

Housing Strategy

**Charnwood Borough Council
2024 - 2029**

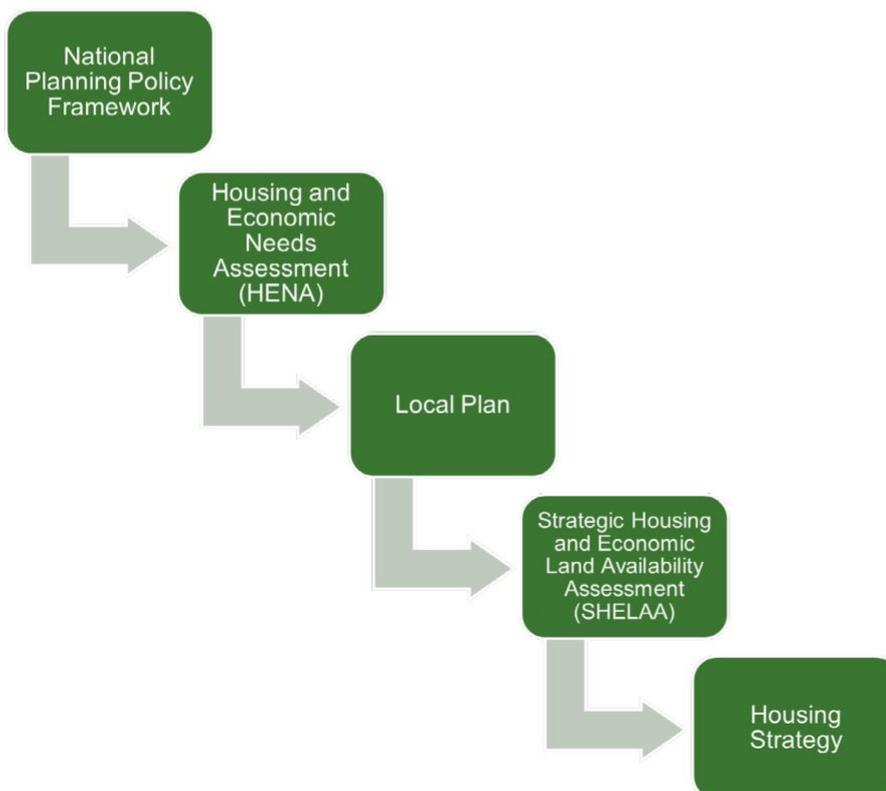
Housing Strategy

Aims

This document sets out how we intend to meet the challenge of delivering new homes for our growing population, monitor the quality of the private rented sector and respond to the climate emergency.

Strategic aims for Charnwood Borough Council:

- Deliver sufficient supply of new homes, calculated through a robust standard methodology, to meet the needs of a growing population
- Use the planning process to harness the potential of private development to deliver affordable homes for rent and purchase
- Align the location of homes with economic and employment needs and growth
- Work proactively with private developers and registered providers to meet the need for affordable homes
- Work collaboratively with strategic partners and commissioners to deliver specialist housing, including accommodation for older people
- Use council-owned assets, including land, to contribute to the supply of new homes
- Work with owners and landlords of homes in the private sector to improve property condition, including energy efficiency
- Deliver active asset management across our own housing stock to improve financial performance and property condition, including energy efficiency.



National Planning Policy Framework

[National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

Preparation of this strategy has required consideration of the National Planning Policy Framework (NPPF).

The NPPF sets out government planning policies and how these should be applied, providing a framework within which locally prepared plans for housing and other development can be produced.

The requirements of the NPPF must be considered in the Charnwood Local Plan and planning law requires applications for planning permission to be determined in accordance with the Local Plan.

To achieve sustainable development the planning system has three overarching and interdependent objectives:

- **Economic objective** – to help build a strong, responsive and competitive economy by ensuring sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure
- **Social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support the health, social and cultural well-being of communities
- **Environmental objective** – to protect and enhance our natural, built and historic environment including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

The presumption in favour of sustainable development

Local Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas.

For **decision-taking** this means approving development proposals that accord with an up-to-date Local Plan without delay.

The presumption in favour of sustainable development does not change the statutory status of the Local Plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

Strategic Policies

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

- Housing (including affordable housing), employment, retail, leisure and other commercial development
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
- Community facilities (such as health, education and cultural infrastructure)
- Conservation and enhancement of the natural, built and historic environment

Development contributions

Local Plans should set out the contributions expected from market-led development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

Delivering a sufficient supply of homes

To support the government objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with planning permission is developed without unnecessary delay.

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.

In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be calculated when establishing the amount of housing required.

The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including:

- Affordable housing (rented and home ownership)
- Families with children
- Older people
- Students
- People with disabilities
- Service families
- Travellers
- People who rent their homes
- People wishing to commission or build their own homes

Where a need for affordable housing is identified, planning permissions for market-led developments should specify the type of affordable housing required and expect it to be met on-site unless:

- Off-site provision or an appropriate financial contribution in lieu can be robustly justified
- The agreed approach contributes to the objective of creating mixed and balanced communities

Affordable housing on market-led developments is secured through section 106 (s106) Agreements (Town and Country Planning Act 1990). These legal agreements between local authorities and developers are linked to planning permissions and can also be known as planning obligations or “development gain”.

A typical Charnwood Borough Council s106 Agreement may prescribe an affordable housing requirement of 30% in all major developments with exceptions for brownfield sites, where the requirement may be reduced to 10% to encourage regeneration. The Agreement will also require a mix of housing types, tenures and sizes including homes to meet the needs of our ageing population and homes that are wheelchair accessible. It is usual for to Agreement to specify the proportion of affordable homes for rent and for purchase including shared ownership and discount market sale (First Homes).

Local authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.

The Leicester & Leicestershire Housing & Economic Needs Assessment Housing Distribution Paper April 2022 (HENA) identifies these figures for Leicester City and each of the district authority areas including Charnwood.

[Leicester & Leicestershire HENA \(June 2022\).pdf \(charnwood.gov.uk\)](#)

Identifying land for homes

[Strategic Housing and Employment Land Availability Assessment, 2020 - Charnwood Borough Council](#)

Local authorities should have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment (SHLAA). From this, planning policies should identify a sufficient supply and mix of sites, considering availability, suitability and likely economic viability.

Planning policies should identify a supply of:

- Deliverable sites for years 1- 5 of the plan period
- Developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and can be built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- Identify, through the Local Plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare
- Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward
- Support the development of windfall sites through their policies and decisions
- Work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority area. These sites should be on land which is not already allocated for housing and should:

- Comprise of entry-level homes which offer one or more types of affordable housing as defined in the NPPF
- Be adjacent to existing settlements, proportionate in size, not compromise the protection given to areas or assets of particular importance in the NPPF, and comply with any local design policies and standards

The NPPF defines affordable housing as follows:

“Affordable housing is social rented, affordable rented (with rents of up to 80% of market rents) and intermediate housing (including homes for sale) provided to certain households whose needs are not met by the market”

The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).

Thousands of homes are already planned for the large Sustainable Urban Extension (SUE) developments west of Loughborough (Garendon Park), north of Birstall (Broadnook) and northeast of Leicester (Thorpebury).

In total these developments provide space for 10,603 new homes already planned in the borough.

Maintaining supply and delivery

Planning policies should include a trajectory illustrating the expected rate of housing delivery over the plan period. Local authorities should identify and update annually a supply of deliverable sites to provide a minimum of a 5-year supply of housing against their housing requirement and include a buffer to ensure delivery.

To maintain the supply of housing, local authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous 3 years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

Rural housing

In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments to reflect local needs. Local authorities should support opportunities to bring forward rural exception sites providing affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would support financial viability.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Planning policies and decisions should avoid the development of isolated homes in the countryside unless certain defined circumstances apply.

Leicester & Leicestershire Housing & Economic Needs Assessment

The Housing and Economic Needs Assessment (HENA) has been commissioned by the local authorities across Leicester & Leicestershire and the Leicester and Leicestershire Enterprise Partnership (LLEP) to inform Local Plans across the sub-region.

The HENA provides a joint evidence base relating to housing need, economic growth and employment land needs recognising that housing market and functional economic geographies broadly align to the county boundary.

Economic & Property Market Dynamics

Leicester & Leicestershire is a £27 billion economy which supported 550,000 jobs in 2019 and in recent years has performed well.

Key employment sectors include manufacturing with a particular focus on food and drink, textiles, metals, logistics, distribution and education including three universities. Finance and insurance are strongly represented in Leicester and other potential growth sectors include space technologies, focused on Leicester; and life sciences, focused on Loughborough. Agricultural-focused activities are important in the rural parts of the county.

Leicester City is the largest economy but has land supply constraints affecting ability to meet the housing need to support this economy. The HENA assesses how housing need over the period to 2036 might be distributed between the Leicestershire authorities

There are three broad considerations in assessing the distribution of homes and unmet need:

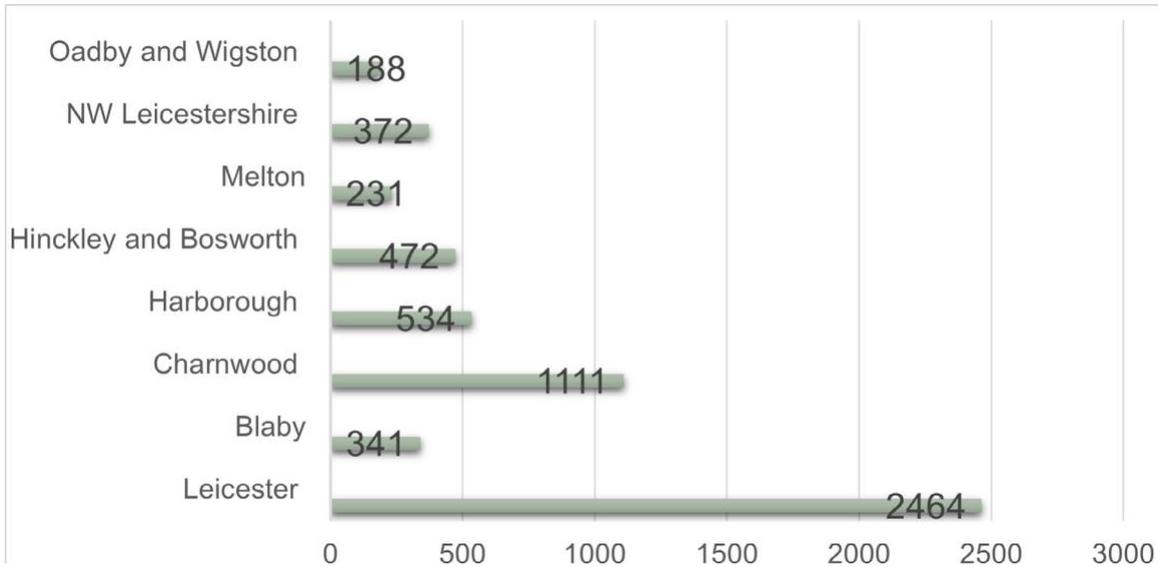
- Functional relationships between different authorities and Leicester City
- Local alignment of jobs and homes
- Deliverability considering supply and market capacity

The local housing market has performed strongly in recent years, with long-term price growth of 6.4% per annum resulting in a median house price of £222,000 in 2020. Melton and Harborough have seen the strongest recent growth in absolute terms. Sales of detached and semi-detached homes predominate, with the evidence pointing to weaker relative demand for flats. Leicester City has seen the strongest rental growth over the last 5 years but average rents of £600 per month are slightly below the Leicestershire average of £625.

Population growth has been above average since 2011 with the Leicester population growing by 7.5% and Leicestershire by 8.4%. More recent trends have seen relative growth in the county than the city with evidence showing a correlation with housing delivery.

Overall Housing Needs

Minimum Local Housing Need using the Standard Method – Dwellings per annum



Leicester City is unable to meet its housing need in full within its administrative area. The latest evidence points to an unmet need for 15,935 dwellings in the city over the period to 2036.

The long-term distribution of development in the sub-region is to be informed by a Strategic Growth Plan (2018). However as there is a lead-in time to the delivery of major strategic sites and growth locations, which can be 10 years or more, so the HENA proposes an interim distribution of housing to address unmet needs from Leicester to 2036.

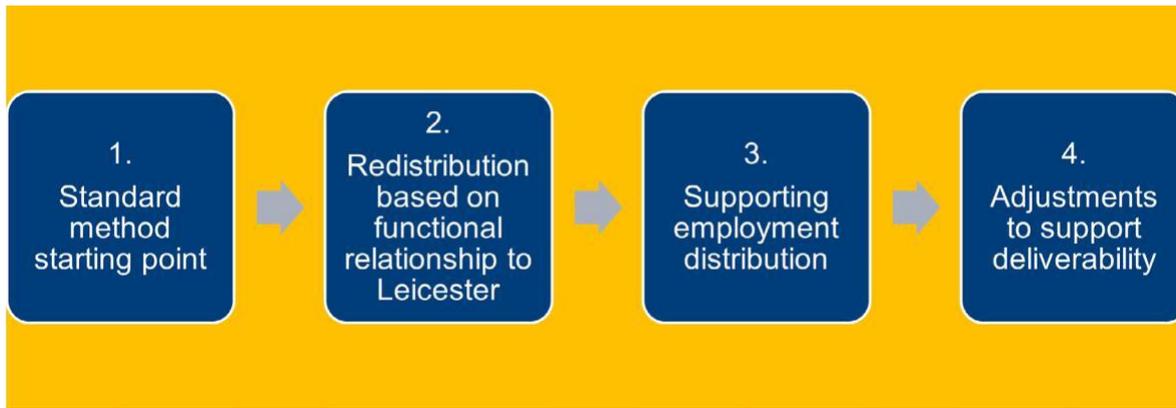
The standard method of calculating housing need is a minimum level of provision. A redistribution is considered based on the functional relationship of different Leicestershire local authorities with the city.

Adjustments are then made to this distribution:

- To align new homes with the spatial distribution of future employment growth over the period to 2036
- To promote a balance in the delivery of jobs and homes at a local level and limit the need to travel
- Consider the deliverability of the distribution of development

Adjustments are then made to ensure different local authorities are sharing the burden in meeting unmet need and to ensure deliverability of the proposed distribution from a market capacity perspective.

Overview of Housing Distribution Methodology



The standard method calculation is set out in the Planning Practice Guidance (PPG) and provides a starting point for considering overall housing need.

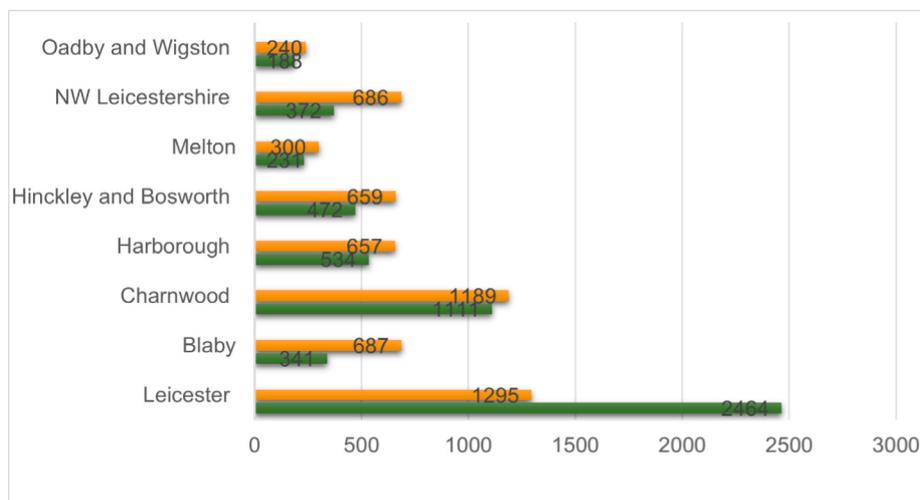
The latest data (March 2022) points to a housing need as follows:

Standard Method Local Housing Need Dwellings per annum

Local authority area	Dwellings per annum
Leicester	2,464
Blaby	341
Charnwood	1,111*
Harborough	534
Hinckley & Bosworth	472
Melton	231
North West Leicestershire	372
Oadby & Wigston	188
Leicester and Leicestershire	5,713

Charnwood’s figure is set using the data from 2021 (including household growth for the 2011-21 period and 2020 affordability ratio) as it submitted its Local Plan for Examination in December 2021.

Proposed Interim Distribution of Housing Need, 2020-36



The authorities in the Leicester and Leicestershire Housing Market Area (HMA) must work together to address the unmet need in Leicester and agree an alternative distribution of housing provision.

The urban area extends beyond the Leicester City administrative boundaries into Oadby and Wigston, Blaby and Charnwood and to a more modest extent into Harborough. There are several settlements within the Leicestershire authorities which are close to Leicester but remain freestanding settlements including Anstey and Syston. It is therefore necessary to consider the migration and commuting relationship between the City and the Leicestershire authorities.

The strongest migrating and commuting relationships are with Oadby and Wigston, Charnwood and Blaby. The strongest in-commuting to Leicester is from Charnwood and Blaby, followed by Oadby and Wigston and the pattern is similar for migration.

There is a rationale for locating homes in areas from which people commute into Leicester, as the commuting flow is indicative of a housing market relationship. Equally where there is out commuting from Leicester, locating homes in these areas may help to reduce journey times and distances.

The next step is to compare the standard method figures for different areas to the potential employment growth and the associated economic-led housing need identified in the HENA.

Any redistribution of housing need from Leicester to county local authorities will support workforce growth in the recipient authority, support economic growth in these areas and minimise commuting.

The third stage of the process of considering the potential housing distribution is to appraise deliverability considerations. This includes issues related to land supply and to the localised market capacity to absorb growth.

HENA Conclusions and Summary

The standard calculation method indicates a need for 91,400 homes across the Leicester and Leicestershire Housing Market Area (HMA) over the 2020-36 period. Leicester City has a constrained land supply, resulting in an unmet need of 18,700 homes. The authorities in the Housing Market Area are required through national policy to work together to address this and agree a revised distribution of housing provision through the Duty to Cooperate.

The HENA identified three broad considerations in assessing the distribution of homes and unmet need:

- Functional relationships between different authorities and Leicester
- Local alignment of jobs and homes
- Deliverability (including issues of both land supply and market capacity)

The standard method is a minimum level of provision for each Leicestershire local authority, as individual local plans would be expected (in line with the NPPF) to meet their own need using the standard method.

The next step was then to consider the redistribution of the Leicester City unmet need. The functional relationships of the different Leicestershire authorities with the City have been considered, taking account of migration and commuting relationships between the authorities to generate an initial distribution of unmet need.

Adjustments were then made to this distribution to align with the spatial distribution of future employment growth, to achieve balance in the delivery of jobs and homes at a local level and limit the need to travel. This seeks to locate houses close to where job opportunities arise and provide additional labour where needed.

The third consideration is the likely deliverability of distributed development taking into account where authorities are already planning for higher growth or where there are land supply constraints restricting development.

The HENA then considers the comparative rate of housing growth in different areas and adjusts the distribution to support deliverability, and ensure all authorities are contributing proportionally to the unmet need. This approach will avoid over-concentrating development in specific areas which could result in localised market capacity issues which inhibit the delivery of overall housing need.

The revised figures will be tested through the plan-making process and sustainability appraisals to ensure that these potential scales of growth are achievable. They are intended to help inform, alongside other evidence, the setting of housing requirement figures to 2036.

Charnwood Local Plan

The Charnwood Local Plan 2021-37 has been under development for several years and is currently in the examination process. The plan will provide a robust strategy for growth which simultaneously safeguards the environment and builds healthy communities.

The plan identifies the location of land and infrastructure needed to support the growth of the borough up to 2037 and meet Government targets for new homes, in addition to providing employment land and critical infrastructure.

Independent planning inspectors have been appointed by Government to scrutinise the plan to assess whether it is “sound”:

There are four tests of soundness:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- Justified – the plan should be the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence.
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Growth objectives in the Local Plan

- Development of Loughborough as the economic, social and cultural heart of the borough. Focus on new homes as well as developing a town centre offer with a diverse mix of uses including retail, residential, leisure, office and professional services.
- Regeneration and growth around the edge of Leicester, as the county's central city, and additional focus on Shepshed as part of the town's ongoing regeneration and its role as the county's international gateway.
- Delivery of 8,355 new homes, plus schools and associated infrastructure, in the three Sustainable Urban Extensions (SUEs) which have already been approved for Garendon Park, Broadnook and Thorpebury.
- Additional development will be divided between Leicester's urban edge at Birstall, Thurmaston and Syston (2,104 homes), Loughborough (2,242 homes), Shepshed (1,878 homes), large villages, (1,819 homes) and small villages (815 homes).
- The majority of new housing in larger villages split between Anstey (647 homes), Barrow (703 homes) and Sileby (345 homes). Focus of development to provide the critical mass of homes needed to secure infrastructure, such as schools and roads, to meet existing and future demand.
- New primary schools planned for Anstey, Barrow, Loughborough, Shepshed and Syston. Partnership working on a new school for Glenfield. Extension of the existing school at Cossington to support development at Sileby.
- Allocation of 81 hectares of employment land, including 15 hectares of office space and 66 hectares of light industrial land, across Farendon Park, Broadnook and Thorpebury, plus other sites including Watermead Business Park and Dishley Grange.
- Allocation of 73 hectares of land for the long-term expansion of Loughborough University Science and Enterprise Park (LUSEP) to support investment, innovation and high-technology jobs.
- Various enterprise development initiatives are included to support growing businesses. These include flexible office and managed workspace, live/work units, small business units and freehold industrial units. Superfast broadband required for all new homes and employment land.
- Support for the rural economy with environmentally sensitive small-scale business expansion and farm diversification through conversion of existing buildings.

Strategic Housing and Economic Land Availability

Assessment (SHELAA) Report

The National Planning Policy Framework (NPPF) requires strategic policy-making authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to *“have a clear understanding of the land available in their area. From this, planning policies should identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability”*.

The NPPF also requires planning policies to *“set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth”*. To support this economic growth planning policies should *“set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period”*.

Growth objectives in the Local Plan

The Charnwood Strategic Housing and Economic Land Availability Assessment (SHELAA) responds to both the housing and employment requirements set out in the NPPF and provides an assessment of the land available in the Borough.

The purpose of the SHELAA is to provide evidence which:

- Identifies sites in Charnwood with the potential for housing and employment
- Assesses that potential
- Considers when these sites are likely to be developed

It is important to note that the SHELAA does not represent policy and will not be used to determine whether a site should be allocated or granted planning permission for development. The SHELAA simply determines which sites are suitable, available and achievable for housing and employment development.

The SHELAA is an important part of the evidence base for local plan making. It helps to monitor the housing trajectory set out in the Local Plan and provides evidence of the five-year supply of deliverable sites.

The Housing Delivery Test

The Housing Delivery Test is an annual measurement of housing delivery in plan-making authorities. The test is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling 3-year period.

Local Challenges

Sheltered Accommodation Review

The council owns 13 sheltered accommodation schemes providing over 400 units. Sheltered accommodation is defined as independent living with each individual dwelling having front door. Residents also have a 24-hour alarm system, mobile warden service, access to a communal lounge and a programme of activities is also provided.

Most of these schemes contain a mixture of bedsits and flats. Many bedsit units are small, do not have kitchens with adequate space and layout, and are not self-contained so residents therefore use shared bathing facilities. There are long corridors and changes in levels at schemes, making schemes hard for people with mobility issues to navigate. Most schemes were constructed in the late 1960s and early 1970s and do not meet either the needs of aspirations of older people.

These properties are hard to let, and the number of void properties has increased over time. The rents are low, and there are high costs associated with the blocks, which perform poorly from a financial asset perspective.

Much of the accommodation is well located in the centre of settlements, close to shops and services. Schemes have a social value, and many have a sense of community, however the reduction in occupancy has inevitably led to a reduction in social activity.

Charnwood like many authorities have found that the local authority housing developed and available for older people no longer meets demand and this is borne out by high levels of empty properties and lengthy void times.

A Project Group is assessing asset performance across our sheltered stock and exploring options for remodelling or redevelopment of sites

Owned Stock – Asset Management

As a stock-holding authority we aim to provide high-quality housing for our residents through our Asset Management Strategy 2023 – 2028. The asset management strategy will contribute to delivery of our corporate plans and deliver three core components of asset management:

- **Stock investment:** Investing to maintain the stock to a standard that meets customer and council needs and regulatory requirements including building safety.
- **Active Asset Management:** Activities to improve the performance of assets that have a poor social, economic or environmental performance, because of low demand or high costs, and either improving them, or replacing them with properties which are fit for purpose.
- **Supporting wider objectives:** Being clear where and how asset management is supporting wider objectives, such as, energy efficiency, increasing the supply of new homes and creating sustainable communities.

The document is designed as a robust, evidenced based asset management strategy to lead our investment decisions. Its foundations are our understanding of our properties and the work needed to keep them in a good condition, safe and energy efficient alongside resident priorities for their homes. It seeks to deliver value for money for the council and our current and future residents.

[Charnwood Borough Council Asset Management Strategy 2023 - 2028](#)

Private Sector Licensing

The Council recognises the privately rented sector as an important source of accommodation for Charnwood Residents.

The 2021 Census shows an increase in households privately renting, a decrease in those owning their home with a mortgage, and a decrease in the number of social rented homes in the Borough since 2011. This reflects the national picture with younger households finding it more difficult to access to home ownership and social housing than previous generations.

Percentage of households by tenure in Charnwood		
Tenure	2011	2021
Private Rented	14.1%	17.5%
Owns Outright	35.7%	37.4%
Own with a Mortgage	36.4%	33.4%
Social Rented	11.8%	11.3%

(Source: Office for National Statistics, 2011, 2021)

To ensure the quality of privately rented accommodation in Charnwood, the council have introduced selective and additional licensing.

There are three private sector housing licensing schemes in Charnwood to monitor the quality and safety of properties:

- Mandatory and additional schemes for houses in multiple occupation (HMOs)
- Selective scheme for privately rented properties in the Lemyngton and Hastings wards in Loughborough

A licence is required for a rented property which either:

- Meets the definition of being a house in multiple occupation (HMO) anywhere in the borough of Charnwood
- A privately rented property located in the Hastings or Lemyngton wards in Loughborough

Licensing of Houses in Multiple Occupation (HMO)

The Housing Act 2004 requires Local Housing Authorities to licence mandatory licensable HMOs and allows the licensing of other HMOs through an additional licencing scheme.

Types of housing licensing are:

- Mandatory Licensing
- Additional Licensing

A HMO is an entire house or flat let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom, or toilet. For a property to be classed as a HMO, it must be used as the tenants only or main residence and it should be used solely or mainly to house tenants.

Mandatory Licensing

Mandatory Licensing under Part 2 of the Housing Act 2004 requires a HMO occupied by 5 or more persons in 2 or more households, sharing an amenity regardless of the number of storeys, to be licensed.

The Council has a responsibility under Section 55 of the Housing Act 2004 to licence all Mandatory HMOs.

Additional Licensing

The Housing Act 2004 provides a power for Local Authorities to licence HMOs which are not covered by Mandatory Licensing. Part 2 of the Housing Act provides for Additional Licensing of HMOs for example, in a particular area or the whole borough for those not covered by Mandatory Licensing.

Charnwood Borough Council has designated the whole of the Borough subject to Additional Licensing in respect of the following types of HMOs:

- HMOs of any size of building that are occupied by 3 or 4 persons
- Section 257 HMOs (a s257 HMO is a building which has been converted, or part converted, into self-contained flats that did not comply with the appropriate building standards and still does not comply with those standards, and less than two-thirds of the self-contained flats are owner occupied).

Selective Licensing

Selective Licensing was introduced in the Hastings and Lemyngton Wards of Loughborough in April 2023. Landlords must have a selective licence if they rent out a home in those areas, where the tenants consist of one household, or two households, with no more than two people sharing.

Management Arrangements

The Council must be satisfied that “the proposed management arrangements are satisfactory” before granting a licence. Those arrangements include (but are not limited to) consideration of whether the:

- Persons proposed to be involved in the management of the premises has a sufficient level of competence to be involved.
- Persons proposed to be involved with the management of the premises are actually involved in the management.
- Persons are ‘fit and proper’ and the proposed management structures and funding arrangements are suitable.

When considering whether a person is ‘fit and proper’ the council will have regard to the conduct of the relevant person concerned including any evidence of:

- Committed any offence involving fraud or other dishonesty, violence or drugs and sexual offences listed in the Sexual Offences Act 2003
- Unlawful discrimination on the grounds of sex, race, ethnic or national origins or disability
- Contravened any provision of Housing, Public Health or Landlord and Tenant law (including Part 3 of the Immigration Act 2016); or acted otherwise than in accordance with an approved code of practice

Having a fire risk assessment for a licensed HMO is a legal requirement under the Regulatory Reform (Fire Safety) Order 2005, which is enforced by East Midlands Fire and Rescue Authority.

Energy Efficiency Grants

As part of our commitment to reducing carbon emissions in line with our Climate Change Strategy, and improving standards in private housing across the Borough, Charnwood Borough Council is a member of the Leicestershire Green Living Partnership.

The Partnership delivers energy efficiency grants to homes and residents in the private sector and typical Installations include measures such as external wall insulation, solar PV panels and loft insulation.

During 2022/23 we were able to facilitate 67 energy efficiency measures in 66 properties in Charnwood using £510,435 of grant funding. CBC will commit to remaining in the partnership, ensuring delivery of future grant allocations to improve energy efficiency in the private sector.