have sufficient information to make a decision we will let you know.

57. The role of the Secretary of State is not about second-guessing the local housing authority's reasons for making the decision. As this guidance makes clear local housing authorities will know their local housing market conditions better than the Department. The approval system is concerned with ensuring that the local housing authority has carried out the requirements imposed on it through the legislation before making the designation and can sufficiently demonstrate,

where a scheme will impact on a large geographical area or number of privately rented properties, that there is robust evidence to support the reasons for making the designation.

58. There is no presumption towards refusal or acceptance. All applications will be considered impartially on a case by case basis balancing the views and interest of all parties and we will consider representations in support of the application from Government Departments and agencies, such as the Home Office.

59. However, the Secretary of State will take into account in deciding whether to confirm a scheme, the robustness of the proposed measures to ensure compliance[18]. In particular, the Secretary of State will expect to be assured there are systems in place to monitor compliance, and enforcement measures are in place where there is non-compliance. He will also take account when considering confirmation of a new scheme whether there has been sufficient compliance with other licensing schemes operating in the local housing authority area.

60. It is important that licensing schemes that exist are robustly enforced and if a local housing authority is unable to show compliance this will cast doubt on its ability to ensure compliance with the application scheme.

[18] A local housing authority that has designated an area subject to selective licensing is under a general duty to ensure the scheme is complied with: Housing Act 2004, section 79 (5)(a)

Duration and Notification of a Selective licensing Scheme

61. Where a designation does not require confirmation, it cannot come into force until three months after it is made. Where it requires confirmation, it cannot come into force until three months after it has been confirmed by the Secretary of State[19].

62. A designation may be made for up to 5 years[20].

63. Section 83 of the Act requires local housing authorities to publish a notice of the designation once it has been confirmed. 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.

64. Further information on the publication requirements relating to additional and selective licensing designations can be found in Statutory Instrument No. 373 "The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006" which can be found on the Office of Public Sector Information website www.opsi.gov.uk.

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[19] Housing Act 2004, section 82 (3) and (7)
[20] Housing Act 2004, section 84 (2)

Local Authority Review of a Selective licensing Scheme

65. Sections 84 of the Act require 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.

66. Selective licensing is not intended to be an end in itself. It is a means to an end. It is about improving management standards in the private sector in areas where those standards are sorely needed to be improved, for the benefit of occupiers and the wider community. Therefore after making a designation local housing authorities must continue to monitor designations to show that they are achieving the desired effect. For example, if a selective licensing designation is deemed to have worked, and the problems of low demand and/or anti-social behaviour have been resolved in an area, the local housing authority may consider that the designation is no longer needed and should be revised or revoked. Alternatively, if a designation is failing to tackle the issues it is meant to address, the local housing authority may consider that the designation should be revised or revoked and alternative measures considered addressing the issues. The Government recognises that licensing may have to be a long term strategy and that it will not provide instant solutions. It also appreciates that, if in the initial phase there has been little improvement in an area, this does not necessarily mean that a designation is a failure.

Renewal of a Selective licensing Scheme which requires confirmation

67. When considering whether a local housing authority should renew a selective licensing scheme which requires confirmation by the Secretary of State, consideration will be given as to whether the existing schemes have met or not met their objectives, and whether they were properly made The Secretary of State will only confirm a renewal if he is satisfied there is a continuing need for a scheme in the area and the consultation and other processes have been gone through.

68. Any existing scheme that covers more than 20% of the geographical area of the authority or 20% of private rented homes in the area will require confirmation on any proposed renewal as will any scheme which covers less than 20% but cumulatively with other schemes would include more than 20% of the area of stock.

HMO Licensing

Current HMO licenses by postcode

https://www.birmingham.gov.uk/downloads/file/4918/register_of_approved_licences_2_november_2016

Postcode	Area	Number
B29	Selly Oak, Bournbrook, Selly Park, Weoley Castle	1083
B16	Edgbaston, Ladywood	158
B23	Erdington, Stockland Green, Short Heath, Perry Common	85
B17	Harborne	80
B24	Erdington, Wylde Green, Tyburn	70
B20	Handsworth Wood, Handsworth, Birchfield	65
B13	Moseley, Billesley	48
B27	Acocks Green	44
B30	Bournville, Cotteridge, Stirchley	35
B19	Lozells, Newtown, Birchfield	33
B21	Handsworth	27
B12	Balsall Heath, Sparkbrook, Highgate	23
B11	Sparkhill, Sparkbrook, Tyseley	23
B5	Digbeth, Highgate, Lee Bank	23
B14	Kings Heath, Yardley Wood, Druids Heath, Highter's Heath, Warstock	12
B33	Kitts Green, Stechford	11
Other	Post codes – under 10 HMOs	65
		Total: 1885

Housing and Homes O&S Committee: Work Programme 2016/17

Chair: Cllr Victoria Quinn

Committee Members: Cllrs Gurdial Singh Atwal, Andy Cartwright, Matthew Gregson, Roger Harmer, Des Hughes, Mahmood Hussain, Mary Locke, Gary Sambrook, Sybil Spence, Ron Storer, Margaret Waddington

Officer Support: Scrutiny Team: Benita Wishart (464 6871) and Jayne Power (303 4810)

Committee Manager: Marie Reynolds (464 4104)

1 Meeting Schedule

Date	Item	Officer Contact / Attendees
28 June 2016 Committee Room 6	Informal Meeting: Work Programme Discussion	Benita Wishart/Jayne Power, Scrutiny Office
19 July 2016 Committee Room 2	Cabinet Member for Housing and Homes • To set out key priorities	Marcia Wynter, Cabinet Support Officer
	New Housing Allocations Scheme	Mike Walsh, Head of Service – Intelligence, Strategy and Prioritisation, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options
	Private Rented Sector	Pete Hobbs, Service Integration Head, Private Rented Sector
6 September 2016 Committee Room 2	EMT Housing Priorities	Jacqui Kennedy, Acting Strategic Director, Place
	Draft Domestic Abuse Prevention Strategy – to include tracking of the "Working with Communities to Prevent Relationship Violence" review	Pat Merrick, AD, Operations Commission, Commissioning Centre of Excellence and Max Vaughan, Lead - Behaviour Service Integration Manager, Commissioning Centre of Excellence

Date	Item	Officer Contact / Attendees
	Homelessness System Review	John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options
11 October 2016 Committee Room 2	Cabinet Member for Transparency, Openness and Equality • To set out key priorities relating to Housing and Homes remit	Marcia Wynter, Cabinet Support Officer
	Cabinet Member for Housing and Homes. Discussion to include an update on the Housing Strategy, Homeless (including short term actions) and the implementation of the new Housing Allocations Policy	Marcia Wynter, Cabinet Support Officer Jim Crawshaw, Head of Housing Options John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence Rob James, Service Director, Housing Transformation Mike Walsh, Head of Service – Intelligence, Strategy and Prioritisation, Commissioning Centre of Excellence
8 November 2016 Committee Room 2	Evidence gathering for 'Tackling Rough Sleeping'	Benita Wishart/Jayne Power, Scrutiny Office
	Homeless System Change Programme	John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options

12 December 2016 Committee Room 2	Proposed Budget 2017/18 Private Rented Sector	TBC Pete Hobbs, Service Integration Head, Private Rented Sector
17 January 2017 Committee Room 2	Proposed Budget 2017/18 (Part 2)	*TBC*
	Private Rented Sector (Part 2)	Pete Hobbs, Service Integration Head, Private Rented Sector *Mike Walsh/Gaynor Darby*
	Homeless System Change Programme	John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options
14 February 2017 Committee Room 6	*Cabinet Member for Housing and Homes TBC*	*Marcia Wynter, Cabinet Support Officer*
	Private Rented Sector – Selective Licensing	Pete Hobbs, Service Integration Head, Private Rented Sector
	Homelessness Strategy Review	John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence
7 March 2017 Committee Room 2	Cabinet Member for Housing and Homes • To provide an update on key priorities	Marcia Wynter, Cabinet Support Officer
	Report on the Community Safety Partnership – annual report (a statutory responsibility). To include: off road bikes	Geoffrey Taylor, BCSP Officer (Strategy)
	Tracking Report: Working with Communities to Prevent Relationship Violence	Paula Harding, Senior Service Manager and/or Pat Merrick, AD, Operations Commission and Kalvinder Kohli, Service Lead, Commissioning Centre of Excellence

11 April 2017 Committee Room 2	Cabinet Member for Transparency, Openness and Equality • To provide an update on key priorities	Marcia Wynter, Cabinet Support Officer
	Housing Repairs Contract	Martin Tolley, Head of Capital Investment

2 Further work areas of interest

2.1 The following work programme items could be scheduled if members wish to investigate further (to be discussed).

3 Other Meetings

Call in Meetings

Petitions

None scheduled

Councillor Call for Action requests

None scheduled

It is suggested that the Committee approves Tuesday at 2.00pm as a suitable day and time each week for any additional meetings required to consider 'requests for call in' which may be lodged in respect of Executive decisions.

4 Forward Plan for Cabinet Decisions

The following decisions, extracted from the Cabinet Office Forward Plan of Decisions, are likely to be relevant to the Housing and Homes O&S Committee's remit.

Reference	Title	Portfolio	Proposed Date of Decision
002901/2017	Housing Investment Programme 2017 to 2020	Housing and Homes	14 Feb 17
002984/2017	Housing Rent, Service Charges and other Charges 2017-18	Housing and Homes	14 Feb 17

Reference	Title	Portfolio	Proposed Date of Decision
002861/2017	Housing Clearance Programme	Leader	14 Feb 17
002732/2016	Migration – Birmingham's City of Sanctuary Offer	Transparency, Openness and Equality	17 Feb 17
001895/2016	Yardley Brook Full Business Case (FBC) for Remediation and Development	Housing and Homes	21 Mar 17
001961/2016	Land Appropriations to support Housing Growth	Housing and Homes	21 Mar 17
003153/2017	Joint Venture Partnering to accelerate Housing Growth	Housing and Homes	21 Mar 17
001429/2016	Disposal of Surplus Properties	Leader	21 Mar 17
002517/2016	Disposal of Land at Dawberry Fields, Kings Heath, Birmingham and the provision of new BMHT dwellings	Leader	18 Apr 17