

Property Licensing – Private Sector Housing

Housing and Regeneration Scrutiny
Panel

2nd October 2017

Background – Additional and Selective Licensing



- Borough wide Additional (HMO) and a phased approach to Selective Licensing (single family dwellings)
- Legislative criteria must be satisfied and a robust evidence base produced.
- Changes to the legislation in April 2015 (*Government unhappy with the roll out of borough wide selective licensing schemes*)
 - Conditions for applying extended
 - Area must have a high proportion of private sector dwellings
 - Any selective licensing scheme covering over 20% (of total private sector dwellings or geographical area) needs Secretary of State approval. No such requirement for Additional.

Starting point – both schemes

- Data sets to build the evidence base brought together, including: Census information; crime and ASB records; complaints made to the Housing Improvement Team and data held about property conditions – 3 years.

Ward level analysis

- All data sets cleansed and duplicates removed. (*town centre related ASB/crime removed*)
- Data from the 2011 Census used - 32,000 private sector (*uplifted with growth projections*)

The Findings

- The index scores for each indicator have been equally weighted and averaged to give a mean score for the ward, this has been used to determine the overall ranking.
- An index score of 100 indicates that the ward has an average rate when compared to the borough average. An index score above 100 demonstrates a higher than average rate, with an index score below 100 indicating a lower rate (*e.g. an index score of 200 would show that the ward has a rate twice as high as the borough average*).
- Also listed in the table for each ward are: the estimated ratio of PRS for each ward, percentage of Haringey area (*Hectares*), PRS count (2011 census) and the borough % of census PRS count.
- Top scoring wards: Northumberland Park, Tottenham Green, Noel Park and Bruce Grove

Summary Index Table (Red text indicates above London/National average, where available)



Ward	IMD Rank	NINO	Crime	LFB Incidents	Police CAD ASB	Cat 1&2 Index	Complaint HIT	Enviro Crime	Noise Index	Pest Index	% Ratio of PRS	Mean Index	% of Haringey Area (Hectares)	PRS count (2011 Census)	Borough % of Census PRS count
Northumberland Park	175	137	149	193	157	314	183	83	100	229	24%	172	6.4%	1,435	4%
Tottenham Green	145	153	177	139	171	358	127	138	129	129	28%	167	4.6%	1,779	6%
Noel Park	127	162	222	95	175	136	110	174	141	82	27%	142	4.2%	1,620	5%
Bruce Grove	134	144	100	107	103	178	170	116	90	82	30%	122	3.1%	1,758	5%
St Ann's	108	183	90	99	91	206	116	119	84	93	33%	119	3.7%	1,938	6%
Haringay	97	167	103	92	120	95	105	123	124	44	42%	107	5.3%	2,493	8%
Woodside	102	143	97	76	80	118	115	145	98	83	34%	106	5.0%	2,021	6%
White Hart Lane	153	83	100	74	98	136	93	87	96	129	17%	105	5.7%	888	3%
West Green	121	122	107	103	119	0	90	102	72	211	26%	105	4.7%	1,441	4%
Tottenham Hale	138	136	120	88	108	0	97	78	107	128	24%	100	6.5%	1,416	4%
Seven Sisters	109	124	92	122	102	49	94	84	102	118	31%	99	4.4%	1,838	6%
Bounds Green	96	96	85	92	100	0	75	106	85	75	30%	81	4.7%	1,895	6%
Hornsey	91	27	77	145	90	0	68	89	139	64	26%	79	3.6%	1,585	5%
Stroud Green	70	55	63	98	74	85	32	86	84	114	30%	76	3.7%	1,661	5%
Crouch End	47	39	70	87	72	0	91	88	103	38	35%	63	4.9%	2,169	7%
Highgate	51	45	62	83	42	31	87	71	101	56	35%	63	8.4%	1,966	6%
Muswell Hill	45	29	71	81	82	0	26	74	105	67	28%	58	5.6%	1,372	4%
Fortis Green	47	41	60	75	69	81	26	66	58	39	31%	56	6.7%	1,703	5%
Alexandra	44	16	56	50	47	0	141	35	72	64	22%	53	8.8%	1,117	3%

Additional Licensing – Borough wide

- Using various data sets - Officers estimate an increase in the private sector stock (overall) to 35,500 – HMOs could be as high as 50% of the total.
- Location of HMO's plotted on a map – borough wide coverage.
- Previous studies and the government recognise that many HMOs:
 - Operate under the radar, unregulated;
 - Increase the risk of fire – intensive use of electrical and cooking appliances.
 - Are owned by absent or rogue landlords.
 - Are unsafe – lack planning permission and building control.
 - Have appalling housing conditions.
 - Often occupied by the most vulnerable tenants.
- Findings from our local schemes support the above.
- A borough wide scheme would go some way to improving the lives of the residents and increase our powers to act.

HMOs – Borough wide

HMO profile: All types



Selective licensing scheme.

- Key to selective licensing scheme – a robust evidence base.
- Feedback from DCLG
 - Selective licensing should address problems in individual streets/areas.
 - Ward based schemes offer a blanket approach – unlikely that problems relating to private sector dwellings exist across the ward.
 - Clarity needed in terms of problems you are trying to address and desired outcomes.

Selective licensing scheme

- Work ongoing to analyse data at a lower level.
- Desired outcomes : Improved housing conditions and ASB, crime and Environmental crime associated with private sector dwellings.
- Focus on areas with equal to or higher than the London Average for private sector dwellings – 26% (significantly higher than the national average of 19%) and higher concentration of problems.
- To date, evidence suggest that any selective licensing scheme will include small pockets in the majority of wards.
- Report presented to Cabinet 17th October 2017.

Public Consultation

- Run for 10 weeks (November to February - 12 weeks)
- Go beyond borough boundaries.
- Why we are proposing a licensing scheme and why alternative remedies are insufficient.
- Demonstrate how it will tackle specific problems and how we are dovetailing with other measures.
- Describe the outcomes we are hoping to achieve.
- Fee structure
- Draft conditions
- Challenge: Likely to attract a higher negative response from landlords.

Conclusion

- HMOs are more problematic and require blanket regulation.
- Additional licensing scheme could cover up to 50% of the borough's private sector stock.
- Evidence suggest that a selective licensing scheme is needed in some areas.
- Recommend – Borough wide additional and 20% selective licensing scheme.