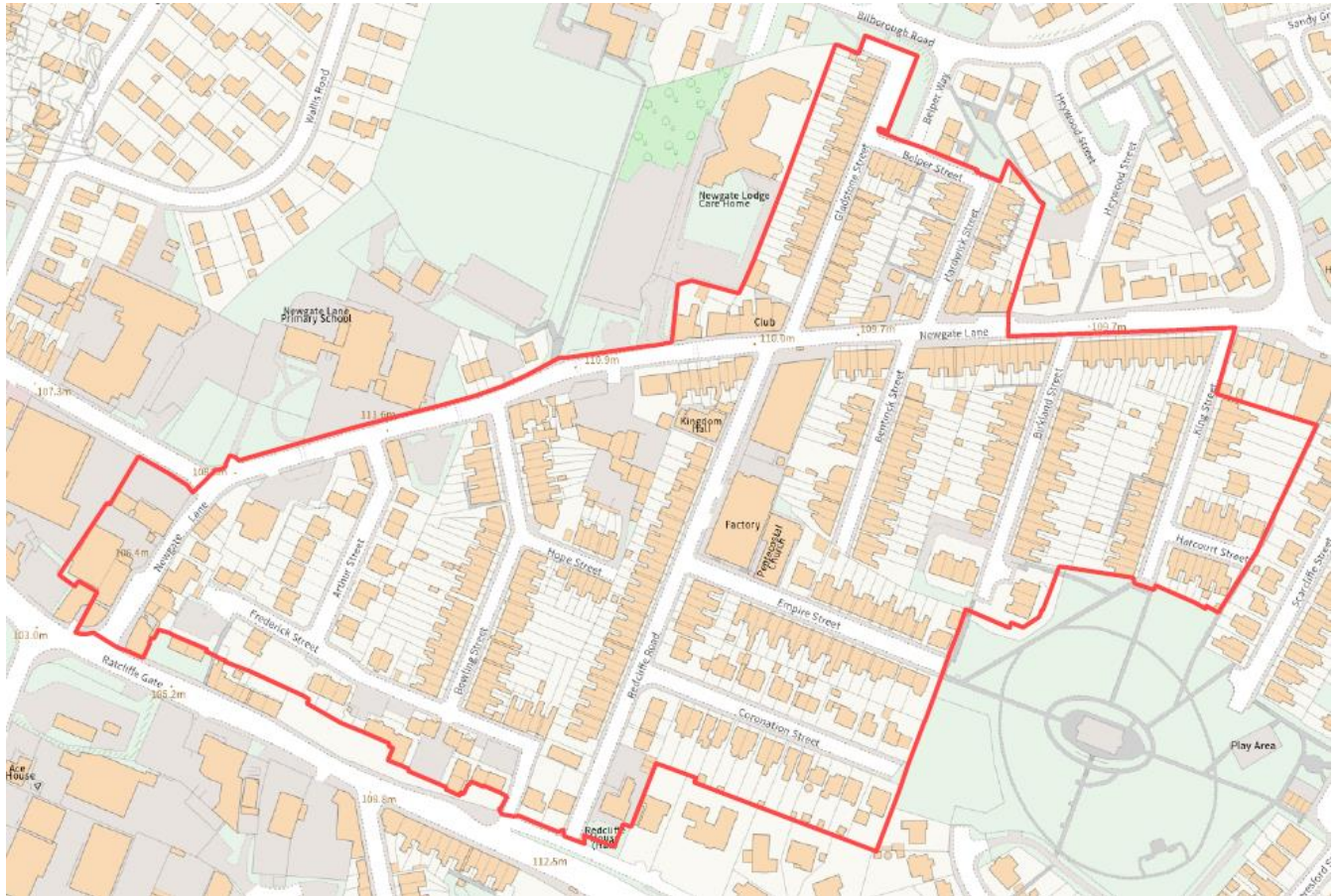


Appendix 4

Proposed Area for Selective Licensing

Area 4 (Streets within Eakring and Rock Hill Wards)

Street Map of Proposed Area



Street List

Area 4 Approx number of properties affected, 251	Newgate Lane
	Frederick Street
	Arthur Street
	Bowling Street
	Redcliffe Road
	Coronation Street
	Empire Street
	Bentinck Street
	Birkland Street

	King Street
	Harcourt Street
	Gladstone Street
	Hardwick Street

High Proportion of Privately Rented Properties in the Area

The table below for Area 4 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	37
Mansfield wide Private Rented Percentage	18.9
National Average	19

Approximately 601 properties in total
 222 privately rented properties
 37% privately rented properties in the area

Long term empty homes: 7
 Occupied homes 594

Selective licensing Criteria for Area 4

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 4

Domains	National Ranking in 2019	Decile (2019)
Income Deprivation	9292	3
Employment Deprivation	6093	2
Education Skills and Training	2124	1
Health Deprivation and Disability	4200	2
Crime	4994	2
Barriers to Housing Services	29853	10
Living Environment Deprivation	10431	4
Index of multiple deprivation	5763	2

Three of the seven domains place 3 categories in the 2nd decile, while one is in the 1st decile. Six of the seven domains are in deciles 1-4. The severity of deprivation in domains like health and crime significantly impacts the residents of Area 4, necessitating targeted and multifaceted strategies to alleviate these issues.

Within the Mansfield District, Area 4 ranks as the 24th most overall most deprived out of 68 areas. Crime is ranked No11, Health is 24th and the Living Environment 7th, all linked to the criteria for selective licensing areas.

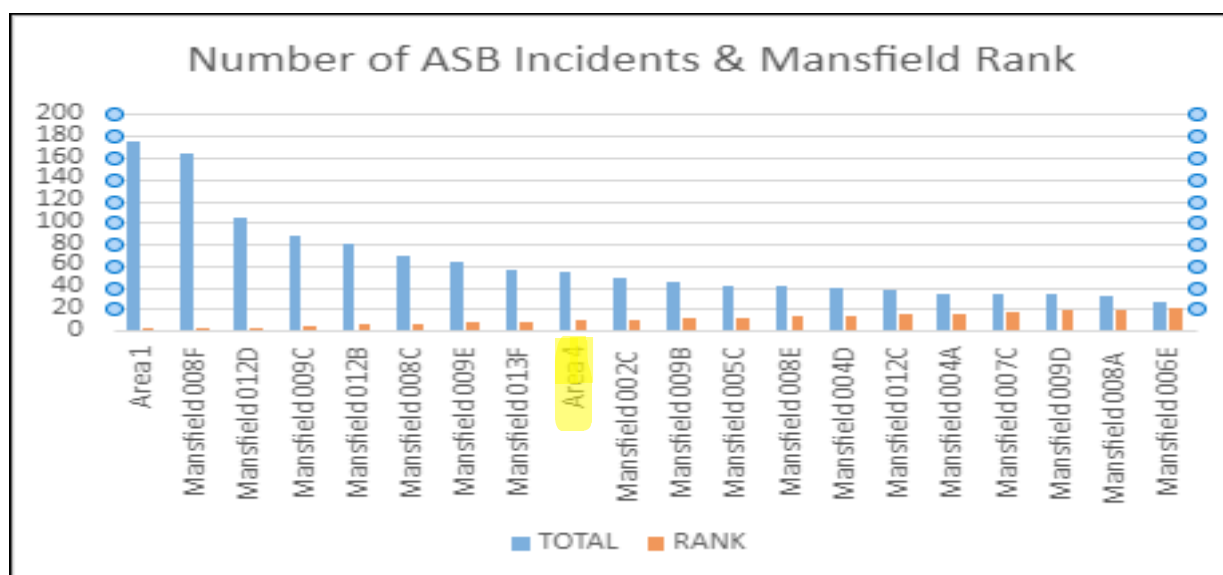
This insight, combined with a comparison to national deprivation statistics, suggests that Area 4 would significantly benefit from the implementation of selective licensing under deprivation measures. This targeted approach can help address specific needs and improve the quality of life in this highly deprived area.

Anti- Social Behaviour

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 66 LSOA's. January 2023 showed us that area 4 had the 9th highest levels of reported ASB incidents, highlighting the need for targeted interventions.

Enviro- Crime

Data from the Council's complaint management system, used by the Environmental Health team to record environmental crime, has been analysed over the past six financial years. The table below shows the number of service requests received and the percentage associated with privately rented properties.

Table 4 – Enviro Crime

Area 4	Environmental Health Service Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	13	9	5	19	13	32
% of requests linked to PRS	77	77	80	58	35	25

Over the past six years, the number of service requests for environmental crime has varied, with a notable increase in 2023/24. The percentage of these requests linked to privately rented properties has consistently declined, from 77% in 2018/19 to 25% in 2023/24.

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 has seen in selective licensing across the country a rise in documented ASB and environmental crime incidents.

Poor Housing Conditions

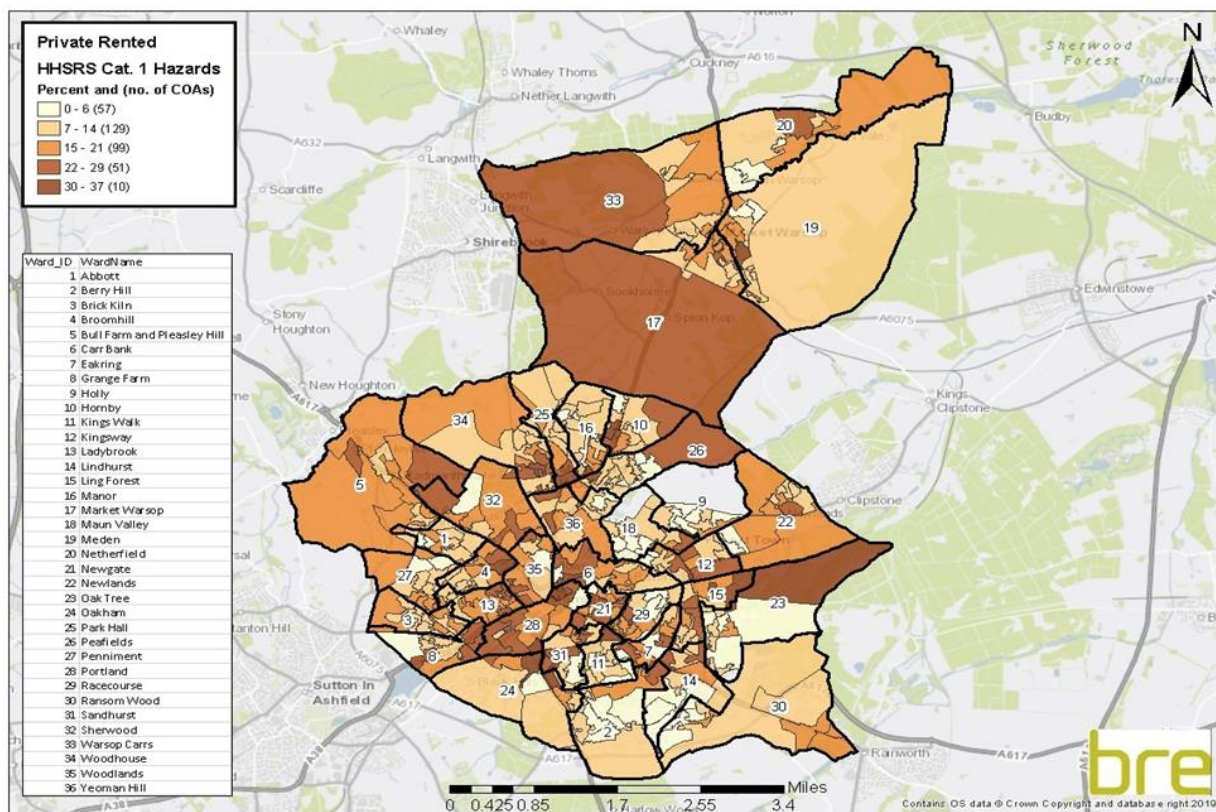
Local housing authorities can address poor housing conditions through their powers in Part 1 of the Housing Act 2004. There may, however, be circumstances in which a significant number of properties in the private rented sector are in poor condition and are adversely affecting the character of the area 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 Newgate ward is within the highest levels overall with up to 37% of the properties within the area having at least one Category 1 hazard present.

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 5

Area 4	PRS - Property Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	13	11	8	14	12	11

Over the past six financial years, the number of service requests for poor property conditions has remained relatively stable, with minor fluctuations ranging from 8 to 14 requests annually.

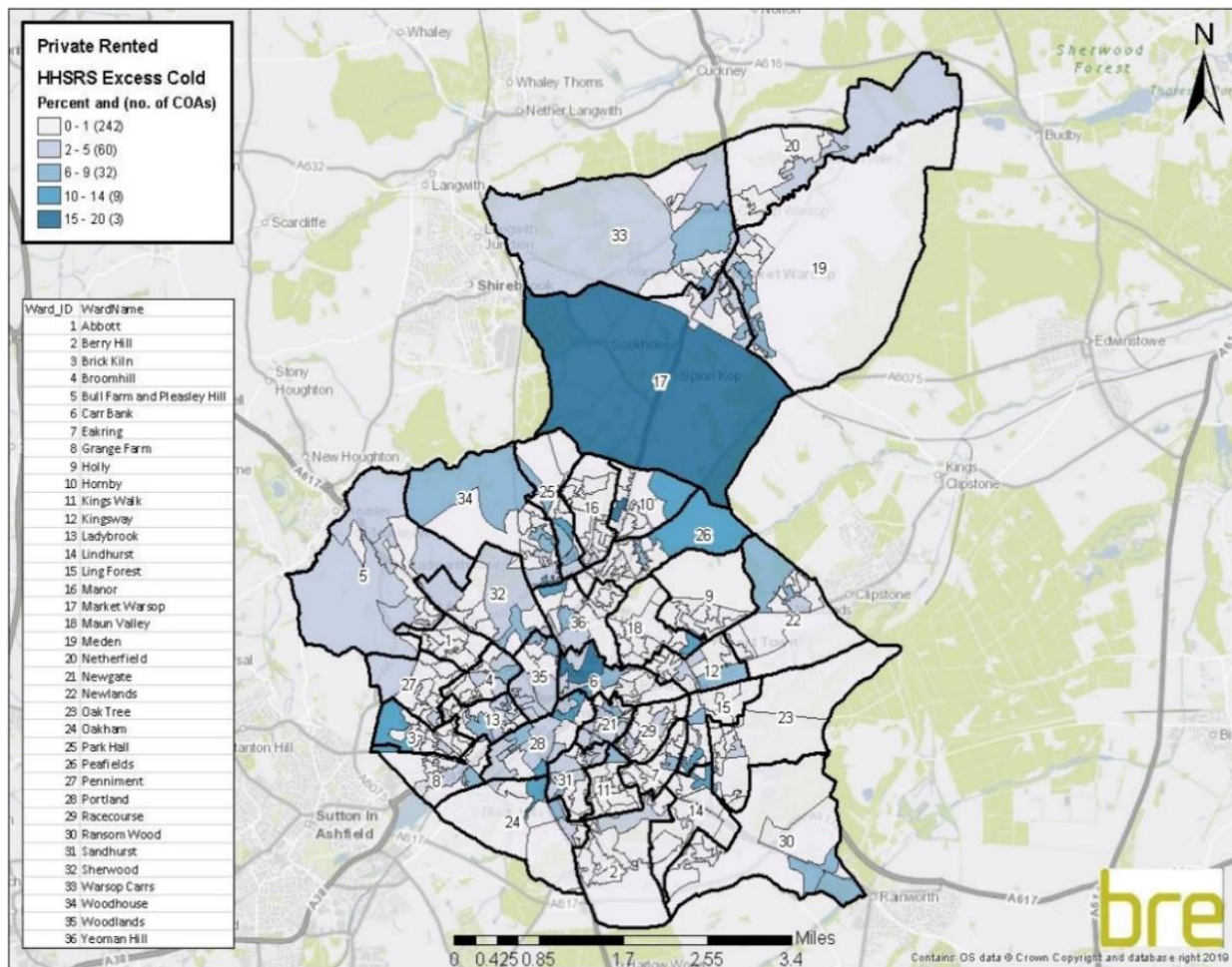
Service requests are low despite poor property conditions highlighted in the stock condition survey, likely due to residents' fears of Section 21 notices, lack of awareness of their rights, or not knowing how to report issues. This data will serve as a baseline to monitor changes, with an expected increase 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 distribution of excess cold hazards in Mansfield is shown in Map 2. The data behind the map shows that the Newgate area is again in the highest levels overall of properties that are 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 6

	+2 or more	+1	0	-1	-2 or more
Area 4	44%	25.7%	24.4%	5.1%	0.5%
Mansfield Average	51.6%	29.6%	15.6%	2.5%	0.5%

Area 4 has 5.6% of its households classed as overcrowded, higher than the percentages for the neighbouring SLOA that also covers a similar demographic.

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.

Conclusion

Area 4 (Rock Hill Ward) meets the criteria for selective licensing due to high levels of deprivation, significant anti-social behaviour, crime, and poor property conditions. With 37% of properties privately rented, the area exceeds the national average, highlighting the need for intervention.

The Index of Multiple Deprivation (IMD) 2019 ranks Area 4 in the most deprived deciles for education, health, employment, and overall deprivation. These severe levels of deprivation necessitate targeted measures to improve living conditions.

Persistent issues with anti-social behaviour and environmental crime, particularly linked to private rented properties, further justify selective licensing.

Poor housing conditions, including high levels of Category 1 hazards, excess cold, damp, and mould, present significant health risks.

Overcrowding data shows that 5.6% of households in Area 4 are overcrowded, higher than the national average. This overcrowding negatively impacts physical and mental health, further supporting the need for selective licensing.

Designating Area 4 for selective licensing will help address these challenges, improve property management, and enhance the quality of life for residents.