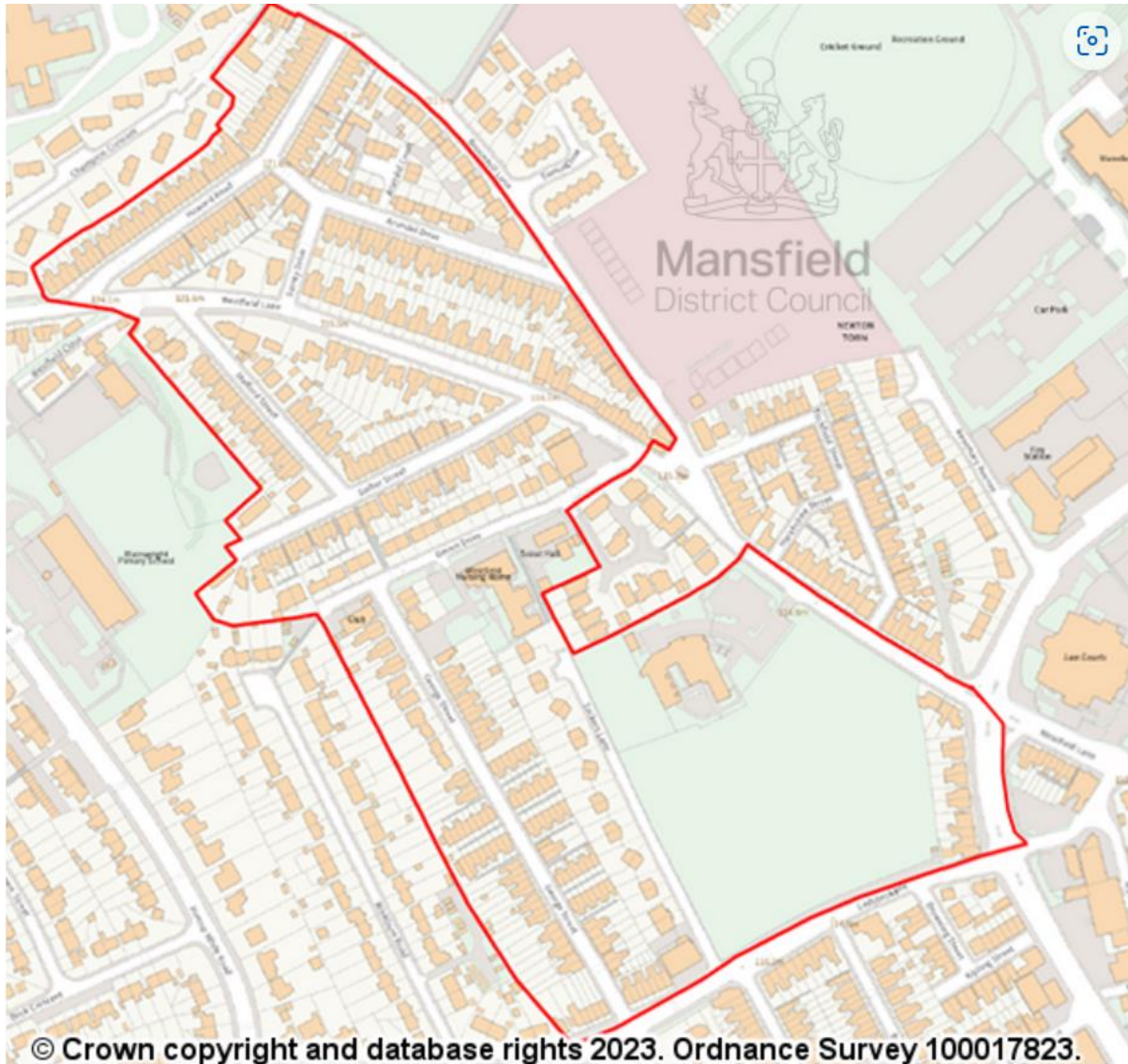


Appendix 2

Proposed Area for Selective Licensing

Area 2 (Streets within West Bank and Bancroft wards)

Street Map of Proposed Area



Street List

Area 2	Howard Road
	Arundel Drive
	Broomhill Lane
	Surrey Drive
	Westfield Lane even no.s 70 - 132 and odd 97 - 125
	Sadler Street
Approx number of properties affected 175	

	Stafford Street
	Devon Drive
	George Street
	Tucker Lane
	Rosemary Street no.'s 89 -107

Tenure Data

The table below for Area 1 shows that its private rented sector is above the national average of 19%, qualifying the area for selective licensing

Table 1 - % of Privately Rented Properties

Selected Area Private Rented Percentage	33%
Mansfield wide Private Rented Percentage	18.9%
National Average	19.0%

Approximately 531 properties in total
 175 privately rented properties
 33% privately rented properties in the area

Long term empty homes 15
 Occupied homes 516

Selective licensing Criteria for Area 2

Selective licensing designation's may be made if the area to which it relates satisfies one or more of the following conditions:

- High level of deprivation
- A significant and persistent problem caused by anti-social behaviour.
- Poor property conditions

Deprivation

Index of Multiple Deprivation

The Index of Multiple Deprivation (IMD) 2019 ranks each small area (Lower Super Output Areas) in England from 1 (most deprived) to 32,844 (least deprived), considering seven distinct domains of deprivation. These domains collectively contribute to the overall deprivation score. England's 32,844 neighbourhoods are further divided into 10 equal groups, or deciles, ranging from the most deprived 10% to the least deprived 10%.

Area 2 covers two LSOA 008A and 008B, the table below shows the rankings and deciles for both LSOA's.

Table 2 below shows the IMD for Area 2

Area 2	008A		008B	
	National Ranking in 2019	Decile (2019)	National Ranking in 2019	Decile (2019)
Income Deprivation	4961	2	13117	4
Employment Deprivation	3870	2	12250	4
Education Skills and Training	2615	1	4552	2
Health Deprivation and Disability	3277	1	7339	3
Crime	7326	3	9811	3
Barriers to Housing Services	27590	9	20776	7
Living Environment Deprivation	15196	5	23696	8
Index of multiple deprivation	4469	2	11228	4

Area 2 meets the selective licensing criteria due to its high levels of deprivation as indicated by the Index of Multiple Deprivation (IMD) 2019. The area is divided into two LSOAs, both of which demonstrate significant deprivation across several domains. LSOA 008A is particularly deprived, ranking in the 1st and 2nd deciles for education, health, income, and employment, indicating severe issues in these areas. LSOA 008B, while slightly less deprived, still falls within the 3rd and 4th deciles for most domains.

Anti- Social Behaviour & Enviro Crime

When an area is identified as suffering from high levels of anti-social behaviour (ASB), it is crucial for the council to consider effective measures to mitigate these issues. Examples of such measures may include:

- Imposing conditions in rental licenses requiring landlords to take proactive actions against tenants involved in ASB.
- Ensuring that properties are not let to individuals with a known history of ASB.
- Implementing other specific conditions related to the use and management of properties to reduce ASB and enviro crime.

Enviro Crime

Data from the Councils complaint management system used by the Environmental Health team to record incidences of complaints has been analysed over the previous six financial years. The numbers of complaints received and the percentage that are directly associated with privately rented properties has been displayed in the table below.

Table 4

Area 2	Environmental Health Service Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	12	18	14	20	15	10
% of requests linked to PRS	75	44	71	70	67	60

The number of complaints range from 10 to 20 annually. A substantial percentage of these complaints, between 44% and 75% each year, are linked to private rented properties. This trend indicates ongoing issues within the private rental sector, underscoring the potential effectiveness of targeted interventions like selective licensing to address these problems.

Reports of anti-social behaviour (ASB) and environmental crime often increase in areas designated for selective licensing. This trend can be attributed to heightened awareness among residents and landlords regarding their rights and the conditions of their licenses.

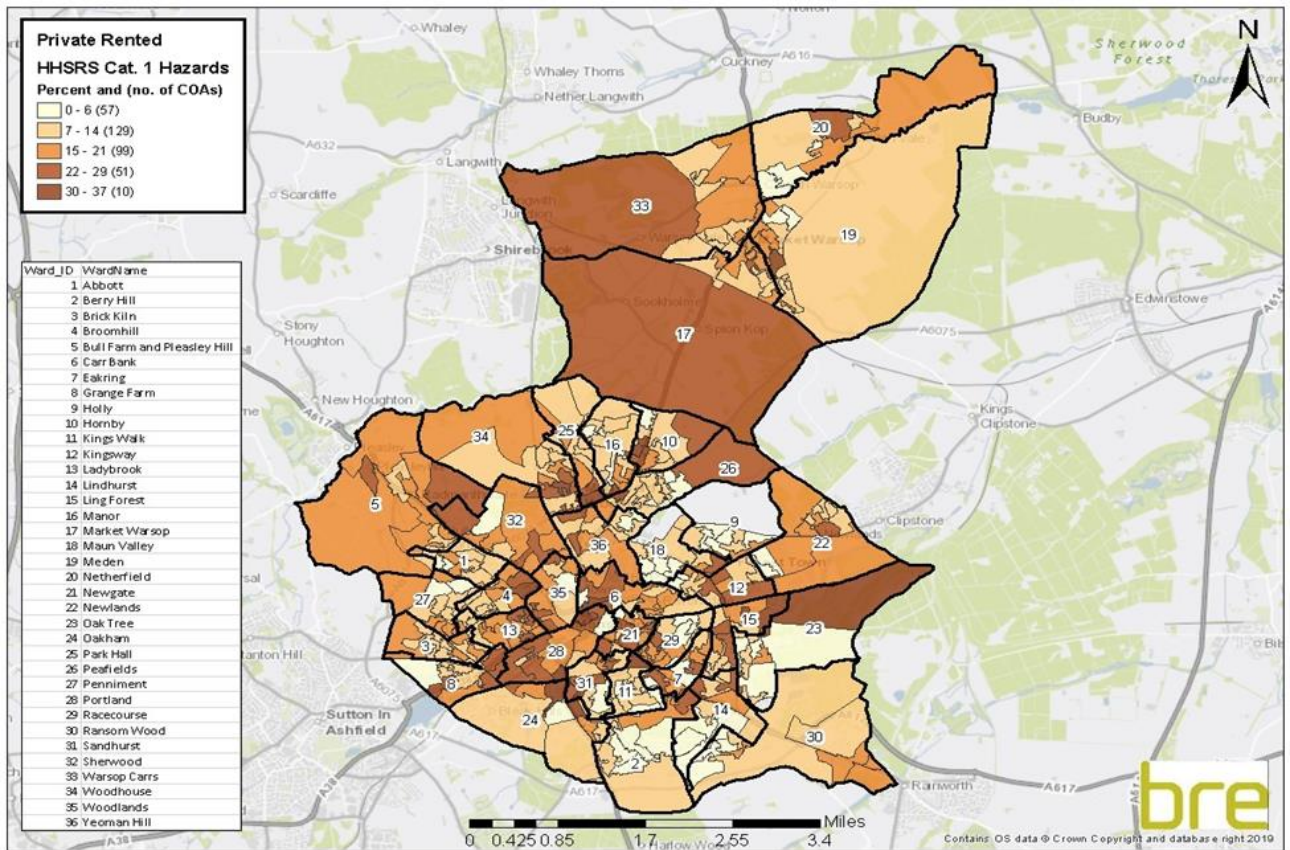
Moreover, the implementation of selective licensing fosters improved communication with council services, encouraging residents to report incidents more frequently. Consequently, this increased engagement, and vigilance could see a rise in documented ASB and environmental crime incidents, reflecting a more proactive approach to addressing these issues in the community and would be monitored throughout the 5-year designation period.

Poor Property Conditions

Stock Condition Survey 2020

Map 1 shows the distribution of HHSRS category 1 hazards throughout the district broken down into Ward and Census Output Areas. The data behind this map shows that the Westbank Ward is within the Wards with the highest levels overall with up to 29% of the properties within the area having at least one Category 1 hazard present.

Map 1 – Distribution of HHSRS Hazards throughout the district



The table below shows how many service requests from residents to report poor property conditions.

Table 5

Area 2	PRS - Property Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	20	44	6	11	11	6

Service requests from residents in Area 2 to report poor property conditions have varied significantly over the past six years, peaking at 44 in 2019/20 and dropping to 6 in both 2020/21 and 2023/24. This fluctuation indicates inconsistent property conditions and highlights the need for targeted interventions to ensure improved and stable housing standards.

Service requests are currently low despite poor property conditions highlighted in the stock condition survey, likely due to residents' fears of Section 21 notices, lack of awareness of their rights, or not knowing how to report issues. This data will serve as a baseline to monitor changes, with an expected increase in service requests, particularly at the start of the selective licensing designation if approved. The discrepancy between low service requests and the poor property conditions identified suggests that some residents may be living in substandard accommodation. Selective licensing will allow us to address these concerns by identifying specific issues, educating residents, and enabling property inspections under licensing conditions.

Previous Disrepair Enforcement Initiatives

In 2019/20, Mansfield District Council launched a proactive enforcement project targeting high complaint levels from private tenants on Howard Road, Mansfield. The project aimed to improve property standards and management practices. Over three months, inspections focused on properties with suspected unlicensed HMOs, substantial disrepair, and non-compliance with HMO regulations, alongside addressing anti-social behaviour complaints.

Key results included:

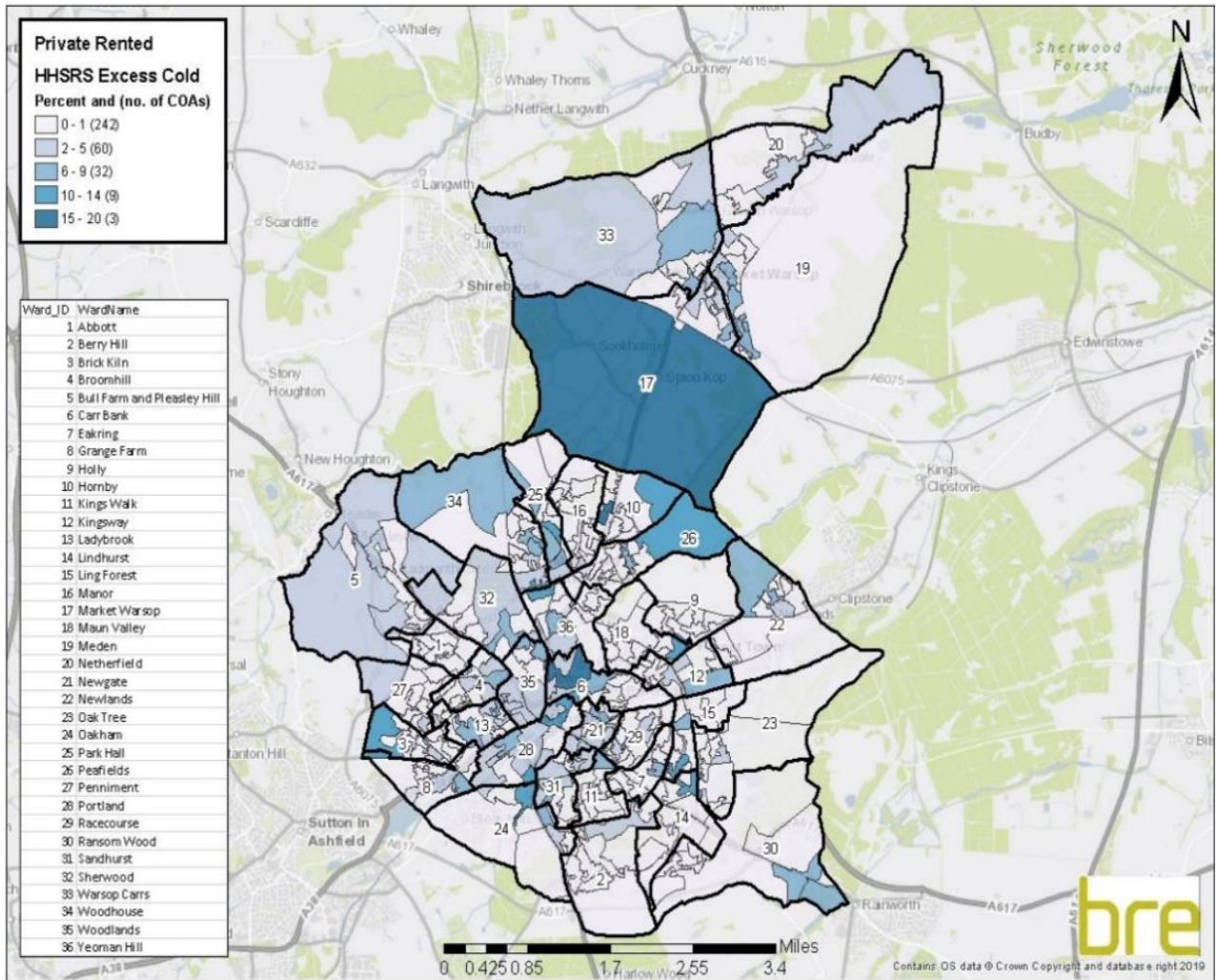
- 25 properties inspected
- 24 Category 1 hazards and 39 Category 2 hazards identified and removed
- Significant improvements in property conditions, such as electrical upgrades and damp removal
- A 50% reduction in complaints following the project

This initiative demonstrates that a targeted approach like how selective licensing operates could effectively address issues in areas with several issues and poor property standards, leading to significant improvements if deployed over a longer period.

Excess Cold

The Excess Cold hazard indicates inadequate insulation or heating. Residents in these homes are at higher health risk due to increased indoor time. Cold homes often have damp and mould, leading to respiratory issues, asthma, and worsened arthritis. Cold and damp conditions also significantly impact mental health, increasing depression and anxiety.

Map 2 – Distribution of Excess Cold Hazards throughout the district



The evidence shows that the property within this area suffers substantially with poor property conditions including homes that have excess cold hazards, this qualifies this area for designation under the poor-quality condition criterion.

Overcrowding and Space

The occupancy rating calculates whether a household's accommodation is overcrowded, ideally occupied or under-occupied. The census data below measures overcrowding using the 'bedroom standard', which compares the number of bedrooms a household has with the number it needs based on the ages and relationships of household members.

An occupancy rating of:

- -1 or less implies that a household's accommodation has fewer bedrooms than required (overcrowded)
- +1 or more implies that a household's accommodation has more bedrooms than required (under-occupied)
- 0 suggests that a household's accommodation has an ideal number of bedrooms.

Table 6 – Occupancy Rating

Area	+2 or more	+1	0	-1	-2 or more
Mansfield 008B Howard Road Area	46.2 %	33.2 %	17.8%	1.4%	1.4 %
Mansfield 008A Howard Road Area	43%	32%	22%	3%	0
Mansfield Average	51.6%	29.6%	15.6%	2.5%	0.5%

Census data on overcrowding in the Howard Road Area of Mansfield shows that a notable proportion of households have more bedrooms than needed, with 46.2% and 43% in Mansfield 008B and 008A, respectively, compared to the Mansfield average of 51.6%.

However, overcrowding is also present, with 1.4% in 008B and 3% in 008A having fewer bedrooms than required, which is higher than the Mansfield average of 2.5%. This indicates a mixed situation, with both under-occupancy and overcrowding issues present in the area.

Conclusion

Area 2 (Howard Road Area) meets the criteria for selective licensing due to significant deprivation, high levels of anti-social behaviour and environmental crime, and poor housing conditions. With 33% of properties being privately rented, the area has persistent issues linked to this sector.

Deprivation in education, health, income, and employment is severe, particularly in LSOA 008A. Environmental Enviro-crime data highlight ongoing problems in the private rented sector, suggesting selective licensing could improve property management. Previous enforcement initiatives over a short period have successfully improved property conditions, demonstrating the potential benefits of selective licensing.