

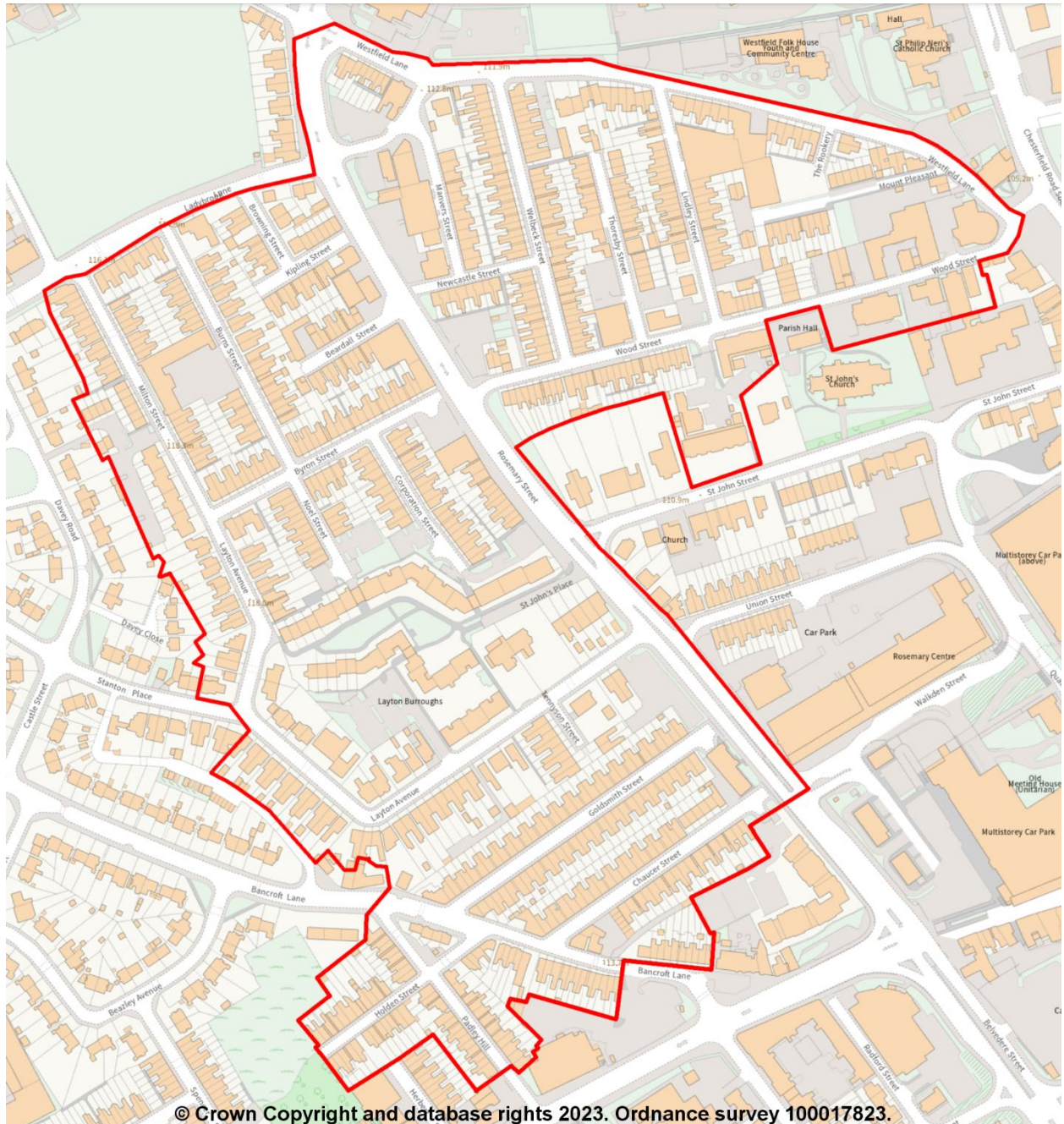
## Appendix 5

### Proposed Area for Selective Licensing

#### Area 5 (Street Within Central Ward)

#### Tenure Data

#### Street Map of Proposed Area



## Street List

<b>Area 5</b>  <b>Approx number of properties affected.</b>  <b>285</b>	Milton Street
	Noel Street
	Corporation Street
	Burns Street
	Byron Street
	Kipling Street
	Browning Street
	Rosemary Street
	Westfield Lane
	Welbeck St
	Lindley Street
	Thoresby Street
	Mount Pleasant
	Wood Street
	Manvers Street
	Goldsmith Street
	Layton Avenue
	Chaucer Street
	Padley Hill
	Holden Street
	Bancroft Lane 4-32, 25-69
	St Johns Place
	Beardall Street

## High Proportion of Privately Rented Properties in the Area

The table below for Area 5 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	39
Mansfield wide Private Rented Percentage	18.9
National Average	19

Approximately properties in total 732

privately rented properties 285

39% privately rented properties in the area

## **Selective licensing Criteria for Area 5**

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 4 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%.

Area 5 covers two LSOA's 008C and 008F, the table below shows the rankings and deciles for both LSOA's.

Table 2 below shows the IMD for Area 5

<b>Area 5</b>	<b>008C</b>		<b>008F</b>	
<b>Domains</b>	<b>National Ranking in 2019</b>	<b>Decile (2019)</b>	<b>National Ranking in 2019</b>	<b>Decile (2019)</b>
Income Deprivation	2740	1	8363	3
Employment Deprivation	2622	1	5330	2
Education Skills and Training	1329	1	3797	2
Health Deprivation and Disability	1588	1	3116	1
Crime	6037	2	1125	1
Barriers to Housing Services	18656	6	23824	8
Living Environment Deprivation	9655	3	5897	2
Index of multiple deprivation	2243	1	4231	2

The IMD 2019 data for Area 5, covering LSOAs 008C and 008F, indicates severe deprivation. Both areas rank in the lowest deciles for key domains like income, employment, education, and health. Specifically, 008C ranks in the most deprived decile (Decile 1) for income, employment, education, and health, while 008F also ranks very poorly in these domains, with Decile 1 for health and Decile 2 for employment and education. These indicators of high deprivation support the decision to consult on these areas for selective licensing.

This insight, combined with a comparison to national deprivation statistics, suggests that Area 5 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.

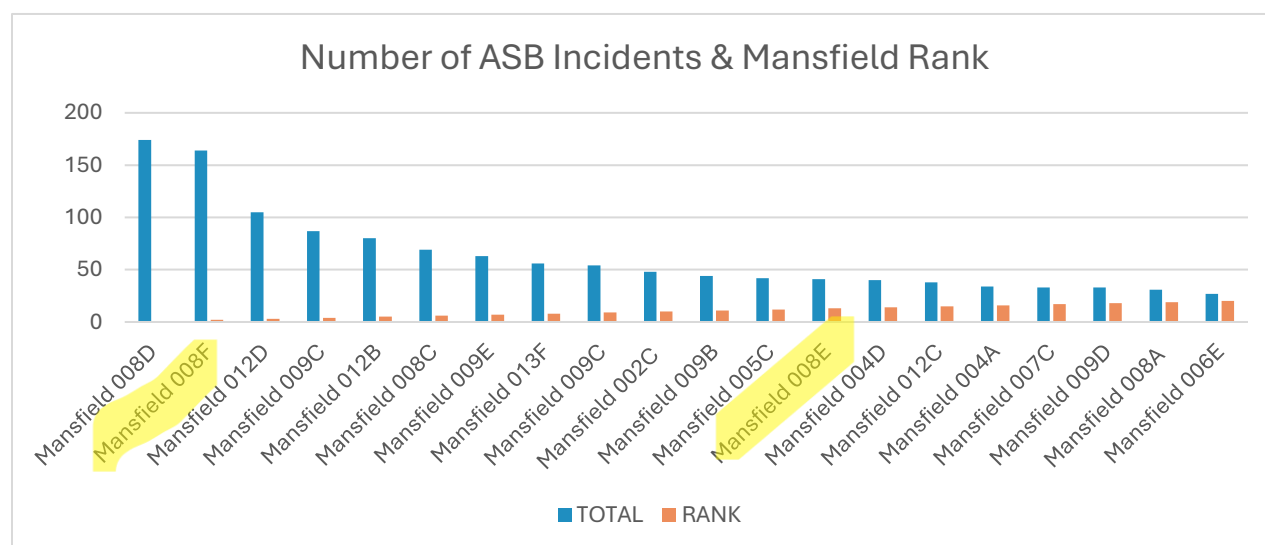
## **Anti- Social Behaviour**

### **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.

## **ASB**



The graph above shows the rate ASB incidents and area rankings of 20 of Mansfield 68 LSOA's. January 2023 showed us that LSOA 008F had the 2<sup>nd</sup> highest and LSOA 008E had the 13<sup>th</sup> highest of reported incidents.

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.

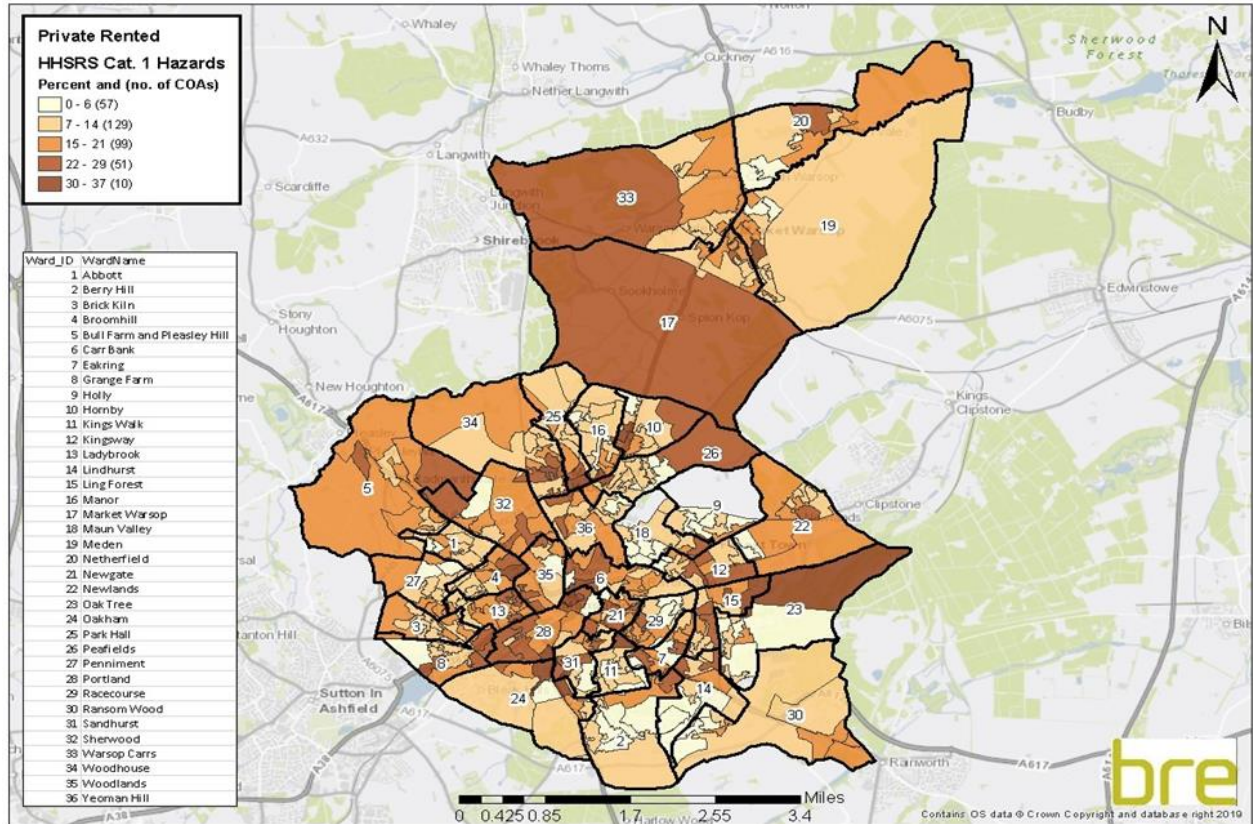
### **Stock Condition Survey 2020**

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 Central 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 4

Area 5	PRS - Property Requests					
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of service requests	44	40	22	26	24	23

Over the past six financial years, the number of service requests for poor property conditions in Area 5 has shown a general decline from 44 in 2018/19 to 23 in 2023/24, with notable peaks in 2018/19 and 2019/20.

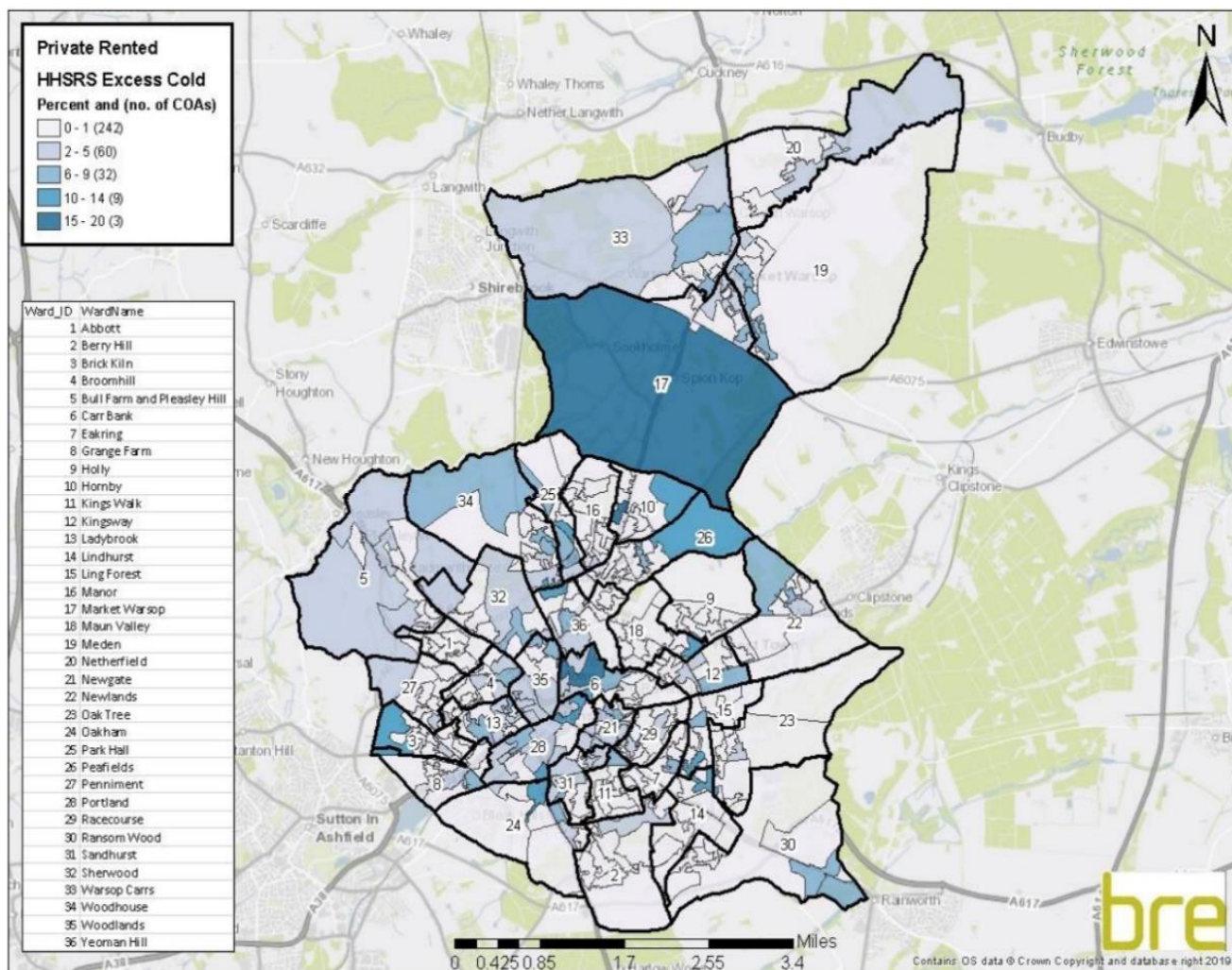
Service requests are low despite poor property conditions highlighted in the stock condition survey, likely due to residents' fears of Section 21 notices, lack of awareness of their rights, or not knowing how to report issues. This data will serve as a baseline to monitor changes, with an expected increase 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
LSAO 008D	34%	29.7%	28%	8%	1%
LSAO 008E	45%	35%	18%	1%	0
Mansfield	44.8	34.5	17.8	2.4	0.6

Census data shows significant overcrowding in LSAO 008D of Area 5, with 8% of households overcrowded (-1 rating) and 1% severely overcrowded (-2 or more), compared to Mansfield's averages of 2.4% and 0.6%. LSAO 008E fares better with only 1% overcrowded and none severely 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 5 within the Central ward meets the criteria for selective licensing due to high levels of deprivation, significant anti-social behaviour, crime, and poor property conditions. With 73% of properties privately rented, the area exceeds the national average, highlighting the need for intervention.

The Index of Multiple Deprivation (IMD) 2019 ranks Area 5, covering LSOAs 008C and 008F, in the most deprived deciles for key domains such as income, employment, education, and health. These severe levels of deprivation underscore the necessity for 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. Environmental crime data indicate a significant correlation with privately rented properties, emphasising the need for better property management.

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

Overcrowding data shows significant overcrowding in LSOA 008D of Area 5, with 8% of households overcrowded and 1% severely overcrowded, compared to Mansfield's averages.

This overcrowding negatively impacts physical and mental health, further supporting the need for selective licensing.

Designating Area 5 for selective licensing will help address these challenges, improve property management, and enhance the quality of life for residents.