

Appendix A - Executive Summary & Recommendations Feasibility Study for the Implementation of Selective Licensing in the City of Cambridge

Executive Summary

A feasibility study was commissioned into the implementation of selective licensing of private rented properties in the city of Cambridge.

Small geographical areas within the city were assessed against six criteria set in legislation:

- Low housing demand
- A significant and persistent problem with anti-social behaviour
- Poor property conditions
- High levels of migration
- High levels of deprivation
- High levels of crime

Modelled, anecdotal and actual data were used to conduct this analysis. Cambridge data was compared against national averages.

Three of these criteria; low housing demand, migration and deprivation, were completely eliminated due to the affluency and high housing demand in the city.

The remaining criteria were found to be applicable in sporadic areas where there were other outlier factors contributing to increased rates.

It is therefore recommended that selective licensing is not an appropriate tool for Cambridge at this time.

Recommendations are made in the report around other courses of action available to Cambridge City Council.

Recommendations

- a. Targeted enforcement of properties not meeting the Minimum Energy Efficiency Regulations, with EPC ratings below E.
 - i. to target these properties and promote the Green Homes Grant Scheme announced in the 2020 mini budget which will provide £5,000 for all homeowners and up to £10,000 for low income households to improve energy efficiency in homes (including privately rented).
- b. Procure software that can accurately assess category 1 hazards dealt with at ward/LSOA level.
- c. Prior to Covid-19 lockdown, an enforcement group was going to be set up to share intelligence across regulatory services within the

council as well as with external stakeholders including the Fire Service. The implementation of this is highly recommended to help with targeted enforcement of rogue landlords.

- d. Targeted proactive work around HMOs within the applicable LSOA's within the City and looking for correlations between those HMOs and other factors such as ASB/crime. If any significant links are made, a study could be commissioned for the implementation of additional licensing in the city following this work.