

Selective Licensing in Stockton Nov 2025

Selective Licensing Team

Selective Licensing Team Leader – Chris Dunwell

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X2 Selective Licensing Officer ASB/Crime – Paul Shepherd & Bryan Laver

X1 Selective Licensing Officer Housing – Ellie Hewett

X1 Selective Licensing Assistant – Gemma Hayes

X1 Trainee Private Sector Housing Officer – Molly Guz

X1 Selective Licensing Compliance Officer – Laura Carlton

Selective Licensing

Why was the scheme introduced (extract from our evidenced Scheme Proposal)

Area 1: Central Stockton

An area of older, predominantly terraced housing. Selective Licensing was proposed on the basis this area is or is likely to become an area of low housing demand, has a high concentration of private rented properties (well above the national average) and is experiencing high levels of deprivation.

Area 2: North Thornaby

An area of older, predominantly terraced housing. Selective Licensing was proposed on the basis that this area is or is likely to become an area of low housing demand, has a high concentration of private rented properties (well above the national average) and is experiencing high levels of deprivation.

Area 3: Newtown

An area of older, predominantly terraced housing. Selective Licensing was proposed on the basis that this area is experiencing significant and persistent problems caused by high levels of crime and anti-social behaviour, with high concentrations of private rented properties (well above the national average) and is experiencing high levels of deprivation.

Year 1

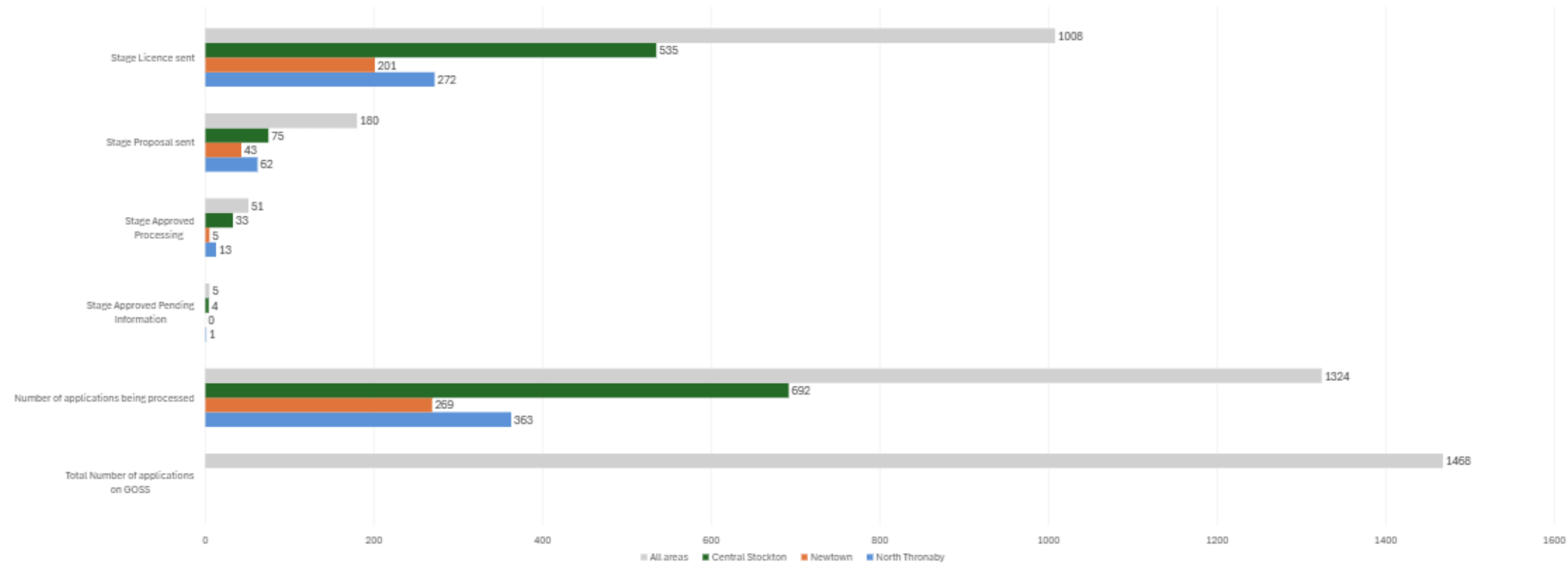
Priorities

Year 1 Priorities

- Receiving and processing applications for Licences.
- Commencing inspections of Licensed properties.
- Raising awareness of scheme with landlords, tenants and partners.
- Developing and maintaining relationships with stakeholders.

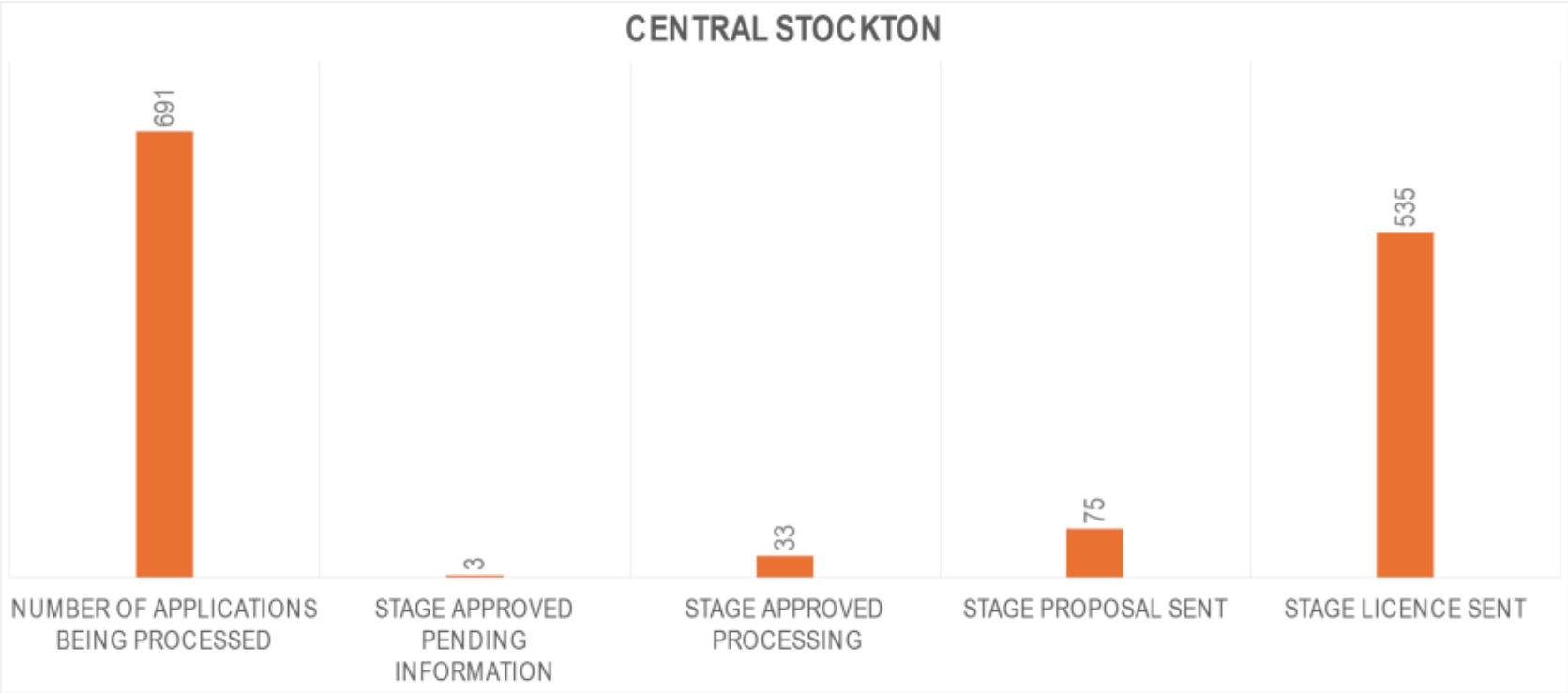
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Applications



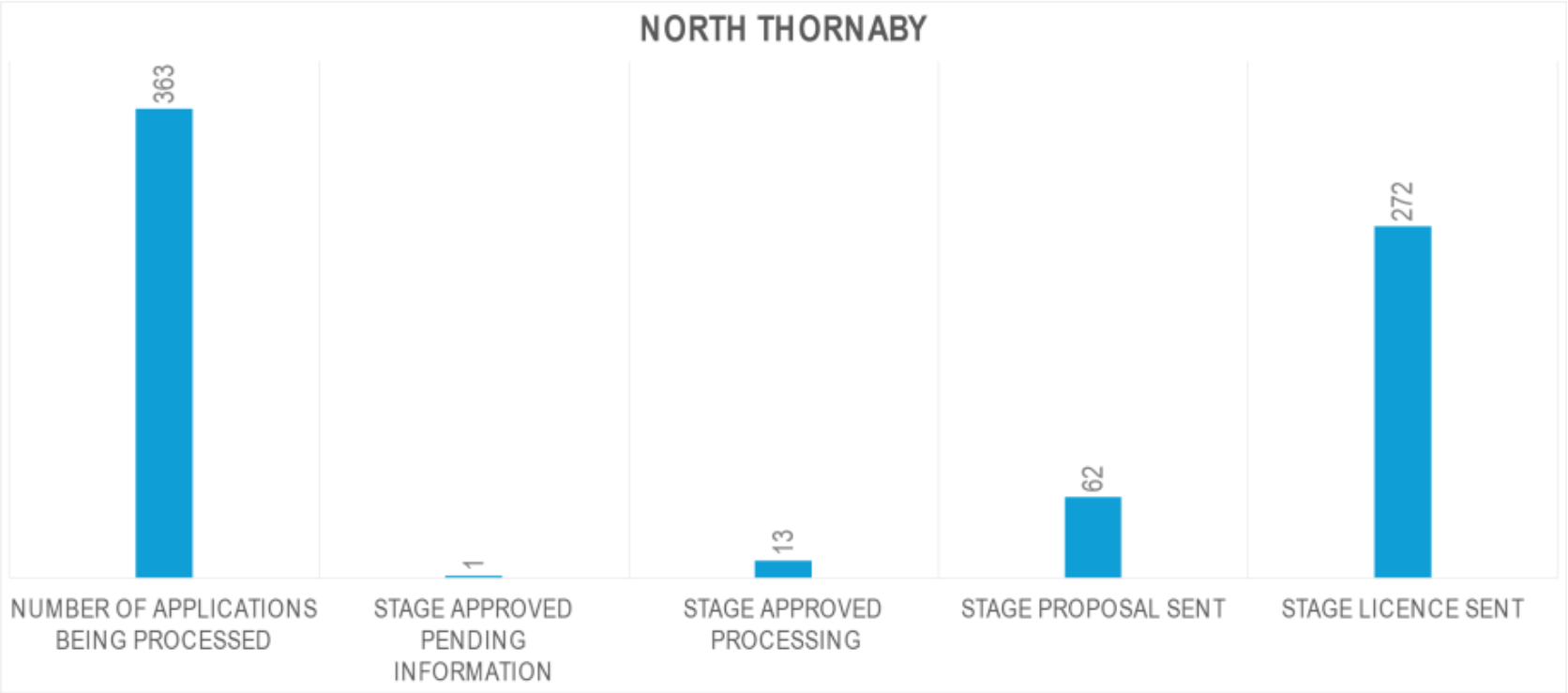
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Applications – Central Stockton



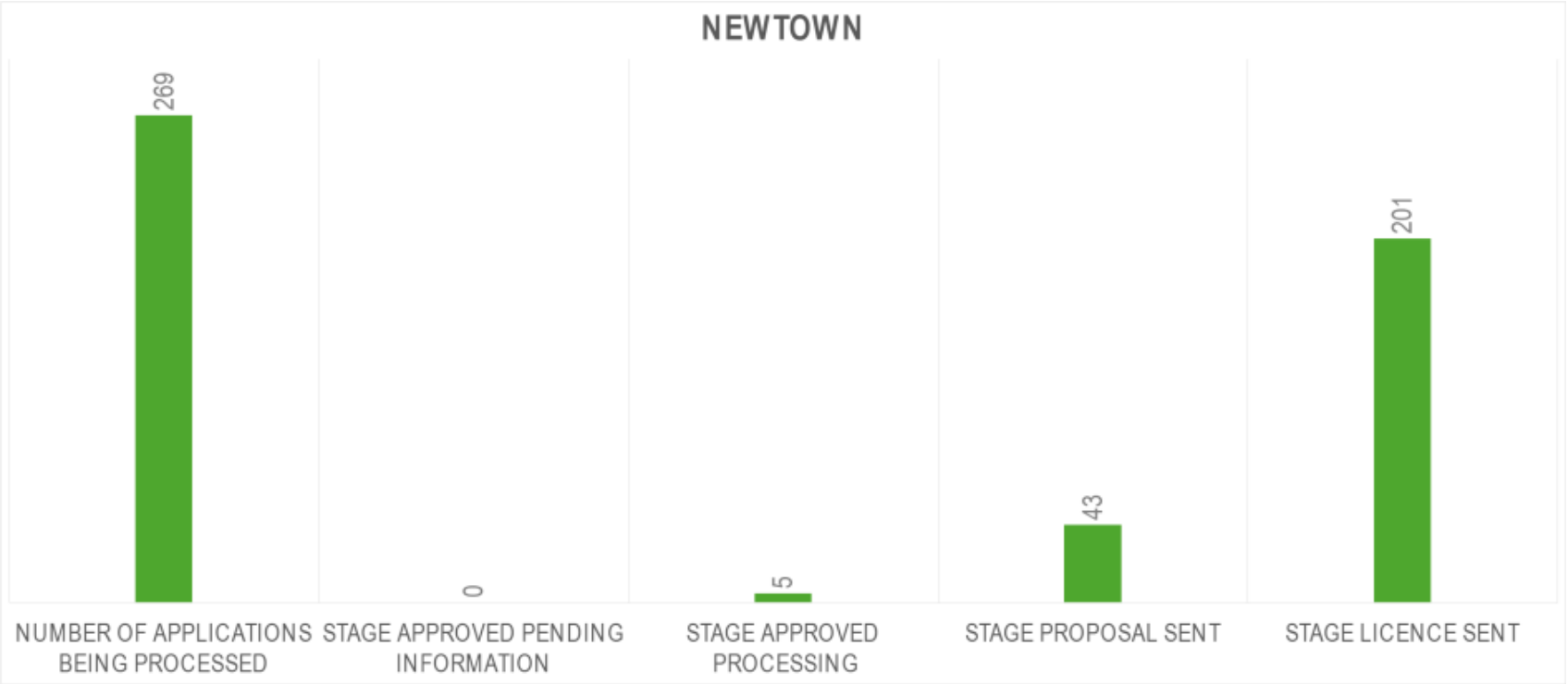
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Applications – North Thornaby



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Applications - Newtown




Selective Licensing

Unlicensed Properties

- Pro-active approach to identify licensable properties which do not have a duly made application.
- Areas identified through low numbers of applications.
- Door knocks and community intelligence from residents, businesses and other agencies operating in the area.
- Addresses referred to SL Compliance officer for investigation, contact made with owner to encourage an application.
- Over 300 properties identified as potentially unlicensed – investigations opened.
- 205 applications received as a result of these investigation.

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Compliance Inspections

 Inspections began in December 2024 as soon as the first licences were issued.

 The aim is to inspect all licensed addresses at least once.

 To date – 243 inspections have been carried out.

 130 Property improvement plans.

 62 properties improved and investigations closed.

 92 investigations closed with no works required/home of good standard.

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Visual Audits

- Regular Patrols of the 3 Selective Licensing Areas.
- 160 visual audits have been recorded by the team.
- Multi Agency Approach/Walkabouts.
- Referrals to other services.
- Empty Homes.
- Identifying licensed properties for targeted inspections.
- ASB interventions.
- Police Intelligence Submissions.

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Operation Shield Activity

- Carry out targeted work to compliment Op Shield priorities.
- Days of Action – Inspections/Audits/Targeting Unlicensed Properties.
- October – 19 inspections. (unlicensed HMO's identified).
- 16 streets audited throughout the day.
- 7 CFYA referrals.
- 4 new empty properties identified.
- 4 new unlicensed property investigations opened.
- 6 referrals to Community Safety following on street discussions with residents.

Selective Licensing

Contact number and Inbox

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