

	<b>REPORT TO CABINET TO BE HELD ON 16 OCTOBER 2018</b>	
	<b>Key Decision</b>	<b>YES</b>
	<b>Forward Plan Ref No</b>	
<b>Corporate Priority Aim 3 – Creating Healthy and Vibrant Communities</b>	<b>Cabinet Portfolio Holder</b>	<b>Cllr Bill Chatt Cabinet member for Public Health and Housing</b>

**REPORT OF: DIRECTOR (NE) - 18/226**

**WARDS AFFECTED: NORTH BAY, CASTLE & CENTRAL**

**SUBJECT: SELECTIVE LICENSING WITHIN PARTS OF THE  
NORTH BAY, CASTLE AND CENTRAL WARDS**

**RECOMMENDATION (S):**

Cabinet is recommended to:

- 1) Note the feedback from the public consultation exercise on the Selective Licensing of private rented accommodation.
- 2) Recommend to Council the introduction of a Council led scheme for the Selective Licensing of Private Rented Accommodation in the area defined as 'Scarborough Central'. This area incorporates parts of the North Bay, Castle and Central Wards as shown on the map in **Appendix B** of this report.
- 3) Approve the proposed fee structure along with recommended discounts and exemptions.
- 4) Recommend to Council that agreement is given to prepare and publish a Public Notice of designation under sections 80 and 83 of the Housing Act 2004. This Notice shall allow for the designation of the chosen area for the introduction of a Selective Licensing Scheme.
- 5) Instruct officers to begin working up the Business Case for the potential introduction of the next phase of Selective Licensing in the area defined as Scarborough South. This area incorporates parts of the Ramshill Ward as shown in **Appendix C** of this report.

- 6) Recommend to Council amendments to its policy for the Selective Licensing of Private Rented Accommodation as highlighted within this report.

## **REASON FOR RECOMMENDATION**

The Council has been operating a scheme for the Selective Licensing of Private Rented Accommodation in parts of the North Bay and Castle Wards since July 2017.

In May 2018 Cabinet considered report 18/097 and approved the business case for the introduction of a second phase of Selective Licensing within parts of the Castle, Central and North Bay Wards. Officers were instructed to undertake a public consultation exercise on these proposals.

This report provides an overview of the consultation responses. The report seeks approval to introduce Selective Licensing in an area defined as 'Scarborough Central' (see appendix B). The report seeks approval for the adoption of the fee structure. Approval is also required in order to take forward the formal designation of the proposed area. In addition a further recommendation is needed in order to start working up the Business Case for the next proposed phase of the scheme.

Finally the report also seeks approval to make some minor amendments to the Council's Selective Licensing Policy. These amendments are needed to ensure that policy reflects recent case law.

## **HIGHLIGHTED RISKS:**

See attached matrix.

## **1. INTRODUCTION**

- 1.1 In May 2018 Cabinet considered report 18/097 and approved the business case for the introduction of Selective Licensing of Private Rented Accommodation in an area defined as Scarborough Central (see **Appendix B**). This area incorporates parts of the Castle, Central and North Bay Wards. Officers were instructed to undertake a public consultation on these proposals.
- 1.2 This report provides a summary of the consultation responses (see **Appendix A**). It seeks approval for the introduction of Selective Licensing in 'Scarborough Central'. The report seeks approval of the fee structure for the scheme. It also seeks approval to make a recommendation to Council that agreement is given to publish a Notice of Designation under sections 80 and 83 of the Housing Act 2004. This publication of this notice is a key legal requirement needed in order to proceed with this proposal.
- 1.3 The report also recommends that work is commenced on the next proposed phase for the introduction of Selective Licensing and that a Business Case for the area defined as Scarborough South (see **Appendix C**) is worked up for Cabinet approval in early 2019.

- 1.4 Finally the report seeks approval for some changes to the Council's existing Selective Licensing policy. These changes are necessary to ensure that the Council's approach remains lawful and reflects recent case law.

## **2. CORPORATE AIMS/PRIORITIES AND THE COMMUNITY PLAN**

- 2.1 Contributes to Aim 3 of the Council's Corporate Plan, 'Creating Healthy and Vibrant Communities'.

## **3. BACKGROUND AND ISSUES**

- 3.1 In June 2015 Cabinet considered report 15/148. That report provided an overview of Selective Licensing and explained how when combined with other interventions could be a useful tool to help support the regeneration of areas of the Borough that suffer from high concentrations of privately rented accommodation, deprivation, poor housing conditions and high levels of anti-social behaviour. Further to that report officers were instructed to work up a business case for the introduction of Selective Licensing in parts of the Borough.
- 3.2 Further to that report, in April 2016 Cabinet considered report 16/98. That report provided an analysis of the need and justification for the introduction of Selective Licensing in parts of the North Bay, Castle, Central and Ramshill Wards.
- 3.3 On consideration of that report Cabinet approved a Business Case for the introduction of Selective Licensing in an area defined as 'Scarborough North' (see Appendix B). Further to extensive public consultation and Council approval a designation for Selective Licensing in Scarborough North was introduced from July 2017. Outcomes to date from this scheme have been positive. In April 2018 the Scrutiny Board reviewed progress of the scheme. An up to date summary of outcomes to date can be found in **Appendix C**.
- 3.4 Overall outcomes from the first phase of the designation have been positive and in May 2018 Cabinet considered report 18/097. That report provided business case for a second Selective Licensing designation in an area defined as 'Scarborough Central'. This area included parts of Castle, North Bay and Central wards. Officers were instructed to undertake a public consultation exercise.
- 3.5 This report provides an overview of the consultation exercise and seeks approval to Selective Licensing to be taken forward within this area. It seeks approval for a recommendation to be made to Council to agree to the publication of a Notice of Designation. The publication of this notice is a key legal requirement needed in order to proceed with this proposal. The report also recommends that work on the next phase of Selective Licensing is commenced and that a Business Case for the area defined as Scarborough South is worked up for consideration later this year. Finally the report seeks approval for some minor policy amendments to the Council's scheme.

## 4. CONSULTATION

- 4.1 The consultation exercise referred to within this report was done in accordance with the requirements of Part 3, Section 80 (9) of the Housing Act 2004 along with reference to DCLG Guidance on the *Approval steps for additional and selective licensing designations in England*.
- 4.2 The full details of the format of the consultation report can be found on <https://www.scarborough.gov.uk/home/council/consultations>
- 4.3 A summary of issues raised and how they have been considered can be found in **Appendix A** to this report.

## 5.0 ASSESSMENT

### 5.1 Consultation Feedback

- 5.1.1 The majority of resident and business respondents (59%) support the proposal to designate the area for Selective Licensing as opposed to 20% who oppose the proposal. In addition, key local stakeholders such as North Yorkshire Fire and Rescue Service, SBC Safer Communities team and Yorkshire Coast Homes also support the proposal.
- 5.1.2 By contrast the majority of private landlords who responded (64%) were opposed to the proposal to designate the proposed area for Selective Licensing.
- 5.1.3 The overall view of the two landlord bodies falls between the two opposing viewpoints. The Residential Landlords Association (RLA), is generally opposed to the introduction of the licensing scheme on the grounds that the *“these schemes do little but alienate lawful landlord by burdening them with additional costs, while criminal operators continue to ignore regulations and avoid these additional costs”*
- 5.1.4 The National Approved Lettings Scheme (NALS) is generally supportive of the proposal stating *“We welcome the targeted nature of the licensing proposals, as we believe that, in some localities around the country, the implementation of licensing has moved far beyond what the government originally intended when the legislation was introduced.”*
- 5.1.5 Given the strong evidence base for the need and justification for Selective Licensing in this area and the level of support for the proposal from residents and stakeholders it is recommended that Cabinet recommends to Council the approval for the second designation.
- 5.1.6 As an outcome of the consultation exercise some changes to the Council’s approach as proposed (see 5.5). In addition the boundaries of the area for proposed designation have been slightly adjusted. Changes proposed are the inclusion of James Street and Oxford Street (both off Castle Road) and the removal of Somerset Terrace and York Place. These changes are being

made both in response to the consultation feedback and following a more detailed analysis of available data.

- 5.1.7 A further matter that again arose from the consultation process was the request from Managing Agents to introduce a fee discount for all landlords who are registered with them. It is understood that this request is being made on the basis that properties registered with a Managing Agent are likely to be of a better standard and be better managed and this in turn shall reduce the administrative burden on the Council when the properties are licenced. The argument made is that these properties are already regulated to a degree by the Agents.
- 5.1.8 This issue was considered by the Council following the consultation exercise for the initial designation. The Council did not at that time agree to discounts for such properties. Again it is not recommended that such a discount be awarded. There are a number of reasons for this. Firstly there is no evidence to suggest that the amount of administrative work for the Council reduces where a property is rented through an Agent. All properties still need to be licenced and inspected regardless of who manages them. The costs to the Council are the same regardless. Secondly, whilst it is true that some properties let through Agents may be of a higher standard, this is certainly not the case across the board. Thirdly should a further discount be introduced into the scheme for some landlords then the overall cost of the licence fee to all landlords would need to increase to offset that reduction. For example, it is estimated that around 100 properties in the area are managed through Agents. If a £50 discount was awarded to those properties the net cost would be £5000. For the Council to ensure it did not operate at a deficit a £12.04 increase would be applied to all the properties in the area.

## **5.2 Fee Structure**

- 5.2.1 As was the case with the previous designation, the Council needs to ensure that fee income received is at a sufficient level to adequately resource the scheme (and ensure that it can be delivered in a meaningful way) and the need to ensure that fees charged do not place an unreasonable burden on landlords and tenants.
- 5.2.2 In addition, the Council needs to ensure that in setting its fee that it both complies with the requirements of the Housing Act 2004 (which sets out the elements of activity that can and cannot be charged for) and has due regard to relevant case on this issue. In recommending a fee structure officers have been very mindful of the implications of *R(Hemming) v Westminster City Council 2013*. Whilst this case law related to the licensing of sex shops, it does highlight the potential pitfalls for Councils of overcharging and not being able to fully justify and account for charges that are set.
- 5.2.3 A great deal of consideration has again therefore been given to this issue. Fees have been carefully calculated based on actual hourly rates for each proposed element of activity within the administration of the scheme. This incremental approach to setting the fee, undertaken with the support of the

Council's finance team, means that going forward the Council is able to fully justify the fee being charged.

5.2.4 It is proposed that:

- A £550 fee is the base licence fee. This is the standard licence charge for a property that is occupied by a single household.
- An additional £100 is charged for every additional household within a dwelling up to a maximum of £1550 (e.g. a cap at any building that contains over separate 10 households).

5.2.5 This fee mirrors the fee already charged for the administration of selective licensing in the first designation.

5.2.6 As per the first designation it is proposed that a range of discounts are approved. These include:

- A £50 discount per licence for 'accredited landlords' or members of a national approved landlord organisation.
- A £50 discount for multiple licence applications.
- A £50 'early bird' discount for all application submitted and fully completed within the first 3 months of the designation.

5.2.7 Penalties are also proposed for late applications, incomplete applications and to landlords who have failed to apply for the required licence.

5.2.8 A full and detailed budget has been worked up for the scheme. In summary:

	£k
Licence income	279
Discounts claimed by landlords	29
<b>Anticipated income from the scheme</b>	<b>250</b>
Staffing costs	235
Other costs directly relating to the scheme	15
<b>Anticipated cost of the scheme</b>	<b>250</b>
<b>Anticipated Surplus / (Deficit) from scheme</b>	<b>0</b>

As outlined above, the anticipated income generated from the scheme matches the cost of providing the service and is therefore revenue neutral for the Council. It is estimated that there are 415 licensable properties within the proposed area of designation and that these shall generate a fee income of

around £279K. Staffing the service will require new posts being added to the Council's existing workforce but will also utilise some existing staffing resource.

5.2.9 Cabinet will recall from previous reports that income from licence fees can only be used to pay for the administration of the scheme and cannot be used to pay for enforcement activity. This means that whilst licencing officers shall be able to undertake initial action, such as providing advice, advising landlords of works required, highlighting breaches of conditions etc. they shall not be able to directly undertake formal enforcement activity.

5.2.10 Members shall also recall that key to effectively enforcing the licensing regime is the need for close and joined up partnership working with other agencies, particularly the Police and Fire Service. The Council already benefits from the existing structures to enable this to happen through its Community Impact Team. It is very much envisaged that the work of both licencing officers and enforcement officers shall be closely integrated with the Community Impact team to support delivery. Strong support has been given to this proposal from the Police and Fire Service from the outset. In addition Members shall recall the Council's Environmental Health function was restructured in 2017 in order to provide additional capacity to support the implementation of selective licensing.

### **5.3 Designation**

5.3.1 Should Cabinet agree to the introduction of Selective Licensing in the proposed area then it is recommended that Council is asked to agree to this and to instruct officers to prepare and publish a Public Notice of Designation under sections 80 and 83 of the Housing Act 2004. This notice shall allow for the designation of a Selective Licensing scheme in the area identified. The legislation requires that a recommendation to publish this notice must come from a Council decision.

5.3.2 Approval of the Selective Licensing scheme by Council will enable the Public Notice to be issued. Following approval there has to be a minimum period of 3 months before the designation can take effect. It is likely therefore that the scheme would become operational from April 2019.

### **5.4 Future Phase**

5.4.1 It is also recommended that work is now started on preparing the Business Case for the next potential phase of Selective Licensing, incorporating the area as defined as Scarborough South (see Appendix C). An initial analysis of the need to introduce such a scheme in this area and within an area defined as Scarborough South (incorporating parts of the Ramshill Ward) was provided in report 16/98.

5.4.2 In order to progress this matter it is recommended that this Business Case is worked up for consideration by Cabinet in 2019 with a view to potential implementation from April 2020. Should Cabinet and Council decide to

progress with this second designation then once again a full consultation process shall be required.

## 5.5 Policy Changes

- 5.5.1 When the Council gave approval for the first designation it at the same time approved a Policy for the Selective Licensing of Private Rented Accommodation. Some changes are now required to this policy. This is in response to some of the feedback received as part of the consultation process and recent case law.
- 5.5.2 The relevant case saw a landlord in Accrington, challenging Hyndburn Council which sought to use its selective licensing scheme in certain areas of the borough to force the installation of carbon monoxide detectors and also to carry out electrical safety checks and implement their findings. The case was supported by the Residential Landlords Association.
- 5.5.3 Whilst the landlord had already carried out both of these requirements, he argued that imposing such standards through licensing schemes went beyond the powers available to local authorities. The landlord argued that rather than relying on licensing schemes which only cover certain properties, electrical and gas safety issues are best addressed by councils using the extensive powers they already have under the Housing, Health and Safety Rating System (HHSRS).
- 5.5.4 The Court agreed and held that the power to regulate the *“management, occupation or use”* of a house does not entitle an authority to impose conditions requiring the introduction of new facilities or equipment.”
- 5.5.5 Further to this judgement all specific conditions requiring the introduction of new facilities or equipment need to be removed from the policy. These include the existing requirement in current policy around ‘fixed heating’ and the provision of electrical safety certificates and the provision of carbon monoxide detectors where required.
- 5.5.6 The removal of these conditions on a very technical point of law is unfortunate and appears to conflict the whole purpose and benefit of selective licensing. In real terms however it will make very little difference to the way the scheme operates. The implication going forward will be that as part of the licensing inspection, if a property is identified as having inadequate or no fixed heating or it is suspected of having dangerous electrics then a HHSRs inspection shall be triggered. The landlord shall still be required to provide both the heating system and provide an electrical safety report. If they do not provide these things then enforcement action would still be undertaken using the powers under the Housing Health and Rating System (HHSRs) as opposed to being treated as a breach of licencing conditions.

## **6.0 IMPLICATIONS**

### **(a) Policy**

- 6.1 The Council has an adopted policy for the Selective Licensing of Private rented accommodation. This policy shall be refreshed to reflect that it covers both the existing and new designations.

The report however seeks approval to amend the Council's policy to reflect the outcome of *Brown v Hyndburn DC 2018*.

### **(b) Financial**

- 6.2 The draft policy proposes a fee structure to pay for the administration of Selective Licensing.
- 6.3 Fee income derived from the scheme shall be used to pay for its administration. It is estimated that there are 415 licensable properties within the proposed area of designation and that these shall generate a fee income of income of around £279K.
- 6.4 These funds shall be used to cover additional staffing and management costs associated with the scheme. Staffing costs shall primarily be front loaded within year one of the scheme.
- 6.5 A summary of the budget for the scheme is included within the report.

### **(c) Legal**

- 6.6 The Housing Act 2004 gives Local Authorities power to designate areas for Selective Licensing. In order to take this forward it will be necessary to issue a public notice of designation.
- 6.7 The designation will come into force at least three months after the issue of that notice and unless revoked it will remain in force for a period of five years from that date. Throughout the period of the notice the Council shall review the effectiveness of the designation to assess whether it is achieving its desired outcomes to support the uplift of the area.

### **(d) Equalities and Diversity**

- 6.8 The introduction of a Selective Licensing scheme should have a positive impact in terms of Equalities and Diversity issues and along with other interventions support the uplift and regeneration of the designated area.
- 6.9 A full equalities impact assessment and action plan for the proposal has been prepared. This action plan places careful consideration on the needs of the Polish and Eastern European community within the affected area.

### **(e) Staffing Issues**

6.10 Introducing Selective Licencing for the proposed areas will inevitably result in an increased workload for the Council. Fee income shall therefore be used to pay for additional staff to administer the scheme. It is envisaged that these staffing costs shall be front-loaded over the first years of the designation and taper off from years 3-5.

**(f) Environmental, Health and Safety, Sustainability, Crime and Disorder**

6.11 The introduction of Selective Licencing should have a positive impact in terms of the sustainability of the community within the designated area. The whole purpose the scheme is to help uplift the area and reduce incidents of nuisance associated with poorly managed privately rented properties. For more details on the background to the scheme see the Business Case for Selective Licencing and report 16/202.

**(g) Planning**

6.12 No direct implications however the introduction of Selective Licensing is intended to make a positive impact in terms of the appearance and visual amenity of the designated area.

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**Background Papers:**

**Cabinet Report 15/148 16/6/2015**

<http://democracy.scarborough.gov.uk/documents/s64618/15148%20SELECTIVE%20LICENSING%20OF%20PRIVATE%20RENTED%20ACCOMMODATION%2020150616.pdf>

This report highlights the potential benefits of Selective Licensing

**Report 16/98, 24/4/2016:**

<http://democracy.scarborough.gov.uk/documents/s68090/16098%20CONSULTATION%20ON%20SELECTIVE%20LICENSING%20OF%20PRIVATE%20RENTED%20ACCOMMODATION%2020160412.pdf>

Provided an overview of areas within the Borough that would benefit from Selective Licensing

**Report 17/31 14/2/2017**

<https://democracy.scarborough.gov.uk/documents/s73120/1731%20-%20selective%20licensing%2020161018.pdf>

Report approved first designation for 'Scarborough North'. Policy for Selective Licensing also approved.

**Scrutiny Report 18/83 25/4/2018**

<https://democracy.scarborough.gov.uk/documents/s81271/18083%20-%20Selective%20Licensing%20Review%20-%202020180425.pdf>

Assessed impact to date of Selective Licensing in Scarborough North area

**Report 18/97 15/5/2018**

<https://democracy.scarborough.gov.uk/documents/s81428/18097%20Selective%20Licensing%20stage%202%20consultation%20May%202018.pdf>

**Set out business case for adoption of a second designated area, 'Scarborough Central' and a consultation plan.**

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT ANDREW ROWE ON 01723 383598 OR E-MAIL [andrew.rowe@scarborough.gov.uk](mailto:andrew.rowe@scarborough.gov.uk)

## RISK ASSESSMENT

Risk Ref	Date	Risk	Consequences	Mitigation	Current Risk Score	Target Score	Service Unit Manager/ Responsible Officer	Action Plan
1	October 2018	Legal Challenge/Judicial Review	<p>Could delay implementation of scheme through legal process</p> <p>Legal costs incurred</p> <p>Adverse Publicity</p> <p>Worst case scenario may result in scheme not being implemented</p>	<p>Ensure all statutory requirements and guidance are fully met</p> <p>Ensure that the consultation programme meets all statutory requirements and guidance</p>	B4	A1	Housing manager	
2	October 2018	Landlords avoid licensing properties/fail to apply	<p>Fails to solve problems in PRS: "bad" landlords continue to operate</p> <p>Resources will be used in identifying unlicensed properties rather than improving properties</p> <p>Adverse publicity: lose good will of "good" landlords</p> <p>Fee income projections not met</p>	<p>Ensure scheme is very well publicised and landlords are informed during lead in time</p> <p>Use all data sources to identify PRS properties and landlords</p> <p>Offer "early bird" discounts and incentives to encourage early applications</p> <p>Also have range of charges to landlords who don't come forward</p> <p>Undertake enforcement and prosecution where required and publicise</p>	B4	A1	Housing manager	
3	October 2018	Fee income projections not met	<p>Viability will be affected and may be financial shortfall</p> <p>Adverse impact on wider service in terms of resources</p>	<p>Ensure license fees are set at rate to ensure scheme can be self-funded</p>	B4	A1	Housing manager	

Risk Ref	Date	Risk	Consequences	Mitigation	Current Risk Score	Target Score	Service Unit Manager/ Responsible Officer	Action Plan
				<p>Identify as many licensable properties in advance by type to ensure business plan is as realistic as possible</p> <p>Ensure there is high take up of scheme (see previously) to maximise fee incomes</p>				
4	October 2018	Landlords sell properties or leave them vacant to avoid licensing	<p>Less PRS accommodation available</p> <p>Potential increase in homelessness</p> <p>Impact on vulnerable groups</p> <p>More empty properties</p>	Work closely with landlords to promote benefits of scheme: provide support for landlords through training, fee incentives to landlords etc.	B2	A1	Housing manager	
5	October 2018	Licence fee charge could result in increased rents	<p>Increases in rents</p> <p>May go above LHA rents in some cases, so could be top up for tenants</p>	Overall rents within the area are 30% lower than the rest of the Borough	D3	D2	Housing manager	
6	October 2018	Staffing resources unable to meet the volume of work generated by the scheme	<p>Delays in processing licensing applications and undertaking inspections</p> <p>Cash flow problems</p> <p>Adverse publicity</p>	<p>Fee income set at a level to cover cost of required staffing resources.</p> <p>Streamline back office processes including on-line application process and easier payment systems.</p> <p>Close working arrangements in place to support the</p>	B4	A1	Housing manager	

Risk Ref	Date	Risk	Consequences	Mitigation	Current Risk Score	Target Score	Service Unit Manager/ Responsible Officer	Action Plan
				scheme.				
7	October 2018	Lack of resources to carry out enforcement following inspections	<p>Fails to solve problems in PRS: "bad" landlords continue to operate</p> <p>Adverse publicity: lose good will of "good" landlords</p>	<p>Joint inspections with police and fire and rescue and use of wider enforcement powers from other agencies</p> <p>Prioritisation system for enforcement following inspection.</p>	B4	A1	Housing manager	
8	October 2018	Selective Licensing area becomes stigmatised. Financial institutions unwilling to invest in the area for PRS	<p>Landlords unable to raise finance/investment to improve properties and meet licensing requirements</p> <p>Landlords sell or leave property vacant</p>	Lenders unlikely to base lending decisions on whether property is located within a Selective licensing area. Decisions usually made on risk and local market factors	B4	A1	Housing manager	
9	October 2018	"Good" landlords leave and replaced with "bad" landlords	<p>Problems in the area will increase</p> <p>Will create extra enforcement work and strain on resources</p>	Purpose of scheme intended to uplift standards. More likelihood of some "bad" landlords being replaced with "good landlords"	A1	A1	Housing manager	
10	October 2018	Has negative impact on area causing area to decline and reducing property and rental values	<p>Problems in the area will increase</p> <p>May impact on investment across all sectors in the area</p>	<p>Rental and property values already below Scarborough average. Unlikely to reduce significantly lower</p> <p>If scheme is successful will result in increased property and rental values in medium to long term</p>	A1	A1	Housing manager	
11	October 2018	Displacement of tenants to other areas of Scarborough	Potential increase in problems in other areas	Risk of displacement does not outweigh the need to uplift standards.	C3	C3	Housing manager	

Risk Ref	Date	Risk	Consequences	Mitigation	Current Risk Score	Target Score	Service Unit Manager/ Responsible Officer	Action Plan
			Potential increase in demand for PRS in other areas and properties converted to PRS accommodation	Unlikely to see displacement outside of proposed SL areas due to nature of stock and local housing market				
12	October 2018	Loss of PRS accommodation could cause increase in homelessness	<p>Increased strain on Housing Options team and other agencies</p> <p>Risk of increase in rough sleeping</p> <p>Increased strain on other accommodation providers including Social Landlords</p>	<p>No evidence from national evaluations.</p> <p>Closely monitor any loss of PRS either through landlord actions or enforcement actions</p> <p>Liaise with Housing Options team and other agencies as early as possible when possible threat of closure is known</p> <p>Liaise with other PRS landlords in the scheme whose accommodation has been inspected and meets all licensing requirements.</p>	C4	B2	Housing manager	

### Glossary of Terms

Risk	An event which may prevent the Council achieving its objectives
Consequences	The outcome if the risk materialised
Mitigation	The processes and procedures that are in place to reduce the risk
Current Risk Score	The likelihood and impact score with the current mitigation measures in place
Corporate Objectives	An assessment of the Corporate Objectives that are affected by the risk identified.
Target Risk Score	The likelihood and impact score that the Council is aiming to achieve
Service Unit Manager	The Service Unit or Officer responsible for managing the risk
Action Plan	The proposed actions to be implemented in order to reduce the risk to the target score

## Risk Scoring

Impact	5					
	4					
	3					
	2					
	1					
		A	B	C	D	E
	Likelihood					

Likelihood:

A = Very Low

B = Not Likely

C = Likely

D = Very Likely

E = Almost Certain

Impact

1 = Low

2 = Minor

3 = Medium

4 = Major

5 = Disaster

