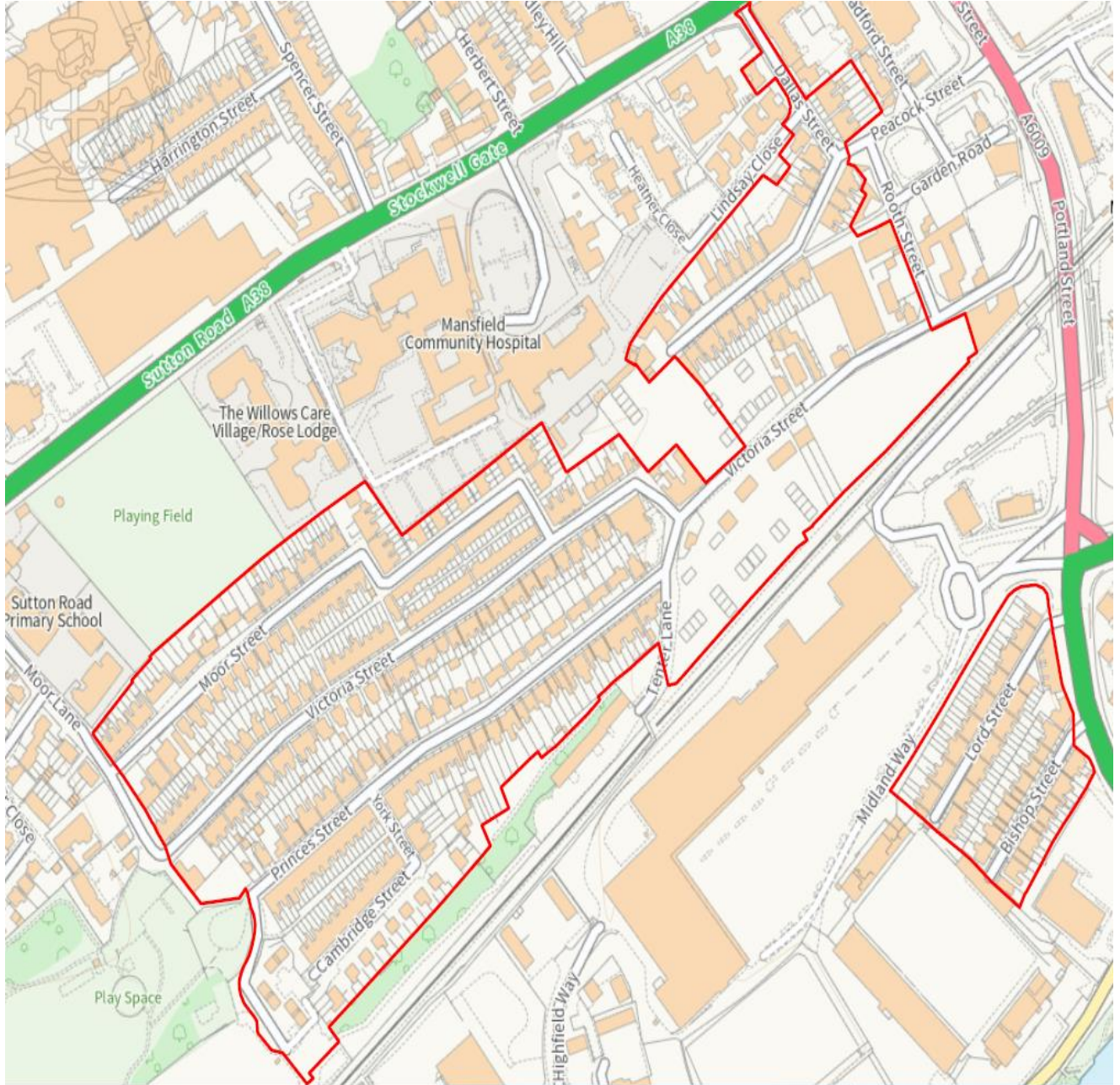


## Appendix 1

### Proposed Area for Selective Licensing

#### Area 1 (Streets within Central Ward)

Street Map of Proposed Area



<b>Area 1</b>  <b>Approx number of properties affected.</b> <b>324</b>	Victoria Street
	Princes Street
	Moor Street
	Dallas Street
	Cambridge Street
	York Street
	Lord Street
	Bishop Street
	Portland Street (no's 28 -40)

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	54.5%
Mansfield wide Private Rented Percentage	18.9%
National Average	19.0%

Estimated population size: 2216

Long term empty homes: 15

Occupied homes: 585

Approximately 600 properties in total

324 privately rented properties

54.5% privately rented properties in the area

### **Selective licensing Criteria for Area 1**

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.
- High levels of crime
- Poor property conditions

The information and data below demonstrate that Area 1 meets several of the above criteria to be designated as a Selective Licensing Area.

## Deprivation

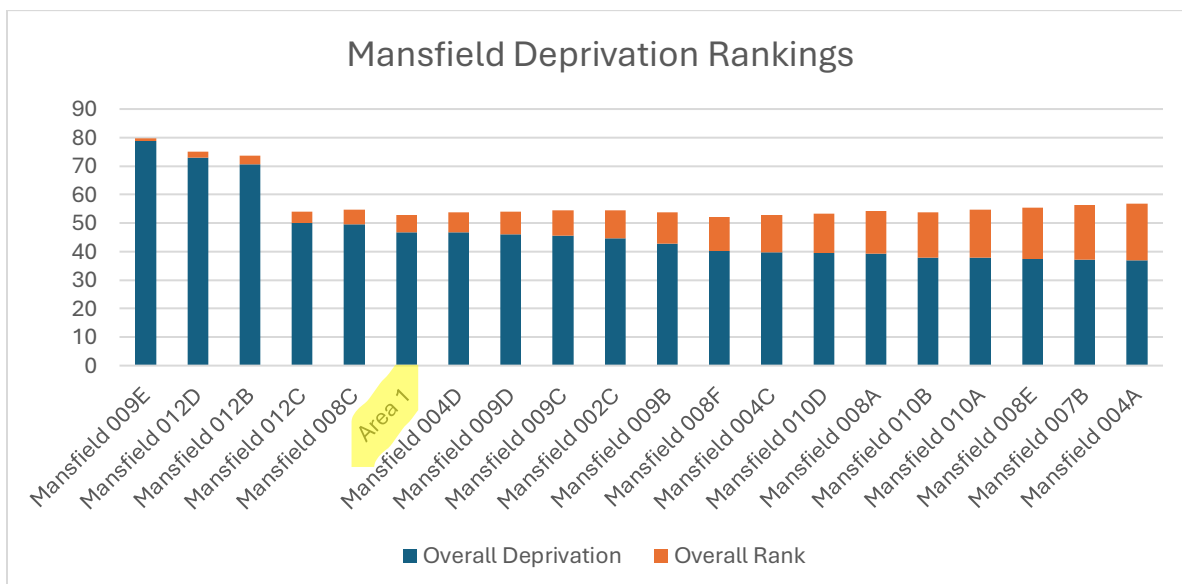
### Index of Multiple Deprivation

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%.

Table 2 below shows the IMD for Area 1

Domains	National Ranking in 2019	Decile (2019)
Income Deprivation	4572	2
Employment Deprivation	2648	1
Education Skills and Training	1779	1
Health Deprivation and Disability	5326	2
Crime	2467	1
Barriers to Housing Services	15346	5
Living Environment Deprivation	4692	2
Index of multiple deprivation	2691	1

Three of the seven domains place 3 categories in the 2nd decile, while three are in the 1st decile. The severity of deprivation in domains like employment, education, and crime significantly impacts the residents of Area 1, with the overall deprivation score in decile 1, necessitating targeted and multifaceted strategies to alleviate these issues.



The graph above presents the deprivation rankings for various areas within the Mansfield district. Notably, Area 1 ranks as the 6th most deprived area based on overall deprivation scores. This insight, combined with a comparison to national deprivation statistics, suggests that Area 1 would significantly benefit from the implementation of selective licensing under deprivation measures. This targeted approach can help address specific needs and improve the quality of life in this highly deprived area.

**Anti- Social Behaviour & Enviro Crime**

When an area is identified as suffering from elevated 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.

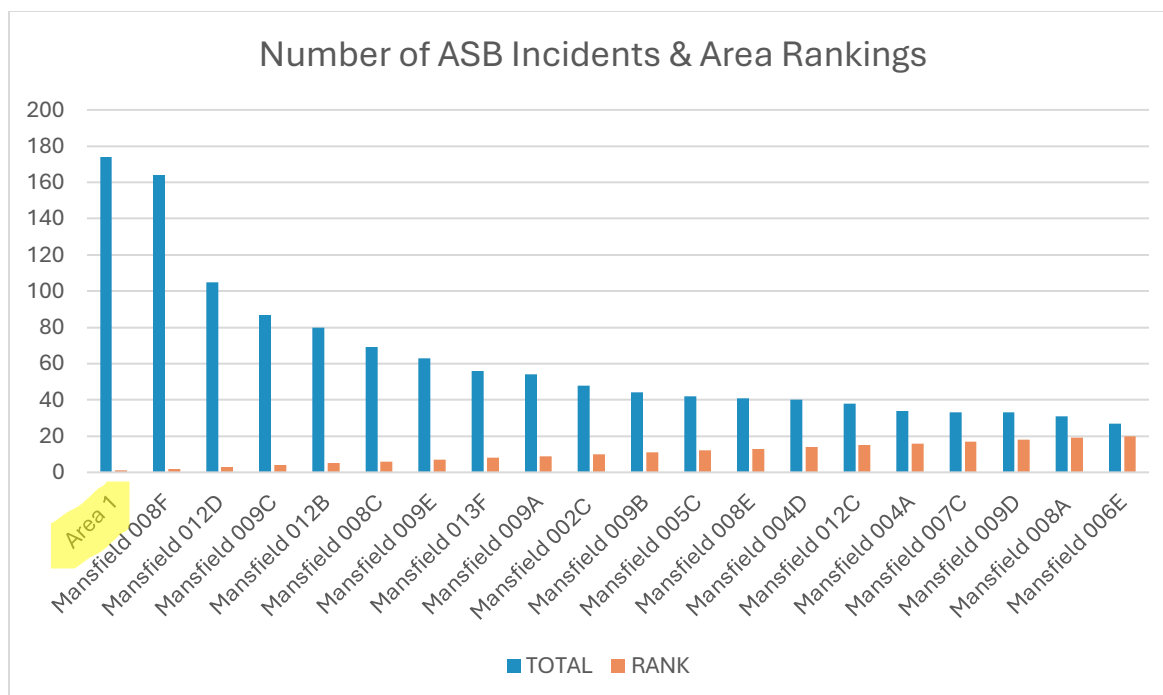
**ASB**

Due to Area 1's proximity to the town centre, ASB statistics will inevitably include a significant number of incidents occurring within the town centre. However, ASB data must also be accurately attributed to the residential areas within the Lower Super Output Area (LSOA) for a more precise comparison. For context, the following table compares ASB rates between Area 1 and a neighbouring LSOA that also encompasses the town centre.

Table 3 - ASB reported over the previous three financial years.

	Area 1	Comparator LSOA	Across District
April 2021- March 2022	190	89	3568
April 2022- March 2023	144	49	1946
April 2023- March 2024	187	36	1971

The level of anti-social behavior reported in Area 1 is consistently and significantly higher than in the comparator LSOA and across the district.



The graph above shows the number of ASB incidents and area rankings of 20 of its 68 LSOA's. Over the last three years, Area 1 has reported the highest levels of ASB incidents, highlighting the need for targeted interventions. This trend qualifies Area 1 for selective licensing to address persistent issues effectively.

### 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 1	Environmental Health Service Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	16	10	12	13	7	63
% of requests linked to PRS	69	90	83	85	57	75

Over six years, Area 1 saw fluctuating environmental crime complaints, peaking at 63 in 2023/24. The percentage of complaints linked to private rented sector (PRS) properties was consistently high, ranging from 57% to 90%, with a notable peak of 90% in 2019/20. The trend indicates that PRS properties are a big source of environmental crime complaints, particularly highlighted by the sharp increase in overall complaints in the most recent year.

Reports of anti-social behavior (ASB) and enviro-crime often increase in areas following a designation for selective licensing. This trend can be attributed to residents and landlords becoming more aware of their rights and the conditions of their licenses. Additionally, increased communication with council services in these areas further contributes to the rise in reported incidents. The council will be monitoring these trends over the 5 year designation period.

## **Crime**

Due to the proximity of the town centre these statistics will also include a substantial number of incidents within the town centre therefore, not all the crime and for comparison the crime rates of a neighbouring LSOA which also encompasses the Town Centre and is within the 2nd Decile for deprivation has been provided and displayed in the table below as well.

Table 5 - Crime reported over the previous three financial years.

	Area 1	Comparator LSOA	Across District
April 2021- March 2022	841	473	11077
April 2022- March 2023	1113	416	11913
April 2023- March 2024	1350	465	12137

The level of crime being reported to the police is still significantly higher for Area 1 than the comparator LSOA.

## **Other Initiatives to Support Enforcement**

Councils must consider initiatives to address local issues when designating areas. Significant efforts like Safer Streets 2 (2021-2022), funded by the Home Office and Nottinghamshire Police and Crime Commissioner, aimed to reduce crime in Mansfield Town Centre and Area 1, focusing on car theft and burglary in Victorian terraced houses. Key components included a dedicated officer implementing security measures for burglary victims and a Safer Streets Team conducting high-visibility patrols and improving street lighting. While successful in reducing crime, the program struggled to engage landlords, suggesting that Selective Licensing could enhance landlord engagement and further reduce crime.

## **Poor Housing Conditions**

Local housing authorities can address poor housing conditions through their powers in Part 1 of the Housing Act 2004. 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

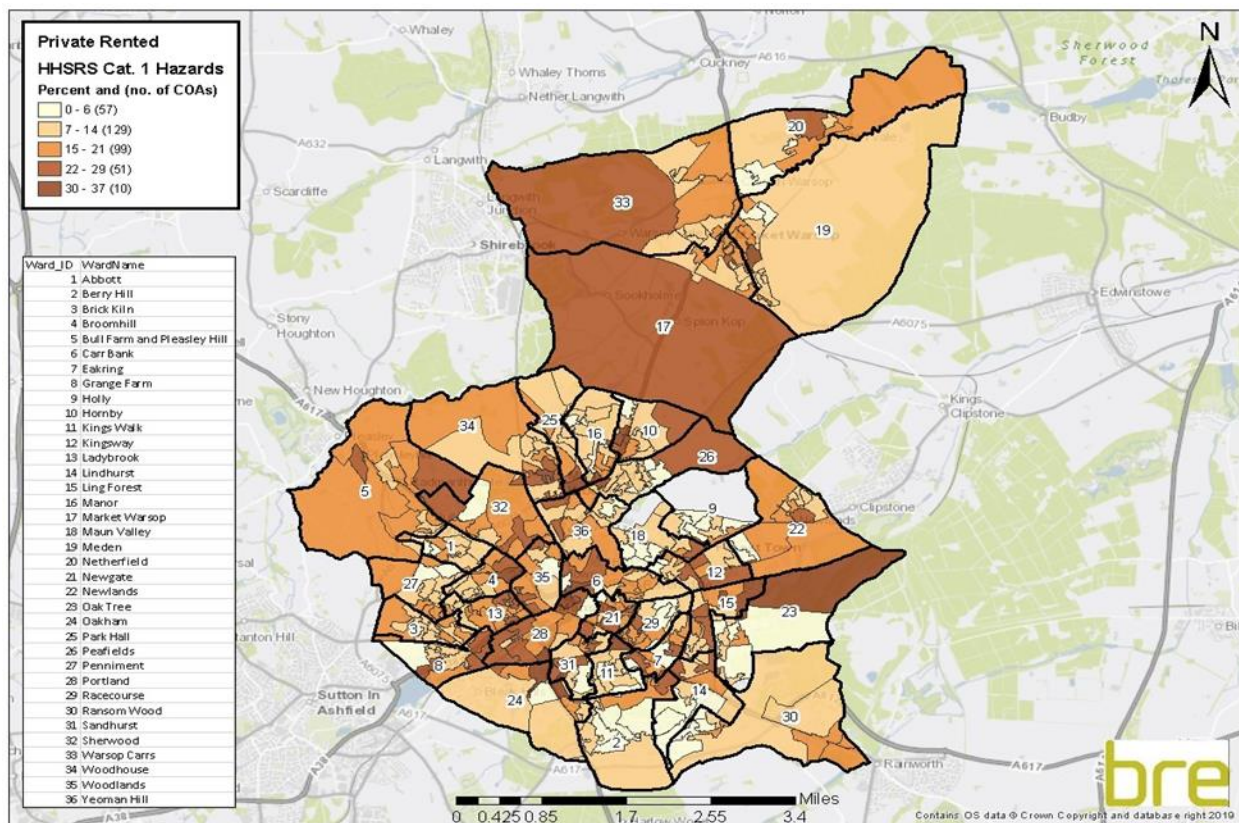
character of the area and/or the health and safety of their occupants. In that case, as part of a wider strategy to tackle housing conditions, the local housing authority may consider introducing a selective licensing scheme so that it can prioritise enforcement action under Part 1 of the Act, whilst ensuring through license conditions under Part 3 that the properties are properly managed to prevent further deterioration.

### Stock Condition Survey 2020

The review of housing conditions conducted in 2020 by BRE found that 16% of private rented properties in Mansfield are likely to have a Category 1 hazard, compared to 14% for England (BRE, 2020). In parts of Mansfield, around one-third of properties have Category 1 hazards that could put the health and safety of tenants at a higher risk.

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 Portland ward is within the Wards with the highest levels overall with up to 37% of the properties within the Portland area having at least one Category 1 hazard present. At the time of the survey the streets within Area 1 were located within the Portland Ward.

Map 1 – Distribution of HHSRS Hazards throughout the district



### Property Condition Service Requests

The table below displays how many service requests from residents to report poor property conditions in the area.

Table 6

Area 1	PRS - Property Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
<b>Number of service requests</b>	11	18	13	9	14	17

Service requests from residents in Area 1 to report poor property conditions have fluctuated over the past six years, with the number of requests ranging from 9 to 18 annually. This variation highlights ongoing issues with property conditions in the area, indicating a need for consistent monitoring and potential intervention.

Service requests are generally 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.

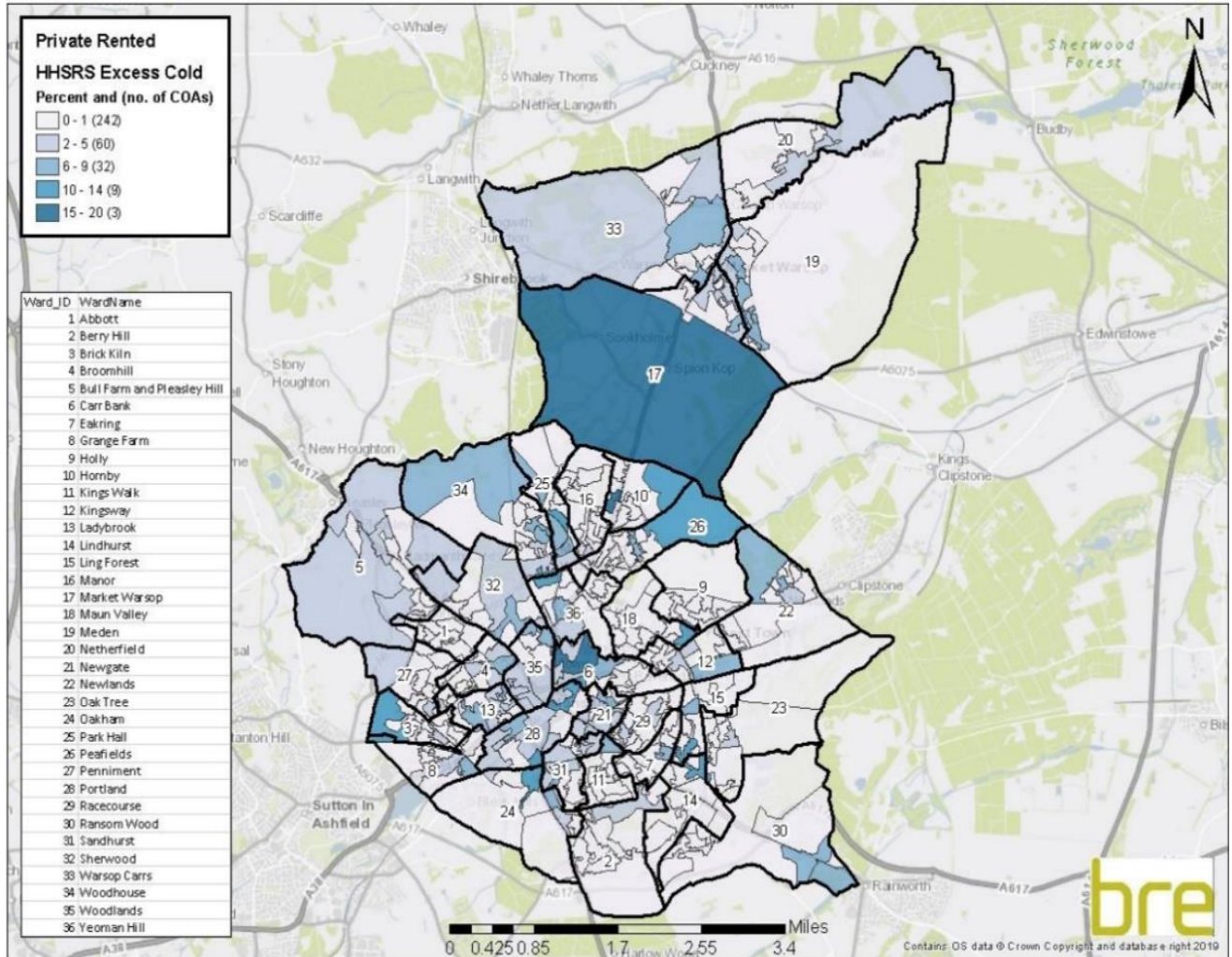
**Excess Cold and Damp and Mould**

The distribution of excess cold hazards in Mansfield is shown in Map 2. The data behind the map shows that the Portland area is again in the highest levels overall of properties that area likely to have an excess cold hazard present.

The HHSRS Operating Guidance states that there is strong evidence to show that there is a continuous relationship between indoor temperature and vulnerability to cold-related death. The colder the dwelling, the greater the risk.

Map 2 – Distribution of Excess Cold Hazards throughout the district





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.

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 7

	+2 or more	+1	0	-1	-2 or more
Area 1	33.5	28.9	27.9	8.2	1.5
Mansfield Average	51.6%	29.6%	15.6%	2.5%	0.5%

Area 1 has 9.7% of its households classed as overcrowded, higher than the percentages for the Mansfield average.

Nationally the 2021 census found that 4% of households in England and Wales (around 1.1 million) were overcrowded.

The 2021 census data also shows that overcrowding is more common amongst certain demographic groups. These include households with people from certain minority ethnic and religious groups, households with dependent children, and households with multiple disabled people.

The evidence suggests that overcrowding has a detrimental effect on household members' physical and mental health. Areas with high percentages of properties with Category 1 hazards are very likely to be areas with high morbidity levels as well as low income.

There is sufficient evidence to designate Area 1 as an area for Selective Licensing due to poor property conditions.

## Conclusion

The data and analysis presented in this report clearly demonstrate that Area 1 (Central Ward) meets the criteria for selective licensing designation. The area suffers from significant deprivation, with several domains, including employment, education, and crime, ranking in the most deprived deciles nationally. The high levels of anti-social behaviour and environmental crime, particularly linked to private rented properties, underscore the need for targeted intervention.

Additionally, poor housing conditions, evidenced by a high percentage of properties with Category 1 hazards, excess cold, damp, and mould, as well as overcrowding, further justify the need for selective licensing. These issues not only affect the physical health of residents but also have a profound impact on their mental well-being.

The Safer Streets 2 initiative, while successful in reducing some crime, highlighted the challenge of engaging landlords. Selective licensing would enhance landlord accountability and ensure better management of properties, contributing to the overall improvement of the area.

Therefore, designating Area 1 for selective licensing is a necessary step to address the persistent problems of deprivation, crime, poor housing conditions, and anti-social behaviour, ultimately improving the quality of life for its residents.