

**Manchester City Council
Report for Information**

Report to: Economy and Regeneration Scrutiny Committee - 5 December 2023

Subject: Evaluation of the Moss Side, Moston and Old Moat Selective Licensing Areas

Report of: Director of Development and Strategic Director (Neighbourhoods)

Summary

To provide Members with the outcomes of the evaluation of the Moss Side, Moston and Old Moat Selective Licensing pilot areas

Recommendations

The Committee is asked to note the findings of this evaluation.

Wards Affected:

Moss Side; Moston; Old Moat;

Environmental Impact Assessment -the impact of the issues addressed in this report on achieving the zero-carbon target for the city	Selective Licensing (SL) provides an opportunity to target resources on identifying and tackling energy efficiency within rented properties, The Energy Performance ratings are required as part of the SL application process and properties found to be without an EPC or a rating below E are then subject to enforcement.
Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments	An Equality Impact Assessment has been carried out for Selective Licensing. This indicates broadly positive outcomes on protected or disadvantaged groups and sets out actions to address any potential adverse impacts.

Manchester Strategy outcomes	Summary of how this report aligns to the Our Manchester Strategy/Contribution to the Strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Good quality and well managed private rented homes will contribute to the sustainability of neighbourhoods, ensuring residents have a settled and stable platform to contribute and thrive.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Improving the private rented housing offer helps to attract and retain talent.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Increasing the supply of good quality affordable homes for private rent will provide the opportunity for Manchester residents to access quality accommodation in neighbourhoods where people are happier to settle for a longer period of time.
A liveable and low carbon city: a destination of choice to live, visit, work	The right mix of quality, energy efficient housing is needed to support growth, meet carbon reduction targets, and ensure that our growing population can live and work in the city and enjoy a good quality of life.
A connected city: world class infrastructure and connectivity to drive growth	A balanced housing offer plays an important part within a well-connected city and its neighbourhoods. Improving housing available to rent helps to create neighbourhoods where residents will choose to live and where their housing needs are met.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

There are no direct revenue consequences to the Council arising from this report.

Financial Consequences – Capital

There are no direct capital consequences to the Council arising from this report.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the contact officers above.

- Selective Licensing Pilot - Public Consultation - Neighbourhoods and Environment Scrutiny Committee, 21st June 2016 and Executive, 29th June 2016
- Selective Licensing - Outcome of Public Consultation - Neighbourhoods and Environment Scrutiny Committee, 6th December 2016
- Selective Licensing Update, including outcome of the public consultation for Moss Side and Rusholme - Neighbourhoods and Environment Scrutiny Committee – 21 June 2017
- Review of Selective Licensing Pilot areas - Neighbourhoods and Environment Scrutiny Committee, 4th March 2020
- Extension to Selective Licensing Schemes - Public Consultation - Neighbourhoods and Environment Scrutiny Committee, 2nd September 2020 & Executive, 9th September 2020
- Build Back Fairer – COVID-19 Marmot Review: Housing, Unemployment and Transport - Economy Scrutiny Committee – 14 October 2021
- Final Evaluation of the Crumpsall Selective Licensing Area and Proposed Next Phase of Selective Licensing – Economy Scrutiny Committee, 23rd June 2022

1.0 Introduction

1.1 This report provides the Committee with an evaluation of the three remaining Selective Licensing pilot schemes which were designated in areas within Moss Side, Moston and Old Moat and came to an end earlier in the year. The initial Selective Licensing pilot in Crumpsall, which ran between the 13th of March 2017 to the 12th of March 2022, has previously been evaluated and considered by Economy Scrutiny in June 2022¹. This evaluation therefore brings the city's Selective Licensing pilots to an end.

2.0 Background

2.0.1 Selective Licensing (SL) was introduced by the Housing Act 2004 and gives the Council the power to establish a licensing scheme for private rented homes within a designated area. A SL scheme must have the aim of improving the management and condition of properties within the designated area to ensure those properties make a positive contribution to the wider neighbourhood.

2.0.2 Following a consultation exercise from the 19th of August to the 31st of October 2016, Manchester City Council (MCC) introduced four pilot SL areas, encompassing approximately 2,000 private rented properties. Each area (see Appendix 1 for maps) was designated for 5 years in line with legislation:

- Crumpsall (372 PRS Properties) – 13th March 2017 to 12th March 2022
- Moss Side (978 PRS Properties) – 8th Jan 2018 to 7th Jan 2023
- Moston (348 PRS Properties) – 23rd Apr 2018 to 22nd Apr 2023
- Old Moat (188 PRS Properties) – 23rd Apr 2018 to 22nd Apr 2023

2.0.3 It is a requirement when designating a SL area that the Council sets out what improvements the scheme is expected to deliver (see 2.1) and the success of the schemes in delivering upon these objectives must then be evaluated. To this end an evaluation has been undertaken at both the midpoint and end of the pilot scheme designation periods.

2.0.4 The first SL pilot scheme in Crumpsall came to an end on the 12th of March 2022, following its five-year designation. This scheme's final evaluation was considered by Economy Scrutiny in June 2022¹. The report identified that a total of 372 properties had been licensed, with 177 compliance inspections completed. In total 79 Category 1 hazards and 273 Category 2 hazards were identified by officers undertaking inspections. This led to a total of 6 Civil Penalty Notices (CPNs) being issued, equating to total fines of £36,000 for different housing related offences enforced during the scheme.

2.0.5 The remaining three pilot Selective Licensing schemes came to an end this year: Moss Side on the 7th of January 2023, and Moston and Old Moat on the

¹ Final Evaluation of the Crumpsall Selective Licensing Area and Proposed Next Phase of Selective Licensing – Economy Scrutiny Committee, 23rd June 2022

22nd of April 2023. These three areas are therefore the subject of this evaluation report.

2.1 Context

Selective Licensing Area – Qualifying Criteria and Measurable Improvement Objectives:

Anti-social behaviour (also linked to environmental and waste management) – The outcome of the scheme will be a reduction in, or elimination, of anti-social behaviour (caused by tenants in the private sector) in the designated area.

High levels of crime – The outcome of the designation (together with the other measures) will lead to a reduction in crime in the area.

Poor property conditions – The outcome of the designation will be a general improvement of property conditions in the designated area within the lifetime of the designation.

High level of deprivation – The outcome of the designation will be (together with other measures) a reduction of the problems with housing in the private rented sector contributing to the high level of deprivation.

High levels of migration - The outcome of the designation should be to preserve or improve the economic or social conditions of the area during the lifetime of the designation and ensure that a proper standard of management of privately rented property is maintained and that properties do not become overcrowded

2.1.1 After analysing local intelligence, the SL areas in Moss Side, Moston and Old Moat were all proposed to be designated in 2016 based on meeting some or all of the eligible qualifying criteria below (see Table 1):

Table 1 – Selective Licencing Area Designation Criteria:

	ASB	High levels of crime	Poor property conditions	High level of deprivation	High levels of migration
Moss Side	X	X	X	X	X
Moston	X		X	X	X
Old Moat	X	X			

2.1.2 Measuring improvement with respect to these objectives, along with an appraisal of the implementation of the scheme, forms the basis of this evaluation of the Moss Side, Moston and Old Moat SL pilot areas.

3.0 Implementation of the Scheme

- 3.0.1 In an area subject to SL, all private landlords must obtain a licence, apart from in the case of some exemptions². If a landlord in the SL area fails to obtain a licence or fails to comply with the conditions bound by the licence, the local authority (LA) can issue civil penalties of up to £30,000 or prosecute the landlord where the fine is unlimited. In extreme cases the LA may issue a management order and assume management control of the property.
- 3.0.2 A Selective Licence in the Moss Side, Moston and Old Moat designated areas cost £650 for a landlord's first licence and £550 for any subsequent properties licenced. An early bird discount fee of £400 was offered to all landlords who applied during the initial 3-month designation period. Licences could be issued for up to 5 years³, however licences of a shorter length were able to be issued where there were concerns about management arrangements. Applications were made online and determined by the Housing Compliance and Enforcement Team. Once an application was determined by MCC a licence was either granted or refused.
- 3.0.3 Following the granting of a licence, compliance inspections were carried out at those properties which had been flagged as part of the application process. Flagged properties were those where complaints have been received or where there were other indications from the application process that an inspection was required, such as an EPC rating not being provided or those with a rating below E. At the outset of the designation MCC determined that 50% of all licensed properties would be inspected during the 5-year designation.
- 3.0.4 However, it is essential at this point in the evaluation, to highlight the impact of the Coronavirus pandemic on the second half of the period of designation for the pilot SL schemes. During the pandemic Government issued non-statutory guidance for local authorities on enforcing standards in rented properties during the COVID-19 outbreak. The purpose of the guidance was to advise local authorities in England how to effectively enforce standards in rented properties, meet their legal duties and support landlords and tenants during the unprecedented challenges posed by the coronavirus (COVID-19) outbreak. It was acknowledged that local authorities may encounter challenges when inspecting properties particularly due to lockdowns, tier restrictions, tenants self-isolating and shielding and overall concerns about their safety.
- 3.0.5 The Council considered the Guidance and took into account the significant impact on business-as-usual activities across the Council, and this includes the regulatory activities of the Housing Compliance and Enforcement Team. There continued to be considerable disruption to appointments due to residents self-isolating and / or due to tenants and landlords exercising caution - all of which created backlogs in programmed inspections. In consultation with

² https://www.manchester.gov.uk/info/500368/selective_licensing/8196/what_is_selective_licensing/5

³ Prior to the SL designation coming into force, work was undertaken to engage with landlords and encourage applications during the 3-month legal designation period. A discounted application fee of £400 was offered to encourage applications and reduce costs associated with identifying suspect properties.

the Executive member for Housing, the Council responded by revising the number of inspections of licensed properties to 30% within each designation.

3.0.6 However, despite the clear need to adapt to the circumstances at the time, it cannot be escaped that the success of SL relies upon pro-active engagement - particularly in person visits and inspections to improve housing conditions and management practices. For considerable periods between 2020 and 2021 these inspections were stopped or severely restricted in response to the Covid 19 pandemic, whilst many residents understandably continued to exercise caution once these restrictions were lifted. These restrictions, alongside associated impacts on wider resources which were redirected to responding to the pandemic, also meant that other MCC / partner services which would have complemented the delivery of SL were similarly impacted.

3.0.7 Table 2 provides an overview of the number of suspected private rented properties identified in Moss Side, Moston and Old Moat SL area, the number of SL applications received, the number of licences issued, and the number of compliance inspections carried out (c.30% within each scheme area as outlined above).

Table 2 - Licenced properties in the SL pilot areas:

Ward	No. PRS	No. Exempt	Licences Granted	Compliance Inspections
Moss Side	1217	211	978	314
Moston	394	72	349	111
Old Moat	312	42	188	75
TOTAL	1923	325	1515	500

3.0.8 In total over the course of the SL designation in Moss Side, Moston and Old Moat 1,515 licences were granted⁴ out of an estimated 1,598 licensable properties. It is relevant to note that a significant number of properties within the three SL pilot areas were exempt from being licensed. In Moston the primary reason for this was the relatively large number of properties being used for Temporary Accommodation (TA) within the area which are subject to specific property specifications and conditions and consequently exempt from SL.

3.0.9 It is also relevant to note at this point that in October 2018, Government extended the scope of licensing to bring smaller Houses in Multiple

⁴ As Table 3 illustrates, the number of premises initially identified minus the number of exempt properties does not add up to the number of licences granted. This is because, during the lifetime of the scheme there were properties that were initially exempt but changed status, or instances where more than one licence application was received for the same property if there had been a change of owner.

Occupation (HMOs) within the scope of the mandatory HMO licensing regime. Whilst the Housing Act 2004 already required larger HMOs to be licensed under mandatory licensing⁵, from the 1st of October 2018 Mandatory licensing encompassed all HMOs with 5 or more occupiers living in 2 or more households regardless of the number of storeys.

3.0.10 As a result, there was an increase in the number of mandatory HMO licenced properties within the designated areas (on top of those already licensed):

- Moss Side - +40 mandatory HMO licenses
- Moston - +1 mandatory HMO licenses
- Old Moat - +101 mandatory HMO licenses

3.0.11 These properties are now regulated via the mandatory HMO licensing regime and therefore didn't form part of Selective designation - despite initially being identified as PRS properties requiring a SL.

3.0.12 The level of compliance achieved, followed extensive efforts from officers to identify landlords, direct communications, and initiate enforcement where necessary. Indeed, the application process alone – by requiring that landlords undertook initial safety checks (e.g. providing gas safety certificates) - ensured private rented sector (PRS) homes in the designated SL areas became safer and more professionally managed from the outset.

4.0 Housing Compliance and Enforcement

4.1 Compliance Inspections:

4.1.1 Compliance Inspections were carried out at those properties flagged as part of the application process, where complaints had been received or where there were indications an inspection was required. During compliance inspections, officers assess property conditions under the Housing Health and Safety Rating System (HHSRS) in accordance with Part 1 of the Housing Act 2004, as well as assessing compliance against licence conditions and having dialogue with tenants to check what information has been provided to them by their landlord.

4.1.2 Table 3 demonstrates that 10.2% of properties inspected were non-compliant (i.e., a Category 1 hazard or a high Category 2 hazard was identified using HHSRS) and the inspection resulted in immediate enforcement action. 65.2% of properties were found to be broadly compliant with a low Category 2 hazards identified. In these cases, appropriate timescales were agreed with the landlord to complete the identified remedial works on the understanding that failure to act would warrant further action. Finally, 24.6% of the inspected properties were found to be fully compliant – i.e. no hazards were identified or

⁵ Mandatory HMO (House in Multiple Occupation) licensing already applied nationwide to HMOs that were comprised of 3 or more storeys, were occupied by 5 or more people living in two or more single households and where the occupiers share basic amenities, such as washing and cooking facilities. As these large HMOs are deemed high risk, they are all required to be licensed regardless of where the HMO is located.

only minor Category 2 hazards that would not warrant further action, i.e. the licence conditions met.

Table 3 – Inspection levels of compliance:

Compliance Status	Fully Compliant		Broadly Compliant		Non-Compliant		Total
	Count	Percentage	Count	Percentage	Count	Percentage	
Moss Side	77	25%	208	66%	29	9%	314
Moston	25	23%	71	64%	15	14%	111
Old Moat	21	28%	47	63%	7	9%	75
TOTAL	123	25%	326	65%	51	10%	500

4.1.3 Old Moat and Moss Side had the highest proportion of fully compliant or broadly compliant properties inspected (91%) – with only 9% of properties found to be non-compliant. Moston had the highest proportion of non-compliant properties inspected (14%) – which were subject to immediate enforcement action.

4.2 Housing Health and Safety Hazards Identified

4.2.1 HHSRS is a risk-based evaluation tool covering 29 categories of hazards, used by officers as an evaluation of the potential risks to health and safety from any deficiency identified in domestic dwellings, in order to take action to reduce/remove threat of harm to occupants. Officers use a formal scoring system within HHSRS to demonstrate the seriousness of hazards that can cause harm in dwellings. Where officers identify a serious hazard (a Category 1 hazard) the local authority is under a duty to take enforcement action. Less serious hazards (Category 2 hazards) mean the local authority have the option to take action.

4.2.2 In total 54 Category 1 hazards and 1342 Category 2 hazards were identified by officers undertaking compliance inspections (see Table 4 for a summary, full data in Appendix 2). The highest number of Category 1 hazards were identified in Moss Side (34 from 314 inspections) – however the highest concentration of category 1 hazards identified per inspection was in Moston where 16 Category 1 hazards were identified over the course of 111 inspections.

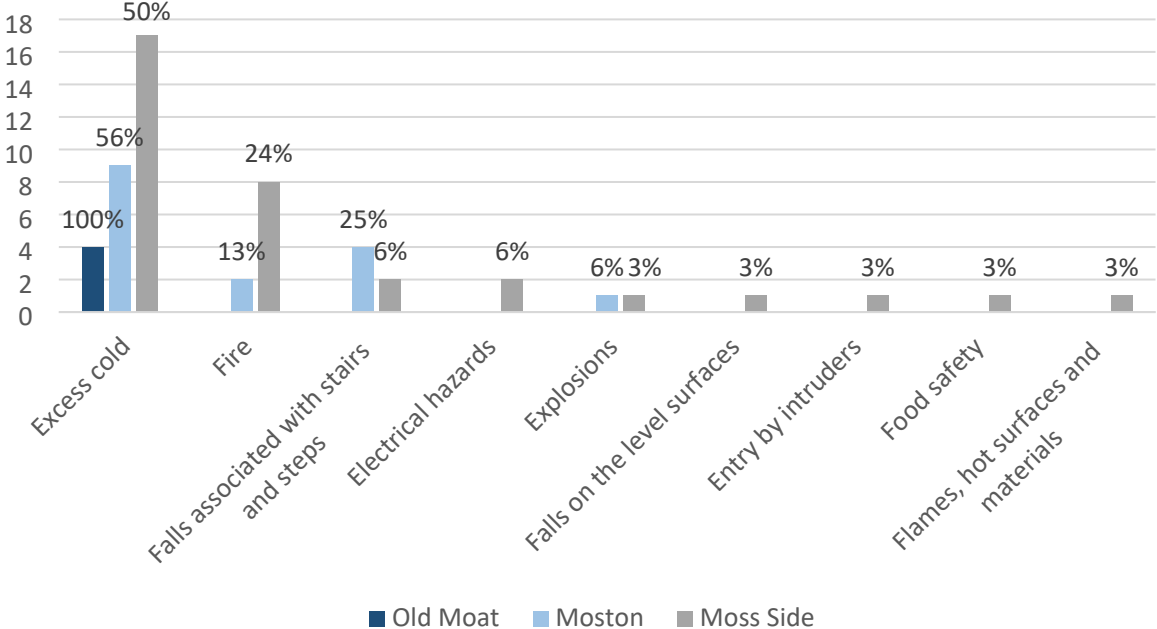
Table 4 – Category 1 and 2 Hazards by Selective Licensing Area:

	Old Moat	Moston	Moss Side	Total
Category 1	4	16	34	54
Category 2	163	351	828	1342
Total	167	367	862	1396

4.2.3 It is important to note that there are over four times as many properties in the Moss Side scheme compared to the other SL areas and the greater number of hazards identified in Moss Side reflects this disparity in size, rather than reflecting property standards. For the analysis below the percentage of hazards as a proportion of all hazards identified within the SL areas has been given to enable some comparison between the three areas.

4.2.4 The Category 1 hazards identified are highlighted in Chart 1 below which shows that the most common serious issues related to excess cold (30 incidences), fire (10 incidences) and falls associated with stairs and steps (6 incidences). The only Category 1 issues identified in Old Moat related to excess cold. Both Moss Side and Moston had similar proportion of Category 1 hazards related to cold, whilst Moss Side had proportionally more Category 1 hazards related to fire whereas in Moston there were proportionally more Category hazards related to falls associated with stairs and steps.

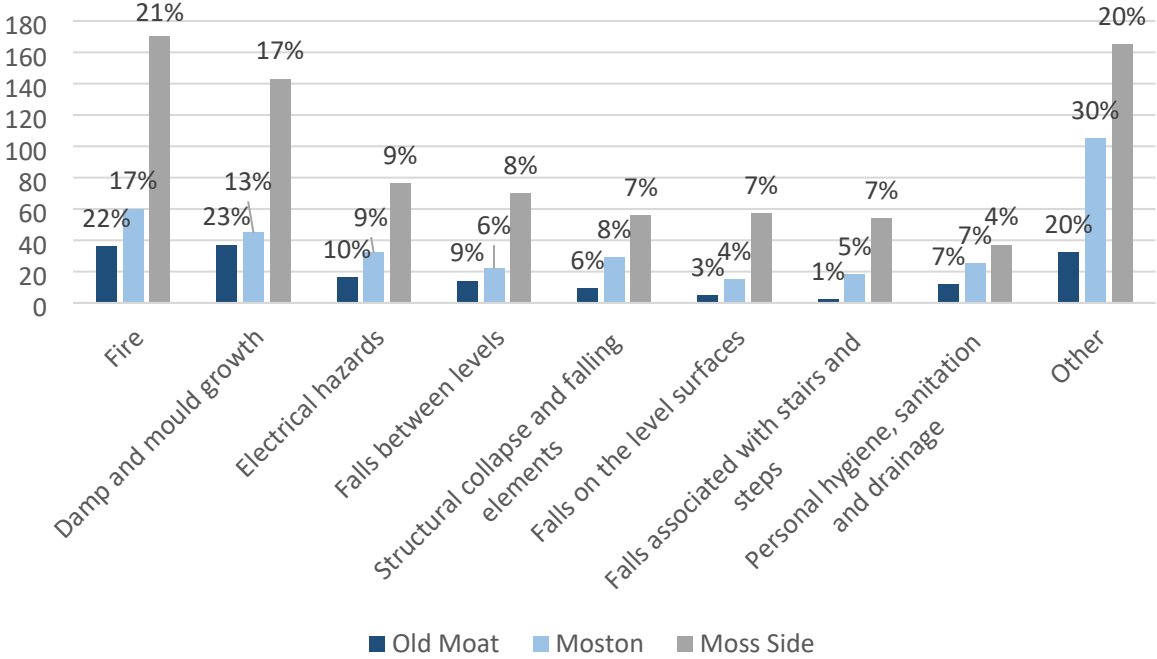
Chart 1 – Category 1 Hazards identified in the 3 remaining SL Pilot Areas*:



* % = proportion of total hazards identified within the SL area

4.2.5 The most common Category 2 hazards are highlighted in chart 2 below which shows that fire (266 incidences), damp & mould growth (225 incidences) and electrical hazards (124 incidences) were the most frequently identified issues. Proportionally speaking Old Moat and Moss Side had a similar spread of Category 2 hazards identified, whereas a broader breadth of Category 2 hazards were identified in properties within the Moston SL area.

Chart 2 - Category 2 Hazards identified in the 3 remaining SL Pilot Areas*:



* % = proportion of total hazards identified within the SL area

4.2.6 The evidence on the level of compliance with licence conditions and hazards identified following inspections demonstrates very clearly that landlords in the three SL pilot areas had been letting properties with serious hazards. Without the SL intervention it is highly likely therefore that these landlords would have continued to rent out properties containing these serious hazards and tenants would have continued to live in unsafe housing. Instead, Table 5 highlights the types of remedial works which have been required to eradicate the issues identified during SL compliance inspections.

Table 5 – Examples of remedial works requested to eradicate hazards identified during SL compliance inspections:

Hazard identified	Example of works requested to eradicate hazards identified
Category 1 Hazards	
Excess Cold	Repair or replacement of heating systems. Provision of insulation or draught proofing Provision of new doors
Fire	Electrical repairs Installation of smoke alarms Cooker relocation and installation
Falling on stairs etc.	Installation of handrails and balustrades Closing gaps between stairs Improvements to lighting on stairs
Food Safety	Provide hot and cold water supply to the Kitchen sink.

	Seal kitchen work tops and provide adequate splash back
Category 2 Hazards	
Fire	Electrics Repairs, Installation of smoke alarms Cooker location and installation
Damp & Mould	Provision of insulation Repairs to guttering Repairs to leaking pipes
Electrical hazards	Repairs to defective electrics Installation of new sockets Boxing on electric meter
Domestic hygiene, pest and refuse	Clearance of domestic refuse Fix or replacement of boiler to reinstate hot water Improved flooring Pest control or pest proofing
Falling on level surfaces	Installation of threshold grips Securing carpet to the floor Fixing or replacement of damaged flooring Repair of leaks
Structural collapse and falling elements	Securing roof tiles Repairs to walls Replacement of guarding

4.3 Housing Enforcement

4.3.1 Based on the inspections and hazards identified above, 93 housing related enforcement notices have been issued by the Housing Compliance and Enforcement Team across all three of the SL pilot areas during the designation period (see Table 6). These 93 interventions will each have mandated improvements in the housing conditions of people living in private rented housing.

Table 6 – Housing Enforcement in Moss Side, Moston and Old Moat SL Areas:

Enforcement Notices for all areas	Total
Environmental Protection Act 1990 Section 80 (Nuisance)	8
Hazard Awareness section 29 Housing Act 2004	5
Improvement Notice section 11 Housing Act 2004 (Relating to Category 1 Hazards)	3
Improvement Notice section 12 Housing Act 2004 (Relating to Category 1 and 2 Hazards)	40
Prohibition Order Section 20 Housing Act 2004	1
Prohibition Order Section 21 Housing Act 2004	6

Prohibition Order (Emergency) Section 43 Housing Act 2004	1
Emergency Remedial Action Section 41 Housing Act 2004	3
Enter to do works (Emergency Action) Section 40 Housing Act 2004	3
Request for Information Section 235 Housing Act 2004	2
Prohibition Order Suspension Section 21 Housing Act 2004	13
Prohibition Order Suspension Section 20 Housing Act 2004	1
Smoke and Carbon Monoxide Alarm Regulations 2015 Regulation 7	1
Prevention of Damage by Pests Act 1949 Section 4	5
Public Health Act 1961 Section 17	2
Total	93

4.3.2 Furthermore, properties found to have unaddressed hazards received intervention, including enforcement notices served on the landlord, together with an associated charge for officer time. 42 landlords were charged for officer time relating to the service of Housing Act Enforcement Notices. This resulted in £14,532 in charges levied on landlords.

4.4 Civil Penalties

4.4.1 The Housing and Planning Act 2016 introduced Civil Penalties of up to £30,000 from the 6th of April 2017 as an alternative to criminal proceeding via prosecution for certain offences under the Housing Act 2004. These offences are:

- Failure to comply with an Improvement Notice
- Offences in relation to licensing of HMOs
- Offences in relation to licensing of houses under Part 3 (Selective Licensing)
- Failure to comply with an overcrowding notice
- Breach of Management Regulations in respect of an HMO

4.4.2 The criminal burden of proof (i.e., beyond all reasonable doubt) must be satisfied before a Civil Penalty Notice (CPN) can be issued as an alternative to prosecution. Various factors are also taken into consideration in determining the level of Civil Penalty to ensure it is set at an appropriate level. In total 15 CPNs were issued equating to total fines of £71,799.00 for offences relating to failing to apply for a licence and non-compliance with an improvement notice (see Table 7).

Table 7 - Number of Civil Penalty Notices (CPNs) issued during the Moss Side, Moston and Old Moat SL designation by offence:

Ward	Failure to apply for a selective Licence	Failing to comply with Improvement Notice	Total CPN Fines
Moss side	12	1	£65,749
Moston	2	0	£6,050
Total	14	1	£71,799

4.5 Minimum Energy Efficiency Standards

4.5.1 Manchester is committed to becoming a zero-carbon city by 2038 and meeting this target means achieving a net zero carbon housing offer in the city. A key element of this will be focusing on improving the energy efficiency of new and existing homes so that residents have warmer, healthier, and cheaper to run homes.

4.5.2 Currently, the Energy Performance of Buildings (England and Wales) Regulations requires that a valid Energy Performance Certificate (EPC) must be in place to market a property for rent. The Domestic Minimum Energy Efficiency Standard (MEES) Regulations brought forward requirements from the 1st of April 2018 that any new tenancy could only be made where a property had a minimum EPC rating of E or above. From the 1st of April 2020 this changed again to mandate that all domestic private rented properties must meet a minimum of band E unless a valid exemption is in place.

4.5.3 SL provided an opportunity to target resources on identifying and tackling energy efficiency within this framework as Energy Performance ratings were requested as part of the application process. Furthermore, from the 1st of April 2020 it became a requirement to provide a valid EPC. Consequently, the licensing process ensured all licensed properties across the schemes had an energy rating of between A and E. Subsequently three letters were issued across all areas; one property had a valid exemption in place, one property owner was given additional time to provide the rating (having evidenced difficulties gaining access to his property to obtain an EPC) and the final property was empty and not let at the time of identification (exempting the property from regulations).

5.0 Housing-Related Requests

5.0.1 Table 8 demonstrates that, whilst over the previous five years housing-related requests⁶ for MCC services have increased across the city by 1.2%, in the Moston and Old Moat SL areas there has been a decrease in housing related requests (-9.7% and -27% respectively). This is in line with what would be expected based on the findings in Section 4 which clearly demonstrates that

⁶ Housing-related requests are for issues relating to Dampness & Leaks, Domestic Noise, Doors and Windows, Fire Precautions, Heating & Hot Water, Overcrowding and Unlawful Evictions.

significant progress has been made by the Housing Enforcement and Compliance team in identifying and enforcing against issues with property management and quality in PRS homes in those areas. This has only been possible by utilising the additional powers and resources afforded to the team via SL.

Table 8 - Housing related requests (rate per 100 households) for Moss Side, Moston and Old Moat SL areas and comparable areas:

Area	2017-18	2022-23	5-Year change	5-Year % change
Moss Side SL	81	88	7	8.6%
Moss Side Ward	165	188	23	13.9%
Central Manchester	1437	1447	10	0.7%
Moston SL	31	28	-3	-9.7%
Moston Ward	70	136	66	94.3%
North Manchester	1172	1116	-56	-4.8%
Old Moat SL	37	27	-10	-27.0%
Old Moat Ward	205	160	-45	-22.0%
South Manchester	1208	1300	92	7.6%
Manchester	3817	3863	46	1.2%

5.0.2 The increase in Moss Side (albeit notably lower than the increase in the ward as a whole) could be due to several reasons, including the pandemic creating a period during which many residents were spending more time at home than ever before. The tragic death of two-year-old Awaab Ishak in late 2020 who died from chronic exposure to black mould in the flat he lived in in Rochdale also raised significant concerns about damp and mould across the housing sector. These events therefore no doubt impacted resident's satisfaction with their homes and led to an increase in housing-related requests.

6.0 Waste Management and Fly Tipping

6.0.1 A review of data of antisocial neighbourhood issues linked to waste management, and fly-tipping, has been undertaken. The available data does not necessarily provide a causal link relating to the impact of SL on waste management / fly-tipping, as it is important to note that the licensing conditions can only deal with issues originating by occupiers and / or visitors to private rented properties (and not issues arising from perpetrators outside of the designated area / not living in the PRS). Nevertheless, the data does provide a

useful indicator of progress made against the relevant SL criteria which is summarised below, with the full data analysis available in Appendix 3.

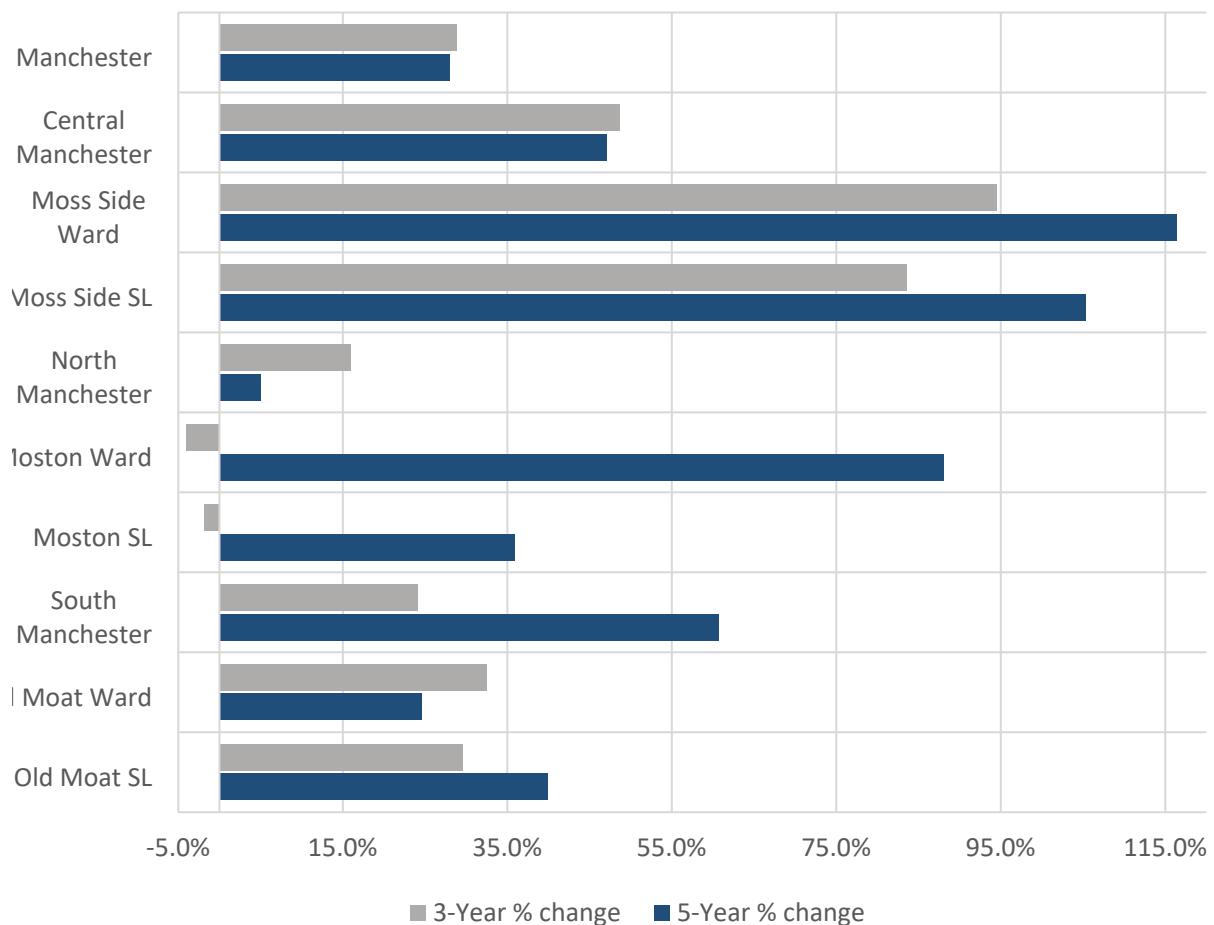
6.1 Fly tipping

- 6.1.1 The Selective Licence conditions include a range of requirements, for the licence holder, linked to waste management including ensuring that the full range of recycling and refuse bins are available at the start of a tenancy and that the occupier is made aware of the arrangements for the collection of refuse and bulky goods. The licence holder must also make appropriate arrangements for the disposal of any waste at the end of a tenancy and produce waste transfer notes for inspection on request.
- 6.1.2 Unfortunately, during the pandemic cases of fly-tipping rose across the city (and nationwide) meaning that over the five-year pilot scheme designation period fly tipping incidents⁷ per 100 households increased by 28% across the whole city. There are many contributory factors to this including; recycling centres either closing or operating with restricted opening hours, large numbers of residents working from home during lockdown and increased ordering of goods online which generated more waste. This increase across the city has been disproportionately distributed with South Manchester increasing by 60.7%, Central Manchester 47.1% and North Manchester 5.1%.
- 6.1.3 All of the three SL areas being evaluated were designated for reasons connected to waste management & fly-tipping and, in line with the city-wide / national trend, all three SL areas also unfortunately saw an increase in fly-tipping. However, the data does provide some evidence that SL has had a positive impact, given that the increases in fly-tipping in the SL areas is proportionately lower in two of the SL areas when compared to the increases recorded in the ward as a whole (see Chart 3).

⁷ Data relates only to jobs that are reported as 'complete' by Biffa (the MCC contractor)

Chart 3 – Fly tipping between 2017/2018 and 2022/2023:

Fly Tipping: 5* and 3** Year % Change



* 5-year change = 2017/18 to 2022/23 (the full SL designation)

** 3-year change = 2020/21 to 2022/23 (the period of the designation impacted by the pandemic)

Moss Side:

6.1.4 The data shows that SL in the Moss Side pilot area has had some positive impact on fly-tipping. Although over the five-year designation period fly-tipping in the SL area within Moss Side increased by 105.4%, this is lower than the increase across the ward which was 116.4%. During the three-year period covering the pandemic / post pandemic (2020/21 to 2022/23), the Moss Side SL area fly tipping per 100 households (HH) increased by 83.5% which, again, was less than the ward increase (94.6%).

6.1.5 Fly-tipping cases therefore remain a serious issue in Moss Side SL area and are a complex problem to solve, exacerbated by the prevalence of gated and non-gated passageways in the SL area. Another factor that could potentially be inflating the data on fly tipping is the presence of more focused activity related to Licensing (linked to inspections, Neighbourhood officers engaging with tenants etc.) which could have resulted in an increase in proactive reporting (rather than an increase in actual incidents of fly-tipping). This may explain why the biggest increase has been observed in 2021/22 (+169 reports)

i.e., when inspections and proactive activity from Neighbourhood officers “on the ground” had resumed following a pause during the pandemic.

Moston:

6.1.6 In the SL pilot area in Moston, the data suggests that fly tipping issues have also potentially been better managed because of SL. During the five years designation, the ward of Moston has seen a rise of 88.1% in fly-tipping incidents per 100HH – a level which is a significantly higher than the selective licensing area which rose by 36%.

Old Moat:

6.1.7 Although the Old Moat SL area has the lowest rate of fly tipping per 100HH of the 3 SL areas, incidences have increased by 40% compared to 24.6% in the ward as a whole. There is therefore no clear evidence of the impact of SL on waste management and fly-tipping. However, a significant number of fly-tipping incidents were clustered around a takeaway on Mauldeth Road West, which is unlikely to be linked to residents in the PRS, within the immediate area.

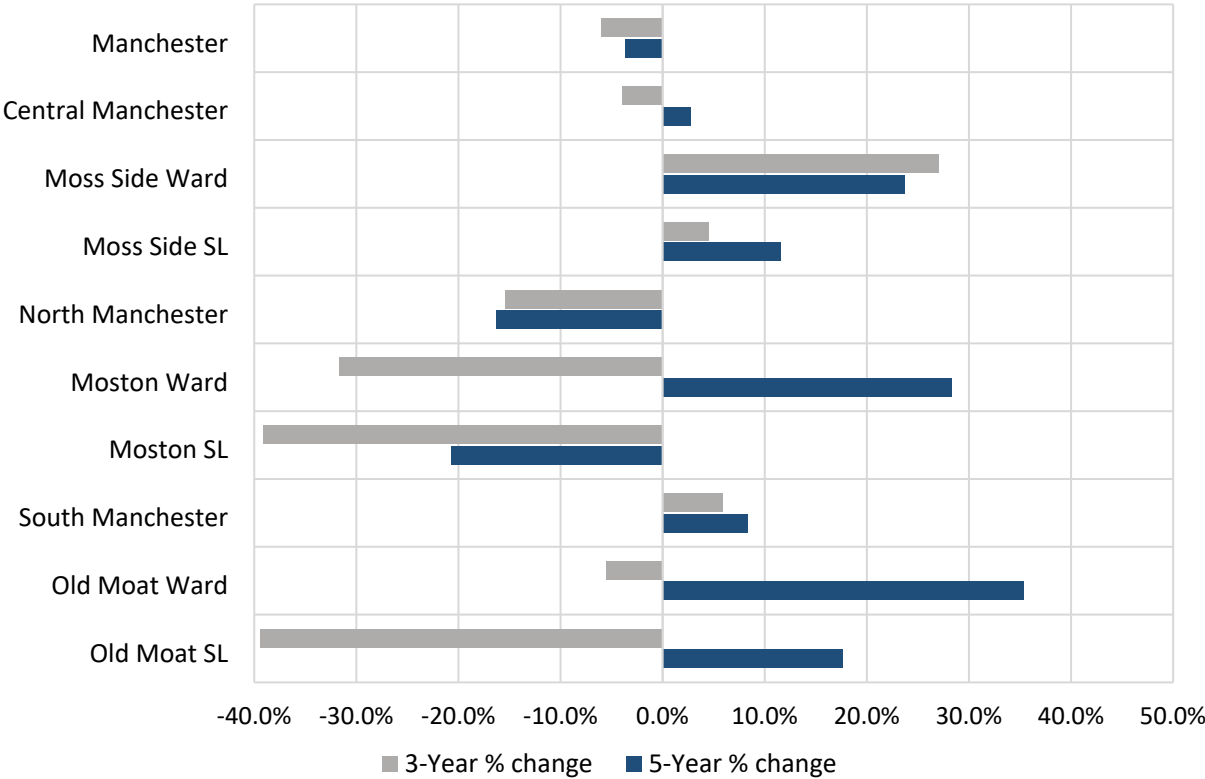
6.2 Street cleansing and untidy gardens

6.2.1 Requests for street cleansing and reports of untidy gardens over the past five years have seen a decline of 3.7% across the whole city. This decrease across the city has been disproportionately distributed within individual areas, with South Manchester increasing by 8.4%, Central Manchester declining by 2.8% and North Manchester declining by 16.3% (see Appendix 3 for full data and analysis).

6.2.2 License holders in the three SL pilot areas were required to make adequate checks during a tenancy and during void periods to ensure that the premises and anywhere within the premises boundary was being kept in a clean condition. In the five-year designation period, all 3 SL pilot areas reported relatively lower levels of requests for street cleansing and untidy gardens than their respective wards (see chart 4).

Chart 4 – Street cleansing and untidy gardens between 2017/2018 and 2022/2023:

Street Cleansing & Untidy Gardens: 5* and 3** Year % Change



* 5-year change = 2017/18 to 2022/23 (the full SL designation)

** 3-year change = 2020/21 to 2022/23 (the period of the designation impacted by the pandemic)

Moss Side:

6.2.3 Requests for street cleansing and incidents of untidy gardens in the SL area within Moss Side increased by 11.5% during the 5-year designation, however, this is lower than the increase across the ward which was 23.8%. When looking over the three pandemic / post-pandemic years, the SL area within Moss Side increased by 4.5%, however again this is lower than the increase across the ward which was 27.1%. The data therefore suggests that SL may have played a role in improving the cleanliness of streets and the tidiness of the gardens of privately rented properties.

Moston:

6.2.4 In the Moston SL area, there has been a of 20.8% decline in requests for street cleansing / incidents of untidy gardens, which compares favourably to the 16.3% decrease in North Manchester, and the rise in requests of 28.3% in the ward of Moston itself.

Old Moat:

6.2.5 Requests for street cleansing and untidy gardens in the ward of Old Moat have increased by 35.4% compared to a significantly lower increase of 17.6% in the SL area within the ward. When looking over the three years during the pandemic / post pandemic, completed incidents of street cleansing and untidy gardens in the ward of Old Moat fell by 5.5% compared to a much larger decrease in the SL area within the ward (39.4%).

6.3 Environmental Enforcement

6.3.1 In response to the requests for service outlined above, alongside some more proactive activity, Neighbourhood Compliance Teams undertook enforcement activities relating to both proactive intervention in the three SL areas as well as responding to requests for service. During the five years of SL this led to a wide range of enforcement notices (971 in total) across the 3 SL pilot areas (see Table 9).

Table 9 – Environmental Enforcement Activities

Notice Types	Moss Side	Moston	Old Moat	Total
Notices issued relating to control of waste from an occupier	228	225	34	487
Fixed Penalty Notices (FPN) relating to litter	95	134	6	235
Enforcement notices relating to pests	28	67	47	142
Enforcement notices relating to duty of care relating to failures from waste carriers.	16	7	1	24
FPN issued relating to control of waste from an occupier	1	6	3	10
Enforcement notices relating to cutting back of vegetation from properties overhanging the highway.	4	0	1	5
All other enforcement notices – relating to environmental issues such as removal of skips and builder’s rubble.	44	20	4	68
TOTAL	416	459	96	971

6.3.2 As set highlighted in Table 9 enforcement was most concentrated in Moston which was subject to 459 environmental enforcement activities (almost 50% of all notices served), despite being a much smaller scheme than Moss Side and only slightly larger than the SL area in Old Moat.

7.0 Victim-Based Crime, Antisocial Behaviour and Domestic Noise Incidents

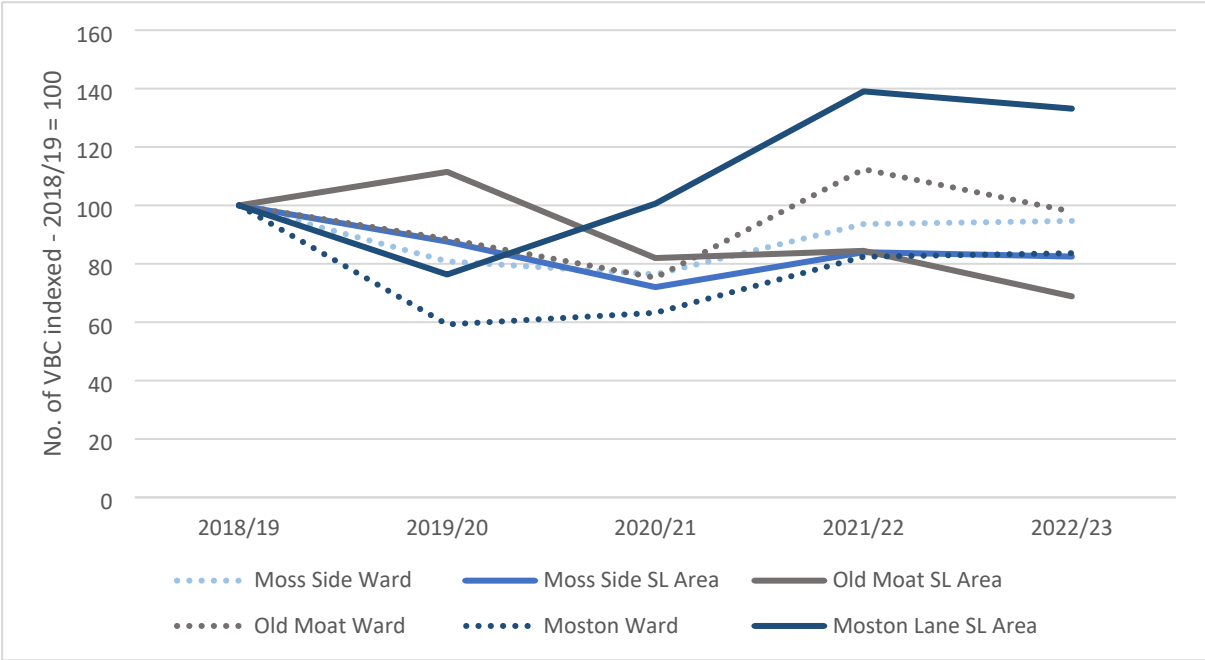
7.0.1 Licence holders in the three SL pilot areas were required to ensure that occupiers were aware of behaviour that may constitute nuisance and/or antisocial behaviour, as well as take all reasonable steps to deal with nuisance and/ or antisocial behaviour perpetrated by occupiers and / or visitors to the premises. This includes taking proactive action (e.g., warnings, legal action) as soon as the licence holder becomes aware of a problem and by co-operating fully with the relevant agencies e.g., MCC or GMP.

7.0.2 To evaluate the impact of these conditions, Greater Manchester Policy (GMP) have collated statistics for the three SL pilot areas looking at victim-based crimes (VBC) and anti-social behaviour (ASB) (excluding hoax calls and malicious communications from the latter, as less likely to represent direct / physical impacts on neighbourhoods). This data has been provided with the following caveats:

- The geocoding methodology is only precise to a certain degree (e.g. reports are often mapped to street centroids) so the counts associated within the precise boundaries of the licensing areas are a best estimate.
- GMP changed its main IT systems in July 2019 which has resulted in a disconnect in the data reported before and after the changeover.
- There have also been a number of changes over the past few years in crime recording policy and practice, leading to some significant fluctuations in overall totals – meaning that it is important to track the progress of the licensing areas against broader ward level and city-wide trends.

7.0.3 With the above in mind, the data on VBC and ASB for both the SL areas and the wider ward has been indexed to the start of the designation period and presented in the graphs below. This enables us to track relative change during the designation period as well as taking into account the requirement to track the progress of the SL designations towards reducing crime in the area against broader ward trends.

Chart 5 – Victim Based Crime:



Moss Side:

7.0.4 As illustrated in Chart 5, the number of reports of VBC in the Moss Side SL area has decreased steadily during the designation period – by 18% overall. This decrease is relatively more significant than Moss Side ward as a whole, which only saw a 5% decrease or the city Manchester which saw an 8% increase between 2018/19 and 2022/23

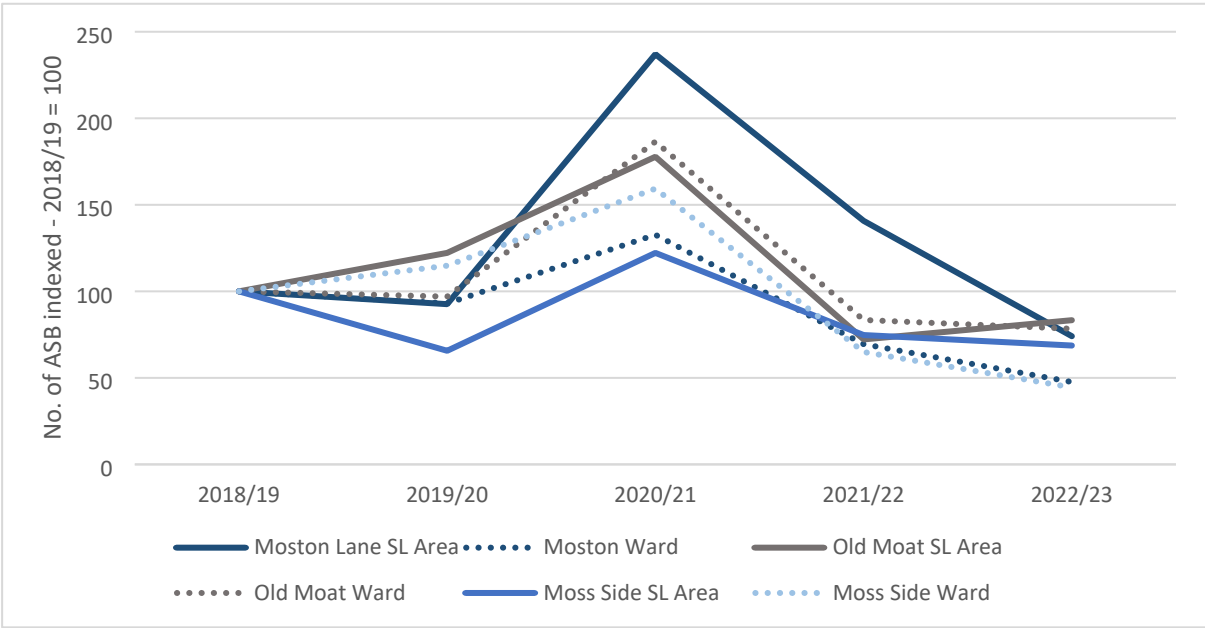
Moston:

7.0.5 The impact of SL on incidences of VBC in the Moston pilot area is much less clear as reports to GMP increased in that area during the 5-year designation period (by 33%). This compares unfavourably to Moston ward as a whole which saw a decrease in VBCs of 16% during the same period.

Old Moat:

7.0.6 As illustrated in Chart 5, despite an initial small spike in VBC, reports decreased for the rest of the designation period to a level in 2022/23 that was 31% lower than in 2018/19. This compares to Old Moat ward as a whole where levels of VBC fluctuated year on year but ultimately remained relatively stable.

Chart 6 – Antisocial Behaviour:



Moss Side:

7.0.7 The first Covid lockdown led to a significant increase in ASB incidents across the city in 2020/21 with calls related to public gatherings, house parties etc. However, allowing for the spike in reports in 2020/21, the overall trend illustrated in Chart 6 has been for reports of ASB in the Moss Side SL area to decrease – by 31% in total over the 5-year designation period. However, this trend is below the reductions in ASB observed in Moss Side ward as a whole (-56%) and the city of Manchester (-35%) between 2018/19 and 2022/23.

Moston:

7.0.8 As illustrated in Chart 6, the Moston SL experienced the largest spike in ASB during the first Covid lockdown and this was sustained for longer than any of the other areas. Nevertheless, over the entire period of the SL designation reports of ASB did decrease by 26%. However, this reduction is below the ward average (-52%).

Old Moat:

7.0.9 The level of ASB reports in the Old Moat SL area effectively mirrors that of Old Moat ward, as illustrated in Chart 6. Both the Old Moat SL area and Old Moat ward recorded reductions of 17% and 22% respectively over the period of the designation.

7.0.10 When considering the above findings, it is important to note that the earlier caveats around the data mean that it is not possible to link VBC and ASB to specific addresses and therefore we are unable to evaluate the impact of SL specifically on criminal issues caused by tenants living in (or individuals visiting) the rented homes in the SL areas. Data on domestic noise incidents,

which can at least be attributed to residents or visitors in the SL area (albeit the data is tenure blind), does show a decrease in all SL areas over the five years above that which has been experienced across the ward as a whole, with the exception of in Moss Side which was comparable (see Table 10). This would suggest that SL has had a positive impact on the way that licensed landlords have managed ASB linked to noise complaints in their properties, with a positive impact on those living in the wider area.

Table 10 – Domestic Noise Incidents per 100 Households:

	Old Moat SL	Old Moat Ward	Moston SL	Moston Ward	Moss Side SL	Moss Side Ward	Manchester
2018-19	6.90	3.70	3.02	1.29	2.99	1.88	1.36
2019-20	5.25	2.92	3.02	0.88	1.95	1.42	1.26
2020-21	3.90	3.22	3.97	1.57	3.58	2.20	1.61
2021-22	4.80	3.21	2.54	1.20	3.04	2.26	1.52
2022-23	3.45	2.16	2.23	1.06	2.36	1.48	1.04
5 Year Change	-50%	-42%	-26%	-18%	-21%	-21%	-24%

8.0 Deprivation and the Housing Market Impact

8.0.1 One of the criteria which led to the Moss Side and Moston SL areas being designated was that they were neighbourhoods experiencing high levels of deprivation as evidenced by the Index of Multiple Deprivation (IMD). Indeed, the Index of Multiple Deprivation (IMD) data from 2019 (at the time of designation) indicated that the three Super Output Areas (SOAs) which most closely fit the Moss Side and Moston SL areas were all amongst the top 10% most deprived areas in England. This is measured across seven domains of deprivation:

- Income
- Employment
- Education
- Health
- Crime
- Barriers to Housing and Services
- Living Environment.

8.0.2 A wide range of problems with the management of properties in the private rented sector in these areas could have been contributing to this level of deprivation. For example, the Build Back Fairer Marmot Review in GM highlighted that poor quality and overcrowded housing is harmful to health and widens inequalities for residents. Progress against improving the housing conditions and management of properties within the SL area has been covered above in section 4. Similarly, the positive impacts of SL on aspects of crime and the living environment have been demonstrated in sections 6 and 7.

- 8.0.3 Unfortunately measuring the precise impact of these changes on the level of deprivation in the SL area is challenging for a host of reasons. Firstly, the most recent IMD dataset available is from 2019 and therefore it is not possible to measure the impact of SL using this metric. Furthermore, beyond 2020 the impact of the pandemic (which disproportionately impacted already deprived communities) on the health and economic status of households makes deprivation incredibly difficult to disentangle and evaluate.
- 8.0.4 The most recently available data (from the 2021 Census) includes estimates that classify households in England and Wales by four dimensions of deprivation: employment, education, health & disability, and household overcrowding. This evidences that both the Moston and Moss Side SL areas had broadly the same level of deprivation as the wider ward area at the time of the Census – with around one third of households not deprived in any of the four dimensions (see Table 11).

Table 11 – Households by deprivation dimensions

	Household is not deprived in any dimension	Household is deprived in 1 dimension	Household is deprived in 2 dimensions	Household is deprived in 3 dimensions	Household is deprived in 4 dimensions
Moston SL Area	34%	39%	20%	7%	0%
Moston Ward	40%	35%	18%	6%	0%
Moss Side SL Area	36%	38%	19%	7%	0%
Moss Side Ward	35%	36%	21%	7%	0%

Source: 2021 Census

- 8.0.5 More broadly however, there is evidence from the impact of SL on the housing market which indicates that it has contributed positively to improving the neighbourhoods in which there was a designation. Far from being areas of low demand, the long-term void rate over the previous five years in the Moss Side SL area (0.3%), a 5-year decrease of 0.3 percentage points (ppt), and the Old Moat SL area (0.3%), a 0 ppt change, have remained broadly the same – i.e. at a level where there are essentially no long-term voids. Whilst the five-year change in void rates in Moston (1.4%) is a very slight increase of 1.1 ppt, this is likely due to the prevalence of temporary accommodation in the area.
- 8.0.6 A reduction in the transient nature of a neighbourhood is widely understood to be indicative of, and contribute to, an improvement in the well-being of the occupants and the wider community. Analysis of MCC council tax records indicates that the proportion of households in the Moss Side, Moston and Old Moat SL areas that changed occupants over the previous five years reduced

significantly by 10.5ppt, 11.9ppt and 12.2ppt respectively, indicating that the transient nature of the SL neighbourhoods have improved. This reduction in household turnover in the SL areas is more significant than that experienced in the respective wards as a whole.

8.0.7 However, when considering the high levels of housing demand, it is important to note that, there has been unprecedented rental inflation across the city due to a range of factors. There have been concerns raised that the costs associated with SL could be passed onto tenants, or that as the SL areas have become more attractive places to live, it is possible that rental values in the private rented sector could rise.

8.0.8 However, rental inflation over the previous five years recorded in the SL pilot areas is in line with inflation across the respective wards and wider city – in the Moston SL area, rents have increased on average at 7.4% per annum, compared to 8.6% pa in the ward as a whole and 6.6% in North Manchester. Whilst in the Moss Side SL area, the Moss Side ward and Central Manchester, rents have increased 6.5% pa, 6.7% and 4.2% respectively. Therefore, there is no evidence from the SL pilot areas that the scheme is driving rental rates. The data for the Old Moat SL area is inconclusive as the data pool (i.e. the number of properties let during the five-year designation, sourced from Rightmove) is too small to calculate rental inflation.

9.0 Feedback from Neighbourhoods Teams and Case Studies

Moss Side

9.0.1 Neighbourhood officers in Moss Side advised that SL had been a great tool for facilitating partnership working (see case study) and that residents have been vocal in their support for licensing. Nevertheless, significant challenges remain in the area around waste management and fly tipping (as indicated by the evidence in Section 6 / Appendix 3). Similarly, there remain issues with property condition – however these are believed to be linked most acutely to HMOs (particularly student households) and short-term lets (both of which are exempt from SL).

Case Study - Targeting Cannabis Houses:

MCC has worked with partners to focus resources on targeting the specific issue of cannabis houses in the Moss Side SL designation area. Criminals have been sourcing privately rented properties to turn into cannabis farms, often causing a great amount of damage to the property and leaving the property in an unsafe condition. There is an increased risk of fire as cannabis farms require large amounts of electrical equipment to generate heat.

MCC has established a partnership approach to educate residents about what to look for in terms of signs of cannabis farms and how to report them. Licensed landlords in Moss Side also received communication, when an increased number of cannabis farms were found, as an opportunity to take stock of their properties to satisfy

themselves that their properties are not being used for unlawful activity and remain in a safe and good condition.

The selective licensing conditions landlords are required to comply with, both prior to and during a tenancy, help to reduce the chances of properties being used illegally and damage being caused to a property. The licence holder must take all reasonable steps to deal with nuisance and/ or antisocial behaviour perpetrated by occupiers and/ or visitors to the premises. This includes taking proactive action (e.g. warnings, legal action) as soon as the licence holder becomes aware of a problem and by cooperating fully with the relevant agencies e.g. MCC or GMP.

As a result of the mandatory inspection of properties in the Moss Side SL area over the five-years, as well as targeting properties for inspection based on intelligence, several cannabis farms have been discovered. The inspections have also disrupted several cannabis farms being set up.

Relationships have been developed between MCC and GMP to share information so that action can be taken against perpetrators. Police raids of cannabis farms run by organised crime gangs in the Moss Side area have ceased activity. Over the course of the five-year licence designation, no doubt, the targeted response to illegality in the Moss Side SL area reduced crime and ASB behaviour. Homes recovered from being cannabis farms have also been freed up for much needed long-term, family housing.

Moston

9.0.2 Neighbourhood officers in Moston were aware that there had been some visual improvements to the housing in the SL area. However, it was highlighted that the designated area includes a comparatively high proportion of dispersed homeless accommodation. Such properties are exempt from SL but have been generating waste related issues in the neighbourhood. These issues are being picked up through alternative processes / mechanisms, distinct from SL.

Case Study – Fly-tipping:

In May 2022 Neighbourhood Officers looked at properties in the Moston SL area which were repeat offenders for fly tipping based on the data provided by the Neighbourhood Project Team. Of the repeat properties identified, 8 were selective licensed properties.

The licensed landlords of these properties were sent a copy of the waste letter, reminding them of the conditions of their licence related to waste management and advising that their tenants had received enforcement action for fly tipping on more than one occasion. An engagement visits also took place to ensure the occupiers understood recycling, bulky collections and had a full complement of bins.

Prior to the letters being issued and engagement visits, fly tipping was found to emanate from the same property on average 4 times per quarter. There has

subsequently been a noticeable decrease in the fly tipping which can be traced to the 8 licensed properties which were targeted.

Case Study - Emergency Remedial Enforcement Notice

The Housing Compliance and Enforcement Team, responded to a tenant's concerns about their property which had been broken into while they were on holiday leading to copper pipework serving the taps and radiators being stolen. Officers visited the property and found the rear door to be insecure and that the property had no water supply or heating due to the damage caused by the removed pipework.

The tenants had attempted to engage with their landlord who was not treating the matter as an emergency. It was identified that the property had been licensed but recently sold and the new owner had not obtained a licence as was required under the scheme.

Despite the landlord being contacted during the inspection they did not attend to this matter as an emergency, and only indicated work would be done to replace pipework in due course. Officers issued an Emergency Remedial Enforcement Notice under the Housing Act 2004 to permit Council contractors to undertake remedial works to reinstate the pipework to the taps in the kitchen and bathroom and to secure the rear entrance door. This work ensured that the tenant had water in the property and was able to sleep knowing the property was secure.

Certain enforcement notices under the Housing Act 2004 permit the Council to charge for officer's time in inspecting and serving the notice, a demand notice of £346 was issued to the landlord, as well as an invoice for the remedial works and an establishment charge to cover the Council having to undertake this work. The landlord was invoiced. Failure to pay an invoice result in the debt being secured as a land chargeable debt against the property.

Officers engaged with the landlord over his responsibilities who, as a new landlord, was unaware of Selective Licensing. He consequently took steps to apply for a licence immediately. The licence conditions set out a framework that he must comply with to provide adequate management arrangements for attending to repairs and management standards in his property. The landlord advised he was now better informed and would be establishing appropriate processes to comply with licensing conditions.

Old Moat

9.0.3 Neighbourhood officers in Old Moat highlighted a reduction in service requests within the SL area, as well as noting that areas which previously experienced repeat incidences of ASB had seen cases reduce during the designation period. Officers were unable to identify a reduction in fly-tipping (a city-wide issue, as identified in section 6) but there will be ongoing work to target areas around alleyways and communal bins where issues are most acute.

Case Study - Partnership Work:

A significant proportion of the properties subject to SL in Old Moat are let to student households. The requirements of the SL have improved the management of such tenancies and the strong partnership working in the area through relationships with Manchester Student Homes, HEP and Student Strategy Partnership has enabled this to be monitored as well as assisted in tackling issues in the area.

Overcrowding was assessed 5 times using HHSRS in the Old Moat Selective Licensing area. From these assessments two Prohibition Orders and two Suspended Prohibitions Order were served.

All 4 properties were identified as Houses in Multiple occupation, where the properties were shared between at least 3 or 4 adults. These properties do not fall under Mandatory HMO licensing as the occupancy rate was less than 5 people.

When officers assess overcrowding guidance is used to assess whether a property / room is over occupied, this is in accordance with Part X of the Housing Act 1985, Where the minimum size room for a person over the age of 10 is 6.51m².

In all four cases officers identified rooms smaller than 6.51m² which were either advertised for rent or were actually occupied by a person over the age of 10 at the time of the inspection. Through Selective Licensing compliance inspections, the Housing Compliance and Enforcement team were able to address the issues of the small rooms to prevent them from being occupied by a person over the age of 10.

10.0 Communication and Engagement

10.1 Over the course of the SL pilot the council promoted the schemes to remind residents and the public of the schemes and what they seek to achieve. This has included press releases and widespread use of social media which has maintained the profile of the SL schemes throughout the designation period. For example:

1. Following a MCC press release in October 2017 announcing that the three pilot landlord licensing areas were in the designation process, Place Northwest ran an article on SL in the city which picked up hazards in the inspected areas⁸:

Places North West

Government housing regulations 'failing private tenants'

In both areas [Moston and Old Moat], 10% of all rented properties were given internal inspections, selected at random. The most frequently noted hazard was fire, recorded on average 17 times in Moston and Old Moat respectively. A designation for both areas will be sent out in early 2018. Once licensed, officers will inspect 50% of properties over the five years.

⁸ [Government housing regulations 'failing private tenants' - Place North West](#)

2. The Manchester Evening News ran an article in May 2018 covering the positive effect of SL on Old Moat housing stock⁹, reported by Andrew Harrison, head of property management at homes4u:

The Manchester Evening News

Why students, young professionals and families are flocking to live in Withington.

“Selective licensing is fantastic as it means more houses are coming up to higher standards and improving the housing stock in the area,” he said.

“More landlords are choosing to take up professional property management services and we are also advising people how to become better tenants. Combined, this will only enhance and improve the overall area.”

11.0 Summary

- 11.1 A key theme of the Council’s Housing Strategy and Private Rented Sector Strategy is tackling poor quality management in the Private Rented Sector. One of the tools identified to assist with achieving this is Selective Licensing (SL). This evaluation clearly demonstrates that the actions brought forward by MCC’s Housing Compliance and Enforcement team, utilising the resources and licence conditions afforded by SL alongside enforcement where necessary, has very clearly delivered upon those objectives.
- 11.2 In the Moss Side, Moston and Old Moat SL areas 1,515 licenses were granted – with an immediate impact upon the management of those properties and the safety of those who lived within them. Interventions were then targeted at landlords who were identified during the SL process as potentially failing to meet their management obligations and were designed to put pressure on them to improve their practices or remove themselves from the market. With that in mind there is no doubt that the SL intervention in Moss Side, Moston and Old Moat has acted to significantly improve the professionalism in which privately rented properties are managed.
- 11.3 Across the three schemes, after the five-year designation, 500 compliance inspections were completed. In total 54 Category 1 hazards and 1,342 Category 2 hazards were identified by officers undertaking compliance inspections and in total 15 Civil Penalty Notices (CPNs) were issued equating to total fines of £71,799 for different housing related offences enforced during the scheme.
- 11.4 The data on hazards identified following SL compliance inspections demonstrates very clearly that landlords in the three SL areas being evaluated had been letting properties with serious hazards (and would likely have continued to if it weren’t for the SL intervention). Instead, remedial works and

⁹ [Why students, young professionals and families are flocking to live in Withington - Manchester Evening News](#)

housing enforcement has significantly improved the property condition of multiple homes in the PRS across Moss Side, Moston and Old Moat.

- 11.5 Despite the negative consequences of the pandemic on levels of fly-tipping and other waste related issues across the city, the evidence suggests that SL was an effective tool given that the increases in fly-tipping in the SL areas was proportionately lower in two of the three SL areas when compared to the ward level increases. Similarly, reports of VBC and ASB have decreased in all of the SL areas at a rate greater than that experienced by the ward as a whole – with the exception of Moston (which was not originally designated on the basis that SL would have a beneficial impact upon levels of crime).
- 11.6 The evidence presented throughout this evaluation has therefore demonstrated how SL has contributed to improving the neighbourhood and the standard of homes which people live in across the three schemes. There is also evidence (from reducing numbers of voids and reduced turnover of properties) that there is increased demand for properties within these areas - indicating that they are becoming more attractive places to live. It is hoped that this will encourage further investment into the area, allowing the private rented sector to thrive and the positive momentum generated by the SL intervention to continue beyond the designation.

12.0 Lessons Learned and Issues to Consider

- 12.1 Feedback has focussed on the need to communicate more with landlords - especially around positive impacts, the use of the licence fee and ongoing work to tackle those landlords who do not comply. A Selective Licensing engagement officer has been recruited and part of their role relates specifically to promoting effective engagement with landlords and residents.
- 12.2 One of the more challenging areas to evaluate in this report has been the Moston SL area. The reason for this has been the large number of Temporary Accommodation (TA) properties within the area which were not identified before the area was designated, but which are exempt from SL and therefore cannot be impacted by the scheme. Instead issues with these properties are picked up through specific TA property specifications and conditions outside of the remit of SL. Given that TA properties cannot be licensed, data on the location of TA is now being considered as part of process for identifying potential SL areas in the future to avoid designating a neighbourhood with significant numbers of TA in the future.
- 12.3 Similarly, there have been issues with the quality and management of homes in SL areas in Moss Side and Old Moat which have persisted throughout the designation period. A significant proportion of these issues can be attributed to smaller HMO properties (not currently subject to a mandatory HMO license¹⁰). With that in mind MCC will consider the introduction of Additional HMO licensing for smaller three or four person HMO properties as a potential tool for improving the PRS in the city in the future.

¹⁰ [Check if you need a licence and apply | Houses in multiple occupation \(HMO\) | Manchester City Council](#)

12.4 Linked to this, MCC has been successful in securing £25,000 in GMCA funding to support a review of the range of licensing options available to assist and improve communities. Using this resource, a 12-month review of the current process and the options available will be undertaken in the new year. This work will involve some of the following actions:

- Review of existing and completed schemes to identify and evaluate lessons learnt.
- Data and intelligence collection to inform the selection of new licensing areas.
- Consideration of the following licensing options:
- Continue to declare small licensing schemes as part of a rolling programme.
- Consider the declaration of a larger selective licensing area to cover a 5-year period.
- Consider the introduction of additional HMO licensing.

12.5 It is also relevant to note that, in line with Greater Manchester's devolution trailblazer agreement, DLUHC has now updated the general approval for SL in Greater Manchester to remove the requirement for approval from the secretary of state for large schemes.

13.0 Recommendations

13.1 The Committee is asked to note the findings of this evaluation of the Moss Side, Moston and Old Moat SL areas.