

Selective Licensing

June 2018

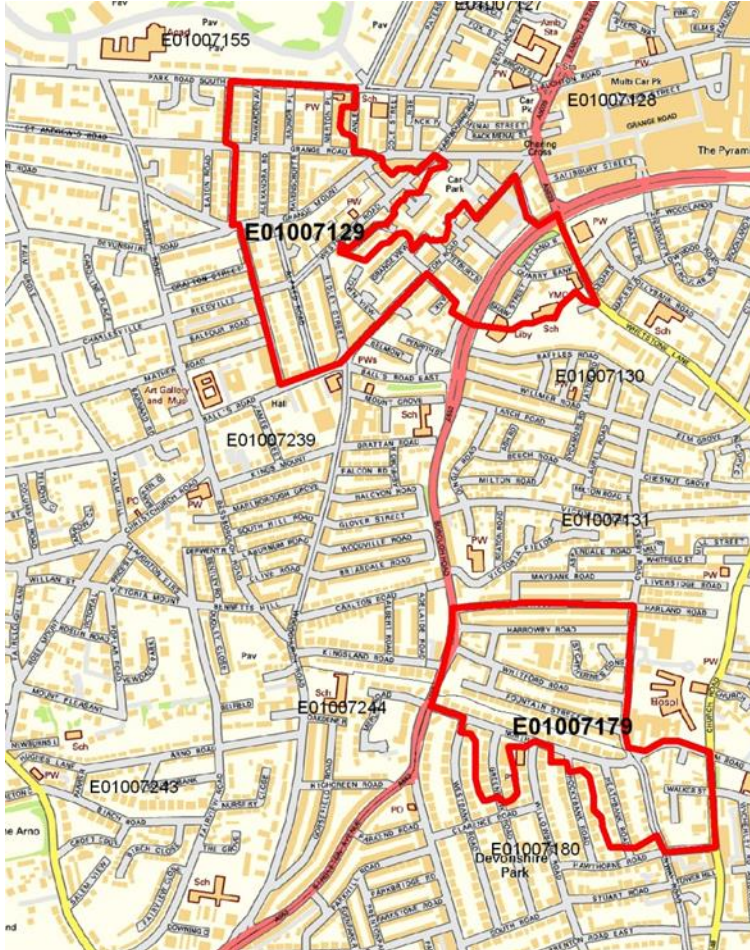
Steve Bowers

Senior Housing Standards Officer

Licensing progress

- Scheme commenced in July 2015 to these areas:
 - Birkenhead South**
 - Egerton North**
 - Seacombe Library**
 - Egremont Promenade South**
- Identified approximately 3,108 properties, 41% were privately rented
- 1249 licenses granted (98% of rented accommodation have licences)
- 450 properties accredited in Selective Licensing areas

Selective Licensing in Wirral



Consequence of failure to obtain licence

- Unlimited fine with criminal conviction.
- 34 individual prosecutions to date for licensing and associated Housing Act offences.
- Fines and costs up to £42,120
- Further prosecutions pending for failure to obtain a licence and in addition to breaches of licensing conditions.

wirralview

HOME NEWS FEATURES WHAT'S ON

Landlords fined for breaching Selective Licensing rules

21 December 2016



Over the last few weeks Wirral Council has successfully prosecuted a number of landlords and agents for failing to apply for a license to rent their property in one of Wirral's four Selective Licensing areas.

The latest landlord to go before the courts was Nigel Russell of Duddon near Tarporley who was found guilty of three offences.

Mr Russell's companies own a large number of privately rented properties on the Wirral and Liverpool. Amongst his large residential and commercial property portfolio one of his companies own The Richmond Hotel and Spa which is located in Liverpool city centre.

On conclusion of a two day trial last week Mr Russell was found guilty by Liverpool Magistrates court for being in control of an unlicensed property, providing false and misleading information and not producing certain documents. He was ordered to pay £37,120 in fines and costs.

The Selective Licensing Scheme was introduced in Wirral on 1st July 2015 and so far 1,270 properties have been licensed, which represents over 99% of known licensable properties. It covers four areas;

Selective Licensing compliance checks

- 508 Selective Licensing compliance checks completed
- Only 30% met minimum standard
- Informal notices for 57% of properties; Enforcement notices served on 13% of properties
- 4 Prohibition Orders
- A number of prosecutions pending for failing to comply with licence conditions and improvement notices.

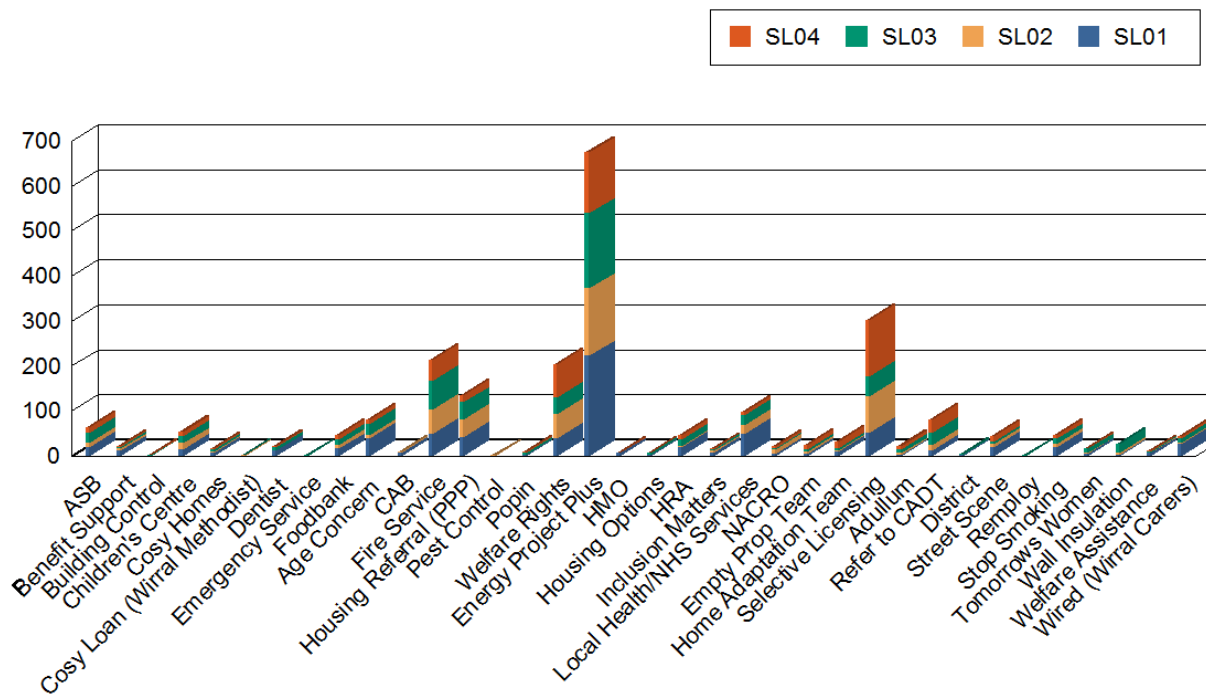


Selective Licensing compliance checks



Assistance

- Solid wall insulation for 26 properties & 24 cosyhomes heating grants
- 20 empty property grants (Note: now increased in SL areas to £5K)
- 43 tenants receiving tenancy support
- Healthy Homes -3811 home visits & 2412 referrals to support services



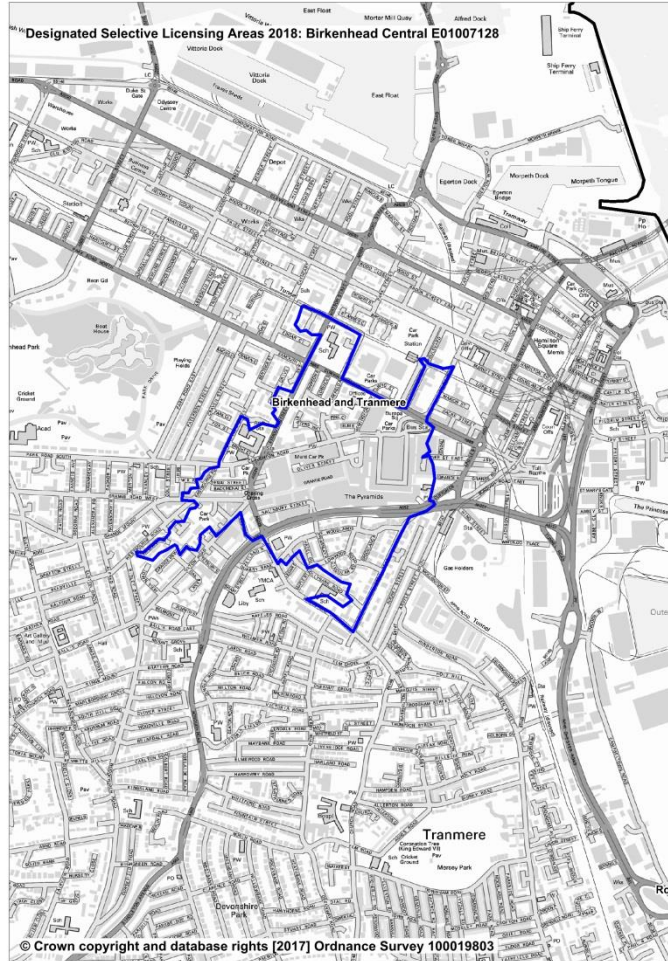
FUTURE

- Programme of compliance checks continuing until 100% properties inspected – based on highest risk first.
- Possible use of civil penalties where required for non compliance (if appropriate)
- Continue to monitor and **evaluate existing scheme** for service improvement.

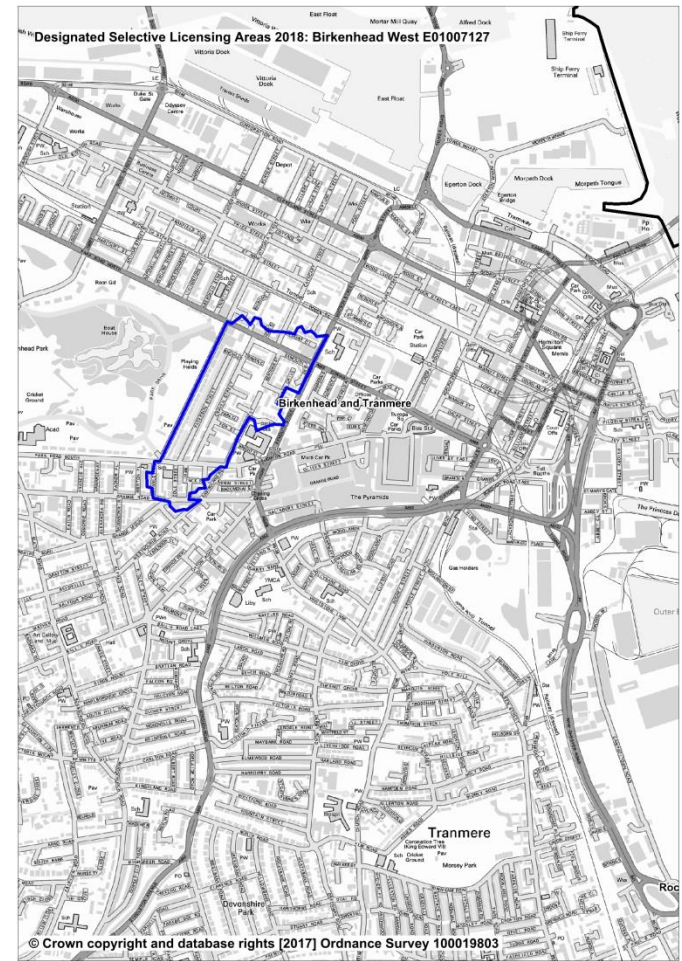
Proposed new Selective Licensing areas

- On 27th November 2017 members of Councils Cabinet approved the draft proposal for implementing Selective Licensing into an additional four areas of the Wirral.
- A Business Case was approved by members and consultation of the proposed areas commenced on 11th December 2017 which concluded on 21st March 2018.
- Consultation on changes to existing licence conditions
- Report scheduled to be presented to Council's Cabinet on 3rd September 2018 and full council on 15th October 2018.
- Potential commencement of new scheme February 2019.

Proposed areas

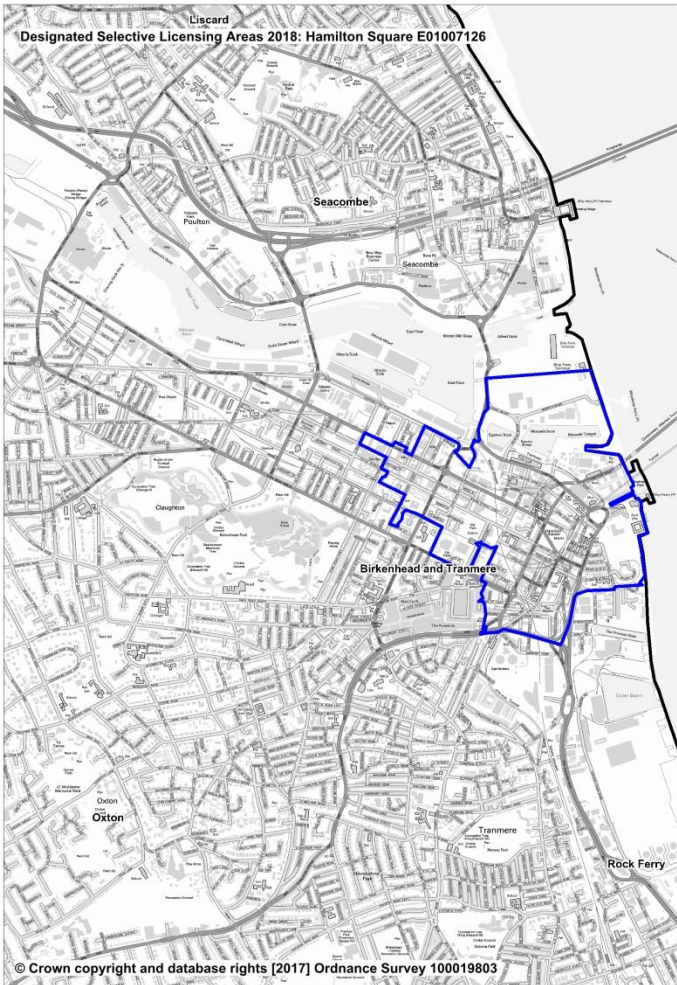


Birkenhead Central

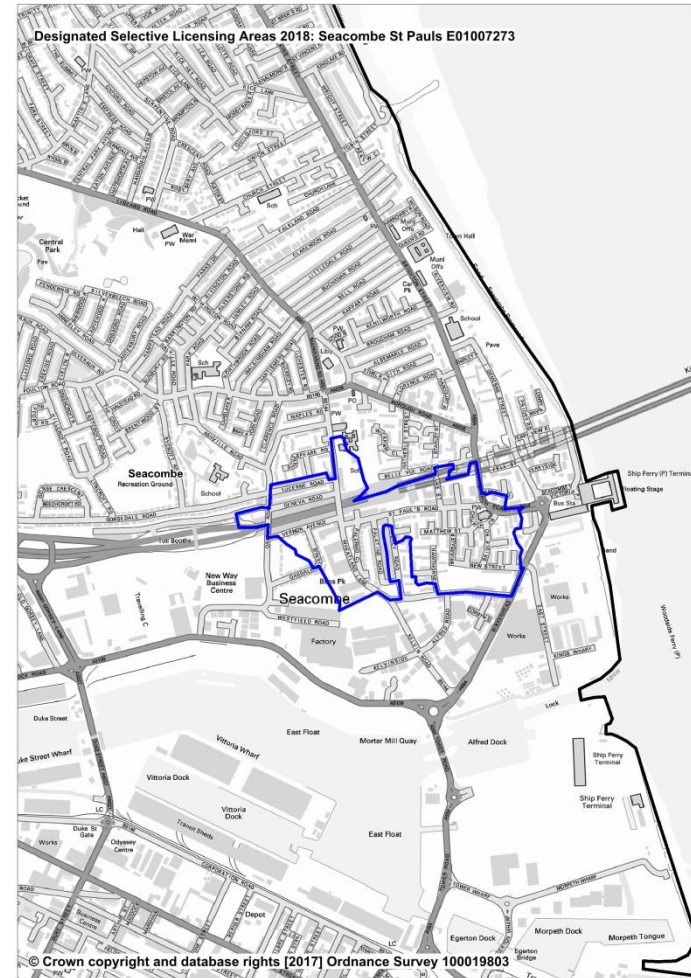


Birkenhead West

Proposed areas



Hamilton Square



Seacombe St Pauls

Any questions?

Steve Bowers- Senior Housing Standards Officer

Telephone:-(0151)691 8120

Email:-stevebowers@wirral.gov.uk