

Appendix 4

Written and Verbal Representation of the Introduction to SL

These representations were submitted either verbally at local drop-in events or in writing by the Police, PRS-recognised agencies and organisations, and members of the public.

Verbal Representations from the Selective Licensing Drop in Events

A landlord with two flats in the Warsop area attended the event. He stated he does not have the funds to pay for the licence fee upfront but asked whether responsible landlords could pay in instalments. He is unhappy about the introduction of the scheme, noting that he has long-standing tenants and keeps his properties in good order.

A local resident from the top of Fenwick Street reported suspected drug dealing outside a particular house, issues with children riding scooters and causing anti-social behaviour around Day Street, and rubbish accumulating at the top of Fenwick Street. He said that overall the area is “okay,” but problems persist in certain locations.

Another landlord, who owns two houses in the area, raised similar concerns about being penalised by the scheme and questioned how he could afford the licence fee—suggesting that he may have to pass this cost on to his tenants.

A landlord with 22 properties in Warsop indicated support for the scheme’s general objectives but enquired about potential discounts for early applications and landlord accreditation. He also asked if monthly payments could be arranged, as he faces over £18,000 in licence fees. He was worried about “good landlords” being penalised, and said that if the scheme goes ahead, he will want it to improve the area, particularly regarding anti-social behaviour.

Two other landlords, each with several properties in Warsop, voiced similar reservations. They felt it was unfair to responsible landlords, yet acknowledged that there are issues in the area, often linked to certain tenants.

All the landlords mentioned having stable, long-term tenants, with little to no turnover. They were concerned that they would have to raise rents to cover the licence fees; some noted they had not increased rents for quite some time, meaning an imminent rise might be necessary. There were additional fears that higher rents could lead to homelessness for tenants who might struggle to pay.

Analysis

Landlords in Warsop broadly accept the idea of a licensing scheme to improve the area but worry about the financial burden, particularly for those with multiple properties, and fear passing costs onto tenants. They feel “good” landlords who already maintain high standards are being penalised and stress that flexible payment options, discounts for accreditation, and tangible benefits, especially around tackling anti-social behaviour—are essential. A local resident in the central area also reported issues of drug dealing, rubbish, and scooter-related disturbances in specific streets, suggesting targeted interventions might be more effective. Although only a small representation, the message fits with that of the online consultation in that residents and landlords want to see clear improvements in housing standards, reduced anti-social behaviour, but minimise the financial consequences for “good” landlords.

Nottinghamshire Police Representation

Good Morning,

Apologies for the delay – I am sending this email with regards to the Mansfield Neighbourhood Policing views on the Selective Licensing process in line with the consultation.

We are fully supportive of the implementation of selective licensing in Mansfield. It is my view that selective licensing can only assist to make Mansfield a safer and more attractive place to live and will assist in dealing with incidents that we often see of premises in a poor state of repair as well as incidents whereby members of the public report matters to the police due to a break down in communications with their landlord, landlord refusal to adequately address issues for which they are responsible and unprofessional (and sometimes threatening or criminal) behaviour from landlords towards tenants.

The selective licensing areas chosen also closely align with the areas which we would consider to be hotspots for anti-social behaviour and crime. Indeed, in the Warsop area we have a current operation (Op Fencer) looking at drug dealing and general ASB, in the Portland ward selected area, we have been provided with Home Office funding for hotspot patrols and target hardening provisions due to crime and anti-social behaviour in the area.

Furthermore, I often get requests for NACRO properties and asked for the opinions of the police on whether specific addresses would be appropriate. One such address recently was on Warsop and was wholly inappropriate due to the crime and ASB already prevalent in the area. Due to this being a proposed selective licensing area, I was able to evidence the issues in the area and request that the NACRO property be placed somewhere more suitable.

Thanks,

Kylie.

Inspector 3705 Kylie Davies
NRLA Representation

Official NRLA statement regarding the council's proposed selective licensing scheme:

"In line with NRLA policy, we believe that if a local authority pursues a scheme, it should be with the intent to address specific problems, rather than poorly implemented borough-wide schemes. A scheme should be well resourced, with enough staff for administrative and enforcement duties. This will give the council capacity to inspect properties at a higher rate, process licences in good time and have staff with the required knowledge of legislation to enact a scheme effectively.

Specialist council officers, such as those who focus on ASB, can enable the council to assist landlords with relevant issues as and when required during the lifetime of a scheme. This can come in the form of mediation for example, when the landlord-tenant relationship has broken down and landlords have access to resources to facilitate a solution.

Communication and transparency are also a vital part of a scheme, so landlords can have easy access to information which displays clearly what work the council is carrying out and what licence fee funds are being used for to tackle specific issues. This would demonstrate the licensing scheme is having an impact and can provide evidence of such impact clearly and efficiently".

East Midlands Property Owners (EMPO)

EMPO recognises that selective licensing, if properly targeted and robustly enforced, can be an effective way to improve housing standards. However, they emphasise the importance of thorough controls, enforcement, and landlord training to ensure meaningful outcomes and avoid unintended consequences such as increased rents. EMPO welcomes Mansfield District Council's choice to focus on five specific areas rather than adopting a blanket scheme and highlights the value of landlord training in boosting compliance. While future legislative changes (such as the Renters' Rights Bill) could reduce the need for such schemes, EMPO is prepared to support Mansfield's proposal in the interim, offering its expertise and collaboration to maximise the scheme's effectiveness.

DASH

DASH Services work alongside Local Authorities, Landlords and other Housing Professionals to raise housing standards in the private rented sector.

Where Local Authorities implement discretionary licensing schemes DASH assist by raising awareness of the new legislation ensuring that landlords are fully up to date & included from consultation through to implementation.

DASH is also passionate about providing professional development opportunities for Landlords and Agents which form part of well managed licensing schemes, so we were encouraged to see this included within Mansfield's scheme.

Accredited Landlords demonstrate they are committed to providing decent, safe and well managed accommodation and therefore DASH services were pleased to see Mansfield Council offering reduced license fees in recognition for this.

