

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting16th November 2017

1. Title of Item/Report

Targeted Action Areas

2. Record of the Decision

Consideration was given to a report on a Targeted Action Approach to Older Housing.

There were areas of the Borough with high concentrations of low value, terraced housing (specifically the central Stockton and the Victoria area within the Mandale and Victoria Ward in Thornaby) which due to falling housing demand were seeing an increasing number of properties being purchased for the private rental market.

Unfortunately as rental values were lower in these areas, a number of these properties were occupied by either vulnerable households or those with limited housing choices who were often transient residents with chaotic lifestyles. As a result these local communities were often hotspots for crime, anti-social behaviour and experience high numbers of empty properties and high property turnovers.

In order to support the local communities in these localities it was proposed to implement an area based, targeted intervention approach providing a visible, neighbourhood management presence. At the 'HUB' of this proposal was an enhanced Selective Licensing scheme.

Members were asked to support 'in principle' the introduction of an enhanced Selective Licensing Scheme for the older, terraced housing areas located in central Stockton and Victoria in the Victoria and Mandale ward. Subject to this agreement, Officers (working collaboratively with a range of partners internal and external to the Council) would work up a detailed (and fully costed) proposal.

This proposal would explore the potential resource required from the Council in terms of additional measures which may be required, for example to facilitate / strengthen community engagement and enhanced community safety measures. A further report would then be presented back to Cabinet for detailed consideration and as noted it would include a

financial appraisal in terms of anticipated income and the wider financial implications for the Council.

Should Members determine they wished to proceed with selective licensing it would also include proposals in relation to 'designated' areas, the proposed fee structure, the conditions to be contained within a license, the process of consultation and an implementation timeline.

The enhanced selective licensing scheme was the initial 'HUB' (or catalyst) of the targeted action area proposal. In addition to progressing this option, working with partner agencies (and internal Council service teams) work would also start to explore other 'bespoke' issues which the older housing areas in both central Stockton and Victoria are experiencing.

RESOLVED that:

1. The proposal for a targeted intervention approach as detailed within the body of this report be supported.
2. The proposal to explore an enhanced Selective Licensing scheme be approved 'in principle'.
3. The approach will require £250K per annum for three years and Cabinet will be asked to consider a recommendation to Council for this as part of a future report to Cabinet on the Medium Term Financial Plan.

3. Reasons for the Decision

The proposal to implement a targeted area based intervention approach is aimed at directly addressing the issues associated with poor property management by some private sector landlords. The proposed introduction of enhanced selective licensing is aimed at consistency in driving up standards in the private rented sector (both property condition and tenancy management). Pivotal to the proposal is the need support local communities, by focusing on stability and encouraging a more responsive community input.

4. Alternative Options Considered and Rejected

None.

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Steve Nelson declared a personal non prejudicial interest in respect of agenda item 11 - Targeted Action Approach to Older Housing

as he a Director of Thirteen and a member of Catalyst.

6. Details of any Dispensations

N/A

7. Date and Time by which Call In must be executed

Midnight, 24 November 2017

Proper Officer
20 November 2017