

## **Meeting to discuss approved Council Motion relating to Selective Licensing**

**Wednesday 27<sup>th</sup> April – 5.30pm, Exec Room 1 (Guildhall 3<sup>rd</sup> Floor)**

### **Notes**

#### **Attendees:**

Councillor Bunney (Market Rasen), Councillor Howitt Cowan (Hemswell), Councillor Regis (Wold View), Councillor Young (Gainsborough South West)

Ian Knowles (Chief Executive), Nova Roberts (AD Change Management and Regulatory Services), Andy Gray (Housing and Environmental Enforcement Manager)

**The meeting sought to address concerns raised by the four Councillors who put forward the motion approved by Council on the 7<sup>th</sup> of March 2022. This motion is included in full within the report due at Prosperous Communities Committee on the 3<sup>rd</sup> of May 2022.**

**The main points made by the four Councillors during this meeting are as follows:**

#### **1) Overall Selective Licensing Proposals**

- Consensus that a radical re think of the overall proposals are needed.
- Belief that the Council has existing tools to address the issues without the need for the approach proposed.
- Suggestion that we need to go back to basics in regards to our approach in dealing with the PRS and the whole rental sector
- Concerns that this legislation wasn't appropriate to use in West Lindsey and the mix of rural and urban
- Concerns that the scheme wasn't "fair" for good landlords
- Belief that the previous scheme has not delivered good outcomes for the community.
- Not all completely against selective licensing, but believe radical re-think of how it is delivered, in particular limiting the size of the designation, is needed
- Would like to look at what alternatives could be used.

#### **2) Proposed Designation Areas**

- Belief that a Ward based approach creates unfairness and is too broad a geographic area
- Request to look at whether a Lower Super Output Area (LSOA) data approach would improve the targeting of the scheme.

- Request to look at whether more specific smaller areas could be included based on evidence.
- View that the issues seeking to be addressed relate to the more built up urban areas.

### **3) The Licence Fee**

- Fee set at a level that is too high.
- Fee should not be applicable to all landlords.
- Concern that fees for both the licence and property improvements would be passed on to tenants
- Concern that “incidental” landlords will be subjected to the scheme (i.e. those owning a property for a short period or a small number of properties)

### **4) Consultation**

- Concern that the consultation was not asking the right questions and therefore will not provide the right answers.
- View that a number of face to face consultations with key stakeholders of tenants and landlords should form a part of any future pre-consultation engagement and subsequent consultation process.

### **5) Evidence**

- Concern that the evidence does not reflect the actual situation in regards to property conditions.

### **6) Outcomes of the Scheme**

- Concern that the outcomes that the scheme seeks to deliver were not appropriate for the areas or reflective of the views of the stakeholders in the areas in which the scheme would be delivered.
- Believe a broader partnership approach is required as there is a belief that the scheme needed to do more to address broader community issues and concerns such as crime, ASB and community development.
- A belief that a more holistic approach is needed where Selective Licencing is one of a package of actions being taken in areas where improvements in asb/crime are also being sought.

### **7) Member Engagement**

- Suggested that the four Councillors are part of a working group to enable the concerns to be explored actively, options to be considered, support the direction and to consider a timeline for moving forward.
- Suggestion that more in depth, workshop style engagement is needed to enable a greater understanding of the housing sector, any data provided and the challenges the District is facing.
- Suggested that Councillors have greater clarity on the objectives that are trying to be achieved to assess what is possible.

## **8) Options for Moving Forward**

- Concern that proposals will be brought back too quickly and that the same situation will occur again.
- Fundamental review of all tools available to us to be explored.
- Continued participation offered with member working group to actively support the direction moving forward
- Suggested that options should include impact assessments of the scheme for core groups such as landlords and tenants.