



Selective Licensing

Background

Selective Licensing

- Selective Licensing schemes can be introduced where **one or more** of the following requirements are met:
 - Low housing demand
 - Significant problems with anti-social behaviour
 - Higher than average crime rates
 - High levels of deprivation
 - Poor housing conditions

ALSO need to consider whether the area has a high proportion of properties in the private rented sector

- Proposing 3 areas; Central Stockton, North Thornaby & Newtown.

Selective Licensing

Selective Licensing

- Owners/managers required to apply for a licence for each residential property they let
- Licences valid for up to 5 years
- Mandatory & Discretionary Licence Conditions including;
 - Referencing of all new tenants by the Council
 - Requirement to tackle anti-social behaviour
- Failure to obtain a licence or adhere to licence conditions is an offence

Fees

Selective Licensing

- Proposed licence fee of £653 (per property)
 - £178 initial application fee
 - £95 per annum after an application is approved
- Proposed £50 discount (per property) for members of:
 - SBC Landlord Accreditation Scheme
 - Private Landlords Supporting Stockton (PLuSS)
 - National Landlord Associations

Implementation

Selective Licensing

Selective Licensing Team

- Processing of applications, issuing of licences, operation of the scheme
- Referencing tenants
- Local presence in designated areas
- All licensed properties to be visited and inspected
- Tackle anti-social behaviour & environmental issues
- Work closely with the Private Sector Housing & Community Safety teams

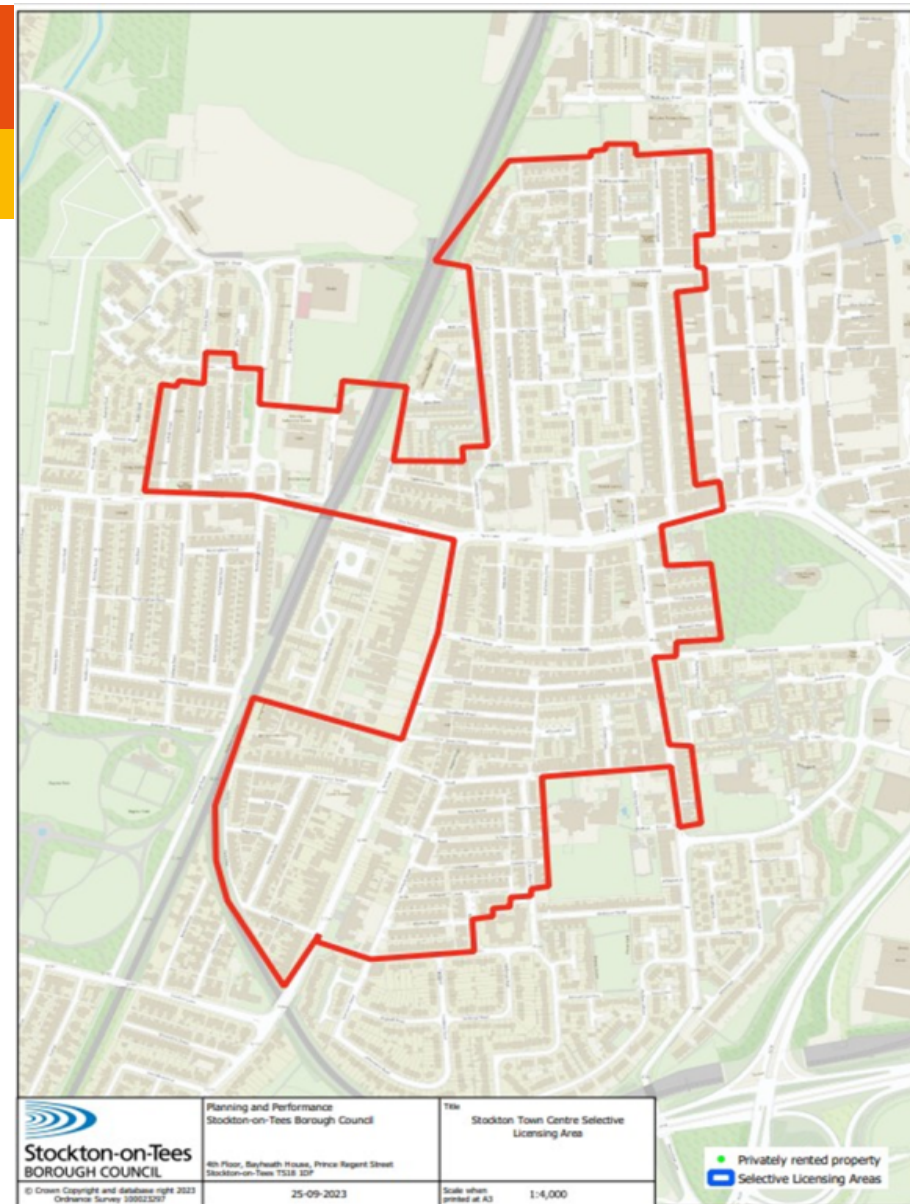
Proposed Areas

Selective Licensing

Area 1: Central Stockton

The Central Stockton area straddles in part, the Stockton Town Centre ward and the Ropner ward.

The map identifies the proposed Central Stockton Selective Licensing area within the red line boundary.



Proposed Areas

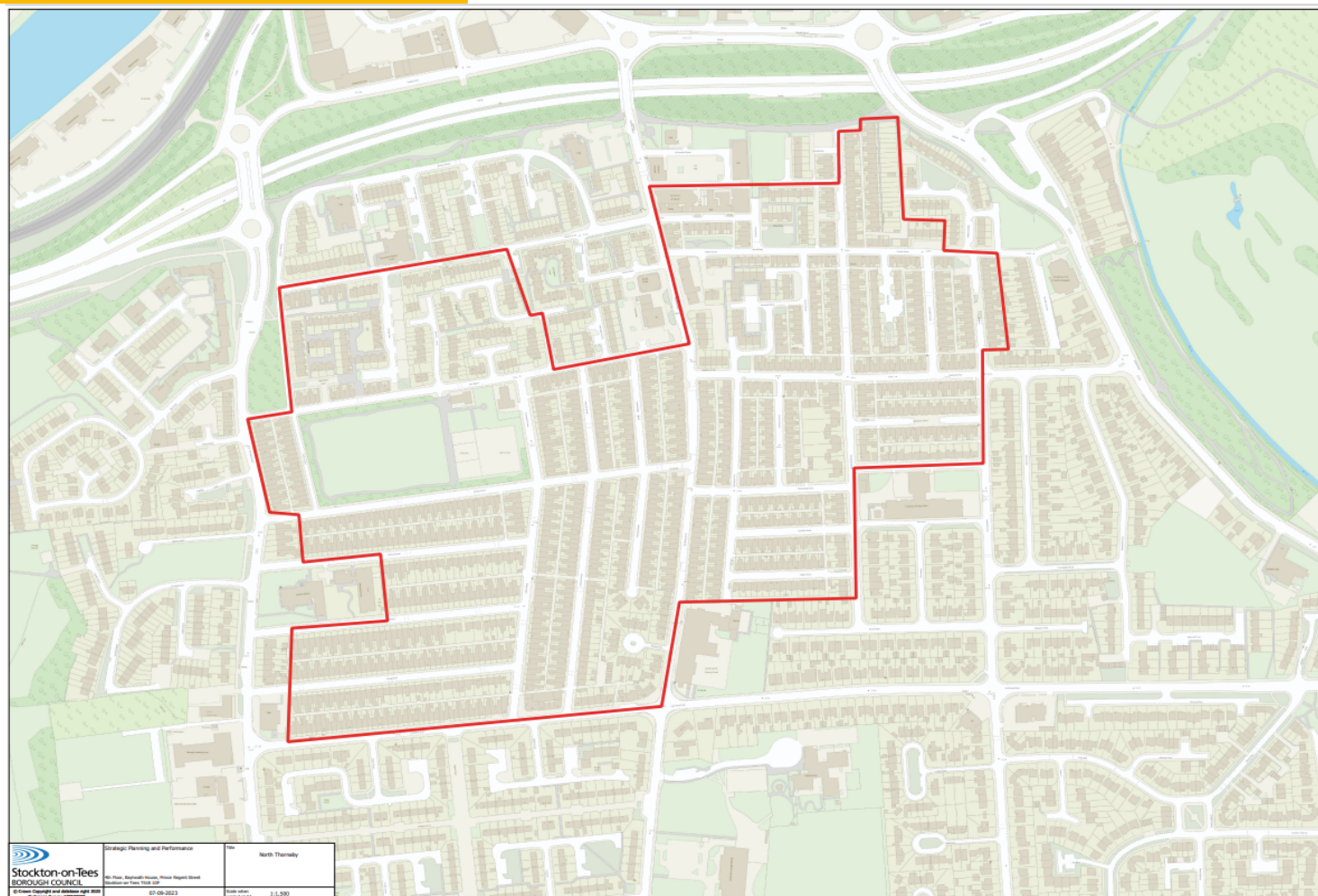
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Area 2:

North Thornaby

The North Thornaby area is within the Mandale and Victoria ward.

The map identifies the proposed North Thornaby Selective Licensing area within the red line boundary.



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Proposed Areas

Selective Licensing

Area 3: Newtown

The Newtown area is within the Newtown ward.

The map identifies the proposed Newtown Selective Licensing area within the red line boundary.



Consultation

Selective Licensing

Before introducing Selective Licensing, the Council must undertake consultation with residents, businesses, landlords, managing agents and other stakeholders about the proposal.

We are interested in your views

The consultation started on Monday 6th November and closes at 4pm on Friday 19th January 2024.

You can view a full copy of the Selective Licensing Scheme Proposal, including the evidence, maps, and proposed licensing conditions via;

www.stockton.gov.uk/selective-licensing-scheme-2023