

London Borough of Enfield Selective and Additional Licensing

Appendix 6 Licensing Schemes Objectives

It is intended that Selective and Additional Licensing will improve property conditions and management, tackle anti-social behaviour (ASB) and help reduce deprivation in the borough. We are committed to improving property conditions and management standards in the private rented sector, so that it provides good quality accommodation, helps us to achieve sustainable communities and continues to contribute positively to the local economy.

The objectives of our proposed schemes over the five-year scheme are:

1. *Improve property conditions and management standards in single household dwellings:*

- Ensure that at least 95% of licensable properties are licensed by the end of the scheme - Monitor compliance against predicted number of licensable addresses
- Ensure compliance with licence conditions and improve property standards in at least 75% of licensed properties - Carry out targeted desktop audit and compliance checks of properties licensed under the Selective Licensing Scheme
- Reduce Housing hazards by at least 70% in the designated area - Improve properties through a combination of informal and formal actions, including the service of Notices under the Housing Act and Public Health related legislation

2. *Improve property conditions and management standards in HMOs:*

- Ensure that at least 95% of licensable properties are licensed by the end of the scheme - Monitor compliance against predicted number of licensable addresses
- Ensure compliance with licence conditions and improve property standards in at least 75% of licensed properties - Inspect all HMOs prior to determining a licence application and identify necessary improvement works. Carry out audit checks to ensure that required works are completed
- Reduce Housing hazards by at least 70% in the designated area - Improve properties through a combination of informal and formal actions, including the service of Notices under the Housing Act and Public Health related legislation

3. *Improve factors that make deprivation worse*

- Reduce overcrowding in at least 90% of properties identified as being overcrowded - Overcrowding is reduced through a combination of informal and formal actions
- Reduce fuel poverty in at least 90% of properties with a F and G EPC rating - Bring identified properties up from F and G to a minimum of E rating

4. *Reduce ASB*

- Take enforcement action to reduce repeat ASB incidents in PRS properties in the designated areas by at least 70% over the life of the scheme - ASB is reduced through the use of informal actions, enforcement notices and civil penalties in licensed properties.