

Appendix 3

Proposed Area for Selective Licensing

Area 3 (Streets within Market Warsop Ward)

Street Map of Proposed Area



Street List

Area 3 Approx number of properties affected 215	Fenwick Street, Warsop
	Vickers Street, Warsop
	Muschamp Terrace, Warsop
	Bainbridge Road, Warsop
	Welbeck Street, Warsop
	Watson Street, Warsop
	Clumber Street, Warsop
	Day Street, Warsop
	Newcastle Street, Warsop
	Portland Street, Warsop
	Longden Terrace, Warsop
	Manvers Street, Warsop

Tenure Data

The table below for Area 3 shows that over 35% of the properties are privately rented which is above the national average of 19%. The area therefore can be considered as having a high proportion of private rented properties.

Table 1 - % of Privately Rented Properties

Selected Area Private Rented Percentage	35.4%
Mansfield wide Private Rented Percentage	18.9%
National Average	19.0%

Estimated population size – 1487
Approximately 608 properties in total
35.4% privately rented properties in the area
215 privately rented properties

Long term empty homes: 5
Occupied homes: 603

Selective licensing Criteria for Area 3

As well as having a high proportion of private rented properties, 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:

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

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

Deprivation

Index of Multiple Deprivation

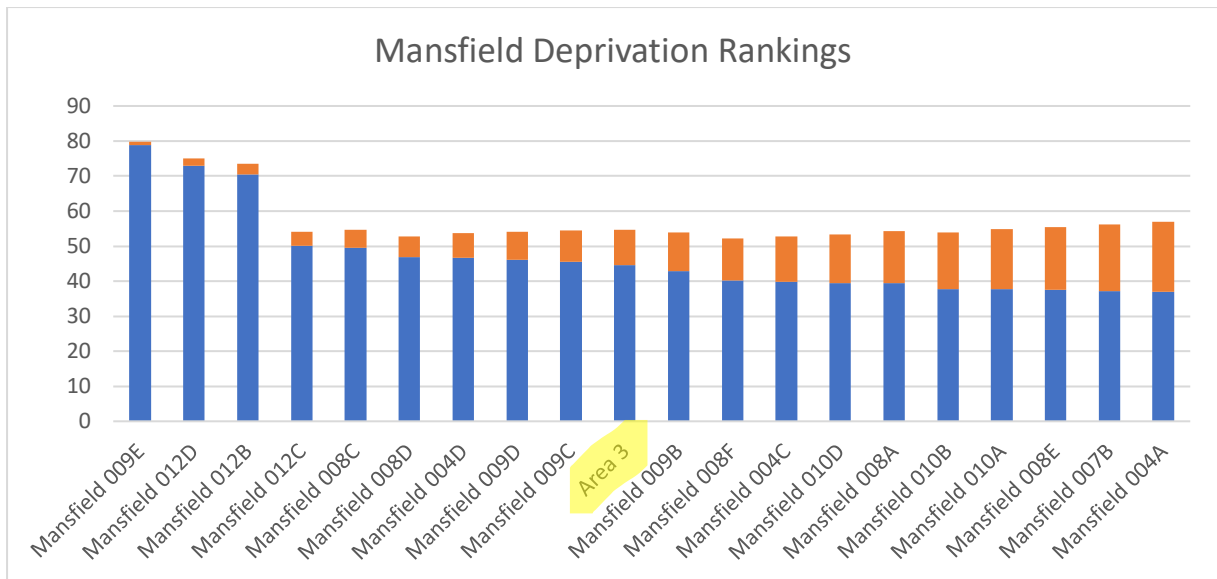
The Index of Multiple Deprivation (IMD) 2019 ranks each small area (Lower Super Output Areas) in England from 1 (most deprived) to 32,844 (least deprived), considering seven distinct domains of deprivation. These domains collectively contribute to the overall deprivation score. England's 32,844 neighbourhoods 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 3

Domains	National Ranking in 2019	Decile (2019)
Income Deprivation	2482	1
Employment Deprivation	2520	1
Education Skills and Training	3354	2
Health Deprivation and Disability	2100	1
Crime	9273	3
Barriers to Housing Services	28205	9
Living Environment Deprivation	4692	5
Index of multiple deprivation	3137	1

Area 3 should be considered for selective licensing due to its high levels of deprivation as indicated by the Index of Multiple Deprivation (IMD) 2019. The area ranks in the most deprived 10% nationally for income, employment, health, and overall deprivation, placing significant stress on residents. Despite some strengths, such as lower barriers to housing services, the persistent issues in key domains underscore the need for targeted intervention. Selective licensing could address these challenges, improve housing standards, and enhance the quality of life for residents.

The graph below presents the deprivation rankings for various areas within the Mansfield district. Notably, Area 3 ranks as the 9th most deprived area based on overall deprivation scores out of 58 LSOA's.



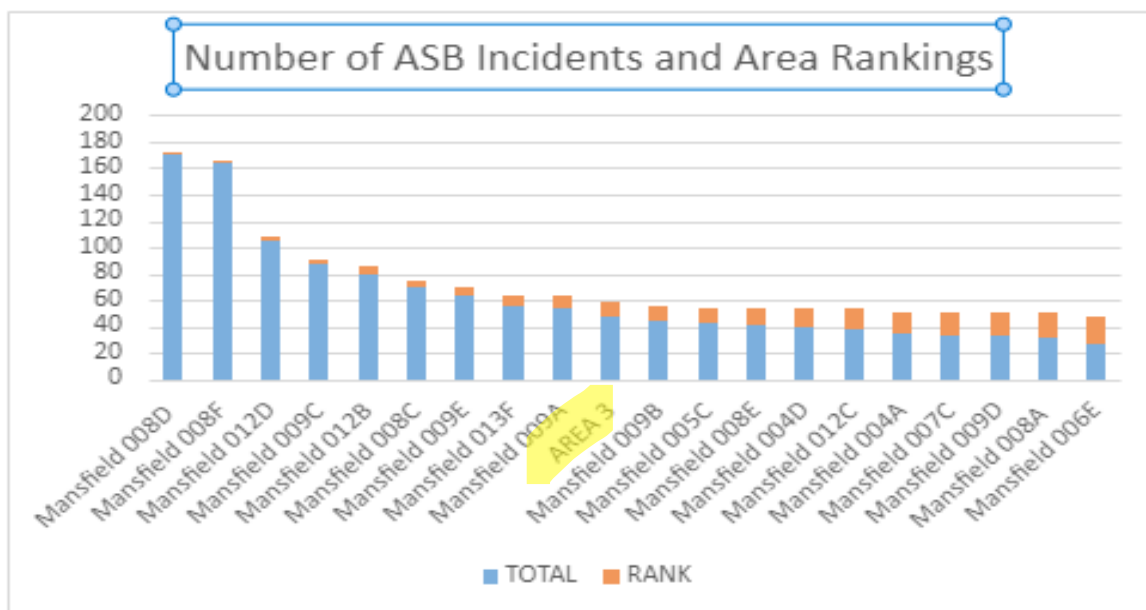
This insight, combined with a comparison to national deprivation statistics, suggests that Area 3 would significantly benefit from the implementation of selective licensing under deprivation measures. This targeted approach can help address specific needs and improve the quality of life in this highly deprived area.

Anti- social Behaviour & Enviro Crime

Addressing High Levels of ASB

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.



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 3 - Enviro Crime

Area 3	Environmental Health Service Requests					
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	21	10	15	15	12	23
% of requests linked to PRS	86	80	80	73	92	87

Over the past six years, Area 3 has experienced a fluctuating number of environmental health service requests, ranging from 10 to 23 annually. A significant majority of these complaints are consistently linked to privately rented properties, with percentages ranging from 73% to 92%. This high proportion highlights ongoing issues within the private rental sector, indicating a need for targeted interventions to address and mitigate environmental crime effectively in these properties.

Crime

The table below shows the level of crime being reported to the police is still significantly higher than a LSOA comparator.

Table 4

	Area 3	Comparator LSOA (002A)	Across District
April 2021- March 2022	151	124	11077
April 2022- March 2023	168	143	11913
April 2023- March 2024	174	117	12137

The level of crime and antisocial behaviour being experienced within the area and the high percentage of enviro-crime linked or associated with privately rented properties would be sufficient to designate a Selective Licensing area.

Reports of anti-social behaviour (ASB) and enviro-crime often increase in areas following a designated 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.

Other Crime Initiatives - Safer Streets Project

Warsop was one of several areas to benefit from Safer Streets investment after the Office of the Police and Crime Commissioner secured a total of £3 million from the Home Office for projects across Nottinghamshire, which were delivered with police and local authority partners.

The Safer Streets project has targeted three LSOAs within Warsop. These areas were identified due to high levels of feelings of unsafety after dark as violence and sexual offences make up a third of crime in Warsop.

As part of the scheme new CCTV cameras were erected within Warsop town centre and street lighting was improved. The outcome was an overall reduction of ASB and Crime notably from the Town Centre area.

This initiative examples that a targeted approach to enforcement can work within specific areas when working in partnership and alongside other enforcement measures.

Poor Housing Conditions

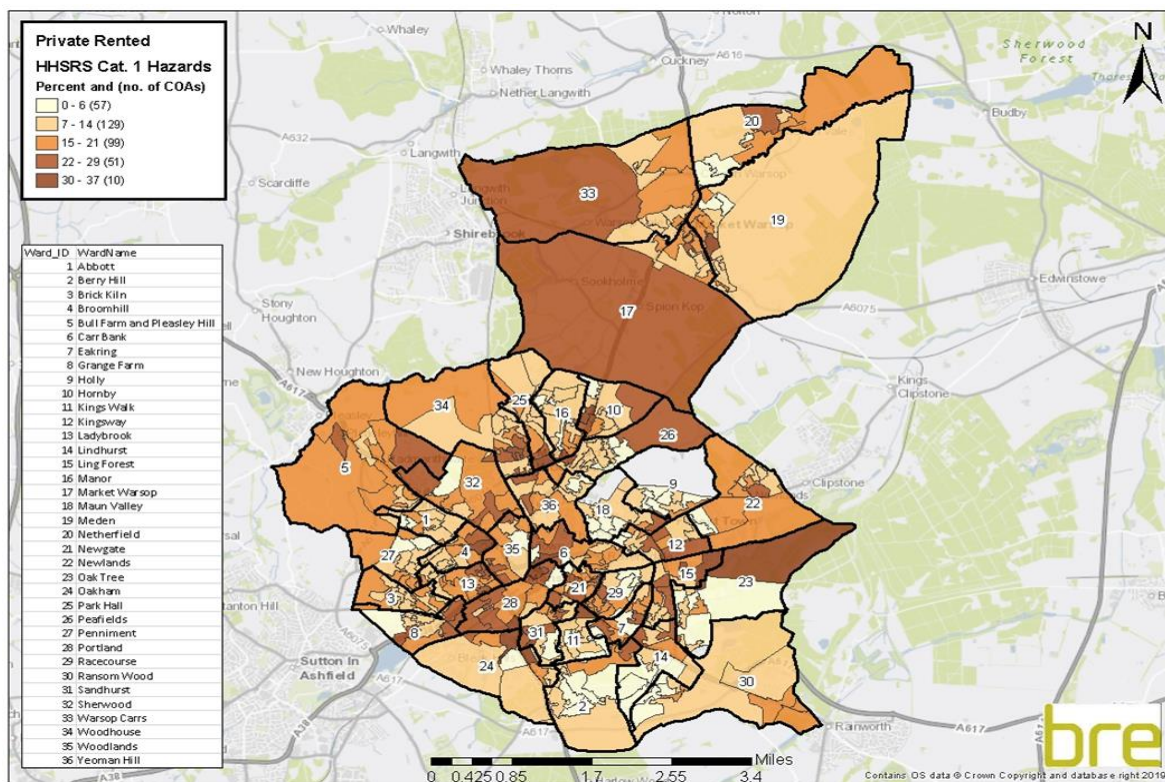
Local housing authorities can address poor housing conditions through their powers in Part 1 of the Housing Act 2004. There may, however, be circumstances in which a significant number of properties in the private rented sector are in poor condition and are adversely affecting the character of the area 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 Category 1 hazards throughout the district which shows the upto 37% of the properties on the streets within Area 3 have Category 1 hazards.

Map 1 – Category 1 hazards throughout the district



Property condition service requests

This table show the number of poor property condition service request in area 3

Table 4

Area 3	PRS - Property Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	21	13	9	8	3	9

The number of property condition service requests in Area 3 has fluctuated over the past six years, ranging from 3 to 21 annually.

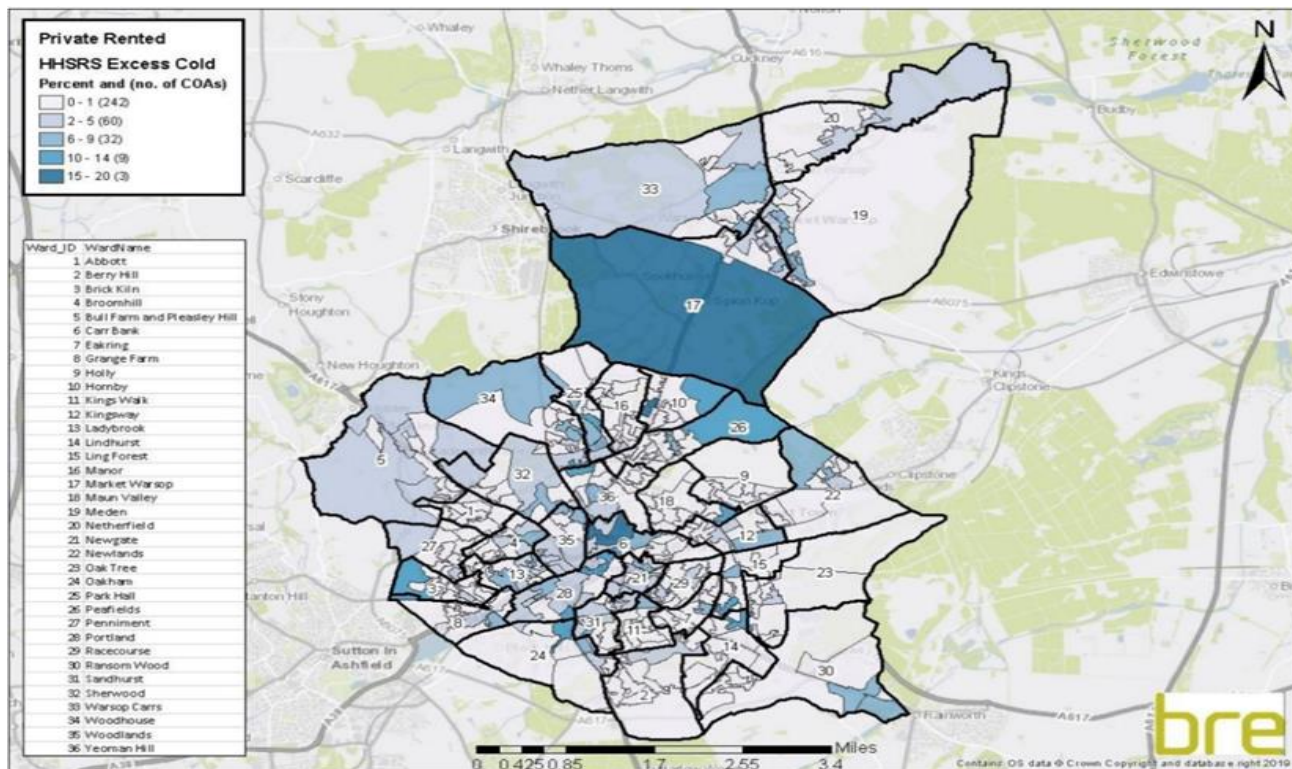
Service requests are low despite poor property conditions highlighted in the stock condition survey, likely due to residents' fears of Section 21 notices, lack of awareness of their rights, or not knowing how to report issues. This data will serve as a baseline to monitor changes, with an expected increase 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 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.

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 data behind the map below reveals that streets within the Market Warsop ward, part of the proposed Selective Licensing Area, have the highest levels of excess cold hazards, with up to 20% of properties affected by this issue.

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.

Conclusion

Area 3 (Market Warsop ward) meets the criteria for selective licensing due to high levels of deprivation, significant anti-social behaviour, crime, and poor property conditions. With 35.4% of properties privately rented, the area surpasses the national average, highlighting the need for intervention.

The Index of Multiple Deprivation (IMD) 2019 ranks Area 3 in the most deprived 10% nationally for income, employment, health, and overall deprivation. This underscores severe stress on residents and the need for targeted measures to improve living conditions.

Persistent issues with anti-social behaviour, environmental crime, and noise complaints, predominantly linked to private rented properties, further justify selective licensing. Previous initiatives like the Safer Streets project have shown that targeted approaches can effectively reduce crime and anti-social behaviour.

Poor housing conditions, including high levels of Category 1 hazards, excess cold, damp, and mould, highlight significant health risks. The fluctuating number of service requests for property conditions indicates ongoing issues that need consistent oversight.