



Renewal Proposal for designation of a Selective Licensing scheme for Scarborough South

Summary for Consultation

Public consultation: 3 August to 12 October 2026

Summary

In 2016, the former Scarborough Borough Council introduced Selective Licensing for privately rented homes in parts of Scarborough. One of these areas is Scarborough South (SL3), covering parts of the former Weaponness and Ramshill ward. The current designation started on 1 May 2022 and is due to end on 30 April 2027. A map and list of streets included in the area can be found at the end of this document.

Under the Housing Act 2004, Selective Licensing schemes can operate for a maximum of five years. Before a scheme ends, the Council must review its impact and decide whether it should:

- End the scheme;
- Renew the scheme in its current form; or
- Renew the scheme with changes.

North Yorkshire Council is proposing to renew the Scarborough South Selective Licensing scheme and extend it slightly to include additional properties on Valley Road and Esplanade Gardens. A public consultation will take place over 10 weeks, from 3 August to 12 October 2026. The results will be reported to the Council later in 2026. If approved, the renewed scheme would begin on 1 May 2027, following the required three-month Public Notice period, and would run for a further five years in accordance with the legislation.

1. What is Selective Licensing?

Selective Licensing is a scheme that requires landlords in a designated area to obtain a licence for each privately rented property they own. The scheme is intended to improve housing standards and ensure that rented homes are managed responsibly. Under Part 3 of the Housing Act 2004, councils can introduce Selective Licensing where there is evidence of one or more of the following:

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

Licences include certain conditions that landlords must follow. These conditions help ensure that properties are safe, well managed, and provide suitable accommodation for tenants. Current licence conditions for Scarborough South are set out in Section 6.

2. Why was Selective Licensing introduced in Scarborough South?

Like many seaside towns, Scarborough has experienced significant changes over the last 25 years. As tourism patterns have changed, many former guest houses and holiday accommodation properties have been converted into residential housing, particularly private rented homes, flats and Houses in Multiple Occupation (HMOs). The number of privately rented homes in Scarborough has grown steadily, as evidenced via Census data:

- 6,340 households in 2001
- 9,640 households in 2011

- 11,098 households in 2021

This represents an increase of around 75% over 20 years, with privately rented homes now accounting for 21.7% of all households in Scarborough. Private renting is spread across the town, but the highest concentrations are found in the inner urban area. In parts of Castle, Northstead, Weaponness and Ramshell, more than half of households rent privately. Together, these areas contain over 4,500 privately rented homes in 2021, representing around 41% of Scarborough's private rented sector.

The original designation was approved using evidence collected in 2019, which showed:

Housing Conditions

- 58.1% of homes in the area were privately rented, compared with 19.5% across Scarborough.
- 89% of properties were flats, compared with 25% across Scarborough.
- Almost 12% of households had no central heating, compared with 4.5% across Scarborough.

Deprivation

- The whole area was within the 20% most deprived areas nationally.
- 17.9% of working-age residents received out-of-work benefits, compared with 10.8% across Scarborough.

Crime and Anti-Social Behaviour

- Crime and ASB levels were above both local and national averages.

Housing Complaints

- 66 housing-related complaints were received during the two years before designation.
- One in three complaints involved a Category 1 hazard, compared with one in six across Scarborough as a whole.

Overall, it was (and continues to be) noted that many private landlords throughout North Yorkshire operate professionally and provide a good standard of accommodation. However, evidence showed that a significant number of properties in this area were in poor condition or poorly managed. The impact of this can be very negative for the local neighbourhood, and problems such as anti-social behaviour, high crime rates and low demand can blight an area and lead to low property values and a lack of investment.

3. What are the benefits of Selective Licensing?

Selective Licensing is intended to improve both housing conditions and neighbourhood wellbeing. It provides the Council with a proactive way of identifying and addressing issues in the private rented sector, while supporting responsible landlords and protecting tenants. Through the licensing process, the Council can work with landlords to address housing issues before they become more serious, helping to ensure that privately rented homes are safe, well managed and suitable for occupation. Benefits can include:

- Improving housing standards by helping to ensure privately rented homes are safe, well maintained and meet legal requirements.
- Protecting tenants and residents by identifying and addressing serious hazards such as damp and mould, fire safety risks, and inadequate heating.

- Promoting responsible property management by requiring landlords to meet clear standards and maintain regular engagement with the Council.
- Supporting safer and more attractive neighbourhoods by helping to reduce issues associated with poorly managed properties, including anti-social behaviour and environmental decline.
- Driving long-term community improvements by encouraging investment in housing, improving residents' quality of life, and supporting wider regeneration and public health objectives.

4. New Proposal for Scarborough South

Following a review of the current scheme, North Yorkshire Council is proposing to:

1. Renew the Scarborough South Selective Licensing scheme for a further five years; and
2. Extend the designation to cover all properties on Valley Road and Esplanade Gardens.

Renewal can only be considered because current data shows that deprivation levels remain high in the designated area, high levels of anti-social behaviour persist, and poor property conditions are still a concern. A detailed analysis of this review can be found in the Business Case (available online and as part of the community drop-in sessions).

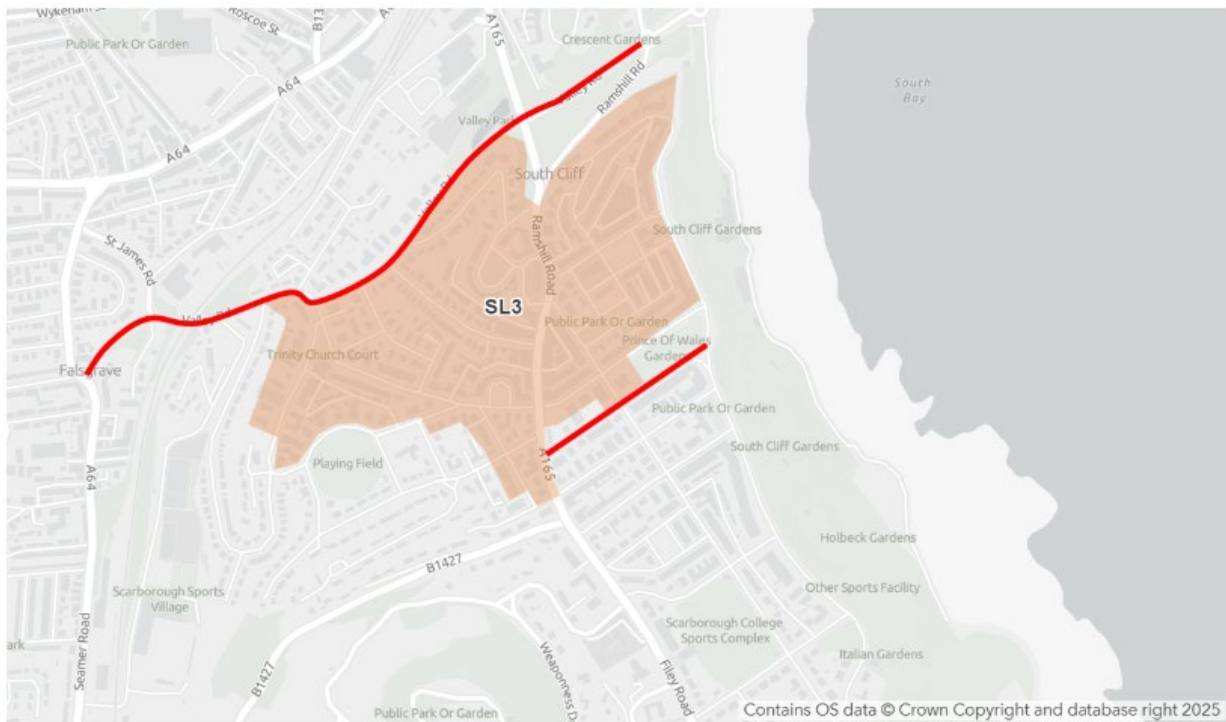
The review also found that the scheme has helped the Council inspect more privately rented homes and engage with more landlords. This has led to improvements in housing conditions in the designated area. For example, by March 2026 660 Category 1 hazards (the most serious risks to health and safety) had been identified through licensing inspections. More than half had been fully resolved, and the remaining cases were being actively addressed. Without these inspections, many residents could have continued living in unsafe housing conditions, which we know impacts on health, safety and general wellbeing.

The number of housing complaints has also reduced significantly. Before the scheme was introduced, the area accounted for 31% of all complaints received by the Private Housing Standards Team in Scarborough. By 2025/26, this had fallen to 16%.

The Council is also proposing to extend the scheme to include all remaining properties on Valley Road, and all properties on Esplanade Gardens. This proposal is based on property condition concerns identified by council officers and the number of complaints received about properties in these streets. Common issues reported include:

- Fire safety concerns.
- Lack of heating or hot water.
- Damp and mould.
- Insecure entrance doors.
- Broken windows.
- Illegal eviction.

Including these properties within the scheme would allow the Council to take a more proactive approach to improving housing conditions and protecting tenants. The red lines below indicate this proposed extension:



5. Fee Proposal

The Council must charge a licence fee to cover the costs of administering and enforcing the scheme. The current fee is: £550 for the first property and £100 for each additional property owned by the same landlord. These fees were set in 2021 and apply for the full five-year licence period.

Following a review of operating costs and comparing with current SL4 charges, the Council is proposing the following fees for the renewed scheme: £750 for the first licensed property and £150 for each additional property owned by the same landlord.

Example:

If a landlord owns four flats, the total licence fee would be:

£750 for the first flat

£150 for each of the remaining three flats

Total fee: £1,200

A £100 renewal discount is proposed where the landlord remains the same and the property details have not changed. No other discounts are proposed. This means previous discounts, such as accredited landlord discounts or early application discounts, would no longer apply.

6. Licensing Conditions

There are range of conditions attached to each licence which will relate to the management of the property. There are some mandatory conditions, which we are required by law to be on the licence, plus additional discretionary conditions which the former Scarborough Council decided to include based on the concerns highlighted in the area.

Mandatory Conditions Schedule 4 of the Housing Act 2004

1. Gas

If gas is supplied to the property, the licence holder must provide the council with a Gas Safety Certificate issued within the previous 12 months at the time of the application, and thereafter annually or on demand.

2. Electrical appliances

The licence holder must keep all electrical appliances supplied in a safe condition and must supply the council, on demand, with a declaration by them as to the safety of such appliances.

3. Furniture and furnishings

The licence holder must ensure that furniture and furnishings supplied by them are compliant with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1989 and 1993) and must provide a declaration as to their safety at the time of application and thereafter on demand.

4. Smoke alarms

The licence holder must ensure that smoke alarms are installed on each storey of the house on which there is a room used wholly or partly as living accommodation. A declaration as to the positioning of such alarms must be provided to the council on demand. The licence holder must also ensure that the smoke alarms are kept in proper working order. A declaration as to the proper working order of the alarms must be supplied to the council on request.

5. Carbon monoxide alarms

The licence holder must:

- Ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel-burning combustion appliance.
- Keep any such alarm in proper working order.
- Supply the authority, on demand, with a declaration by them as to the condition and positioning of any such alarm.

For the purposes of this condition, a bathroom or lavatory is to be treated as a room used as living accommodation.

Also, for the purposes of this condition, 'room' includes a hall or landing.

6. Tenant references

The licence holder must demand references from persons who wish to occupy the house and must provide evidence of pre-let reference checks undertaken to the council upon request.

7. Terms of occupation

The licence holder must supply to the occupiers of the house a written statement of the terms on which they occupy the property. A copy of the terms will be provided to the council on demand.

Additional Conditions of Licence imposed by North Yorkshire Council

Full details of these conditions can be found on the Council's website at [Scarborough selective licensing conditions | North Yorkshire Council](#) and will be made available at consultation events.

Energy Performance	Anti-Social Behaviour
Tenancy Deposits	Change of Circumstances
Property Management	Training
Security	Safeguarding
External Areas, Refuse & Waste	Compliance Inspections

8. Streets subject to Selective Licensing – Scarborough South

The following streets are included within the designated. There are no proposals to change those streets included as part of renewal, but to extend to the whole of Valley Road and Esplanade Gardens:

- Albion Crescent
- Albion Road
- Alga Terrace
- Back Crown Terrace
- Back Oriel Crescent
- Back South Street
- Back Trinity Road
- Belmont Road
- Cambridge Terrace
- Carlton Terrace
- Craven Street
- Cromwell Gardens
- Cromwell Parade
- Cromwell Road
- Cromwell Terrace
- Crown Close Back Road
- Crown Crescent
- Crown Crescent Back Road
- Crown Terrace
- Esplanade (1-30 inc.)
- **Esplanade Gardens**
- Filey Road (1-19 odds only)
- Fulford Road (1 - 5a and 17 odds and just 2a, 2b and 2c evens)
- Greenfield Road
- Grosvenor Crescent
- Grosvenor Road
- Montpellier Terrace
- Oliver Street
- Oriel Crescent
- Prince of Wales Terrace
- Princess Royal Lane
- Princess Royal Terrace
- Ramshill Road
- Royal Avenue
- Royal Crescent
- Royal Crescent Lane
- South Street
- St Martins Avenue
- St Martins Place
- St Martins Road
- St Martins Square

- Trinity Road
- **Valley Road**
- West Street (1-15 odds and 2-8 evens)
- West Terrace
- Westbourne Grove
- Westbourne Road

9. How to comment on the proposal

Your views are important to us, and we are looking to obtain the views of all those who could be affected by renewal and extension of the current scheme. We will therefore be holding public drop-in sessions where landlords, residents and anyone else interested can find out more about the proposal. These sessions will all take place at **Beacon Hall, St. Andrew's United Reformed Church, Albion Crescent, Scarborough, YO11 2LL** on:

Thursday 20 August 2026 2.30pm - 4.30pm

Thursday 20 August 2026 6.30pm - 8.30pm.

Monday 24 August 2026 2.30pm - 4.30pm.

Thursday 24 September 2026 10.30am - 12.30pm.

Further information on the proposed scheme, including the Business Case and Licensing Conditions will be available at the drop-in events.

For those unable to attend, or who would prefer, you can contact the team to comment on the proposal or ask further questions at: residentiallicencing.scarborough@northyorks.gov.uk.

Additionally, the proposal will be available to view on the Council's website on our 'Current Consultations' page.

10. How and when will we 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 extended).
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 Members of North Yorkshire Council and will include a copy of the consultation report. We will then ask Members to make a final decision as to whether the scheme should be renewed and the details surrounding this.

Current designated area and the proposed extension:

