

North Yorkshire Council

Business Case for designation of an area for Selective Licensing: Scarborough South

June 2026



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1. Introduction

In 2016, former Scarborough Borough Council approved a phased approach to the introduction of Selective Licensing of privately rented homes in three separate designated areas within the Scarborough urban area. The first area to be designated covered parts of the former Castle and North Bay wards known as 'Scarborough North' (SL1) and the second 'Scarborough Central' (SL2) again covered parts of the former Castle and North Bay wards, plus parts of the former Central ward. These schemes both came to an end but were renewed under one 'Scarborough Town' (SL4) scheme, introduced in June 2024 and in place until May 2029. The third of the original designations covers parts of the Weaponness and Ramshill ward of Scarborough and is known as 'Scarborough South' (SL3). Designation commenced on 1 May 2022 and is due to end on 30 April 2027.

Scarborough South was selected as the third area for designation following extensive research and analysis. This highlighted the area as having very high concentration of private rented housing alongside very high rates of crime, Anti-Social Behaviour and deprivation. As part of the business case for renewal – this document will consider whether these same factors remain relevant and applicable today.

Under the terms of the Housing Act 2004, each scheme runs for five consecutive years, with an evaluation required before the end of that period to assess the scheme's impact and inform the decision as to whether renewal of the scheme would be beneficial. Authorities can allow designation to end, with landlords no longer required to license private properties within the area, or they can consider renewing the designation (without or without amendments). As a result, an intensive desk top analysis of the Scarborough South scheme (SL3) has also been completed, referenced below.

2. Overview of North Yorkshire and the Private Rented Sector

North Yorkshire is the largest non-metropolitan county in England. It has a population estimated at 627,629 people across a geographical area of 3,341 square miles. Around 40% of the county is covered by national parks, including most of the Yorkshire Dales in the West and the North York Moors to the East. Almost all of the county is either sparsely (13%) or super-sparsely (85%) populated, with just over a third of the population living in these areas. This results in a population density of just 77 people per square kilometre, compared with the English average of 432.

The extent of the private rented sector varies across the county. However, in Scarborough, a significant concentration of privately rented properties has been evidenced, primarily in the central 'town' area. Whilst Scarborough has a coastline of approximately 42 miles, with many areas of Heritage Coast underlining the unique character of the region; the villages, towns and cities that make up England's coast can have some of the worst health outcomes in the country (UK's Chief Medical Officer's 2021 Annual Report on 'Health in Coastal Communities'). There can be many reasons for this, including an in-migration of older retirees with greater health needs, increased numbers of Houses of Multiple Occupation (HMOs) which lead to concentrations of deprivation, and workforce issues such as the recruitment and retention of health and social care staff. It is only Scarborough then, of the seven former district authorities, that has designated areas for Selective Licensing purposes.

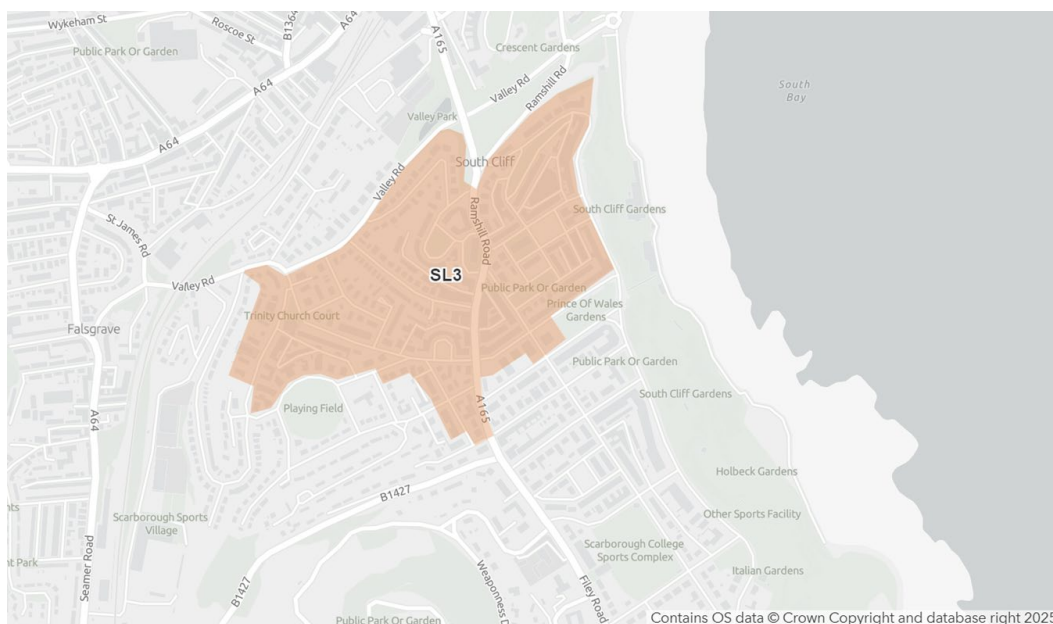
As a large seaside town, Scarborough has experienced significant change in the last 25 years, with the decline of traditional domestic tourism and subsequent change of use from guest accommodation into residential (notably private rental) housing, including a large growth in flats and HMOs. Across Scarborough, the private rented sector had grown considerably since the turn of the century. According to the 2001 Census - there were 6,340 privately rented households across the former Borough. By 2011, this had risen to 9,640; and by the time of the 2021 Census, had risen again to 11,098 households - a rise of 75% within just 20 years, representing 21.7% of all households.

Whilst private rented housing is spread across the whole of Scarborough, the highest concentrations are evidenced within the inner urban area. Large parts of the Castle, Northstead, Weaponness and Ramshill divisions of Scarborough see over 50% of their households privately renting. These three wards alone held 4535 privately rented households in 2021, representing almost 41% of total private rented stock across the whole of Scarborough.

3. Strategic Significance and Description of the area

The Scarborough South area is located immediately to the south of Scarborough town centre and overlooks the South Bay and South Cliff area of Scarborough. The area is known as Ramshill and forms an important gateway into the town. It is a mixed residential and tourist area, with several medium and large hotels on the South Cliff. Housing in the area mainly consists of flats, with almost 60% of households within the designation area privately renting their accommodation (Census 2021).

Whilst having its own distinct character, the area forms part of the inner urban area of Scarborough, which suffers from a range of socio-economic problems, including high levels of deprivation, poor property conditions and high levels of crime and anti-social behaviour. Previously, the area had a considerable number of properties occupied by students at the local Hull University campus. However, the withdrawal of the campus back in 2015 has led to multiple units of former student accommodation returning to the wider private rented market.



Based on 2021 Census figures - there are just over 1,000 privately rented properties within the SL3 scheme area, which represents 59.7% of all total households (1721). Much of the private rental stock are flats, most of which were converted from former guest accommodation and larger single occupied house. There is very little purpose-built accommodation, with most accommodation originally built prior to 1919 (almost 43% of all stock built pre-1900).

As noted, this is the third Selective Licensing area proposed for designation in Scarborough, but now only the second active designation alongside Scarborough Town. Just over 1600 licences have been issued across the two current designations (528 in SL3: Scarborough South and 1079 in SL4: Scarborough Town). There are also 75 licensed HMOs across the two schemes – 20 in Scarborough South and 55 in Scarborough Town.

4. Rationale for the Scheme

Selective Licensing is a discretionary scheme which provides a regulatory framework through which Local Authorities can set minimum standards - around property condition and tenancy management. Under the Housing Act 2004 Part 3, and supported by the procedural document 'Selective Licensing in the Private Rented Sector: A guide for Local Authorities' (updated by MHCLG in December 2024) authorities may designate whole districts or neighbourhoods within an area for Selective Licensing if they can demonstrate that one or more statutory criteria are met:

- Persistent anti-social behaviour
- Poor housing conditions
- High crime levels
- High deprivation
- Low housing demand
- High migration or population turnover.

Prior to 2024, there was a need for Secretary of State approval where a scheme covered more than 20% of an authority's geographical area, or more than 20% of their total private rented housing stock. In the past, Scarborough Borough Council had needed to acquire Secretary of State approval, as whilst individual designations accounted for less than 20% of the privately rented stock, the combination of schemes resulted in more than 20% being subject to selective licensing in the former Borough area. However, this requirement is now longer in use.

The rationale for the Scarborough South scheme was initially established in 2015 by the former Borough Council, following a broad assessment of all areas experiencing high levels of private rented stock. An area-based approach was then adopted using Lower Super Output Areas (LSOAs), used by Government to rank different localities by key indicators - such as levels of deprivation, health and crime etc. Scarborough contains the largest concentration of North Yorkshire's most deprived neighbourhoods, including several LSOAs within the most deprived 1-2% nationally. It also records some of the highest levels of housing-related vulnerability in the county, including higher reliance on private renting, affordability pressures linked to a coastal and tourism-driven housing market, and pockets of poorer quality housing stock.

Each area was assessed based on the criteria outlined in the Government guidance above i.e. the statutory criteria. A smaller number of LSOAs within the inner area of Scarborough were identified as meeting many of the criteria that would justify the designation of a Selective Licensing scheme, including the two LSOAs which form the SL3 scheme:

- E01027852 (010B)
- E01027854 (010D)

It was consequently decided that these two areas would combine to become the Scarborough South Selective Licensing scheme, based on the following grounds:

- **Poor housing conditions:** Almost 60% of the stock within the proposed area is privately rented, with a high proportion being flats - many of which were poorly converted from guest accommodation or larger residential accommodation. In the 2019 Index of Multiple deprivation (IMD) the two LSOAs that form SL3 were both within the most deprived 1% in England on the 'Living Environment (Indoors) Domain,' which is a key indicator of poor housing conditions.
- **High levels of deprivation:** The two relevant LSOAs were both within the most deprived 20% of LSOAs in the 2019 IMD, with one being in the most deprived 10% in England. Additionally, both LSOAs featured within the most deprived 10% on the 'Living Environment Domain' and were also within the most deprived 20% on the 'Income, Employment and Health Domains.'

Whilst it is noted that many private landlords throughout North Yorkshire operate professionally and provide a good standard of accommodation, evidence indicated that a significant proportion of privately rented properties concentrated in the urban Scarborough area were of a poor quality and appeared to have been poorly managed. This can have a significant negative impact on the local neighbourhood, with problems such as Anti-Social Behaviour, high crime rates and low demand leading to low property values and a lack of investment. The council therefore saw Selective Licensing as one of the key tools in tackling these issues, helping to uplift and regenerate the area as well as de-risk current and future investment in the local residential, commercial and leisure sectors.

5. The Criteria for Designation

As advised, Selective Licensing was introduced in the Scarborough South area due to a combination of poor housing conditions and high levels of deprivation. It is important as part of considering the renewal of the scheme to determine whether the same grounds remain applicable today in 2026, and what renewal could offer.

5.1 Poor Housing Conditions

Scale and concentration of privately renting housing:

The number of households privately renting in the designation area stands at almost 59% as at the 2021 census, and 21.7% for Scarborough as a whole. The Ramshill ward where the area is located has the highest proportion of private rented properties of all the wards in Scarborough.

Nature of the stock

As with much of the urban Scarborough area, property was largely developed in the late 19th century/early 20th century and is predominantly pre-1919. A considerable amount of current housing stock was originally built as larger single properties and as guest accommodation - the 'South Cliff' area becoming very popular with Scarborough's rapid expansion as a major holiday resort and place to live. During the latter quarter of the 20th century however, many of these properties were converted into flats as domestic tourism declined and owner occupiers moved out of the area. Most of these flats are 3 to 5 storey blocks, original single-skin construction with poor insulation. Added to this, many of the properties have high ceilings and single glazed windows, which makes them difficult and costly to heat efficiently.

Consequently, the area has much higher proportion of households with no central heating at the 2021 Census:

Percentage of households without central heating (Census 2021)				
E01027852	E01027854	SL3 Area	Scarborough	Nationally
6.1%	4.4%	5.3%	1.8%	1.5%

Hazards:

One of the main aims within the Selective Licensing scheme is to ensure that 100% of all licensed properties are inspected at least once. As of April 2026, only 7 addresses of the 1073 licenced still require an inspection – in the main because they are more recent additions to the scheme. 660 Category 1 hazards were consequently recorded for properties which underwent inspection. On average, this equates to 1.3 Category 1 hazards per licence being identified. This is of course subject to some variation per individual property, with many properties being free of all hazards, and some having multiple.

As well as Category 1 hazards, licensing inspections also record any non-compliance against licensing conditions and Category 2 hazards, such as general disrepair issues. 1697 Category 2 hazards and 1343 issues with licensing conditions were identified as part of the inspections.

Enforcement:

Since designation went live on 1 May 2022, and up to the end of December 2025, there have been: 6 Improvement Notices, 3 Prohibition Orders, 3 Emergency Remedial Actions, 1 Emergency Prohibition Order, and 1 Request for Documentation issued within the SL3 designation area.

How designation contributes to improving housing conditions:

Identifies all privately rented properties in the designated area:

Designation enables the Council to identify all privately rented properties in the area and to license them, therefore ensuring compliance with both the mandatory and discretionary licensing conditions. Without Selective Licensing and the power to inspect, it is very difficult to identify all privately rented properties within a chosen locality, meaning a significant number of landlords could operate outside of our knowledge, be in breach of various regulatory requirements and potentially put the health and safety of their tenants at risk.

Inspecting and investing in properties within the designated area:

Similarly, without the associated powers to inspect properties, there is a risk that only a small proportion of hazards are identified and resolved for private rented tenants. As of the end of March 2026, 660 Category 1 hazards had been recorded for properties undergoing inspections as part of the SL3 designation, with 364 (55.2%) entirely resolved. Without inspection, this could have led to numerous tenants and residents living in potentially unsafe properties, which we know impacts on health, safety and general wellbeing. In particular, the resolution of Category 1 hazards is very welcome - this is the most serious form of hazard, representing an imminent and serious risk to health and safety. Resolving these Category 1 hazards, as well as other disrepair issues, directly improves property conditions.

When the Council inspect properties and find hazards/other disrepair issues, the team are also able to refer on to other areas of the Council for assistance i.e. Environmental Protection for issues relating to waste, noise and pests; Planning Enforcement for a breach of planning, and proper maintenance of land; and Building Control for concerns regarding dangerous structures or conversion works.

Additionally, identifying Category 1 hazards and other disrepair issues often results in increased investment by landlords in their properties, to both resolve the issues raised and either maintain or be granted their license. These actions can also help to address fuel poverty within the proposed area, which is significantly higher in the SL3 area (18.9%) compared with the Scarborough average of 12.6% and national average of 9.9% (latest data from 2024). There are also examples of landlords reacting proactively throughout the schemes by undertaking improvement work on their properties ahead of inspections, and some stating that the introduction of Selective Licensing had given them the impetus to invest in and improve their properties.

Improving management standards:

By imposing mandatory and discretionary licensing conditions on landlords, the standard of both property management and living conditions has improved within the licensing area. As well as Category 1 hazards, licensing inspections also record any Category 2 hazards and non-compliance against licensing conditions. 1697 Category 2 hazards and 1343 issues with licensing conditions were identified through the SL3 designation inspections. The scheme therefore works to ensure that landlords are fully aware of their responsibilities under the scheme and are aware of the implications for them and their licence should they not be meeting these effectively. It also then encourages more landlords to engage professional managing agents to ensure their properties are managed properly, when they cannot do this themselves.

Greater engagement with landlords and provision of advice and support to landlords:

Selective Licensing enables the Council to engage directly with a far greater proportion of landlords and agents than we have previously been able to. This gives us an opportunity to provide practical advice and support to a far greater number of landlords, including the provision of both formal and informal advice - not just on licensing requirements and conditions, but also in respect of management conditions, dealing with ASB and tenancy issues, and energy efficiency for example.

Licensing conditions:

Selective licensing schemes must include a core set of mandatory licence conditions, as set out in the Housing Act 2004; but Councils may add discretionary conditions where they are necessary and proportionate to address specific problems in the designated area. For the SL3 scheme, these include:

Discretionary Condition	Requirements of SL3
Energy performance	EPC must be provided prior to the commencement of tenancy, and to the Council upon request.
Property management	A copy of the licence and conditions to be provided to all tenants and all tenants provided with details of the licence holder and, if applicable, the managing agent. Occupants must receive written confirmation of repair issue and emergency plans, and the council provided with up-to-date contact details so that problems can be addressed quickly. HMOs - communal areas inspected at least monthly. For single occupied properties with no common parts - inspections of the property on a quarterly basis.
Security	Security provisions for access to the dwelling must always be in good working order (including keys for window locks and keys/access for any alley gates). Where a burglar alarm, licence holder to inform occupant in writing the code for the alarm and how it can be changed. Where previous occupants have not surrendered keys, a lock change arranged prior to new occupants moving in. All ground floor and basement windows will have suitable window locks or made fully secure to prevent access from outside.
External areas, refuse and waste	The exterior of the property is maintained in a reasonable decorative order and state of repair and all external areas kept clean and tidy. Suitable and adequate provision for storage of refuse generated and access must always be available to the external refuse storage.
Training	The licence holder and/or manager shall undertake property management training courses where required to do so by the council.
Anti-social behaviour	The licence holder must take reasonable and practical steps to reduce and prevent ASB by persons occupying or visiting the house and the use of premises for illegal purposes (and provide a copy of their ASB policy outlining procedures on request - reviewed annually). Cooperate with the Council, Police and other agencies in resolving complaints of ASB and investigate any complaints regarding their tenants. Ensure occupants are aware of assistance available to deal with ASB and how they can report such to the authorities.
Tenancy deposits	New tenancy deposit must be protected in a government-authorised scheme within 30 days of receiving it and the licence holder must provide prescribed information to the tenant.
Changes of circumstances	Any changes in the circumstances affecting the licensed property should be reported to the council within 5 days, e.g. • Change of licence holder or their suitability to continue as a licence holder. • Change of managing agent or property owner. • If the property becomes empty. • Change of address of the licence holder.

Safeguarding	The licence holder must inform the Council immediately if they consider a vulnerable adult is at risk of abuse or neglect. They must ensure they and all relevant staff members associated with managing the property undertake training, as required, regarding safeguarding adults.
Compliance Inspections	The licence holder must allow the Council to undertake compliance checks (with a minimum of 24 hours' notice). Authorised officers may inspect without such notice where reason to believe serious breaches of licence conditions, in the event of an emergency, or where the property is the subject of an enforcement notice under Part 1 of the Housing Act 2004.

5.2 High Levels of Deprivation

Overall

As noted, the two relevant LSOAs which make up the SL3 designation are both within the most deprived 20% of LSOAs in England as per the 2025 IMD. As seen below, there are high levels of deprivation across several of the key deprivation indicators (the LSOA at position 1 is the most deprived and at 33,755 the least deprived):

Ramshill Deprivation Rankings (Source: Index of Multiple Deprivation)				
Indicator	E01027852	Rank	E01027854	Rank
Overall - 2019	3438	2	5399	2
Overall - 2025	5284	2	5785	2
Income - 2019	5091	2	7117	3
Income - 2025	9687	3	10,033	3
Employment - 2019	3505	2	4580	2
Employment - 2025	6252	2	5955	2
Education, Skills and Training - 2019	11,850	4	9982	4
Education, Skills and Training - 2025	9018	3	13,615	5
Health - 2019	1735	1	5073	2
Health - 2025	4829	2	2588	1
Crime - 2019	11,345	4	12,217	4
Crime - 2025	2526	1	4237	2
Barriers to Housing and Services - 2019	20,607	7	19,095	6
Barriers to Housing and Services - 2025	28,877	9	31,859	10
Living Environment - 2019	355	1	1147	1
Living Environment - 2025	615	1	1149	1

Compared with 2019's IMD, both LSOAs remain in the 20% most deprived overall. However, both have increased and improved their position - most notably LSOA-852 (010B) from position 3438 to 5284. However, the areas are still performing poorly in Crime and Health indicators, as well as Living Environment.

E01027852 84% of neighbourhoods in England are less deprived (ranked 5,284 out of 33,755 neighbourhoods). The North Yorkshire Local Authority district contains 378 other neighbourhoods. Only 4% of neighbourhoods in this area are more	E01027854 83% of neighbourhoods in England are less deprived (ranked 5,785 out of 33,755 neighbourhoods). The North Yorkshire local authority district contains 378 other neighbourhoods. Only 5% of neighbourhoods in this area are more
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As the diagrams illustrates, there are much higher levels of deprivation within the SL3 area, compared with those at Local Authority level. The area ranks poorly for multiple deprivation indicators and few neighbourhoods in North Yorkshire would be considered more deprived.

Income and Employment:

National evidence shows that poor housing can exacerbate the effects of low income, reduce educational attainment through illness, overcrowding or instability, and limit employment opportunities through location, transport costs or health impacts. In this way, housing does not operate in isolation but amplifies or mitigates the effects of deprivation across multiple domains (Public Health England, 2018; Marmot et al., 2020).

In both LSOAs the figures have improved since 2019's IMD. However, the SL3 designation area remains within the most deprived 20% nationally in terms of employment and fares slightly better but still well below North Yorkshire's ranking in terms of income, being within the most deprived 30% nationally. 2021 Census data also shows that the proportion of residents who are unemployed or have never worked is more than double in the SL3 designation area than for North Yorkshire (and Scarborough) as a whole:

Unemployment data (Census 2021)			
	% Unemployed	% Never worked and long- term unemployed	Totals
SL3 Area	4.8%	12.6%	17.4%
Scarborough	2.4%	6.5%	8.9%
North Yorkshire	1.8%	5.1%	6.9%

Average household income in the year ending 2023 in the Ramshill ward (where SL3 is situated) was c.£33k. This compares with Scarborough more widely at c.£40k and North Yorkshire at c.£51k (ONS: Income estimates for small areas, England and Wales). The impact of this can be seen in the rates of child poverty evidenced in the area (Constituency data: Child poverty - House of Commons Library) compared with wider averages:

Percentage of Children in Poverty 2023/24 (HMRC/DWP - updated March 2025)					
	E01027852	E01027854	SL3 Area	Scarborough	Nationally
Relative Poverty	34%	31%	32.5%	27%	22%
Absolute Poverty	31%	31%	31%	22%	19%

Health:

Housing is one of the most influential wider determinants of health because it shapes daily exposure to physical, social, economic and environmental risks; whilst also mediating access to protective factors such as warmth, safety, affordability, stability and connection to services. Its impact operates across the life course and contributes both to overall health and to persistent health inequalities (Marmot et al., 2020; Public Health England, 2018).

Both LSOAs that form SL3 perform poorly regarding health deprivation in 2025's IMD, being in the top 10% and 20% most deprived nationally. In 2021- 2023, male life expectancy in North Yorkshire was 80.3 and female 84.0 - both higher than the England averages of 79.1 and 83.1 respectively (Fingertips - Department of Health and Social Care). However, this masks substantial district variations. Scarborough recorded the lowest life expectancy in the county at 78.6 for males and 82.9 for females, falling lower still for the Ramshill ward, at 74.3 for males, and 79.2 for women (Office for Health Improvement and Disparities (OHID), 2024a; Office for National Statistics (ONS), 2024b).

Census Data (2021) also provides information on individuals considered disabled under the Equality Act 2010 and who deem their daily activities affected by their disabilities:

	% Disabled: Daily activities affected 'a lot'
SL3 Area	11.7%
Scarborough	9.3%
North Yorkshire	3.1%

Below shows all residents reporting their overall health as part of the 2021 Census:

General health	SL3 Area %	Scarborough %	North Yorkshire %
Very good health	38	41.3	47.6
Good health	34.5	35.9	34.7
Fair health	18.5	15.9	13.0

Bad health	7.5	5.3	3.6
Very bad health	1.5	1.5	1.0

Living Environment:

As per 2025s IMD, the SL3 area has very high deprivation rates in respect of the Living Environment domain – both LSOAs are within the top 2% and 3% most deprived nationally and sit at position 1 and 2 in terms of being the most deprived in the North Yorkshire locality:

Indicator	E01027852	Rank	E01027854	Rank
Living Environment Overall	615	1	1149	1
Indoor	530	1	952	1
Outdoor	13,728	5	14,795	5

The Living Environment domain is made up of two further sub-domains: The Indoors sub-domain which measures quality of housing, and the Outdoors sub-domain, which measures air quality and road traffic accidents. There are even higher deprivation levels on the Indoors sub-domain with the two LSOAs being within the top 1% and 2% most deprived nationally. The Living Environment (Indoors) Domain is based on the following indicators:

Houses without central heating:

Within the SL3 area, and according to the 2021 Census, 73.8 of households per every 1,000 in the SL3 area did not have central heating, opposed to 22.3 in the wider Scarborough area, and 12.6 in North Yorkshire. The sub-regional Fuel Poverty Reports 2024, 2025 and 2026 (Fuel Poverty in England: sub-regional - data.gov.uk) also provide the following information:

Percentage of households considered in fuel poverty					
	E01027852	E01027854	SL3	Scarborough	England
2022 data	29.8	27.7	26.7	19.5	13.1
2023 data	23.5	22.9	23.2	17.1	11.4
2024 data	19.2	18.5	18.9	12.6	9.9
Reduction			29.2%	36.9%	24.4%

Fuel poverty provides a particularly strong link between housing, income and health. Cold homes are associated with excess winter mortality, respiratory and cardiovascular disease, and poorer mental wellbeing (Marmot et al., 2020). National fuel poverty statistics consistently show higher prevalence among lower income households and in homes with poor energy efficiency. Energy performance certificate (EPC) data further highlights inequalities in housing efficiency, with lower EPC ratings more common in older housing stock and among households with fewer resources (DLUHC, 2023; Office for National Statistics, 2024a).

Housing in poor condition (failing to meet the Decent Homes Standard):

National housing datasets demonstrate that poor housing conditions are not evenly distributed. The English Housing Survey 2024-25 found that private renters were more likely than any other tenure to live in a poor quality home. Just over a fifth (21%) lived in non-decent homes, 9-10% in homes with Category 1 hazards and 10% in homes with damp; indicating a clear socioeconomic gradient in housing quality. This would equate to in the

region of 200 homes within the SL3 area. Overcrowding and housing disrepair are also more prevalent among households with fewer resources, and these conditions are associated with poorer physical and mental health outcomes, including higher levels of psychological distress (DLUHC, 2024).

Property Values (Source – Land Registry):

Housing affordability and availability also play an important role locally. House prices in North Yorkshire are high relative to income in many areas, and pressures from second homes and holiday lets can reduce the supply of affordable housing, particularly in coastal and rural communities. These pressures can increase reliance on poorer quality private rented housing or push lower income households into less suitable accommodation, all of which have implications for health and wellbeing.

Property sale values within the SL3 area are significantly lower than those for Scarborough and North Yorkshire. The table below shows that the average property price in the SL3 area is almost 50% that of the average for North Yorkshire, and just short of 66% of the average for the wider Scarborough area. These figures are however likely influenced in some degree by the higher proportion of flats sold in the area, compared to both Scarborough and North Yorkshire, as flat values tend to be lower than house value:

Average Sale Price	December 2025
SL3 area	£138,480
Scarborough	£210,549
North Yorkshire	£272,000

How designation contributes to a reduction in the level of deprivation:

Housing Conditions:

As already outlined, the licensing scheme is likely to have made meaningful improvements to housing conditions in the area – with particular reference to a reduction in the number of properties with no central heating and a reduction in the number that fail to meet the Decent Homes Standard (as per the Living Environment Indoors Domain). The key components of the (current) Decent Homes Standard are the HHSRS ratings, disrepair, modernisation and thermal comfort - all of which can be improved as a result of licensing.

Health deprivation:

With a clear correlation between poor health and poor housing conditions, improvements in housing conditions because of licensing should lead to a consequent improvement in the health of households living in private rented properties under the SL3 scheme. For example, the resolution of Category 1 hazards such as excess cold and heat, and damp and mould etc. (660 identified through the licensing inspection) would directly result in an improvement in health outcomes for households.

Aside from physical health, one of the indicators within the 'Health' deprivation domain is related to mood and anxiety disorders, which can be exacerbated by poor housing conditions, insecurity of tenancy, and poor property management etc. Improvements in

housing conditions and general tenancy issues because of licensing should arguably reduce the stress and anxiety of householders and thus reduce health deprivation overall.

Income and employment:

As already outlined, rates of unemployment are higher in the SL3 area compared with the wider Scarborough area and North Yorkshire; whilst the average household income is smaller. Selective Licensing can assist in several ways:

- Increased contact with residents through the inspection process which can include tenancy support and signposting to various partner agencies, who can support on a range of issues, including employment.
- Improvements to housing conditions and increased security of tenure could allow the tenant to focus on other areas of their lives, having an increased capacity to find work and the confidence to seek work and access training opportunities
- Improvements in housing conditions and overall image/perception of the area will attract a wider demographic of potential tenants, including those who are currently in work and in higher income jobs.

Crime:

One of the objectives referenced in the original Business Case for designation of the SL3 scheme was to address Anti-Social Behaviour originating from and within private rented properties in the area. This required the former Council to form strong relationships between housing, the Safer Communities Team and wider Community Impact Team (which included the Police). Reducing incidents of ASB was also expected to impact on wider levels of crime within the designated area.

North Yorkshire Police data shows that in 2019, incidents of ASB in the designated area accounted for 4.94% of all ASB recorded in Scarborough. In 2025, this had unfortunately increased to 5.92% meaning that ASB now accounts for more of the crime recorded within the designated area, than it did before designation. However, the number of ASB incidents as a whole reduced, from 240 per annum in 2019, to 219 in 2025 – an 8.75% reduction. This trend was also evidenced Borough-wide, but a much larger reduction of 23.86%.

6. Overall impact of the Scarborough South Selective Licensing Scheme

The original business case sought for designation in the Ramshill area to have a positive impact on both the condition of privately rented properties, and on the overall levels of deprivation experienced by those residents living in them. Data gathered as part of the evaluation shows that the scheme has had a significant impact on the amount of private rented properties the Council has been able to access and the number of landlords we have been able to engage with. This has ultimately led to improvements in the property condition of privately rented homes in the designated area, most notably relating to fire safety hazards and improving levels of fire detection in properties with multiple flats.

However, improvements can be fragile. Pre-designation (2021/22) the percentage of complaints coming through to the Private Housing Standards Team relevant to the SL3 area was 31% (of the whole of Borough). This has since fallen to 16% in 2025/26, almost halving the number of complaints made. However, there is clearly more work to be done. By renewing the scheme, the Council can continue to provide a proactive regulatory framework that prevents regression, ensures landlords meet required standards, and protects vulnerable tenants who may not report issues themselves. Ending the scheme potentially risks undoing this progress.

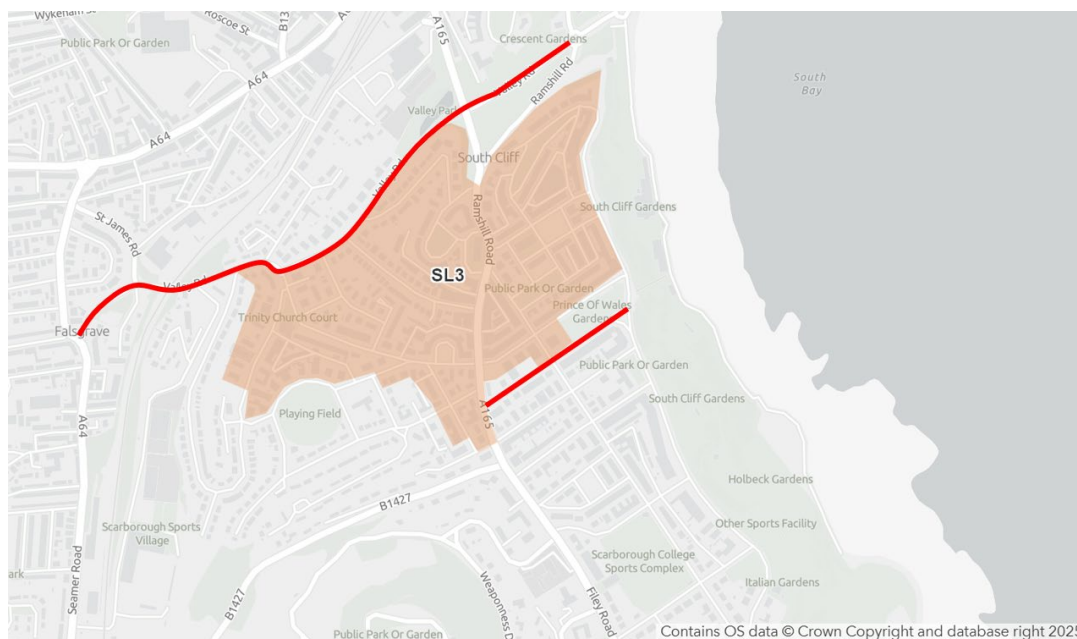
The English Indices of Deprivation data (2025) similarly highlights some good progress as to deprivation levels experienced in the area, with positions falling in many of the indices of deprivation, although not always significant enough to correlate to a reduction in ranking. Overall, the area remains in the top 20% most deprived nationally, and top 10% when concerned with the Living Environment. There are also examples of positions and ranking increasing – in relation to Education, Skills and Training, and Health, and most concerning a significant increase in ranking relating to crime – from 4 to 1 and 2 in both LSOAs.

It is difficult to associate the use of Selective Licensing specifically to all deprivation indices. However, where gains can be attributed to licensing, the same risk applies, in that ending the scheme could undo some of the improvements it has helped to deliver. We know that housing conditions are central to life chances, and that poor housing contributes to chronic health issues, reduced educational attainment, and lower employability. Licensing helps to ensure that homes are warm, safe, and secure, which undoubtedly supports better long-term outcomes for both children and adults living under the scheme.

Although incidents of ASB account for a higher percentage of crime committed in the SL3 area, rather than indicate failure, it highlights the need for continued, strengthened intervention. ASB is driven by complex social, economic, and behavioural factors that extend beyond property condition, and Selective Licensing cannot eliminate these drivers on its own. It does however provide a crucial framework for ensuring landlords take responsibility for tenancy management, preventing problem properties from fuelling wider disorder. Ending the scheme would remove one of the few tools that directly targets poor management practices, potentially worsening ASB by allowing irresponsible landlords to enter the market unchecked. It could also be that case that ASB rates have not fallen in-line with the wider trend because there is now better identification of the issue, and greater resident confidence in the enforcement system, making them more open to reporting the problem.

7. Extension of SL3 designation

As part of renewal, it is proposed that extensions to the SL3 scheme are made on two streets, to include: the entire of Valley Road (evens 32-58 already included) and the entire of Esplanade Gardens (only no. 37 currently included). Both streets sit within the relevant LSOAs, and census data tells us, if designated, include approximately 190 new households:



Valley Road

Approximately 88 households.

Census (2021) data suggests that between 45.7% and 62.6% of all households are privately renting from a private landlord or letting agent.

33 service requests to NYC since April 2021.

Esplanade Gardens

Approximately 102 households.

Census (2021) data suggests that between 54.7% and 55.3% of all households are privately renting from a private landlord or letting agent.

22 service requests to NYC since April 2021.

The decision to extend designation on these streets is based on officer feedback around the condition of properties, and the number of service requests raised about them. There are 47 streets in total included in the SL3 scheme. A random sample was taken to compare the number of service requests received for 22 streets (almost 50%) of the scheme. For the same period, this ranged from 0 to 35, the average being 11:

No. of service requests	No. of streets
0-10	14
11-20	2
21-30	5
31+	1

In terms of most service requests received, Valley Road would hold 2nd position, and Esplanade Gardens 7th, of the 22 streets examined. Common complaints include issues around fire safety, a lack of heating and/or hot water, damp and mould, unsecure entry doors and broken windows and illegal eviction. So far, this has been dealt with informally and no enforcement action has been required. However, by extending designation within these streets, the aim is to extend the ability to inspect these properties as a preventative measure, without having to wait for a complaint to be made. Extension will therefore help to increase the number of safe, warm homes in the designation area, by raising landlord

standards, enforcing safety requirements, and creating consistent management expectations across the whole neighbourhood.

8. Strategic Context

The decision to move forward with selective licensing in Scarborough was made under the former-Borough Council. Scarborough's Housing Strategy (2021-2026) included an objective on 'improving the private rented sector,' with key actions being to review and continue use of Selective Licensing schemes where appropriate. Work around the original three schemes was done in conjunction with more general work around 'improving the neighbourhood' - focused on how the Council managed waste disposal in the area, housing standards and enforcement generally in the private rented sector (both within and outside of the scheme areas) and trying to promote carbon reduction wherever possible.

8.1 North Yorkshire Council: Housing Strategy: 2024 – 2029

North Yorkshire's Housing Strategy was approved in May 2024 following Local Government Reorganisation. The Strategy's vision is to: *ensure good quality, affordable, healthy and sustainable homes that meet the present and future needs of all communities*. It has three key themes, with a focus here on Theme Three: Our Homes, which has four key priorities:

- Decarbonising the whole housing stock, including our council homes, making them more energy efficient and affordable to live in, reducing fuel poverty.
- Ensuring that new housing supply of all tenures contributes to our net zero ambitions.
- Addressing stock condition issues, improving poor quality housing in all tenures.
- Ensuring that our council homes meet the decent homes standard and management of our stock is fully compliant with the Regulator of Social Housing Consumer Standards.

To meet these key priorities, officers identified a wider range of actions, including:

- Attracting Government funding to improve and decarbonise our private sector homes.
- Tackling stock condition issues, improving poor quality housing across all tenures.
- Using our legal powers to enforce and raise standards in the private rented sector - taking a consistent and firm approach to raising housing standards, including the further development of selective licensing schemes.
- Taking forward the findings from the 'State of the Nation' report to develop targeted actions in locations with high concentrations of private rented stock, where there are identified issues.

8.2 North Yorkshire Council Plan

The Council Plan sets out ambitions for stronger communities, reduced inequality, and improved quality of life. Renewal of Selective Licensing contributes to these outcomes by:

- Strengthening Communities - Improved property management reduces anti-social behaviour, stabilises neighbourhoods, and supports safer, more cohesive communities.
- Tackling Inequality and Deprivation - The scheme targets areas with entrenched socio-economic challenges, improving living conditions and supporting wider regeneration efforts.

- Delivering High-Quality Public Services - Selective licensing enables a consistent, transparent, and professional approach to PRS regulation across the new unitary authority.

8.3 Housing Standards Enforcement Policy May 2026

This document sets out how the council ensures private rented homes are safe, well managed and legally compliant. The policy brings together a consistent county-wide approach, with key features including:

- Clear enforcement principles - whilst informal resolution is preferred, the Council will escalate to formal action where landlords fail to meet legal standards.
- Use of statutory powers - under the Housing Act 2004 and other regulations (Electrical Safety, Minimum Energy Efficiency Standards, Smoke & CO Alarm Regulations).
- Civil penalties and rent repayment orders - as alternatives or supplements to prosecution.
- Stronger, proactive enforcement - across the county, replacing the previous patchwork of district-level policies.
- Fines up to £40,000 - for non-compliant landlords, agents or property managers.

The policy aims to shift towards a *preventative* service - identifying poor standards early and intervening before conditions worsen. Selective Licensing is a core delivery mechanism for this policy, as it strengthens the council's ability to intervene early, provides a clear regulatory framework for enforcement, and ensures landlords meet legal obligations before issues escalate.

8.4 North Yorkshire Homelessness and Rough Sleeping Strategy

North Yorkshire's strategy sets out a five-year plan to make homelessness rare, brief, and non-recurring. It responds to rising housing costs, rurality, ageing demographics, and increasing numbers of people with complex needs. The strategy is built around strong partnership working and significant investment in temporary and supported accommodation. Its core themes are:

- Preventing homelessness through early intervention, improving the customer journey, and working closely with voluntary and community organisations.
- Increasing suitable accommodation by expanding access to affordable housing, improving temporary accommodation, and increasing supported housing options.
- Improving support services by strengthening support pathways, trauma-informed practice, and better help for people facing multiple disadvantage.
- Reducing rough sleeping and ensuring that when homelessness does occur, it is short and does not repeat.

One of the key challenges for the council in preventing homelessness is access to good quality private housing. Should the Council place households in the designated area, popular due to its proximity to services, they are assured that it has been licensed and inspected and therefore meets the licensing conditions; ultimately expanding the supply of suitable, sustainable homes for vulnerable residents.

8.5 Links to Wider Actions

The council sees Selective Licensing as complementing its wider aspirations to help uplift the urban parts of Scarborough more generally. Key interventions include the following:

Scarborough Town Deal and Neighbourhood Board: A £37.5 million government-funded regeneration programme awarded in 2021 as part of the national Towns Fund. Its purpose was to deliver major economic, cultural, and infrastructure improvements to Scarborough over several years. The original Board continued for a period after LGR but was gradually integrated into the council's wider regeneration governance. Instead, Scarborough now has a Neighbourhood Board which oversees these longer-term regeneration plans.

The Town Deal projects as part of the original deal are however still to be implemented, such as the Station Gateway, West Pier redevelopment, and public realm upgrades - which all aim to create a more welcoming, vibrant town. Licensing complements this by reducing blight caused by neglected properties, improving the appearance and safety of key streets and ensuring landlords maintain buildings that sit within regeneration areas. So, whilst the Town Deal and long-term regeneration programmes focus on economic renewal, public realm improvements, skills, culture, and infrastructure - they cannot succeed unless the housing environment is stable, safe, and well-managed, which is where Selective Licensing can support.

Employment and Skills Plan for Scarborough: Now feeds into North Yorkshire-wide strategies, including Local Skills Improvement Plans (LSIPs) and the longer-term regeneration programme. However, the plan's local insights, priorities, and sector needs are still used to shape decisions for Scarborough, especially in regeneration and economic development. Overall, Scarborough has a low skills base, low educational attainment and low-income levels compared with North Yorkshire and nationally. LSIPs aim to improve the skills base across the individual localities, with a focus on: Town Deal project skills pathways, construction and digital skills initiatives, local employer engagement and workforce development linked to regeneration.

Selective licensing therefore plays a strategic role in supporting economic development and skills growth, by providing the stable housing foundation people need to access work and training. By improving property conditions, reducing unsafe or poorly managed rentals, and tackling neighbourhood issues that undermine confidence and investment, licensing helps create a more attractive environment for employers and training providers. It also supports workforce retention by ensuring workers have safe, secure homes, and generates demand for construction, compliance, and green-skills work linked to property improvements.

9. Other actions to improve the Private Rented Sector

Selective Licensing is a key element of a much broader range of strategic actions aimed at both improving the private rented sector in Scarborough and more widely, helping to uplift the identified area. However, it is not the only measure available to the council, and other initiatives have also been employed over recent years. Whilst these initiatives have all had some positive impacts, it is recognised that on their own, they are unlikely to be sufficient. However, by employing a range of tools, the council increases its ability to make the lasting improvement needed. Interventions include:

- A proactive approach to enforcement action around housing conditions, including HHSRS inspections, serving Improvement Notices, Prohibition Orders and Civil penalties, and potential Banning Orders for rogue landlords.
- The delivery of a Mandatory Licensing Scheme for HMOs.
- Providing support to prevent homelessness and reduce tenancy breakdown through early intervention and mediation, additional support for vulnerable tenants, and financial assistance schemes.
- Establishing Community Safety Hubs to bring together the Council and North Yorkshire Police, with targeted and speedy intervention when crime and ASB hotspots are identified.
- The on-going provision of advice to landlords, including the provision of Landlord Forums around the county.
- Provision of North Yorkshire's Warm Homes: Local Grant, supporting upgrades to insulation, low-carbon heating systems, solar panels, and other energy-saving improvements in the private sector.
- Recruitment of Energy Advisors to provide energy advice and support to residents with insulation and heating upgrades, and carbon reduction measures.
- The provision of Disabled Facilities Grants to meet the needs of disabled and elderly people, and the provision of a subsidised Handyperson service for this group.
- The establishment of the Stronger Communities Programme - a multi-agency team set up to work in partnership with communities to identify local solutions to problems, priorities being the prevention of and reducing health inequalities. Building community resilience and social regeneration.

10. Options Appraisal for alternatives to Selective Licensing

Several alternative interventions have also been considered as options to replace the use of Selective Licensing. An appraisal of each of these options is outlined below:

Option	Key Details	Assessment
Do nothing	There is the option to allow Selective Licensing in the designated areas to expire and not renew them. This would mean that private landlords would be free to operate without license conditions in these areas and most properties would not be re-inspected by the Council unless a complaint was raised.	Areas can only be subject to designation if there is evidence to show criteria apply and intervention is required. In-line with the Council's commitments, there is a need to ensure that private rented homes are appropriately managed and regulated, and if no action was taken, the problems experienced in these wards are likely to continue.
Undertake Landlord Accreditation and Training	Landlord accreditation was available for several years in Scarborough, but only a very small proportion landlords ever joined (30 out of 600+ known landlords operating in the area).	Only around 5% of local landlords joined the accreditation scheme offered, and no more than 10% attended forums and events. Notably, these were also the more professional landlords who manage their properties appropriately, and not therefore

		the 'target audience' of selective licensing use.
Introduction of an additional HMO Licensing Scheme	Scarborough Borough Council ran an Additional Licensing scheme for smaller HMOs from 2014-2019, which broadly covered the same geographical areas for Selective Licensing. In practice, this captured only a small number of extra properties and the vast number of private rented properties in the area did not meet the criteria for Additional Licensing.	Additional Licensing is likely to only cover a small number of properties within the Selective Licensing areas and will not therefore tackle the scale of problems noted within the private rented sector in these areas.
Use of Part 1 Housing Act 2004 enforcement powers (HHSRS) and Public Health powers	Formal statutory notices can be served where improvement work is required to a property, and the Council can carry out work in default if a notice is not complied with. Landlords also risk being prosecuted if they do not comply with the notice, or the council can impose a civil penalty on the person responsible.	Formal action is generally slow, with appeal provisions which can significantly delay action and compliance. Whilst work in default can be effective, it is also expensive and time consuming, with the risk that not all costs are recovered. Also, successful prosecutions and civil penalties do not necessarily correlate to improvements in property conditions, and the Council's costs in pursuing legal action may not be met in full.
Targeted use of enforcement powers (i.e. Empty Dwelling Management Orders and Interim Management Orders)	The council can use more significant enforcement tools against individual properties and their owners, where properties are having a serious negative impact on the community and all other options have been exhausted. However, these options are very resource-intensive (officer time and knowledge, legal assistance and financial risk). There are also difficulties in identifying suitable management agents to take on such properties.	The use of significant enforcement powers should only ever be a last resort, meaning they would not address the scale of the issues in the private rented sector. They require considerable resource and are not feasible in most cases.
Provide additional improvement grants to raise private rented standards	Grants available are limited, but can subsidise improvement works, in turn improving standards and benefitting both the landlord and tenant. From 2027/28 onwards, the two Warm Homes funds (Social Housing and Local Grant) will	Government-funded grants are limited, meaning the council has little scope to be flexible in the types of work it can fund. Given the uncertainty around longer-term funding for local authorities, many discretionary grants are no longer available; and again, this relies on landlord engagement

	integrate into a single capital scheme and shift towards area-based delivery, with further consultation expected in 2026.	and is unlikely to impact where it is most needed.
Rely on the Renter's Rights Act	The Act makes fundamental changes to the Private Rented Sector to benefit tenants and improve overall condition. These measures also provide us with more enforcement and investigation powers when it comes to unlawful landlord behaviour.	Although councils will have more powers to help address standards in the sector, the Renters Rights Act still relies on tenants complaining and landlords being upfront about issues. In areas where affordable accommodation is scarce – throughout North Yorkshire, we know that tenants are less likely to complain, for fear of jeopardising their housing situation, which again could result in a lack of action where most needed.

As evidenced above - none of the alternative options considered would be effective enough in their own right, or collectively, to tackle the problems identified within the designated area. It is only through Selective Licensing that the Council can identify every private rented property within the area and subsequently ensure they are all inspected.

11. Consultation Requirements

This consultation plan has been developed based on previous selective licensing consultation programmes undertaken in Scarborough. The consultation process is an essential part of the designation and renewal process. The Housing Act 2004 Section 80 (9) requires a Local Authority to consult widely prior to considering designating an area of Selective Licensing, the same for any scheme renewal. The two points enshrined within law are to: take reasonable steps to consult persons who are likely to be affected by the designation, and consider any representations made in accordance with the consultation.

Section 6 of the 'Selective Licensing in the private rented sector: A guide for local authorities document' updated by MHCLG in December 2024 outlines that the Council must undertake a full consultation for a period of at least 10 weeks. Consultation should include residents and 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 residents and those who operate businesses or provide services in the surrounding area, outside of the proposed designation that will be affected. New steps included within 2024's update also include the following requirements:

- To consult with the mayor within mayoral strategic authority areas.
- To provide DHCLG with data on the Local Authorities selective licensing schemes upon the commencement and completion of each individual scheme.
- To publish on our website the outcome of any selective licensing review(s) undertaken pursuant to our legal duty under S.84(3) of the 2004 Act to review the operation of the schemes.

The consultation should inform relevant parties about the proposed (renewed) designation, explain the reasons for proposing (renewing) it, explain why alternative remedies are insufficient, demonstrate how it will tackle specific problems together with other specified measures, and describe the proposed outcome of the designation. Consultation should also set out the proposed fee structure and level of fees the authority is minded to charge.

Consultees should be invited to give their views, and these should all be considered and responded to. Once the consultation has been completed the results are to be published and made available in the form of a summary and should demonstrate how responses have been dealt with.

11.1 Dates and duration of consultation

Approval to undertake consultation is expected to be granted in early July 2026 via Executive Member decision. The consultation is then expected to commence on 3rd August 2026 and to run for a minimum of 10 weeks ending 12th October 2026.

11.2 Who we will consult with and how

The Council will consult with the following groups and individuals:

Residents within the current designated area:

There are c.1700 households within the SL3 area. A 'Renewal of Designation - Proposal Summary' will be posted out to every household in the designated area (to include local businesses). The summary document will explain why designation is being renewed and what it will mean for them. An FAQs will be included, as well as details of drop-in sessions. For those unable or not wanting to attend in person, an email address will be provided so that any queries can be raised directly with officers.

Four community drop-in sessions are to be held (residents, local businesses and landlords welcome) throughout the consultation period, allowing people to enquire further about renewal of the scheme. Officers will be available to take feedback as well as offer more technical advice should it be required. Given that for many residents, this is only renewal of the scheme, feedback and engagement from residents already living in the designated area may be reduced.

Residents under the proposed extension of SL3

However, we may receive have more contact for households living in the proposed extended area of SL3 on Valley Road and Esplanade Gardens (addresses not already listed). For these residents, the same Proposal Summary will be sent out with the details of the drop-in sessions, but also alongside a questionnaire on their opinions of the extension. This will include a freepost returns envelope as well as a QR code for those who would prefer to complete the form online.

All private landlords, letting agents and estate agents who own and manage properties:

As with residents, the 'Renewal of Designation - Proposal Summary' will be posted out to all private landlords, letting agents and estate agents listed and/or registered as part of the current SL3 scheme. This will provide a summary of why designation is being renewed and what it will mean for them. An FAQs will be included, as well as details of the drop-in sessions. These will allow landlords to speak directly with officers and raise enquiries they may have.

Landlord Associations:

The 'Renewal of Designation - Proposal Summary' will be sent to the local representatives of the National Residential Landlords Association (NRLA), Eastern Landlords Association (ELA), Association of Residential Lettings Agents (ARLA) and Safeagent.

Key stakeholders:

The 'Renewal of Designation - Proposal Summary' will be sent to key stakeholders, including North Yorkshire Police (Scarborough South Team) and North Yorkshire Fire and Rescue Service. Individual meetings will be offered for those who will have an involvement in the scheme or wish to discuss further.

Officers will also offer to present at an appropriately timed Homelessness Forum, which is regularly attended by a wide range of stakeholders, such as CA, other social landlords operating in the area, other housing organisations and Council services etc. This will provide time for feedback and questions.

Local Community and Voluntary Groups:

The 'Renewal of Designation - Proposal Summary' will be sent to key local community and voluntary groups who are based in the area: Friends of South Cliff Gardens and Weaponness Valley Residents Group. A meeting will be offered should there be further questions.

Council Members:

The local member for the Weaponness and Ramshill division (Cllr Rich Maw) will be provided directly with the proposal in advance of consultation and to be invited to the drop-in events.

Local MP:

The local Member of Parliament, Alison Hume, will be provided with a copy of the proposal and invited to comment.

Combined Authority Mayor:

The Mayor for York and North Yorkshire, David Skaith, will be provided with a copy of the proposal and invited to comment.

Other Council Services:

Key internal council services who may be affected in some way by the proposal will also be invited to comment. These will include Safer Communities, Environmental Health, Planning, Economic Development, Revenue and Benefits etc.

Online:

The consultation will be made available on the consultation page on the Council's website for the duration of the consultation period. The full proposal will be provided, and comments to be invited through the website.

11.3 Communication Plan

Other means of communication will include:

North Yorkshire Council website:

A news release on the Council's website when the consultation period begins. Details of the proposal and community drop-in sessions will remain on the website during the duration of the consultation period. Regular social media alerts to be put out advising of the drop-in sessions and ways of getting in touch.

Press Release:

A press release to be issued at commencement of the consultation. This will include details of community drop-in sessions, where to find more information on the proposal and how to get in touch.

Posters/Leaflets:

Posters and leaflets to be produced advertising details of the community drop-in sessions, where to find more information on the proposal and how to get in touch. Posters will be placed at prominent locations within the SL3 area and be provided to local stakeholders, community groups and other agencies for display.

11.4 How and when we will report on the consultation

At the end of the consultation period, a full report will be produced on the outcomes of the consultation. The report will provide details of the consultation responses and will be split into four parts as follows:

1. Resident/Business feedback (current and newly proposed).
2. Landlord feedback.
3. Outcomes of the community drop-in events.
4. Individual stakeholder meetings and responses.

Personal details of any individual respondents will not be disclosed. The consultation findings will be reported to the Executive of North Yorkshire Council and will include a copy of the consultation report.

12. Resource implications and proposed fee structure

The Council need to charge a fee to cover the running costs of the scheme. It was estimated that the cost of administering the SL3 scheme on initial designation would be in the region of £345K over the 5-year period (based on granting 550 licences). To meet the scheme running costs, Scarborough Borough Council agreed a £550 charge for a single-unit property with a single license, with an additional £100 per property for landlords with multiple-unit properties (so, if a landlord owns four flats in the block, then the total licence fee will be £850 - £550 for the first flat and £300 for the other three).

Upon review, the estimated cost of administering the scheme's renewal should be in the region of £420K over the 5-year period. This estimate is based on the number of licences to be issued in the Selective Licensing area (528 in the current scheme, plus an amount for the extension onto Valley Road and Esplanade Gardens) and the level of resources required to deliver renewal. In order to meet the scheme running costs, the Council will be looking at a cost in the region of £750 for a single-unit property with a single license, with an additional £150 per property for landlords with multiple-unit properties (so, if a landlord owns four flats

in the block, then the total licence fee will be £1,200 - £750 for the first flat and £450 for the other three).

Modelling has included a £100 discount for landlords who are renewing a license when the details are to remain unchanged (the same property with the same landlord). This is likely to be a large proportion of the renewal applications, which has a financial impact on fee income generated. There is a reduction on the discounts available versus previous schemes, but this ensures that the scheme remains cost neutral. This amendment will be included as part of the consultation proposal and open for feedback.

12.1 Fee Payments

As before, the license fee will be split into two parts - the initial payment which will be required at the time of the application (to cover costs associated with the administration of the application) and the second payment payable on successful application but before the licence is issued. This payment is based on the type of property to be licensed (a single unit or is a multiple-unit property) and whether any discounts apply and will therefore vary depending on the circumstance. The full licence will not be issued until the second payment is made.

12.2 Refunds

Refunds are not normally granted should the licence be revoked for any reason during the licensing period. The only circumstances in which we would consider the refund of all, or part of the licence fee is:

- If the licence has been issued and it was then established that the property was not required to be licensed as per the licensing requirements. In any such case - any licence fee paid will be refunded in full.
- If the licence is revoked prior to the Council undertaking an inspection of the property. Please note that the Council will still charge for the processing and issuing of the licence and any other costs incurred up to the point that the licence is revoked.

13. Data return to MHCLG

As per latest government guidance, there is a new requirement on local authorities to provide additional data to MHCLG at both the start and end of a selective licensing designation.

On scheme commencement, local authorities are to provide details of:

- The dates of the scheme
- Location of the scheme (postcodes or wards)
- Whether the scheme is new / a renewal / part renewal
- Number of PRS properties and as a % of total housing stock within the designation
- What proportion of the authority's PRS stock or area will be covered by licensing once the scheme is in place
- The criteria the designation has been made under
- Details of the licensing fee(s).

On the scheme end date (or within 12 weeks of this date), local authorities are to provide details of:

- Total number of licenses issued; and as a % of eligible properties
- Total value of licensing fees
- Total costs associated with the scheme
- Details of how the scheme has addressed the issues it was designed to address.
This can include details of performance against KPIs, case studies, or outcomes of any review.