Waltham Forest
Selective and Additional Licensing

Appendix 1A
Letters of Support

_These are letters received during and after consultation, further letters are expected up until the time of submission. Letters are from neighbouring boroughs, charities, GLA, and other external stakeholders._
London Borough of Waltham Forest’s borough-wide selective licensing scheme

I am writing as Mayor of Hackney to lend the Council’s full support to the London Borough of Waltham Forest’s application to continue its highly successful borough-wide selective licensing scheme.

Waltham Forest has demonstrated just how effective selective licensing can be in tackling criminal landlords, protecting tenants and driving up standards across the private rented sector. Through their selective licensing scheme alone, Waltham Forest has taken 94 successful prosecutions and issued 99 civil penalties to tackle ongoing issues within their private rented sector and improve housing standards for their residents.

Criminal landlords, particularly those with significant property portfolios, often operate across borough boundaries. As a neighbouring borough, we know that poor quality housing impacts a whole neighbourhood and the surrounding areas. Overcrowded and poor quality accommodation has been shown to be associated with fly-tipping and anti-social behaviour, in addition to the horrific human cost it has to the individuals and families concerned.

While the vast majority of landlords do provide good quality, decent and flexible homes, it is a sad reality that a minority of unscrupulous criminal landlords exploit vulnerable tenants by providing poor quality and dangerous accommodation. Selective licensing is an invaluable tool to tackle criminal landlords and protect tenants, providing local authorities with the data, resources and additional powers to enforce standards across the sector.

I hope that you will consider our representations as a neighbouring borough and look favourably upon Waltham Forest’s application to renew its highly successful selective licensing scheme and continue their efforts to address poor housing conditions.
Yours sincerely

Philip Glanville
Mayor of Hackney

CC: Cllr Clare Coghill, Leader, London Borough of Waltham Forest
Dear Councillor Coghill

Private Rented Property Licensing Schemes

Thank you for your letter to Mark Henderson outlining all the schemes in place to ensure high quality housing across all tenures, and the ways in which the schemes have already shown positive outcomes. It is clear that selective licensing has many benefits and I was interested to see the progress so far in the borough. Given the challenges it is evident that increased enforcement capacity will help to improve standards and tackle landlords who are not taking their responsibilities seriously.

One of Home Group’s Customer promises is “provide you with a safe place to live” which was voted the most important by our customers. We are very aware how important safety and security and decent housing is to our customers and we support steps taken to address any poor standards.

Thank you for updating us. Mark Henderson, our CEO, has asked me to confirm our support for your ongoing initiatives. Given our shared commitment to improving housing quality, we are very pleased to support your private rented property.

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licensing schemes and hope that the proposed extension may begin next April, bringing more benefits to local people.

Yours sincerely

[Signature]

Audrey Mitchell
Director of Service Delivery
14th June 2019

Cllr Clare Coghill
Leader of the Council
Waltham Forest Council
Waltham Forest Town Hall
Forest Road
London
E17 4JF

Dear Clare,

Private Rented Licensing Schemes

I am writing to you in support of Waltham Forest’s private property rented licensing schemes. We believe that everyone should have a home and the chance to live well, and are committed to raising the standard for those living in the private rental sector. 20% of the 500 homes we own or manage in your borough are privately rented.

Our private rented accommodation is delivered under our Fizzy Living brand, which aims to set a new rental standard. Fizzy was founded in 2012 on the belief that for too long renters in the private sector have been underserviced and underappreciated. Fizzy guarantees private renters a reliable, trustworthy and transparent landlord.

Our properties and their management consistently receive high levels of customer satisfaction. 97% of our residents have said that they would recommend Fizzy to their friends and family and our residents in Fizzy Walthamstow gave an average score of 4.27/5 in our latest annual customer care survey. Our customers tells us that they like dealing directly with us, rather than an agent, appreciate that there are no agency or renewal fees, and value having a dedicated on-site property manager. We also own our properties so our residents can rent with us for as long as they want. I would love to show you round the Fizzy scheme on Blackhorse Lane sometime soon.

In the four years of its operation, Waltham Forest’s private rented property licensing scheme has successfully improved the quality of accommodation and living conditions for thousands of local people. We support the continuation of the scheme, and want to work together to continue to improve rental standards in the borough.

Yours sincerely,

Geeta Nanda
Chief Executive Officer
From: Cllr Nick Halebi  
Sent: 24 March 2019 00:00  
To: propertylicensing  
Subject: Re: Property Licensing consultation in Waltham Forest

I personally would like to see the landlord licensing extended after April 2020, I feel that these controls are needed to maintain private housing sector at a decent standard, I fear that without these controls the private sector would deliver a much lower standard in the private sector something this council has worked hard to reduce over the last few years.
Good Afternoon,

The London Fire Brigade are happy to support the borough’s proposals which promote and improve the safety within all residential properties.

Kind Regards
Sanjay

Sanjay Prasad
Borough Commander Waltham Forest
London Fire Brigade
34 The Ridgeway, Chingford. E4 6PP
T: 02085247271  M: 07810 850692
sanjay.prasad@london-fire.gov.uk
Dear Michael,

I am writing in support of the London Borough of Waltham Forest’s proposals for a new selective property licensing scheme covering all wards (except Hatch Lane and Endellbury), and a borough-wide additional licensing scheme, which would ensure that all HMOs in Waltham Forest require a licence.

The Mayor of London strongly supports private rented sector property licensing. When designed well, implemented effectively, and consistently enforced, licensing schemes are a critical tool to help local authorities improve standards and conditions in the sector. Around 30 per cent of Londoners are now living in privately rented homes, including 600,000 children. Most landlords manage their properties well and offer their tenants a decent standard of accommodation, but too many are still failing to comply with even their most basic legal responsibilities. It is vital that local authorities are supported to crack down on the slum-like conditions and exploitation of renters for which the worst criminal landlords are responsible.

The evidence that you have provided demonstrates that under your existing selective licensing scheme you have made significant progress in targeting enforcement action to raise standards in privately rented properties, with almost 100 successful prosecutions, more than 90 civil penalties issued, and over 200 multi-agency operations. Your officers have helped ensure that over 3,000 private rented homes meet the standards required by their licensing conditions. However, despite this progress, it is clear from your evidence base that problems persist with poor housing conditions, and that your proposals for the two new licensing schemes will allow you to continue your work to address these ongoing issues. Licensing provides a sustainable income, simple enforcement framework and improved data collection to enable the Council to target your enforcement activity effectively and efficiently.

I believe Waltham Forest is currently operating effective and well-run property licensing and enforcement initiatives, and I support your proposals to continue this important
work. If you or your team would like to discuss anything related to this response further, please contact Lydia Volans or Alicia Savva in the GLA’s Private Rented Sector team (lydia.volans@london.gov.uk / alicia.savva@london.gov.uk).

Yours sincerely,

James Murray
Deputy Mayor for Housing and Residential Development
Dear Michel,

Thank you very much for the opportunity to respond to the consultation on the two private rented sector property licensing schemes proposed in Waltham Forest. Please see below for my responses to the specific consultation questions.

As the London Assembly Member for Hackney, Islington and Waltham Forest, I have seen first hand, and heard even more from constituents, about problems with private renting in London. Over recent years, rents have continued to rise, while the quality of homes has not materially improved, and the market is such that many unscrupulous landlord exploit tenants on low- and middle-incomes, and do not keep their properties in adequate conditions.

As your supporting evidence shows, an ever greater proportion of Waltham Forest – and indeed London – residents are living in the private rented sector. We know that overcrowding is also a growing problem and work from the Mayor of London has found that 22% of children in London grow up in overcrowded homes. Standards are also poorest in the Private Rented Sector, with a recent study estimating that more than a quarter of London’s private rental homes do not meet the Decent Homes Standard.

I therefore absolutely welcome and fully support your proposals to continue the current licensing scheme for private landlords from 2020, and to extend Additional Licensing for Homes of Multiple Occupation.

Government legislation has not kept up with the changing rental landscape, and I am very
pleased that Waltham Forest is taking these important steps to support residents living in the private rented sector, and drive up standards across the borough. The improvements brought through the licensing scheme since 2015 are clearly evidenced in your consultation documents, and I want to commend the work Waltham Forest has done to tackle the issue of poor quality and anti-social behaviour through enforcement of this licensing.

It is vital that these improvements are secured for the long-term, which is why I am expressing my strong support for these proposals. I am really pleased that Waltham Forest is leading the way and sets an example that other London boroughs should – and must – follow.

Yours sincerely,

Jennette Arnold OBE AM
London Assembly Member for Hackney, Islington and Waltham Forest
Dear Michelle

Private Rented Property Licensing Schemes – London Borough of Enfield Consultation Response

Thank you for providing the opportunity to comment on your consultation to introduce two private rented property licensing schemes in Waltham Forest from 1 April 2020.

Enfield Council supports the introduction of your proposed Additional and Selective Licensing schemes. We consider the proposed schemes will continue to improve the conditions of private rented properties for your residents by resolving issues such as poor property conditions, poor property management and anti-social behaviour.

Having reviewed the evidence from your current licensing scheme, it clearly shows the effectiveness of licensing in improving standards in the private rented sector. The evidence demonstrates that licensing has provided additional enforcement powers to tackle these issues by requiring all landlords to sign up to management conditions that help ensure they adopt a responsible
approach to management of their properties, and identify those landlords whose management arrangements are inadequate. We are of the view this could not have been achieved by using existing powers alone. We consider the new proposals will continue to make further improvements in Waltham Forest’s private rented sector by identifying those HMOs and other private rented properties that continue to be managed ineffectively.

The level of enforcement action and high number of prosecutions of landlords is further indication of the success of the current scheme - the positive outcomes and improvements in the level of compliance in the borough’s private rented sector. It is clear that if the proposed schemes were not adopted that this may limit the authority’s ability to tackle future compliance issues and consequently reduce, or even undo, the level of impact currently achieved.

The proposed fees and charges are at a reasonable level. The fee levels are similar to those in other local authorities where selective and additional licensing schemes are in place. We consider Waltham Forest’s proposed approach to fees and charges will help to maximise the positive impact of the schemes.

Enfield believes that the private rented sector has an important role to play in the housing market. We consider licensing benefits both tenants and landlords. It can have a positive effect for landlords; from area improvements that potentially have a positive impact on property values and tenancy turnover. Tenants benefit from improved living conditions and better managed properties. We consider that property standards and safety will continue to be improved in Waltham Forest with the implementation of the licensing schemes proposals.

Yours sincerely

Sue McDaid
Head of Regulatory Services

IMPORTANT – Enfield residents should register for an online Enfield Connected account. Enfield Connected puts many Council services in one place, speeds up your payments and saves you time – to set up your account today go to

www.enfield.gov.uk/connected
Dear Michelle Moloney,

I am writing to you in support of the London Borough of Waltham Forest’s proposed new private rented property licencing scheme. As the London Borough of Newham’s Lead Member for Housing Services I have a keen interest in how neighbouring boroughs are tackling the challenge of criminal landlords and poor property conditions.

Waltham Forest have demonstrated their ability to use licensing responsibly as an effective tool for improving the private rented sector. I am aware that since the original scheme launched in 2015 there have been 94 prosecutions against criminal landlords and agents for a range of offences, nearly 100 financial civil penalties issued and 21 interim management orders served to take control of poorly maintained private rented properties in the borough.

Similar to Waltham Forest, the private rented sector in Newham has grown rapidly in recent years. This rapid growth combined with a weak and inadequate regulatory framework has left vulnerable tenants at the mercy of rogue landlords providing overcrowded and sub-standard homes. Licensing has enabled Newham to identify properties that are in the private rented sector and provides the Council with additional powers to prosecute and enforce high standards.

Through our multiagency operations, we have initiated prosecutions against criminal landlords for over 1,300 housing crimes and banned 28 of the worst offenders from operating altogether. Licencing in Newham has also assisted in recovering over £5.8m of unpaid Council Tax since its introduction as well as tackling tax evasion, detected £300,000 of Housing Benefit fraud, and led to 770 arrests made by police during licencing operations for a range of criminal activities.

It is clear that Waltham Forest is running an effective and properly-enforced property licencing scheme which is helping to improve property standards in the borough and tackle anti-social behaviour sometimes associated with the private rented sector. However despite the effectiveness of the current scheme, it is clear that problems persist and that the evidence exists for the proposed scheme to be introduced. I believe Waltham Forest should be allowed to continue this important work.

Yours sincerely,
Councillor John Gray
Deputy Mayor (Statutory) - Lead Member, Housing Services

CC: Councillor Louise Mitchell
10 June 2019

Dear Clare

RE: Private rented property licencing scheme

I write to confirm my support for the Council’s private rented property licencing schemes and the plan to extend these, to come into effect on April 2020.

I am aware how successful the initial scheme has been since it was introduced in 2015 and the improvements that have been made to residents who privately rent in the borough. I have no doubt that the additional proposed licencing schemes will allow further improvements and drive up property standards in the private rented housing sector in Waltham Forest.

Yours sincerely,

Dr Anwar Khan
Chair
NHS Waltham Forest Clinical Commissioning Group

Selina Douglas
Managing Director
NHS Waltham Forest Clinical Commissioning Group
Dear Cllr Coghill

Thank you for contacting our Leader, Cllr John Holdich, about Waltham Forest Council’s experiences of property licensing since the introduction of your private rented properties licensing scheme in spring 2015. As a council that also operates a licensing scheme for privately rented properties, it is apparent that Peterborough’s experiences have been broadly similar to your own.

Peterborough continues to be one of the fastest growing cities in the UK and like Waltham Forest, the private rented sector is our fastest growing housing sector and accounts for approximately 20 per cent of our housing stock. In December 2016, Peterborough City Council introduced a Selective Licensing scheme in accordance with its powers under Part 3 of the Housing Act 2004.

The scheme requires privately rented properties within a designated area of the city to hold a licence. Within the designated area for licensing, 32.9% of the housing stock is privately rented and a total of 37.9% of the city wide private rented stock is contained within the licensing area. At the time that selective licensing was implemented this equated to 6205 properties.

Data available to Peterborough City Council prior to the implementation of selective licensing indicated that poor living conditions were prevalent in a significant proportion of privately rented homes in the city and that poor management standards associated with privately rented homes were not uncommon. This data was validated early on – in November 2016 the council received 5225 licence applications and of those applications, 938 had gas safe certificates dated November 2016. This suggested that 18% of properties had been previously operating without a valid gas safe certificate.

A primary concern that was raised during consultation prior to the licensing scheme being introduced was a fear that many landlords would simply sell their properties and move out of the licensing areas rather than accept further regulation, leading to a shortage of rental accommodation within the areas and exacerbating issues relating to housing provision/homelessness. However, these concerns were not realised. Between February 2018 and February 2019 the council received 385 licence applications for properties that were new to the rental market, demonstrating that investment is still being made in the rental market within the selective licensing areas.
As of February 2019, the total number of licence applications received by Peterborough City Council was 7951. Over 6900 properties have been subject to a cursory inspection by Licensing Officers, of which 4280 (62%) were found to be maintained in good condition with no category one or high category two hazards. The remaining 2627 (38%) contained defects/hazards of such a nature as to warrant intervention from housing enforcement officers.

Our enforcement officers are for the first time able to employ methods of targeted intervention based on intelligence/data which has allowed the council to use its resources more efficiently in order to improve overall standards in the sector, all of which plays a key role in helping the council to deliver its corporate priorities of safeguarding children and vulnerable adults and keeping our communities safe, cohesive and healthy.

To date, the council has brought a number of successful prosecutions and has issued a number of civil penalties for a range of housing offences. I commend Waltham Forest Council’s successes in this area and I acknowledge that in Peterborough, as in Waltham Forest, these successes would not have been possible without an effective licensing scheme in place.

Based on Peterborough’s experience of selective licensing and the results in tackling criminal/negligent landlords and improving the standards of privately rented homes you have demonstrated to date, I fully support your application for further private rented property licensing schemes in your area. It is my hope that a successful application will allow you to build on your success so that all of your residents can enjoy access to safe, good quality accommodation irrespective of tenure.

Yours sincerely

Adrian Chapman
Service Director : Communities & Safety

cc : Cllr John Holdich, Leader of Peterborough City Council
Dear Cllr Coghill,

Thank you for your letter to Andy Donald, dated 4th June 2019, regarding the consultation on the proposal by the London Borough of Waltham Forest to implement two new private rented property licensing schemes from 1st April 2020 when the current selective licensing scheme comes to an end.

The consultation confirms that Waltham Forest Council propose to implement a selective licensing scheme across all wards, with the exception of Hatch Lane and Endlebury, such that homes that are privately rented to single family households or no more than two unrelated persons are required to be licensed, and a Borough wide additional licensing scheme to require the licensing of all other Houses in Multiple Occupation (HMO’s) that do not fall within the scope of Mandatory HMO licensing.

As is highlighted in your consultation, property licensing schemes can be implemented to address concerns about antisocial behaviour and criminal activity associated with some tenants within the private rented sector.

I confirm that the London Borough of Redbridge is fully supportive of the implementation of both of the private rented property licensing schemes that are proposed by the London Borough of Waltham Forest.

Such schemes enable Local Authorities to tackle poor housing conditions in the sector, and your consultation confirms that 15% of the properties in the sector are estimated to have at least one Category 1 hazard. The consultation also highlights particular concerns about HMO’s where there is increasing evidence of poor management standards and overcrowding resulting in significant risks to the health and safety of occupiers.

The London Borough of Redbridge currently operates both selective and additional licensing schemes. There are two selective licensing schemes within the Borough, Scheme
1 now encompasses three wards, being the Clementswood, Valentines and Ilford Town wards, and came into force in June 2017. Scheme 2 encompasses a further 12 wards across the Borough and came into force on 1st October 2018. The additional licensing scheme is Borough wide and came into force in April 2017.

There is a close correlation between the housing markets in both the London Boroughs of Redbridge and Waltham Forest. Property types and rental values are similar and both Boroughs have seen significant increases in the percentage of the housing market now taken up by the private rented sector. The consultation confirms that the private rented sector in Waltham Forest has increased from 15% of the housing market in 2001 to 37% in 2018.

Many landlords, letting agents and managing agents operate across both Boroughs and the implementation of both licensing schemes within Waltham Forest will offer opportunities to tackle the growing areas of concern within the private rented sector that are associated with rogue landlords, subletting of properties, overcrowding and poor property management. The consultation confirms that up to 25% of the sector in Waltham Forest is thought to be overcrowded.

The private rented sector is also becoming increasingly associated with the exploitation of vulnerable persons in the form of human trafficking and modern slavery, and the intelligence gathered from the property licensing schemes proposed can be used as a tool to identify properties and persons associated with such practices.

Colleagues in the Consumer Protection and Licensing department of the London Borough of Redbridge will welcome opportunities to work closely with colleagues from your authority to develop joint working practices that will offer support to compliant landlords and tenants and which will target those landlords and agents who are, and remain to be, non-compliant to ensure that consistent regulation and appropriate enforcement action is taken against them and that such action is effectively publicised.

Yours sincerely,

[Signature]

Barry Francis
Operational Director of Civic Pride
London Borough of Redbridge
Dear Clare

Thank you for your email. Sorry for the delay in replying.

We don’t provide specific letters of support for individual schemes, but please do feel free to use our policy statement below as part of your submission:

*Shelter sees selective licensing as one of the best tools councils have to understand and tackle poor conditions and rogue landlords in their local private rented sector. Effective proactive enforcement is almost inconceivable without it. We thus support councils making full use of licensing powers to protect their residents from living in poor quality housing, particularly those like Waltham Forest with large numbers of private renting residents.*

With best wishes

Polly
Friday, 7th June 2019

To: Cllr Coghill

(By email)

Dear Cllr Coghill,

Waltham Forest

Re: Proposal to introduce licensing for ‘non-mandatory’ Houses in Multiple Occupation (HMOs)

I am writing on behalf of Thames Reach to support the borough’s proposal to introduce licensing for HMOs. As a charity working mainly with single homeless people we are largely dependent on the private rented sector to provide settled accommodation for people at risk of, and people recovering from homelessness. Over the past five years we have seen a decline in both the quality and the quantity of the accommodation available to people claiming benefits. In many cases they are dependent wholly or in part on benefits for their housing costs, and because of this the only accommodation available to them is a room in a shared house, with HMOs playing an increasingly important role as a housing option for the people we work with. Because of this, we support the proposal to introduce licensing for HMOs which we feel has the potential to strengthen protection for this group.

However we feel that this issue cannot be considered in isolation from the need to review the benefits system to allow people who claim benefits, (including those who are in low-paid work) better access to accommodation in the private rented sector. While the private rented sector is growing, benefits rules mean that less and less of it is accessible to this group. This means that people on benefits lose accommodation because they cannot afford the rent, and they stay homeless for longer, because accommodation is not affordable for them, and that there is little incentive for responsible landlords to cater for this part of the market.

Please do not hesitate to contact me if you would like to discuss this further,

Yours sincerely,

Bill Tidnam

Chief Executive
Dear Ms Moloney

**LB Waltham Forest’s proposals for Landlord Licensing Schemes**

LB Tower Hamlets fully supports LB Waltham Forest’s proposals to introduce a Selective Licensing scheme across all wards in Waltham Forest except Hatch Lane and Endlebury from 1 April 2020 after your current scheme comes to an end. We are beginning to see the benefits of our own Selective Licensing scheme two and a half years after its introduction: we therefore understand that these kinds of scheme take time to address the years of systemic under-regulation of the private rented sector. We believe that the good work you have done so far through your selective licensing scheme would be in danger of being reversed if you are unable to follow through on that work over the next five years.

We also fully support your proposal to introduce a borough-wide Additional Licensing scheme for eligible HMOs not within the scope of Mandatory Licensing. This would align Waltham Forest with the Additional Licensing scheme in Tower Hamlets, making the picture for HMO landlords and tenants more consistent across the East London sub-region.

Yours sincerely

Marc Lancaster
Private Sector Housing Policy Officer
Dear Councillor Coghill

Private Rented Sector Housing Scheme

Clarion Housing exists to serve those that are not adequately served by the market but we are also keen that the 37% of people current living in the private rented sector are provided with well managed, high quality accommodation.

We have for a long time worked closely with Waltham Forest and the borough has been an invaluable partner in working with us to provide affordable housing in the borough.

We know that the council is passionate about ensuring the wellbeing of its residents. Having a well managed and well run private rented sector which delivers a good service to the tenants it houses is key to this. We believe that the measures proposed by Waltham Forest for their licensing regime will have a number of benefits for both borough residents and for us as a large landlord in the borough. As a result, we are supportive of the proposed aims of the consultations and are writing in favour of their scheme to introduce both large scale selective licensing in 18 wards of the borough, where evidence about poor housing conditions and anti-social behaviour meets the statutory criteria for a selective licensing designation, and a proposal to introduce a borough-wide additional licensing scheme to regulate the management, use, occupation and condition of Houses in Multiple Occupation (HMOs).

It is clear that if this proactive approach to how the private rented sector in the borough is managed is approved, the quality of homes and standards within Waltham Forest will increase.

We also believe that these proposals will have a wider impact on wellbeing in the borough and through our mutual working we believe that this will have an overall reduction in anti social behaviour in our communities.
As a result, we would encourage acceptance of the proposed regimes and therefore want to put our support on record while the borough is having its consultation.

I hope that this is helpful and please let me know if you require anything further.

Yours sincerely,

Michelle Reynolds
Housing Association Chief Operating Officer
Dear Councillor Clare Coghill

Waltham Forest private property licensing scheme consultations

Thank you for writing to me with respect to the achievements of Waltham Forest’s borough-wide Selective Licensing scheme. I was also greatly interested to hear about your Council’s proposals to continue Selective Licensing for another five years, along with a borough-wide Additional Licensing Scheme.

As a Selective Licensing Authority, Great Yarmouth Borough Council is aware of the significant entrenched multiple deprivations, poor housing conditions, high rates or crime and ASB, and low housing demand that make it a necessity to introduce a Selective Licensing Scheme. The Council found such conditions within its designation in the Nelson Ward, where 60% of the properties were privately rented, the area is within the 10% most deprived in the country and includes the 20th most deprived LSOA (Lower Layer Super Output Area) in the country.

Your evidence on enforcement interventions within Waltham Forest’s Selective Licensing Scheme, clearly demonstrates the success that a well-conceived scheme can have tackling rogue landlord behaviour, ASB, and poor housing standards. Surely Waltham Forest’s proposed Selective Licensing and Additional Licensing Designations can only build on and enhance this work.

Please accept my letter as an endorsement on behalf of Great Yarmouth Borough Council, for Waltham Forest’s ambitious private property licensing scheme proposals, for which I trust that the Secretary of State gives the necessary approvals to allow implementation from 1 April 2020.

I do hope that you find my letter of support of help and interest, and I personally welcome
you and your Officers to visit the Borough, should you wish to find out more about our work in the Private Rented Sector. This includes our £2M investment to purchase and improve the housing stock, and our NLA endorsed Selective Licensing Scheme with our ‘Delivery Partner’ The Home Safe Scheme, and work with our nationally-renowned ‘Neighbourhoods that Work’ partnership to tackle the significant multiple-deprivations in the area.

Yours sincerely

Cllr Carl Smith
Leader of Great Yarmouth Borough Council