

Appendix 5

Analysis of Other Courses of Action Available to the Council

In line with Section 81(4) of the Housing Act 2004, the Council has carefully evaluated whether any alternative courses of action could achieve the same objectives as the proposed selective licensing scheme in the designated area. While various approaches were considered, the Council believes that selective licensing is the most appropriate and effective method to meet its strategic goals.

The Government's guidance emphasises that a selective licensing scheme should only be implemented when no practical and beneficial alternatives exist. Accordingly, the Council has thoroughly reviewed other potential solutions, weighing their strengths and weaknesses, to determine whether they could offer a viable substitute for selective licensing.

Alternative Action	Weaknesses	Strengths
Landlord and Tenant Liaison Officer	<ul style="list-style-type: none">• Requires initiative from landlord/tenant• No enforcement powers• Limited caseload for Officer• Previous Landlord Liaison officer failed to obtain engagement from landlords	<ul style="list-style-type: none">• One to one advice/support to deal with specific issue• When part of a wider strategy with sufficient recourses liaison is a good tool along with enforcement• This will be reassessed, and a new officer could be recruited in the future.
Education programme for private landlords	<ul style="list-style-type: none">• Requires landlord voluntary engagement• Would require sizable rolling funding requirements which is currently not available.• No enforcement powers available• Last year the council ran a one-day training event for private landlords which struggled to attract interest, only 15 landlords attended the event.• Poor landlords fail to engage	<ul style="list-style-type: none">• Improves standards where landlord is engaged with Authority and promotes confidence amongst tenants.• Documented evidence of landlords engagement
Private sector leasing scheme	<ul style="list-style-type: none">• Requires landlord voluntary engagement and does not improve management standards of landlords who chose not to	<ul style="list-style-type: none">• Contributes to homelessness prevention as could be used for allocation to those in housing need.

	<p>join the scheme. No enforcement powers available</p> <ul style="list-style-type: none"> • The council has had a leasing scheme in the past which was free for landlords to join, however interest dropped significantly at the point that we started charging for the service. 	
Targeted use of Special Interim Management Orders and Empty Dwelling Management Orders	<ul style="list-style-type: none"> • Resource intensive • Does not present a long-term solution to poor management of private rented properties (up to maximum of five years – then returned to original owner). • Does not tackle poor management techniques. • Reactive • Intervention of last resort. Only be used on specific properties where detailed evidence supports the action. 	<ul style="list-style-type: none"> • Removes landlord responsibilities and gives to responsible nominated agent. • Can Improve standards for tenants and local community.
Landlord Accreditation	<ul style="list-style-type: none"> • DASH accreditation scheme is free to join and operates across the East Midlands, the scheme has operated for over a decade, however very few Mansfield landlords have joined the scheme over the years. • EMPO offers training and advice and is a landlord association • Only 'good' landlords tend to join accreditation schemes • Voluntary 	<ul style="list-style-type: none"> • Provides support and training for landlords • Can Improve the professionalism of the sector • Can improve the quality of homes

After consideration and review of the consultation, the Council has determined that none of the alternative approaches would effectively achieve the objectives intended by the proposed selective licensing scheme. While other measures, such as landlord accreditation and targeted management orders, offer certain benefits, they rely heavily on voluntary participation, or heavily resource/low impact direct enforcement. Moreover, these alternatives do not provide a long-term solution to improving the management practices of private landlords across areas that clearly meet the criteria for selective licensing designation.

Selective licensing, in contrast, offers a robust legal framework that is self-financing and capable of addressing the specific challenges within the proposed area. By facilitating stronger partnerships with landlords and ensuring sustained improvements in property management standards, selective licensing is the most practical and beneficial course of action available to the Council.

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