

**AGENDA ITEM**

**REPORT TO CABINET**

**16 MAY 2024**

**REPORT OF  
CORPORATE  
MANAGEMENT TEAM**

**CABINET DECISION**

**Cabinet Member for Regeneration and Housing – Councillor N Cooke**

**SELECTIVE LICENSING OF PRIVATE RENTED ACCOMMODATION**

**SUMMARY**

As members will recall a report was presented to Cabinet in October 2023, which sought approval to commence consultation on the proposed implementation of Selective Licensing in 3 areas of the borough **Central Stockton, North Thornaby and Newtown**. This decision was informed by an evidence based assessment (**Appendix 1** 'Selective Licensing Scheme Proposal' and **Appendix 2** the 'Supporting Evidence Base') informed by relevant Government Guidance (DLUHC Selective Licensing in the private rented sector: a guide for local authorities' updated June 2023). At this meeting, Cabinet granted approval 'in principle' to pursue a Selective Licensing scheme in Central Stockton, North Thornaby and Newtown and for a programme of public consultation to be undertaken.

This report details the consultation process undertaken, the responses received, and the considerations given to the views/representations received. Following consideration of the consultation findings, Cabinet are asked to determine whether they now wish to proceed with Selective Licensing designations in the Central Stockton, North Thornaby and Newtown areas.

**REASON FOR RECOMMENDATIONS/DECISIONS**

The private rented sector has seen rapid growth over recent years and as per the 2011 census now accounts for 17% of the borough's housing stock and is a significant tenure in the 3 areas proposed for Selective Licensing (50% in Central Stockton, 41% in North Thornaby and 45% in Newtown). Whilst the Council recognises that private rented housing provides a valuable housing offer in terms of meeting housing need and providing choice it can also bring a challenge. Some of these properties are poorly managed and in areas of low housing demand and/or higher-than average levels of crime and anti-social behaviour.

Selective Licensing is an additional tool which the Council will use, working alongside a range of other existing measures to improve property condition standards and the management of private rented housing in Central Stockton, North Thornaby and Newtown. As noted above the proposed Selective Licensing designated areas have been identified following a evidence-based assessment, which was carefully undertaken in accordance with Government Guidance.

**RECOMMENDATIONS**

Cabinet is asked to:

1. Note the consultation programme undertaken with the aim of ensuring that the Council took “reasonable steps to consult with person who are likely to be affected by the designation” as required by Section 80(9) of the Housing Act 2004, and in accordance with Government guidance. The consultation process undertaken is detailed in the ‘Selective Licensing Consultation Findings Report’ **Appendix 3** chapter 2).
2. Note the outcome of the consultation process as detailed in **Appendix 3** ‘Consultation Findings Report’ and the Council’s considerations of these representations **Appendix 4** ‘Summary of representations made to the consultation and the Council’s considerations and responses’.
3. Agree that the Selective Licensing Proposal Paper (**Appendix 1**) and the Supporting Evidence Base (**Appendix 2**) met the legal requirements for introducing Selective Licensing designations (as detailed in paragraphs 4 to 6 of this report).
4. Agree, subject to approval of recommendations 1, 2 and 3 to authorise the designation of Central Stockton, North Thornaby and Newtown, as delineated in the attached red line maps (**Appendix 5a, 5b and 5c**, with supporting street listings), for Selective Licensing to last for 5 years from the date of the designations coming into force.
5. Note that there are no changes proposed to the Central Stockton, North Thornaby and Newtown areas as previously considered by Cabinet on the 12 October 2023 (red line maps **Appendix 5a, 5b, 5c**).
6. Note that changes are proposed to the License Conditions previously considered by Cabinet (12 October 2023) and to approve the proposed License Conditions attached at **Appendix 6**.
7. Approve the final fee structure and discounts as detailed in paragraph 16 - 19 of this report.
8. Agree that authority to issue the required statutory notifications in relation to Selective Licensing Designation is delegated to the Director of Corporate Services in consultation with the Cabinet Member for Housing and Regeneration.
9. Note that upon approval (if granted), that the scheme will be publicised via an agreed communications plan and in accordance with the Regulations before the designations come into force.
10. Agree that subject to the issue of statutory notifications, that the Director of Adults, Health and Wellbeing, in consultation with the Cabinet Member for Housing and Regeneration be authorised to decide the date from which the Council will begin to accept applications for Selective Licensing.

## **DETAIL**

### Background

1. The private rented sector has grown significantly in recent years both nationally and locally. Within the borough of Stockton-on-Tees, the percentage of households renting their home from a private landlord has increased from 13.1% to 17% between the 2011 and 2021 census’. Nationally, the private rented sector (based on the 2021 census) accounts for 20.3% of the total housing stock in England. With the Department of Communities and Local Government (now DLUHC) highlighting that areas are considered as having a high proportion of privately rented properties if they are above this national level. The 3 proposed Selective Licensing designated areas have a private rented sector well above the national and borough averages; Central Stockton 50%, North Thornaby 41%, and Newtown 45%.
2. Whilst the Council recognises that the private rented housing sector provides a valuable housing offer (in terms of providing housing choice and meeting housing need) it can also bring

challenges; some properties are poorly managed, some do not meet satisfactory standards and/or are in areas where private rented housing is a significant tenure.

3. On the 12 October 2023, Cabinet considered the evidence base for Selective Licensing (**Appendix 2**), what other options to Selective Licensing are available to the Council (detailed on pages 22 to 23 of **Appendix 1**) and how Selective Licensing would fit within the Council's corporate strategies, including the Housing Strategy (detailed on pages 13 to 15 of **Appendix 1**). It was noted that the Council had undertaken a detailed assessment of evidence available in terms of proposing the 3 Selective Licensing areas to ensure that it complies with the statutory tests.

#### The legal framework for Selective Licensing

4. Part 3 of the Housing Act 2004 (the Act) sets out the scheme for licensing private rented properties in a local housing authority area. Under section 80 of the Act, a local housing authority can designate whole or any part of its area as subject to Selective Licensing, subject to two prerequisites. Firstly, section 80(9) of the Act requires the housing authority to have taken reasonable steps to consult persons likely to be affected by the designation, and to consider any representations made in response. Secondly, section 80(2) of the Act requires that the proposed licensing scheme must satisfy one or more of several specified statutory conditions, which are set out in sub sections 80(3)(a),(b) and (6) of the Act:

a) *That the area is, or is likely to become, an "area of low housing demand"; and that the proposed designation will contribute to the improvement of the social or economic conditions in the area when combined with other measures taken in the area by, or in cooperation with, the local authority;*

b) *That the area is experiencing a "significant and persistent problem" caused by anti-social behaviour ('ASB'); that some or all of the private sector landlords letting premises in the area have failed to take action which it would be reasonable for them to take to combat the problem; and that the proposed designation will, when combined with other measures, lead to a reduction in or elimination of the problem.*

5. In March 2015, the Government extended the conditions for designation of selective licensing in England. The Selective Licensing of Houses (Additional Conditions)(England) Order 2015/977 came into force on 27 March 2015, and permits licensing where:-

The area contains a high proportion of properties in the private rented sector, being properties which are occupied under assured tenancies or licenses to occupy, and one or more of specified further conditions also apply:

- Housing conditions: the local housing authorities consider it appropriate and intends to carry out inspection of a significant number of properties to determine the existence of category 1 and 2 hazards, with a view to taking any necessary enforcement action;
- Migration: the area has "recently experienced or is experiencing an influx of migration into it"; a significant number of properties are occupied by migrants; and the designation will assist the local housing authority to preserve or improve conditions in the area, ensure properties are properly managed, or prevent overcrowding;
- Deprivation: the area is "suffering from a high level of deprivation, which affects a significant number of the occupiers of [the] properties" and the designation will contribute to a reduction in deprivation;
- Crime levels: the area "suffers from high levels of crime"; criminal activity affects persons occupying the properties; and the designation will contribute to a reduction in crime levels "for the benefit of those living in the area".

6. Having due regard to the above. the areas proposed for Selective Licensing are:

- **Central Stockton**

This is an area of older, predominantly terraced housing and forms part of the Stockton Town Centre and the former Parkfield and Oxbridge (now the Ropner) wards. Selective Licensing is 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.

In the proposed Selective Licensing designated area **50% of properties are private rented** (significantly above the national average of 20.3% and borough average of 17%). This is also an area where:

- House prices are considerably lower both than the national and borough averages.
- 10% of properties in the proposed designation area were empty as of the end of March 2023, compared to a national average of 2.7% and the borough average of 2.4%.
- 63.5% of properties empty in the area have been empty for longer than 6 months.
- 89.1% of properties with the area fall into Council Tax Band A (compared to the 39.1% borough average and the national average of 23.5%).
- The 2019 Indices of Multiple Deprivation identified that the Stockton Town Centre and Parkfield & Oxbridge ward (which this area straddles) are in the 10% most deprived wards in the country.

- **North Thornaby**

This is an area of older, predominantly terraced housing and forms part of the Mandale & Victoria ward. Selective Licensing is 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.

In the proposed Selective Licensing designated area **41% of properties are private rented** (significantly above the national average of 20.3% and borough average of 17%). This is also an area where:

- House prices are considerably lower both than the national and borough averages.
- 11.2% of properties in the proposed designation area were empty as of the end of March 2023, compared to a national average of 2.7% and the borough average of 2.4%.
- 69% of properties empty in the area have been empty for longer than 6 months.
- 80.5% of properties with the area fall into Council Tax Band A (compared to the 39.1% borough average and the national average of 23.5%).
- The 2019 Indices of Multiple Deprivation identified the Mandale and Victoria ward is in the 10% most deprived wards in the country.

- **Newtown**

This is an area of older, predominantly terraced housing and forms part of the Newtown ward.

Selective Licensing is 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.

In the proposed Selective Licensing designated area **45% of properties are private rented** (significantly above the national average of 20.3% and borough average of 17%). This is also an area with:

- Higher-than-average crime rates when compared to other areas of the borough.
- Higher than average reported ASB incidents when compared to other wards. The ward also ranks above the borough average for crime per 1000 population for reports of domestic abuse, criminal damage and arson.
- 11.2% of properties in the proposed designation area were empty as of the end of March 2023, compared to a national average of 2.7% and the borough average of 2.4%.
- The 2019 Indices of Multiple Deprivation identified that Newtown is in the 10% most deprived wards in the country.

7. The detailed evidence basis for the justification to why each of 3 areas is proposed as a Selective Licensing designated area is included in **Appendix 1** (the Selective Licensing Proposal paper) and **Appendix 2** (Evidence Base). These document how the proposed areas met the legal criteria for designation.

#### Selective Licensing Consultation

8. Before a Selective Licensing designation area can be approved it is a legal requirement to consult for a period of not less than 10 weeks. The Council's consultation commenced on Monday 6<sup>th</sup> November 2023 and closed at 4pm on Friday 19<sup>th</sup> January 2024. In summary the consultation consisted of:

- A resident\*, business and stakeholder questionnaire (\*the term 'resident' includes tenants of private rented and Registered Provider properties, and owner occupiers).
  - o Promoted through the distribution of 5,600 leaflets to addresses within the 3 proposed Selective Licensing areas and areas directly adjacent to / surrounding each of the 3 areas. This was supported by a press release, an article in the November edition of Stockton News, the Council's website, and social media.
- A landlord questionnaire (which was also shared with letting/managing agents).
  - o Promoted through direct contact with 260 private landlords and letting agents using a PLuSS distribution list and the Council's Landlord Accreditation scheme. A further 426 letters were sent to landlords and letting agents who were identified via Land Registry checks and via the Government approved Tenancy Deposit Schemes.
- Attendance at several community events (at the request of local community groups and representatives).
- 2 landlord events (one in person and one on line).
- Direct correspondence to stakeholders (including the borough's Members of Parliament, Thornaby Town Council, registered Housing Providers, local ward councillors, Thornaby Town Council, Cleveland Police and Cleveland Fire Brigade).

9. In total 231 completed questionnaires were received, 12 email responses and 3 written replies from organisations representing landlord groups (the PLuSS, National Residential Landlords

Association and safeagent). **Appendix 3** 'Selective Licensing Consultation Findings Report' provides a detailed breakdown of responses on a question-by-question basis (broken down by respondent group). The open questionnaire responses, the 12 email responses and the NRLA, PLS and safeagent replies were also analysed and are reported separately as detailed in **Appendix 4**, which also details the Council's considerations and response/s to the comments received.

### Overview of the consultation findings

10. A breakdown of the questionnaire responses has identified that 112 (49%) responses were received for Central Stockton, 77 (33%) for North Thornaby and 42 (18%) for Newtown. The table below details the questionnaire responses by responder group and area:

	Total number of responses received	Total % of responses received	Number of responses by area		
			Central Stockton	North Thornaby	Newtown
<b>Landlord/managing agent</b>	99	43%	43	36	20
<b>Residents</b>	116	50%	59	37	20
<b>Stakeholder*</b>	16	7%	10	4	2
<b>Total</b>	<b>231</b>	<b>100%</b>	<b>112</b>	<b>77</b>	<b>42</b>

\* Analysis of stakeholder responses identified a response was made by the MP for Stockton North, Cleveland Police, a local business, VCSE groups and others who identified themselves as an 'other interested party'.

11. **Support for Selective Licensing** (total responses):

- **72 (62%) of residents** who responded to the consultation questionnaire agreed with the proposal to introduce Selective Licensing, 32 (28% disagreed), 6 (5%) were not sure and 6 (5%) did not respond to the question.
- **11 (69%) of stakeholders** agreed with the proposal, 3 (19% disagreed), 0 (0%) were not sure and 2 (13%) did not respond to the question.
- **3 (3%) of landlords and letting/managing agents** agreed with the proposal, whilst 82 (83% disagreed), 6 (6%) were not sure and 8 (8%), 0 (0%) did not respond to this question.

12. Breaking down responses by responder group, landlords/managing agents are generally opposed to the Selective Licensing proposal in each of the 3 areas. Residents and stakeholders are generally supportive of the proposal in the Central Stockton and Newtown, the position is mixed in North Thornaby:

#### **Central Stockton:**

Landlords/managing agents (of those who responded to the question):

- **2 (5%) agree** with the proposal to introduce Selective Licensing, 2 (5%) are not sure and 34 (90%) do not agree.

Residents and stakeholders (of those who responded to the question):

- **48 (74%) agree** with the proposal to introduce Selective Licensing, 3 (4%) are not sure and 14 (22%) do not agree.

#### **North Thornaby:**

Landlords/managing agents (of those who responded to the question):

- **0 (0%) agree** with the proposal to introduce Selective Licensing, 1 (3%) was not sure and 33 (97%) do not agree.

Residents and stakeholders (of those who responded to the question):

- **17 (44%)** agree with the proposal to introduce Selective Licensing, 3 (7%) are not sure and 19 (49%) do not agree.

**Newtown:**

Landlords/managing agents (of those who responded to the question):

- **1 (5%) agreed** with the proposal to introduce Selective Licensing, 3 (16%) are not sure and 15 (79%) do not agree.

Residents and stakeholders (of those who responded to the question):

- **18 (90%)** agree with the proposal to introduce Selective Licensing, 0 (0%) are not sure and 2 (10%) do not agree.

**13. The proposed Selective Licensing Fee (£653.00 per property):**

- Of the 90 landlord/managing agents who responded to this question only **5 (4.5%) agreed** with the proposed fee, the majority 85 (76.5%) did not support the fee proposal.
- When split by proposed Selective Licensing area 33 (of 37) landlords did not support the fee proposal in Central Stockton, 34 (of 34) did not support in North Thornaby and 18 (of 19) in Newtown.

**14. License conditions:**

Landlords/managing agents (of those who responded to the question):

- Of the 85 landlords/managing agents who responded to this question **37 (44%) agreed** with the proposed license conditions, whilst 48 (56%) disagreed.
- When considered at an area level the position varied i.e. 14 (of 36) landlords agreed with the license conditions in Central Stockton, 13 (of 33) in North Thornaby and 10 (of 16) in Newtown.

Residents and stakeholders (of those who responded to the question):

- Resident/stakeholder support for the proposed license conditions varied for each of the proposed areas, for example 54 (of 66) agreed in Central Stockton, 21 (of 41) in North Thornaby and 20 (of 21) in Newtown.

Several narrative comments were received in relation to the license conditions from all parties and following consideration changes are proposed. These changes are detailed in chapter 1 of **Appendix 4** and in the updated Selective License conditions attached at **Appendix 6**.

15. As noted previously **Appendix 3** 'Selective Licensing Consultation Findings Report' provides a detailed breakdown of responses on a question-by-question basis (broken down by respondent group). Whilst **Appendix 4** 'Summary of representations made to the consultation and the Council's considerations and responses' details all narratives replies received (as the consultation provided an opportunity for all respondents to comment on their proposal in their own words). All comments received were considered and the following key themes were identified:

- Selective licensing is not necessary/the Council has existing powers to address poor landlords/will not benefit those involved.
- Landlords will decide to sell their properties.
- Landlords will pass the costs onto tenants by increasing rents.
- It is just another income for the Council.
- Selective Licensing treats good and bad landlords in the same way / penalises good landlords.
- Reclassification of homes as holiday lets (i.e. Airbnb).

- The fee is too high.
- Discounts are not sufficient.
- The scheme will not include all properties / should include Registered Housing providers.

The proposed Selective Licensing Fee

16. The key concerns themes raised by landlords/managing agents included:

- Costs being passed onto tenants (rents increasing).
- The Selective Licensing scheme being a “money making scheme”.
- The fee being another tax on landlords.
- The fee being too high.
- The proposed £50.00 discount not being enough.
- There should be more discounts i.e. for landlords who own multiple properties, for studio flats, early applications and that discounts should be multiple.

For residents and stakeholders concerns related to:

- Costs would be passed onto them (rents increasing).
- Existing difficulties due to the current cost of living challenges.

17. As highlighted in the 12 October 2023 Cabinet report, the proposed fee structure is based on meeting the running costs of Selective Licensing over a 5 year period. The Council is not permitted, nor does it seek, to make a financial profit from Selective Licensing. That said, in recognition of the concerns noted, a review of the proposed fee has been undertaken. Whilst it is **not proposed** to alter the proposed fee structure, Cabinet are asked to approve an **updated fee discount** proposal (detailed overleaf).

The proposed Selective Licensing Fee

<b><u>STANDARD FEE APPLICATION = £653.00 per property</u></b>	
Application Fee	£178.00 per property.
Annual Fee	£95.00 per property for each of the 5 years the scheme will be in operation.

<b><u>LATE FEE APPLICATION = £753.00 per property</u></b>	
*Where an application is received more than 28 calendar days after the property becomes licensable and reminders are sent, and/or an incomplete application is received (and returned) and is not complete within a 28 calendar day period.	
Application Fee	£278.00 per property.
Annual Fee	£95.00 per property for each of the 5 years the scheme will be in operation.



Fee discount proposal

<p><b>A. £50.00 per property for accredited landlords (members of the Council’s Landlord Accreditation Scheme, a member of PLuSS, or those who are members of national landlord scheme) <u>at the time of the license application.</u></b></p> <p>This discount will be applied to the Annual Fee (on a pro-rata basis).</p>	<p>Detailed in the original proposal – <b>NO change</b></p>
<p><b>B. £75.00 per property for those who as of 31.5.24 are either members of the Council’s Landlord Accreditation Scheme or a full PLuSS member.</b></p> <p>This discount will be applied to the Annual Fee (on a pro-rata basis).</p>	<p><b>NEW</b> discount</p>
<p><i>Please note discount A or B WILL NOT be cumulatively applied</i></p>	
<p><b>C. Discount for landlords with 2 or more properties.</b></p> <p><b>£25.00 discount per property will be applied after the application of property 1.</b></p> <p>This discount will be applied to the Standard Application Fee.</p>	<p><b>NEW</b> discount</p>

18. Members are asked to note that a detailed programme of advertising / direct contact will be made with private landlords to raise awareness of the Selective Licensing designation if supported by Cabinet. In addition this would be supported by guides and support for landlords will the aim of ensuring that all apply / supply the necessary documentation within the required timelines, therefore mitigating ‘late fee’ charges.
19. The rationale for the revised discount proposal is to support those landlords who have actively worked in partnership with the Council, to recognise the application process for administering multiply properties owned by the same landlord/letting agent and maintaining a fee structure which is as low as possible both in terms of the initial Application Fee and Annual Fee.

Next steps

20. Should Cabinet agree to proceed with Selective Licensing this will trigger a formal notification by way of a designation notice, which must be followed by a period of at least 3 months before any scheme can come into effect. Following the issue of the designation notice Cabinet are asked to delegate authority to the Director of Adults, Health & Wellbeing in consultation with the Cabinet Member for Housing and Regeneration to set a date for license applications to be invited and processed. Once effective, the scheme will be in place for a period of 5 years, subject to periodic reviews.
21. To deliver Selective Licensing it is important that appropriate and suitably qualified staff are appointed. Phased recruitment will commence once a final Cabinet decision has been made, phased recruitment will allow the team to ‘flex’ depending on the number of Selective Licensing applications received.

Renters (Reform) Bill update

22. As part of its 2019 manifesto the Conservative party committed to “create a fairer private rental sector” with the Government aiming to deliver this through the Renters (Reform) Bill. Jacob Young MP has recently written to Members of Parliament (letter dated 27.3.24) on this matter and included in this correspondence was reference to “*undertaking a review of local authority licensing schemes*”. The letter notes that with the introduction of a new Property Portal (where landlords will be legally required to register themselves and their properties) some landlord

groups have sought assurance this will not duplicate existing licensing scheme (both Selective and HMO Licensing). Whilst the letter references this review will aim to reduce burdens on landlords no detail is provided on what this will entail, nor a timeline of the review. In addition the Renters (Reform) Bill is part way through the legislative process and is now at the 'report stage' at the House of Commons. A series of amendments to the Bill have been proposed which include a reference to removing the ability of local housing authorities to designate areas "as *subject to selective licensing*". The Bill and the proposed amendments will be subject to further debate/scrutiny by the House of Commons and House of Lords prior to receiving Royal Assent. This situation will be closely monitored, and should Cabinet decide to move forward with the Selective Licensing designations then this will be considered and acted upon as/when further information is made available regarding what the final Bill will entail.

## **COMMUNITY IMPACT IMPLICATIONS**

23. As noted within the body of this report a Selective Licensing designation will affect three areas of the borough, Central Stockton, North Thornaby and Newtown and all private sector landlords and private sector occupiers in these areas. To inform the Selective Licensing scheme due regard has been given to both legislation and Government guidance and the Council is confident that it has robust evidence to justify the proposals and meet the relevant statutory tests. The introduction of Selective Licensing is intended to enhance the both the management and condition of private sector housing, it is not considered to have an adverse differential impact on groups or individuals with protected characteristics living in proposed designated areas.

## **FINANCIAL IMPLICATIONS**

24. The proposed Selective Licensing scheme will be self-financing through the charging of fees. As noted within the body of the report, the proposal is to introduce a standard fee of £653.00 per license with 3 discounts available (as detailed in table following paragraph 17-19). All monies received via income will be ring-fenced to deliver the scheme and will not be used to fund any other Council services. The scheme will be closely monitored, and a team proportionate to the demand of the service will be employed.

25. A limited number of roles will be appointed to prior to the scheme formally accepting applications with the aim of ensuring that once live the scheme can be delivered in a quick and effective manner. Salary costs incurred will be recoverable via the Selective Licensing fee income.

## **LEGAL IMPLICATIONS**

26. As noted in paragraphs 4 and 5 of this report, Part 3 of the Housing Act 2004 (the Act) sets out the scheme for licensing private rented properties in a local housing authority area.

## **RISK ASSESSMENT**

27. A risk assessment has been undertaken to inform the Selective Licensing proposal, this include financial risks, the potential of legal challenge and practical scheme implementation issues. Existing management systems and daily route activities have been identified to mitigate and reduce potential risks.

## **AFFECTED WARDS AND CONTUATION WARD/COUNCILLORS**

28. Stockton Town Centre: Councillors P Beall and P Rowling.  
Ropner: Councillors S Hussain and S Mubeen.  
Victoria & Mandale: Councillors R Eglington and N Gale.  
Newtown: Councillor M Surtees.

## BACKGROUND PAPERS

29. Selective Licensing Consultation Narrative Responses (collation of all comments received).  
Details are available.

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### Supporting Appendix Information

Appendix Ref.	Appendix Name	Appendix Overview
1	Selective Licensing Scheme Proposal	Details the rational for the Selective Licensing proposal.  <i>This document formed part of the 12.10.23 Cabinet report (no changes have been made).</i>
2	Selective Licensing Supporting Evidence Base	Details the evidence basis for the 3 proposed Selective Licensing designation areas.  <i>This document formed part of the 12.10.23 Cabinet report (no changes have been made).</i>
3	Consultation Findings Report	Provides the details of consultation question replies on a question by question basis and by responder group.
4	Summary of representations made to the consultation and the Council's considerations and responses:	Provides details of the narrative responses received as part of the consultation exercise, the key themes and what considerations the Council has made.
5a	Red line map: Central Stockton (with street listing)	Details the proposed Central Stockton designation area.  <i>This document formed part of the 12.10.23 Cabinet report (no changes have been made).</i>
5b	Red line map: North Thornaby (with street listing)	Details the proposed North Thornaby designation area.  <i>This document formed part of the 12.10.23 Cabinet report (no changes have been made).</i>
5c	Red line map: Newtown (with street listing)	Details the proposed Newtown designation area.  <i>This document formed part of the 12.10.23 Cabinet report (no changes have been made).</i>
6	Selective Licensing Conditions	Details the proposed NEW Selective Licensing conditions. Updated following analysis of the consultation replies.