

BARNSLEY METROPOLITAN BOROUGH COUNCIL

This matter is a Key Decision within the Council's definition and has been included in the relevant Forward Plan

REPORT OF THE EXECUTIVE DIRECTOR OF COMMUNITIES

Advanced notification to consult with Tenants, Residents, Landlords and Stakeholders regarding the proposal to implement pilot Selective Licensing Scheme/s

1. PURPOSE OF REPORT

The purpose of the report is to provide cabinet with a contextual view of the emerging issues pertaining to the private rented sector (PRS) in Barnsley. More specifically, private rented properties with poor property conditions attracting issues of anti- social behaviour (ASB). The report sets out area and street specific issues under consideration.

A future Scheme proposal, detailed communications plan, Equalities Impact Assessment / due diligence statement and financial status of the project will be reviewed before Cabinet in an additional report prior to commencing the consultation process.

2. RECOMMENDATIONS

- 2.1 To approve advanced notification to seek authorisation to go out to consult on selective licensing scheme/s, following a robust consultation plan and further data analysis to implement Additional/Selective Licensing scheme/s. These are designed in law to address issues emanating from the private rented sector.
- 2.2 To give further consideration for the use of Additional Licensing as a universal scheme to address the issues in, and surrounding smaller HMO's.

3. INTRODUCTION

- 3.1 The schemes considered within this report are as follows:

- **Selective Licensing: relates to single let properties (let to a single family or individual) and aims to drive up standards.**
- **Additional Licensing: relates to smaller (HMO) properties with unrelated occupants not subject to mandatory licensing and aims to drive up standards.**
- **Mandatory Licensing: Houses in Multiple Occupation (HMO's) relates to properties of 3 or more storeys occupied by 5 or more unrelated people in 2 or more household. (This does not apply to self-contained flats).**

- 3.2 The aim of Selective and Additional licensing schemes are to address the impact of poor quality housing and poor tenant management and anti-social behaviour primarily, although not exclusively in areas of low demand. Other criteria which determines designated areas, includes low demand, poor conditions, deprivation and crime.
- 3.3 The PRS in Barnsley has continued to grow over recent years and with it a number of issues associated within the sector which are presenting challenges within our communities and the associated management tensions to the Council and other partners. Whilst the Council acknowledges the valuable housing provision provided by the private rented sector, it is acknowledged that the sector is not homogenous and standards of property, property management and tenancy conduct vary considerably between areas and sectors of the groups. Barnsley MBC has been considering various measures to improve the conditions and management of the PRS stock including smaller HMO's.
- 3.4 Many areas of Barnsley also have increasing numbers of poor quality, low value housing stock in quite densely populated streets and neighbourhoods. For many these properties are the domain of choice simply because of availability and financial pressures. To address issues emanating from these areas, the council is considering Selective licensing and/or Additional licensing schemes.
- 3.5 In 2011, the Census indicated the breakdowns of private rented property within the borough. The household survey estimated that there are 14,375 privately renting households across Barnsley MB representing 14.3% of households. By comparison the regional average for the number of private rented stock is 17.4% and England as a whole equates to 18.2%. .
- 3.6 The private rented stock is broken down as follows:
- 1426 rent furnished properties
 - 12,316 rent unfurnished properties; and
 - 633 rent tied accommodation.
- 3.7 In addition, BMBC Strategic Housing Market Assessment, commissioned the Building Research Establishment (BRE) to undertake a Health Impact Assessment (HIA) ; An evaluation of the impact poor private sector housing has on health in Barnsley was also undertaken. It examined the stock in relation to Category 1 hazards (the most serious) and the subsequent presentations to hospital; the costs of those accidents in real terms and the effect that minor repairs would have upon reducing the incidences of accidents in private rented stock.
- 3.8 The survey indicated that there were higher levels of disrepair and category 1 (the most serious) hazards in the PRS, and that terraced housing in particular had a high level of category 1 hazards. These types of accommodation were pre disposed to be in areas which aligned with ASB in low housing demand areas.
- 3.9 The areas highlighted were: Central, Cudworth Darfield, Darton East & West, Dearne, Dodworth, Hoyland Milton, & Kingstone. (*BRE, 2013, Dwellings surveyed for the*

PSHCS with Cat 1 hazards) In selected areas, an emerging trend appears to be the use of single let properties as smaller HMO style accommodation. This information is anecdotal as it cannot be confirmed by council tax. Ongoing research is being carried out to identify numbers to corroborate this information. Issues surrounding these properties were and are still of ASB being perpetrated against, and by tenants, despite many interventions. Increased numbers of incidences of fly tipping and vermin are the result of smaller properties being habited by larger numbers of people and often shared accommodation.

- 3.10 The buy to let boom of the latter years has also attributed to increases in poor quality accommodation and property ‘flipping’, (buying from auction and selling straight on) without onward investment. This has rendered many properties with conditions at the lower end of the benchmarked level considered adequate for housing under the conditions specified in the Housing Health and Safety Rating System (HHSRS) in accordance with the Housing Act 2004.

4. PROPOSAL AND JUSTIFICATION

- 4.1 Parts 2 & 3 Of the Housing Act 2004 (“the Act) sets out the scheme for discretionary and selective licensing in the private rented sector within a designated area, with the aim of improving the management and condition of these properties to ensure they have a positive impact on the neighbourhood.
- 4.2 In addition DCLG produced guidance in March 2015 for local authorities; ‘Selective Licensing in the private rented sector’ (attached above). This explains the criteria for making a selective licensing scheme and discusses the type of evidence needed to support a designation and further once a scheme is made how during the period of the designation this will be evaluated.
- 4.3 Under Section 56 of the Act a local housing authority can designate the whole or any part or parts of its area as subject to discretionary (Additional) licensing. Under Section 80 of the Act a local housing authority can designate the whole or any part or parts of its area as subject to selective licensing. Where either licensing designation is made it applies to HMO’s not covered by mandatory licensing and privately rented property in the area. A designation may be made for up to 5 years. Additional & Selective Licensing is intended to address the impact of poor quality landlords and anti-social tenants primarily, although not exclusively, in areas of low demand with poor quality housing. The other criteria include high levels of migration, deprivation and crime.
- 4.4 The LA must first identify whether the area is suffering problems that are caused by or attributable to any of the criteria for making the designation and what it expects the designation to achieve. It must then consider if there are any other forms of action it could take to deal with the relevant issues without the need for the designation to be made. This analysis should be part of the consultation process.

Only where there is no practical and beneficial alternative to a designation should a scheme be made.

- 4.5 The intention of the proposed Selective Licensing Scheme and/or where appropriate the implementation of Additional Licensing; is to drive up standards of private rented properties in the designated areas both in terms of management and conditions and one outcome could be to reduce anti-social behaviour from tenants. It is acknowledged that these schemes are not regarded as a tool for landlords to manage tenant behaviour but as a tool to educate managers and tenants regarding how they conduct themselves in the PRS. In addition, it has been shown by many authorities who have implemented such schemes; it has worked towards dealing with issues of area decline and offered support to inexperienced landlords through referral to the Accreditation scheme.
- 4.6 The scheme/s must be consulted upon with all persons affected, including landlords, residents and stakeholders for a minimum ten week period prior to a decision being taken by Cabinet members. The consultation methodology does not refer directly to numbers of those 'for' and 'against'. The decision to implement will require cabinet members to assess the merits of the proposal as the basis for public policy and to decide upon whether or not to implement all or parts of the scheme or to re-consult on specific areas of the proposal. See section 9.2 (the legal framework)
- 4.7 By introducing the additional provisions, the Government has acknowledged that the issues of poor management and facilities in an HMO are not confined to the larger HMO's (subject to Mandatory Licensing), and that single-let accommodation in some areas requires a formal provision to ensure standards are maintained. Therefore, Additional & Selective Licensing criteria addresses issue from smaller HMO accommodation and single let accommodation.

The Housing Act 2004, Part 3 Section 79; Sets out initial criteria to establish Selective licensing schemes. These were:

- Low demand housing
 - Anti- social behaviour (ASB).
- 4.8 With effect from the 1st April 2015, the Secretary of State set out a General Approval for Additional and Selective Licensing designations, with added criteria to ensure local authorities make effective licensing designations to address specific problems, albeit in whole areas or concentrations of issues in specific wards and at street level. This piece of legislation allows local authorities to be specific in their designation to address issues. However, an additional caveat was introduced in relation to percentages numbers of properties where the criterion could be applied under the general approval principle before Secretary of State approval would be required.

One of the following additional criteria which must also be satisfied:

- poor property conditions,
- migrant worker concentrations,
- deprivation and,
- crime.

4.9 *The Housing Act 2004 Part 2, Section 56 allows Local Authority (LA) to designate areas or the whole of an area within their district, as subject to additional licensing in respect of some or all HMO's in its areas that are not already subject to mandatory licensing. (To outline the current tools available: Mandatory Licensing applies to all 3 storey HMO's with five persons or more not forming a single household of which we have 85 confirmed licensed HMO's in Barnsley.)*

4.10 *Before making any designation for Additional Licensing, the LA must consider that a significant proportion of the HMOs of that description in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMO's or for members of the public. These are:*

- 'Anti-social behaviour' means conduct on the part of occupiers of, or visitors to, residential premises which causes or likely to cause a nuisance or annoyance to persons residing, visiting or otherwise engaged in lawful activities in the vicinity of such premises, or
- Where it involves or is likely to involve the use of such premises for illegal purposes.
- External conditions and curtilage which adversely impact upon the general character and amenity of the area in which they are located.
- Where the internal conditions (poor amenities, overcrowding) adversely impact upon the health, safety and welfare of the occupiers and the landlords of those properties are failing to take steps to address this.
- Where there is a lack of management or poor management skills or practices are otherwise adversely impacting upon the health, safety and welfare of the residents and or impacting upon the wider community.

4.11 The areas under consideration are Goldthorpe, Elsecar, Wombwell, Measbrough Dyke.

4.12 The cost and duration of a licence is set at the discretion of the local housing authority, however in setting the fee the council must demonstrate that the fee income is solely recycled into administering the licensing arrangement such as managing and monitoring compliance. Currently, no fees have been set. They will be considered within the wider aspects of the scheme and submitted to Cabinet for approval together with full scheme documentation. It is anticipated that the fee will be collected via Barnsley MBC's on line payment system ('Pay for it'). Thus keeping administration and costs to a minimum.

4.13 The scheme fee is administered to cover officer time, carry out checks on the application and undertake inspections for each application. All properties within the designation will be accepted straight away with 6 months to apply for the license

and charges levied for incomplete or late applications. Properties after inspection which are highlighted as not meeting the required standards and conditions will be given time to effect repairs. This action is undertaken to ensure stability within the designations for all properties and tenants affected. After which time, if action is not resolved or a license not applied for enforcement action will follow.

- 4.14 Other enforcement action may be required once the applications have been processed and work or notices may be required for non-compliant landlords. For example: Temporary Exemption Notices (TEN.) There are also added issues relating to the potential need to use Interim Management Orders (IMO) for landlords who are deemed not 'fit and property' to operate a license. Where this is the case landlords will be given the opportunity to appoint a managing agent subject to approval prior to BMBC taking further action. The added resource implications cannot be effectively gauged until the scheme is implemented.

5. CONSIDERATION OF ALTERNATIVE APPROACHES

- 5.1 Do nothing - use existing enforcement and regulatory controls to address the emerging issues in HMO's and the PRS. Mandatory licensing was introduced for larger HMOs, in 2004 to effectively manage amenity and room standards in larger HMO's. These were considered the most 'at risk' properties. However this alone does not address the emerging issues in respect of smaller HMO's or PR properties and therefore it has been discounted.
- 5.2 Allow self-regulation - via the landlords Accreditation scheme as a tool in managing properties. The main issues/ problem with Accreditation is that it is voluntary and offers no sanctions for non-engagement or non-compliance, which is vital to raise and maintain standards.
- 5.3 Re-engage the 'Our Streets project' - introduced as a pilot in 2014 for one year following a funded bid from DCLG. It addressed issues of ASB, housing issues and environmental issues. Operationally, the Our Street project successfully demonstrated the benefits of the proactive "estate management" of areas of high density low demand accommodation. This project was undertaken where typically crime and antisocial behaviour were much higher than the Borough average. Information from the project allowed the Council and its partners to strategically reconsider housing priorities in the context of new and emerging social pressures in an informed and evidence driven way. This scheme was resource intensive in terms of officer time and it progressed through to a strategic level, allowing an officer for each of the five areas above. This system works on a liaison basis with landlords who have a part to play within the PRS. However, it has been discounted as it is felt the prescribed mandate for standards would engender better housing conditions and address community issues. See appendix 1 Maps attached which highlight 'Hot spots' for ASB.
- 5.4 Other ongoing interventions - Currently, Strategic Housing formerly, using investment from HMR pathfinder, have invested in areas of low demand by offering

home loans to return empty properties back to use, helping to reduce the draw of ASB surrounding empty properties. A pilot thermal wrapping programme has been undertaken in certain areas of the Dearne on tenure blind properties displaying low thermal values. This vernacular of property is consistent with the outcomes of the BRE report which reflects health issues related to excess cold (category 1 hazard the most serious). The Community Safety business unit have engaged an officer fluent in three languages to assist in areas with high migrant concentrations to discuss issues they are facing in their private rented accommodation. In addition, whilst collection and waste issues are still prevalent, but not directly attributed to specific ethnicities, a leaflet has been produced in different languages detailing weekly refuse and recycling collections. The Green doctor scheme has been rolled out across the borough in conjunction with the fire service. Its remit is to deliver a programme of support to private rented homes in the Barnsley area. In particular in Welland Crescent in Elsecar. The delivery is focused on the “worst” homes and streets.

- 5.5 All of the above interventions (with the exception of the ‘Our streets project’) are currently ongoing to assist as part of the framework towards supporting a formal approach of licensing the PRS. Overall, whilst there are real improvements with the above interventions, they vary in each area, and they have a considerable part to play in engaging the PRS. It is considered that in order to achieve and maintain tangible results long term a formal tenure specific approach is required to formalise standards which are acceptable. Barnsley MBC wants to foster the good relations it has built up with many landlords and has therefore considered the legislation surrounding implementation and taken into consideration action currently being undertaken. Further consideration may also be given to delaying implementation of a scheme in a selected area pending a self-regulation project being trialled by an area group.

6. IMPLICATIONS FOR LOCAL PEOPLE/SERVICE USERS

- 6.1 The local ward councilors for each area under consideration will be consulted prior to consultation with the wider public and those directly affected by the consultation including Accreditation Scheme Members. All views will be recorded and considered post consultation. Where modifications are required as a result of the consultation/s, a decision will be made by Cabinet regarding any amendments to the current scheme proposals.

7. FINANCIAL IMPLICATIONS

- 7.1 Until consultation has been undertaken and specific numbers of properties established for each designation the costs and comprehensive charge cannot be established. This will be included in the subsequent report/s requesting either implementation of all areas under consideration or partial implementation based upon data analysis.

8. EMPLOYEE IMPLICATIONS

- 8.1 Currently the consultation and implementation of the scheme in accordance with guidance is covered by a temporary post. This may need to be reviewed where implementation runs past the current contractual date. If the scheme/s are introduced, a review of staffing will be required, to ensure a suitably qualified staff member can undertake and evaluate the scheme from inception to conclusion. Consideration should be given to enforcement and other action required once the applications have been processed; Notices which may be required for non-compliant landlords and added issues relating to the potential need to use of Interim Management Orders (IMO) for landlords who are deemed not 'fit and proper' to operate as a license holder. From an administration point of view, the applications will be undertaken online via U-engage (Pay for it). Therefore, potential final added resource implications cannot be effectively gauged until the scheme is approved and implemented.

9. COMMUNICATIONS IMPLICATIONS

- 9.1 A Communications Plan is being drafted around the significant persons who are required to be consulted and various mediums will be utilised. It is anticipated that the majority of the communication will be undertaken via the Councils e- systems portal (U-Engage). This is also the most cost effective route of engaging stakeholders. Once the scheme/s are fully approved, scheme proposal information for residents, tenants and landlords will be added to the web pages. In addition, all tenants, residents, landlords, managing agents, estate agents and solicitors surrounding the proposed schemes will be written too.
- 9.2 Under Section 80(9) of the Act, consultation is a statutory requirement and must take place before designating an area subject to Selective Licensing. It states:

Before making a designation the local housing authority must—

- (a) take reasonable steps to consult persons who are likely to be affected by the designation; and
- (b) consider any representations made in accordance with the consultation and not withdrawn.

However the Act is not prescriptive as to the form of consultation.

The guidance states that "Local housing authorities will be required to conduct a full consultation. This should include consultation of local residents, including tenants, landlords and where appropriate their managing agents and other members of the community who live or operate businesses or provide services within the proposed designation. It should also include local residents and those who operate businesses or provide services in the surrounding area outside of the proposed

designation that will be affected. Local housing authorities should ensure that the consultation is widely publicised using various channels of communication.

10. CONSULTATIONS

- 10.1 As per the above communications plan, all residents, tenants, landlords, accredited landlords and managing agents in each area will be consulted on the process via the councils U-engage scheme, including writing to all properties and known details available via Council tax. The scheme proposal including a questionnaire relating to the implementation of the scheme, maps and a proposed fee will be available on line via the Council's website.
- 10.2 The consultation plan will also include all landlords and listed Accredited Landlords, including members of the Barnsley Accredited Landlords Association. RLA, Managing Agents, local Solicitors and Estate Agents specific to the areas of designation under consideration.

Following approval to develop the scheme:

- 1 All the property owners, residents and tenants of the designated area/s will be consulted including local Stakeholders, and Ward members.
- .2 All residents and tenants and landlords will be encouraged to use the u engage system.
- .3 Followed up by a consultation event/s.
- .4 Upon approval by cabinet, post questionnaire and consultation results, the scheme will be advertised for a period of three months. (This is a statutory requirement)

11. THE CORPORATE PLAN AND THE COUNCIL'S PERFORMANCE MANAGEMENT FRAMEWORK

- 11.1 It is anticipated that this scheme or combined schemes will address issues of poor housing predominantly in the PRS by putting in safeguards for the vulnerable in terms of their health and safety. The background to the license is area specific to address ASB and to drive up housing standards in the PRS through the use of the Housing Health and Safety Rating System (HHSRS), thus helping to shape better and safer communities consistent with Barnsley's Corporate Plan priorities. In addition, the proposed scheme aligns with the Council's Corporate Priorities to create a thriving and vibrant economy, support people in achieving their potential and creating strong and resilient communities by ensuring that the borough is able to offer the right mix of housing, and housing support, to address the needs of those living in the borough.

12. PROMOTING EQUALITY, DIVERSITY AND SOCIAL INCLUSION

- 12.1 EIA assessment and due diligence statement is currently being worked up to ensure all sectors of the community are considered.

13. TACKLING THE IMPACT OF POVERTY

- 13.1 None

14. TACKLING HEALTH INEQUALITIES

- 14.1 None

15. REDUCTION OF CRIME AND DISORDER

- 15.1 None

16. RISK MANAGEMENT ISSUES

- 16.1

Risk Title	Current Assessment	Mitigations	Target Assessment.
RSL & Landlords threaten a Judicial Review (JR) of the proposed scheme.	MEDIUM	This has been threatened in various other boroughs who have tried to implement a scheme. To date landlords have been unsuccessful as a JR can only review the consultation process and not the decision methodology. A consultation and EIA plan will be implemented to mitigate any issues. (Currently being worked up).	MEDIUM /LOW
Landlords may choose to leave their properties empty thus reducing confidence in the area.	MEDIUM	Whilst properties are empty they must be granted a Temporary Exemption Notice (TEN) to ensure they are not charged for a licence. These allow 3 months subject to inspections and cat 1 hazards being present. After that time they will be required to pay for a licence. Therefore suggest risk low. However, considered extra resources	MEDIUM/ Low

Risk Title	Current Assessment	Mitigations	Target Assessment.
		required to administer the scheme.	
Imposing a licence scheme may result in tenants being forced into poverty as costs are passed onto them from the landlord. Thus, leading to further sub-letting without knowledge of the landlord = overcrowding issues. Tenants may be subject to a top up fee or risk eviction for rent arrears.	HIGH /Medium	LL self- certificates to state max number of persons and room sizes. Landlords duty to manage the tenancies. However, Housing options section consulted to mitigate issues. Housing Options are being aligned with the Community safety team as part of an ongoing restructure.	MEDIUM
Landlord reverts property to self-contained flats.	MEDIUM/ Low	LL must obtain planning approval which is more costly than licence. Planning to highlight. £395 per unit of accommodation. (Example: Change a three bed property to 3 self-contained flats = £395 x 3 = £1185). Assuming suitable to do so!	LOW
May lead tenants to migrate to outer communities forcing a donut effect. Some local communities may display less tolerance for economic migration and social inclusion.	MEDIUM	Area Council officers work directly with landlords within their specific areas of the community to calm issues and tensions. EIA working document to scope out risks.	LOW
Once data has been sourced it may highlight a higher percentage of properties than initially anticipated. (If 20% of total PR stock) in a combined designation or single designation. This may require approval by the Secretary of State and <u>not</u> at Cabinet level.	HIGH/MEDIUM	There is currently no data to support licensing the whole PR sector. 20% of stock equates to 2875 . (Based on 2010 census figures. The most up to date data we hold). However, further consideration may be given to an intervention of this nature should data support such action. Where approval is required, the Secretary of State will make a binding decision- which cannot be challenged.	HIGH/MEDIUM

17. HEALTH, SAFETY AND EMERGENCY RESILIENCE ISSUES

17.1 None

18. COMPATIBILITY WITH THE EUROPEAN CONVENTION ON HUMAN RIGHTS

18.1 None

19. CONSERVATION OF BIODIVERSITY

19.1 None

20. GLOSSARY

PRS – Private Rented Sector

ASB – Anti-social Behaviour

IMO - Interim Management Order. *Confidence in the landlord and his ability to run a property effectively allows the Council to take over the property.*

PR - Private Rented.

LA – Local Authority.

CPO – Compulsory Purchase Order

RLA – Residential Landlords Association.

TEN – Temporary Exemption Notice

LL – Landlord

EIA – Equalities Impact Assessment.

MA - Managing Agent.

NLA- National Landlords Association.

DCLG- Department for Communities and Local Government.

Comms Plan – Communications Plan

Ctax – Council Tax.

21. LIST OF APPENDICES

Appendix 1: Designation rationale.

22. BACKGROUND PAPERS

<http://barnet.moderngov.co.uk/documents/Additionallicensing>.

Opinion Research Service /Final report: Consultation on additional Licensing schemes for HMO's in Barnet.

Officer Contact: Gail Hancock for Paul Brannan. **Telephone No:**773011 **Date:** 29th Nov 2016.

Financial Implications/Consultation.....

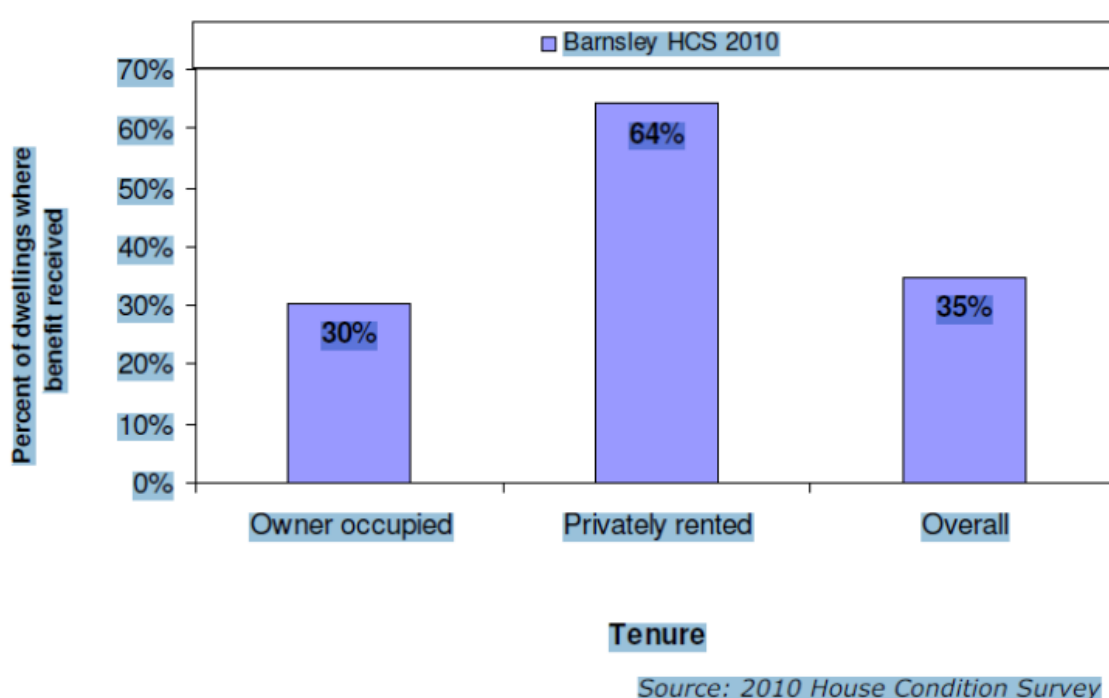


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(To be signed by senior Financial Services officer
where no financial implications)

Appendix 1

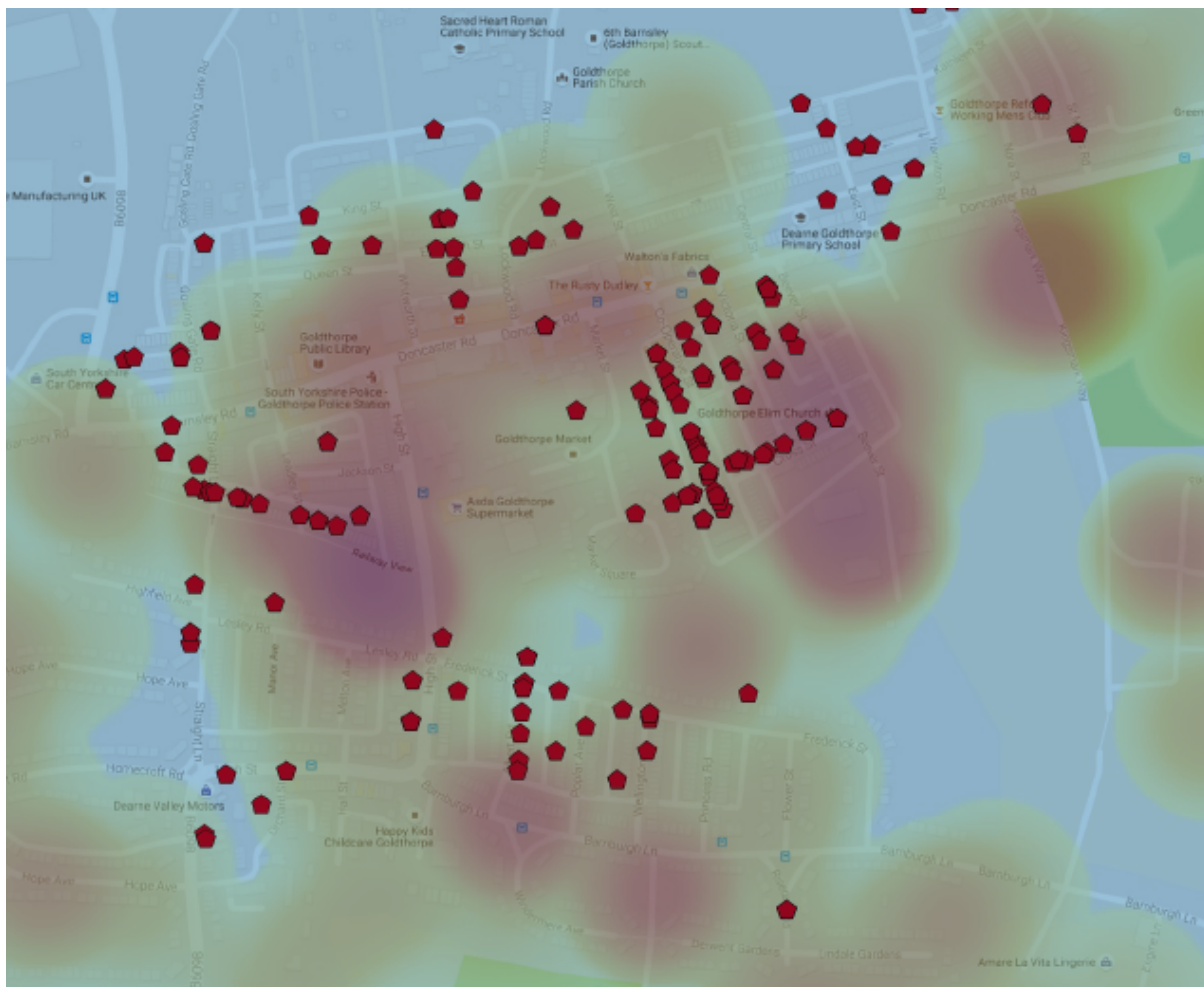
This should be read in conjunction with the report and is intended to give a brief outline of the rationale for the areas under consideration together with data to support the request for consultation.

The areas outlined have been further considered due to general complaints raised to the Community safety team for housing and other community tensions. Many of the interventions undertaken have resulted from complaints and concerns raised by tenants, residents and Councillors. The sustained interventions offered are resource intensive in both officer and partner agencies time and resources. Therefore in considering wider options available to the Council; appropriate measures have been considered to offer a regulatory medium to sustain communities rather than a series of Council and partner reactive intervention lead options.



The housing stock conditions survey 2010 and current C/ tax data has highlighted the percentage of tenure which are in receipt of benefits. Many of those are regarded to be living in some of the poorest property in terms of investment in the borough. The deprivation in these areas also aligns with incidences of ASB and disrepair. Many of those properties are habited by migrants and those in receipt of benefits as the domain of choice due to affordability. However, increasingly the PRS is also becoming an avenue for the young and vulnerable due to the financial inaccessibility of the housing market. It was anticipated that the eclectic mix of persons entering the PRS would offer a mixture of tenure to support a vibrant PR market. However, data supports information to show that whilst there may be a mix with those tenanted the PRS; There are real areas of decline where the most vulnerable and poorest standards of housing, (hard to let and sell) are significantly highlighted in terms of interventions by the Council, its partners, the Police and voluntary services. These are highlighted in the following areas under consideration, including more serious crimes.

Goldthorpe - Beaver St [(evens 2-16, (Bernaslai Homes 18-22) 24-20)],(odds 39-53) Victoria St,(evens 4-50) Odds (3-39) Cross St,(evens 2-28) (odds 3-19) Cooperative St, (evens 8-50, Bernaslai homes 20-34) (odds 1-71 No5 Bernaslai Homes) and Claycliffe Terrace (1-14).

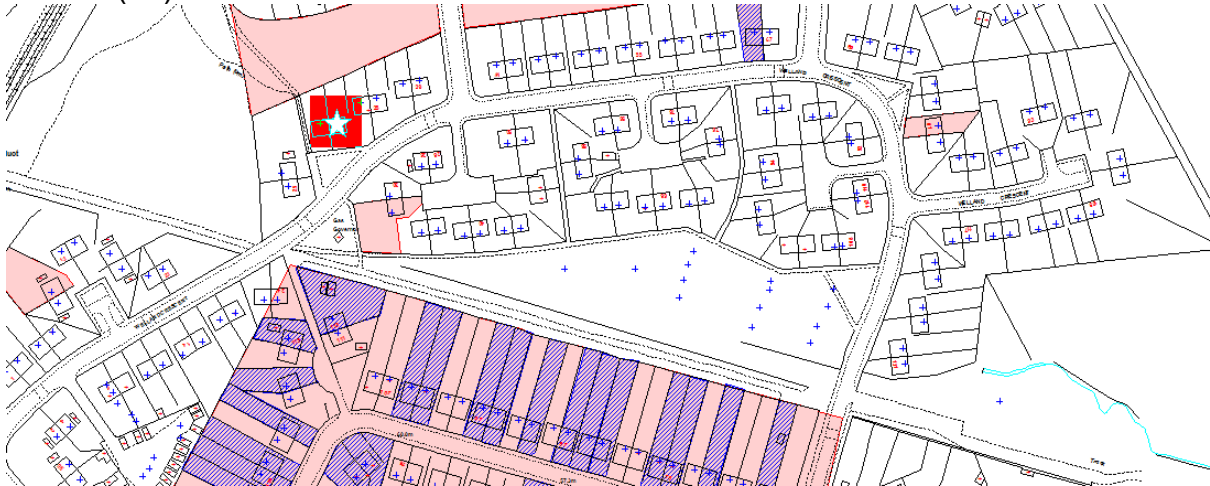


Goldthorpe's five streets have been the subject of several housing complaints and is identified as an 'hot spot' for anti-social behaviour. These details have been further evidenced by the numbers of complaints received during and ongoing from the 'Our streets' project.

Beaver street numbers 1-37 are the subject of a compulsory purchase order action (CPO), to make way for new older person single storey accommodation. The properties in and surrounding this area are terraced properties. Adjacent to the above streets a pilot scheme, funded via HMR pathfinder addressed low thermal values associated with the age of this vernacular of property. However, the scheme has not been extended to the streets in the proposed designation. Couple this with the issues of ASB, being perpetrated by and around the designation, - further identifying it as a 'hot spot'. Again the 'Our streets project' used early intervention techniques in this area identifying issues of poor property standards (measured against the HHSRS system), and ASB intervention techniques. To that end; one of the funded area officers deals directly with the community to address issues raised regarding the area as a whole.

Recent sales information over the period April 2014 - March 2016 has shown that 1 property sold in Goldthorpe's designation for £34,000 in November 2015. Over this time period and by comparison, the same types of properties in the same postal code area sold for nearly £20,000 more and continue to command higher prices for the same property, despite all the interventions in place. Whilst this cannot be regarded as an exact science in terms of sales of property, it demonstrates that like for like, streets of comparable properties are being offered at higher prices. (Data from Zoopla).

Elsecar - Welland Crescent (evens 2-112,) Berneslai Homes (30) (odds 1-131, Berneslai Homes (85)



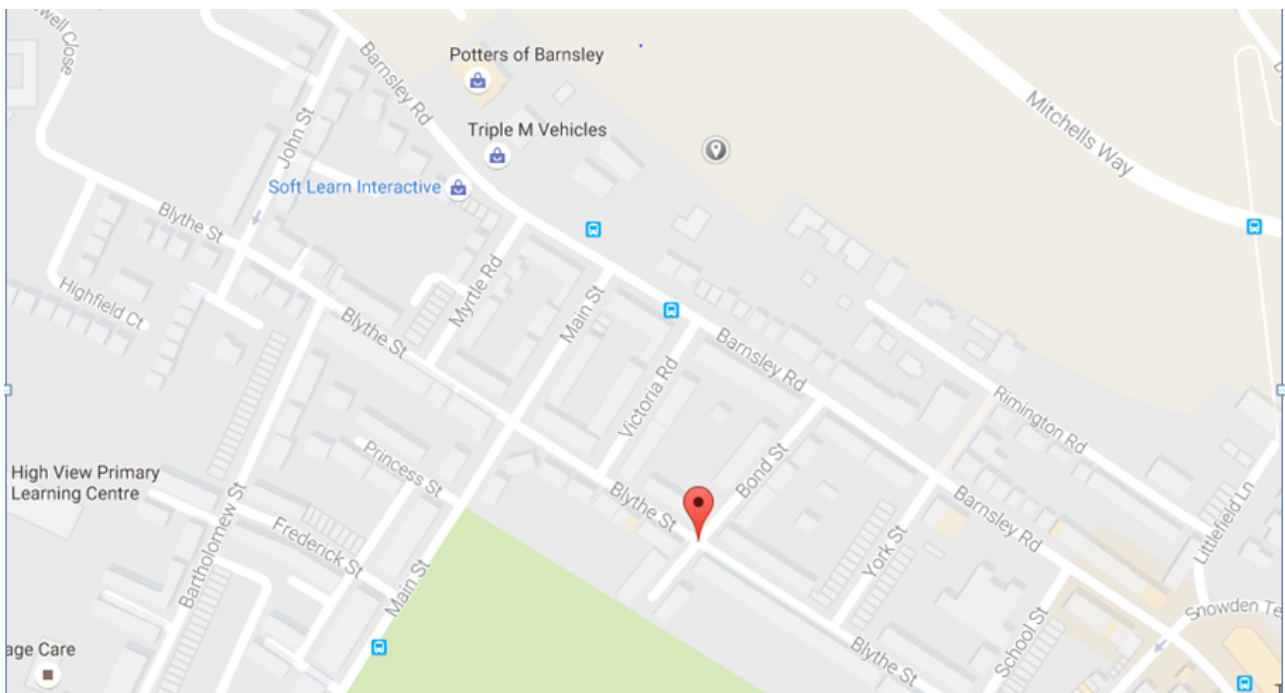
Welland Crescent is pre disposed to Wimpy 'no fines' concrete modular construction properties which exhibit poor/ low thermal values. The street itself is surrounded by new built construction and is inter- dispersed by a couple of council owned properties. Within the street, there are several PRS properties. The street itself suffers from lack of investment and serious anti-social behaviour issues being perpetrated against other tenants and other properties. These relate to fly tipping, refuse, noise and tenant damage to properties. Of those properties which are private rented, 37% (17/45) of the tenants are in receipt of benefits (source: C tax information 18.10.2016). Of the two Berneslai Homes properties 50% are in receipt of benefits.

The Green doctor scheme delivers a programme of support to private rented homes in the Barnsley area. In particular the Welland Crescent area of Elsecar. The delivery is focused on the "worst" homes and streets.

Welland Crescent in Elsecar has received a targeted approach for significant improvements and has identified significant improvements are required in some homes. A few landlords own several properties on the street, many of which require numerous improvements. Some landlords/managing agents have already begun to carry out repairs and improvements on their properties. The Green doctor scheme operates on a voluntary basis, therefore it has only garnered the attention of the most willing landlords. However, there is a lack of compliance from other landlords which, without statutory regulation will not engage with the scheme leaving repairs un-standardised in accordance with the HHSRS.

Recent enquiries have shown that housing sales in year (April 2015- March 2016) were limited to two. Current valuations show properties which were unwrapped are valued at £49,000,(usually private rented properties.) Those which have received a thermal wrapping are currently valued at £63,800 which bares a comparison to other wrapped properties within the borough of the same vernacular. Thus showing property is increasing by 1.59% on average (£68,000). Whilst Elsecar properties are roughly increasing in value by 0.22 % .

Wombwell: Blythe street, (1-167, 2-128),Main street, Bond street, Myrtle road, Victoria road, York street, Frederick street, Princes street, Bartholomew street, Barnsley road(1-99) John street, West street, Mount terrace, Western terrace, William street, School street.



This area is pre- disposed to densely populated terrace properties which are considered to offer some of the poorest thermal values. Many of these properties are being used as smaller HMO's without due regard for the numbers and relationships of tenants who are sharing. In many ways Wombwell shares many comparison to Goldthorpe in terms of ownership,(private or landlord owned) and tenure diversification.





Measbrough Dyke.- Pindar St, Sunderland Terrace, Osborne St, Ivy Terrace, Burton Terrace, Junction St and Doncaster Road (174-266).

Again, an area of terraced properties which appear to be the choice accommodation for many on low incomes and migrants. The area shares a similarity to Wombwell, in that, it has several properties which are the accommodation of choice and due to its close proximity to the town centre it offers a discreet form of multiple occupancy which is neither licensed nor appropriate for the vernacular of property. This type of accommodation appears to attract ASB in many forms: from noise, fly tipping, environmental degradation and crime.

Area	Green Doctor	ASB- NOISE	Housing Disrepair	Environmental Enforcement	Other	ASB
Elsecar	24	2	2	5		116
Goldthorpe	1	1	10	49		66
Measbrough Dyke	0	3	3	97		54
Wombwell	21	0	15	10		56

Figures have been obtained from C tax to show those properties in the designations in receipt of Housing and other benefits. It should be noted with all of the above areas. Those in receipt of benefits would amount to many more than the numbers shown in the table below. The figures offered by C tax only refer to those properties where housing benefit is paid directly to the landlord and not those tenants who manage their own money- thus pay their own rent to the landlord via their benefit money.

Designations	Numbers of properties in each proposed designation. (%) total ASB complaints	Total numbers of Private rented properties. (%) total of properties. {%} total migration.	Number properties in receipt of benefits. (%) in PRS	Number of POLICE reported Crimes. 1.	Numbers of ASB complaints reported to BMBC 2.	ASB reported in designation. Oct 2015-Sept 2016 (%) total ASB complaint per designation 3.
ELSECAR	65 (28%)	45 (69%)	20 (44%)	48	226	116 (178%)
GOLDTHORPE	208 (35%)	110 (53%) {9%}	38 (34%)	44	594	66 (31%)
WOMBWELL	528 (59%)	256 (48%) {20%}	114 (44.5%)	61	892	54 (10%)
MEASBROUGH DYKE	189 (39%)	107 (57%) {35%}	5 (4%)	43	427	56 (33%)
TOTALS.	990	518	177	196	2139	292

1. Police crimes recorded in the selected designated streets April 1st 2014 - March 31st 2015. This information outlined intervention areas.
2. Numbers of ASB complaints recorded by BMBC between October 2015 – September 2016..
3. Other ASB reported in each proposed designation between October 2015-September 2016.

Criminal offenses listed in the above table are categorized as follows:

Criminal damage-to dwellings
 Drugs-Possess (excludes cannabis on or after 1 April 2004)
 Other miscellaneous thefts not classified elsewhere.
 Assault-Occasional Actual Bodily Harm. (OAPA section 47)
 Common Assault
 Criminal damage- to vehicles
 Burglary in a dwelling
 Burglary in a building other than dwelling.
 Public order- Harassment alarm or distress (POA1986 S.5)
 Drugs-Class B Cannabis possession of a controlled drug.
 Theft of peddle cycles.
 Possessing a fire arm or imitation with the intent to cause fear of violence.
 Criminal damage – to other Buildings.
 Rape of a female under 16 years.
 Harassment
 Racial or Religious Harassment.
 Sexual activity with a female child under 16.
 Drugs- supply offer to supply.
 Handling/ receiving stolen goods
 Drugs – possess with intent to supply.

ASB reported in the whole of the proposed areas between October 2015 - September 2016.

Area	Green Doctor a.	ASB-Noise b.	Housing Disrepair c.	Environmental Enforcement d.	Police ASB Total e.
Central	0	20	66	221	1534
Elsecar	37	5	4	18	226
Goldthorpe	1	9	31	157	594
Measbrough Dyke	0	16	22	234	427
Wombwell	33	14	52	113	892

- a. Green Doctor work undertaken and funded via the Fire service.
- b. Actual numbers of noise complaints reported to BMBC
- c. Housing disrepair complaints and enforcement work
- d. Environmental enforcement – dog fouling/ garden issues.
- e. Police reported ASB complaint.