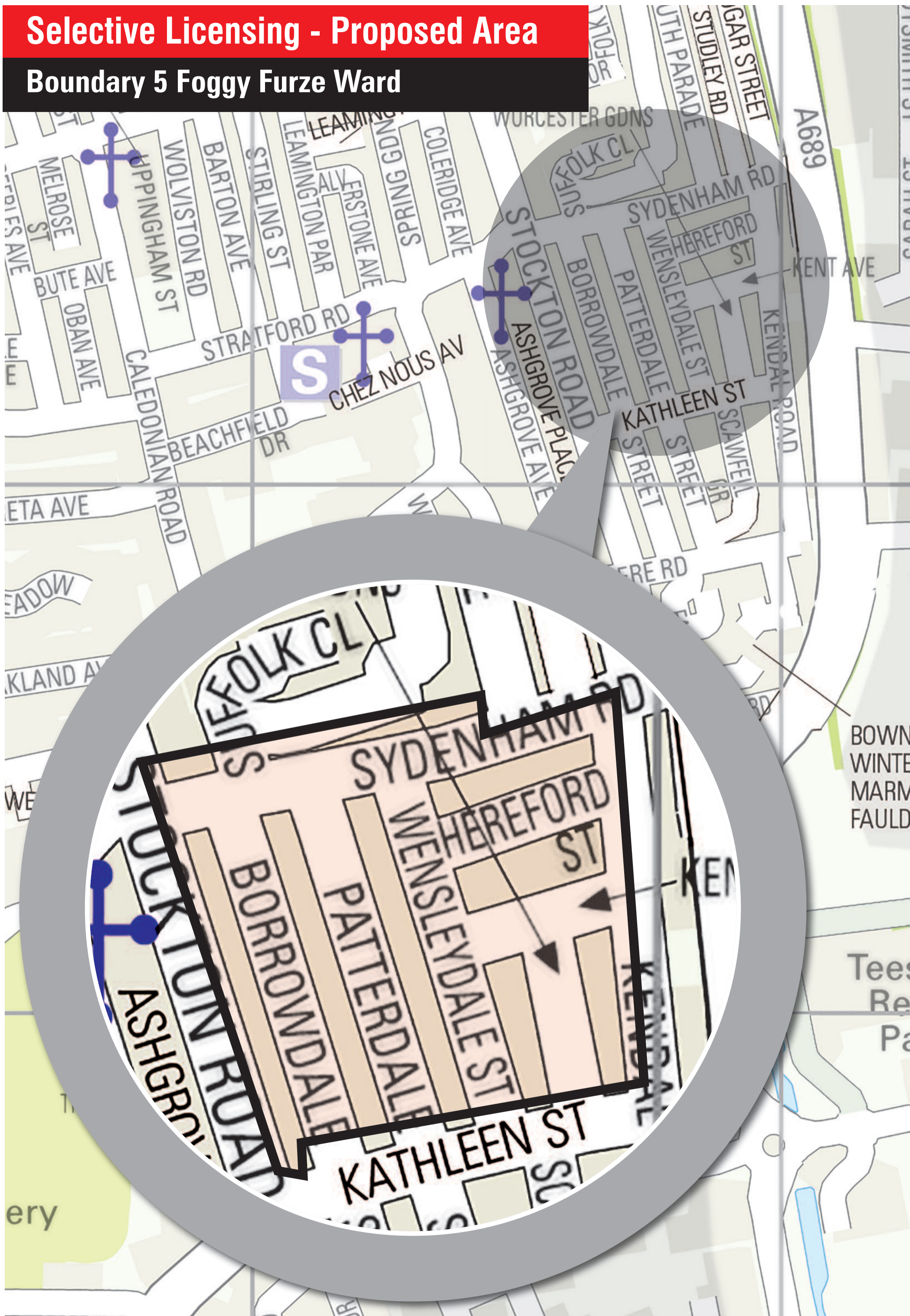


Selective Licensing - Proposed Area

Boundary 5 Foggy Furze Ward



Part 1: Proposed Boundary 5 (n=26)

PLEASE ONLY ANSWER QUESTIONS BELOW IF YOU OWN OR MANAGE PROPERTY IN BOUNDARY 5

Q1 How long have you owned or managed property in this area? (n=25)
PLEASE TICK (✓) ONE BOX ONLY

Less than a year 16%	1 year but less than 2 years 8%	2 years but less than 5 years 8%	Between 5 and 10 years 44%	More than 10 years 24%
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Q2 How many properties do you own or manage in this area? (n=25)
PLEASE WRITE IN THE BOX BELOW

n=17 (1 property), n=7 (2 properties), n=1 (12 properties)

Q3 How satisfied or dissatisfied are you with this area? (n=25)
PLEASE TICK (✓) ONE BOX ONLY

Very satisfied 8%	Satisfied 12%	Neither satisfied nor dissatisfied 36%	Dissatisfied 32%	Very dissatisfied 12%	Don't know 0%
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Q4 Have you experienced any of the following problems or issues with your tenant(s) and / or a neighbouring property or resident, over the last 3 years in this area? (n=16)
PLEASE TICK (✓) ALL BOXES THAT APPLY

- | | |
|---|-----|
| (1) Reports from your tenant(s) of persistent noisy / nuisance neighbours | 38% |
| (2) Incidents of anti-social behaviour | 44% |
| (3) Complaints from neighbours about your tenant(s) | 19% |
| (4) Criminal activity | 50% |
| (5) Other (please state in space provided below)
<u>2 comments</u> | * |
| (6) Not applicable | 31% |

**please continue to Q5
if you have ticked any
of the first 5 boxes**

please continue to Q7

(*omitted from % calculations)

Q5 Have the problems / issues been resolved? (n=45)
PLEASE TICK (✓) ONE BOX ONLY

Yes	69%
No	31%

Q6 Please describe what happened, in as much detail as possible, including whether the incident(s) was reported, to who and any action that was taken (remember all responses will be kept confidential).

PLEASE WRITE IN THE SPACE PROVIDED BELOW

12 comments

(continue on a separate sheet if necessary)

Q7 Thinking about this area, do you feel any of the following are currently a problem for you and this area ...
PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT

	Not a problem at all	Not a very big problem	A fairly big problem	A very big problem	Don't know
Finding new tenants for the property you own or manage (n=25)	24%	16%	40%	20%	0%
The property you own or manage remaining empty for long periods between tenancies (n=25)	20%	32%	24%	24%	0%
High turnover of tenants in the property you own or manage (tenants not staying long) (n=24)	38%	21%	25%	17%	0%
Long term empty properties (n=25)	24%	20%	24%	20%	12%
Run-down properties (n=25)	28%	8%	40%	20%	4%
Boarded up properties (n=24)	17%	21%	33%	21%	8%
Low house prices (below market values) (n=24)	17%	8%	42%	33%	0%
Low rent levels (n=25)	20%	32%	24%	16%	8%
Badly managed privately rented properties by other private sector landlords / managing agents (n=24)	8%	21%	33%	8%	29%
New tenants not being adequately referenced by other private sector landlords / managing agents (n=24)	8%	17%	38%	4%	33%
Absentee landlords (n=23)	9%	17%	26%	4%	44%
Poor perception of private landlords (n=24)	21%	17%	21%	13%	29%
Your tenant(s) causing anti-social behaviour (n=25)	56%	20%	12%	4%	8%
Your tenant(s) or property a victim of anti-social behaviour (n=25)	32%	36%	8%	12%	12%
Problems in neighbouring properties affecting your tenant(s) or property (n=25)	20%	20%	28%	8%	24%
Deliberate damage to a property or vehicle (vandalism, graffiti, fire) (n=25)	36%	28%	12%	8%	16%
Drug related crime (drug use / drug dealing) (n=22)	18%	32%	9%	23%	18%

Q8 If you have answered 'a fairly big problem' or 'a very big problem' to Q7 please could you provide some further details for example, the specific location(s), the impact this has on this area and you as a landlord / managing agent, how you think the problem(s) can be addressed.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

14 comments

(continue on a separate sheet if necessary)

Q9	Do you agree or disagree that this area suffers from problems of low demand for housing (i.e. difficulty finding tenants, empty properties, high turnover of occupancy and comparatively low house prices and rent levels)? (n=24) PLEASE TICK (✓) ONE BOX ONLY		
	Agree 63%	Disagree 25%	Don't know 13%

Q10	Thinking about this area, has the demand for your property over the last 2 years ... (n=24) PLEASE TICK (✓) ONE BOX ONLY			
	Increased 13%	Stayed the same 50%	Decreased 29%	Don't know 8%

Q11	Further to your response to Q10, please use the space provided below to explain why you think this is the case. PLEASE WRITE IN THE SPACE PROVIDED BELOW <div>12 comments</div> <div>(continue on a separate sheet if necessary)</div>
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Q12 Do you think that the introduction of selective licensing in this area will assist in ...				
PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT				
		Yes	No	Don't know
Improving how privately rented properties are managed by other private sector landlords / managing agents (n=24)		42%	42%	17%
Ensuring all landlords / managing agents address incidents of nuisance / anti-social behaviour involving their tenant(s) (n=24)		42%	38%	21%
Ensuring all landlords / managing agents are operating within the law (n=23)		48%	39%	13%
Encouraging good management practices across the private rented sector (n=23)		52%	35%	13%
Improving the perception of private landlords (n=23)		39%	44%	17%
Offering support and guidance to landlords / managing agents (n=23)		35%	44%	22%
Improving the reputation of this area (n=23)		48%	39%	13%
Increasing demand for housing generally (n=23)		30%	48%	22%
Reducing the turnover of tenancies / people moving in on a short term basis (n=23)		26%	52%	22%
Improving the overall standard of privately rented properties (n=22)		50%	41%	9%

Q13	Having read the consultation information, do you agree or disagree with the proposal to introduce a Selective Licensing scheme in this area? (n=23) PLEASE TICK (✓) ONE BOX ONLY	
	Agree	39%
	Disagree	61%

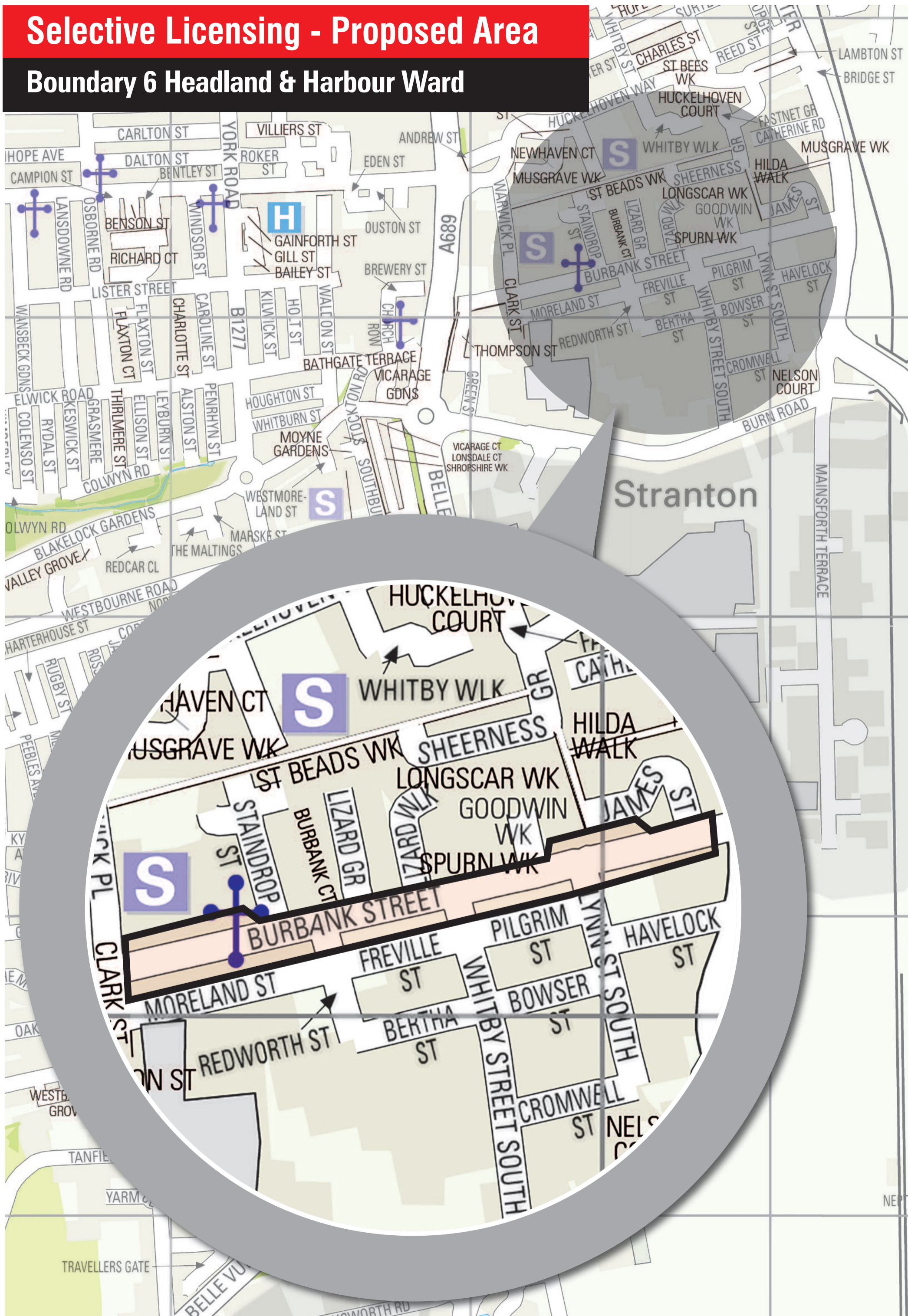
Q14 Please explain why you agree or disagree with the proposals.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

19 comments

(continue on a separate sheet if necessary)

Selective Licensing - Proposed Area

Boundary 6 Headland & Harbour Ward



Part 1: Proposed Boundary 6 (n=12)

PLEASE ONLY ANSWER QUESTIONS BELOW IF YOU OWN OR MANAGE PROPERTY IN BOUNDARY 6

Q1 How long have you owned or managed property in this area? (n=10)
PLEASE TICK (✓) ONE BOX ONLY

Less than a year 0%	1 year but less than 2 years 20%	2 years but less than 5 years 10%	Between 5 and 10 years 40%	More than 10 years 30%
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Q2 How many properties do you own or manage in this area? (n=10)
PLEASE WRITE IN THE BOX BELOW

n=8 (1 property), n=2 (2 properties)

Q3 How satisfied or dissatisfied are you with this area? (n=10)
PLEASE TICK (✓) ONE BOX ONLY

Very satisfied 20%	Satisfied 10%	Neither satisfied nor dissatisfied 20%	Dissatisfied 10%	Very dissatisfied 30%	Don't know 10%
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Q4 Have you experienced any of the following problems or issues with your tenant(s) and / or a neighbouring property or resident, over the last 3 years in this area? (n=8)
PLEASE TICK (✓) ALL BOXES THAT APPLY

(1) Reports from your tenant(s) of persistent noisy / nuisance neighbours	38%
(2) Incidents of anti-social behaviour	38%
(3) Complaints from neighbours about your tenant(s)	13%
(4) Criminal activity	50%
(5) Other (please state in space provided below)	*
0 comments	
(6) Not applicable	50%

**please continue to Q5
if you have ticked any
of the first 5 boxes**

please continue to Q7

(*omitted from % calculations)

Q5 Have the problems / issues been resolved? (n=5)
PLEASE TICK (✓) ONE BOX ONLY

Yes	40%
No	60%

Q6 Please describe what happened, in as much detail as possible, including whether the incident(s) was reported, to who and any action that was taken (remember all responses will be kept confidential).

PLEASE WRITE IN THE SPACE PROVIDED BELOW

4 comments

(continue on a separate sheet if necessary)

Q7 Thinking about this area, do you feel any of the following are currently a problem for you and this area ...

PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT

	Not a problem at all	Not a very big problem	A fairly big problem	A very big problem	Don't know
Finding new tenants for the property you own or manage (n=10)	20%	20%	30%	30%	0%
The property you own or manage remaining empty for long periods between tenancies (n=10)	20%	30%	30%	20%	0%
High turnover of tenants in the property you own or manage (tenants not staying long) (n=9)	44%	33%	0%	11%	11%
Long term empty properties (n=10)	30%	10%	20%	30%	10%
Run-down properties (n=10)	30%	10%	20%	30%	10%
Boarded up properties (n=10)	20%	30%	10%	30%	10%
Low house prices (below market values) (n=10)	10%	30%	10%	40%	10%
Low rent levels (n=10)	10%	30%	30%	20%	10%
Badly managed privately rented properties by other private sector landlords / managing agents (n=10)	10%	20%	20%	20%	30%
New tenants not being adequately referenced by other private sector landlords / managing agents (n=10)	20%	10%	10%	20%	40%
Absentee landlords (n=10)	10%	20%	20%	20%	30%
Poor perception of private landlords (n=10)	20%	10%	30%	20%	20%
Your tenant(s) causing anti-social behaviour (n=10)	50%	10%	10%	20%	10%
Your tenant(s) or property a victim of anti-social behaviour (n=10)	20%	20%	10%	30%	20%
Problems in neighbouring properties affecting your tenant(s) or property (n=10)	10%	20%	10%	40%	20%
Deliberate damage to a property or vehicle (vandalism, graffiti, fire) (n=10)	10%	30%	10%	20%	30%
Drug related crime (drug use / drug dealing) (n=10)	10%	20%	10%	30%	30%

Q8 If you have answered 'a fairly big problem' or 'a very big problem' to Q7 please could you provide some further details for example, the specific location(s), the impact this has on this area and you as a landlord / managing agent, how you think the problem(s) can be addressed. PLEASE WRITE IN THE SPACE PROVIDED BELOW

5 comments

(continue on a separate sheet if necessary)

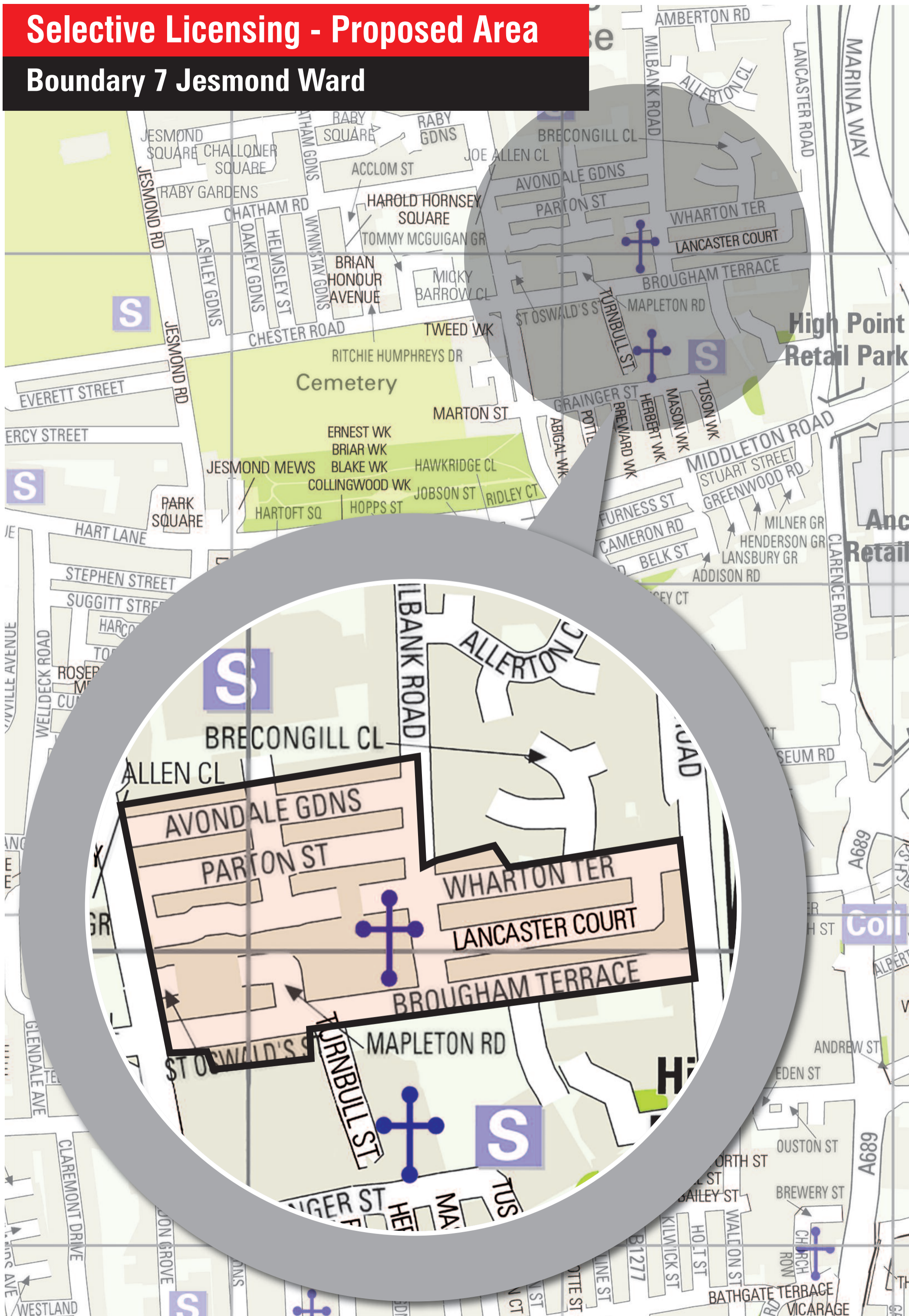
Q14 Please explain why you agree or disagree with the proposals.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

5 comments

(continue on a separate sheet if necessary)

Selective Licensing - Proposed Area

Boundary 7 Jesmond Ward



Part 1: Proposed Boundary 7 (n=20)

PLEASE ONLY ANSWER QUESTIONS BELOW IF YOU OWN OR MANAGE PROPERTY IN BOUNDARY 7

Q1 How long have you owned or managed property in this area? (n=18)
PLEASE TICK (✓) ONE BOX ONLY

Less than a year 6%	1 year but less than 2 years 11%	2 years but less than 5 years 11%	Between 5 and 10 years 50%	More than 10 years 22%
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Q2 How many properties do you own or manage in this area? (n=19)
PLEASE WRITE IN THE BOX BELOW

n=14 (1 property), n=2 (2 properties), n=2 (3 properties) n=1 (16 properties)

Q3 How satisfied or dissatisfied are you with this area? (n=18)
PLEASE TICK (✓) ONE BOX ONLY

Very satisfied 22%	Satisfied 56%	Neither satisfied nor dissatisfied 11%	Dissatisfied 0%	Very dissatisfied 11%	Don't know 0%
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Q4 Have you experienced any of the following problems or issues with your tenant(s) and / or a neighbouring property or resident, over the last 3 years in this area? (n=12)
PLEASE TICK (✓) ALL BOXES THAT APPLY

- | | |
|---|-----|
| (1) Reports from your tenant(s) of persistent noisy / nuisance neighbours | 17% |
| (2) Incidents of anti-social behaviour | 25% |
| (3) Complaints from neighbours about your tenant(s) | 8% |
| (4) Criminal activity | 17% |
| (5) Other (please state in space provided below) | * |
| <u>0 comments</u> | |
| (6) Not applicable | 67% |

**please continue to Q5
if you have ticked any
of the first 5 boxes**

please continue to Q7

(*omitted from % calculations)

Q5 Have the problems / issues been resolved? (n=6)
PLEASE TICK (✓) ONE BOX ONLY

Yes	50%
No	50%

Q6 Please describe what happened, in as much detail as possible, including whether the incident(s) was reported, to who and any action that was taken (remember all responses will be kept confidential).

PLEASE WRITE IN THE SPACE PROVIDED BELOW

4 comments

(continue on a separate sheet if necessary)

Q7 Thinking about this area, do you feel any of the following are currently a problem for you and this area ...

PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT

	Not a problem at all	Not a very big problem	A fairly big problem	A very big problem	Don't know
Finding new tenants for the property you own or manage (n=17)	59%	35%	0%	6%	0%
The property you own or manage remaining empty for long periods between tenancies (n=17)	65%	29%	6%	0%	0%
High turnover of tenants in the property you own or manage (tenants not staying long) (n=17)	71%	24%	6%	0%	0%
Long term empty properties (n=16)	63%	13%	6%	6%	13%
Run-down properties (n=17)	47%	24%	0%	24%	6%
Boarded up properties (n=17)	53%	24%	6%	12%	6%
Low house prices (below market values) (n=16)	38%	25%	6%	25%	6%
Low rent levels (n=16)	50%	31%	6%	13%	0%
Badly managed privately rented properties by other private sector landlords / managing agents (n=17)	35%	18%	6%	6%	35%
New tenants not being adequately referenced by other private sector landlords / managing agents (n=17)	35%	18%	6%	0%	41%
Absentee landlords (n=17)	29%	18%	6%	0%	47%
Poor perception of private landlords (n=16)	31%	19%	6%	6%	38%
Your tenant(s) causing anti-social behaviour (n=17)	71%	12%	6%	0%	12%
Your tenant(s) or property a victim of anti-social behaviour (n=17)	65%	12%	6%	12%	6%
Problems in neighbouring properties affecting your tenant(s) or property (n=17)	59%	12%	6%	12%	12%
Deliberate damage to a property or vehicle (vandalism, graffiti, fire) (n=17)	59%	18%	6%	12%	6%
Drug related crime (drug use / drug dealing) (n=17)	53%	18%	0%	12%	18%

Q8 If you have answered 'a fairly big problem' or 'a very big problem' to Q7 please could you provide some further details for example, the specific location(s), the impact this has on this area and you as a landlord / managing agent, how you think the problem(s) can be addressed. PLEASE WRITE IN THE SPACE PROVIDED BELOW

6 comments

(continue on a separate sheet if necessary)

Q9 Do you agree or disagree that this area suffers from problems of low demand for housing (i.e. difficulty finding tenants, empty properties, high turnover of occupancy and comparatively low house prices and rent levels)? (n=17)
PLEASE TICK (✓) ONE BOX ONLY

Agree
18%

Disagree
65%

Don't know
18%

Q10 Thinking about this area, has the demand for your property over the last 2 years ... (n=17)
PLEASE TICK (✓) ONE BOX ONLY

Increased
18%

Stayed the same
65%

Decreased
12%

Don't know
6%

Q11 Further to your response to Q10, please use the space provided below to explain why you think this is the case.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

11 comments

(continue on a separate sheet if necessary)

Q12 Do you think that the introduction of selective licensing in this area will assist in ...
PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT

	Yes	No	Don't know
Improving how privately rented properties are managed by other private sector landlords / managing agents (n=16)	31%	50%	19%
Ensuring all landlords / managing agents address incidents of nuisance / anti-social behaviour involving their tenant(s) (n=16)	31%	50%	19%
Ensuring all landlords / managing agents are operating within the law (n=16)	31%	56%	13%
Encouraging good management practices across the private rented sector (n=16)	38%	50%	13%
Improving the perception of private landlords (n=16)	19%	56%	25%
Offering support and guidance to landlords / managing agents (n=16)	19%	63%	19%
Improving the reputation of this area (n=16)	25%	56%	20%
Increasing demand for housing generally (n=16)	25%	56%	19%
Reducing the turnover of tenancies / people moving in on a short term basis (n=16)	19%	56%	25%
Improving the overall standard of privately rented properties (n=16)	31%	44%	25%

Q13 Having read the consultation information, do you agree or disagree with the proposal to introduce a Selective Licensing scheme in this area? (n=15)
PLEASE TICK (✓) ONE BOX ONLY

Agree 13%
Disagree 87%

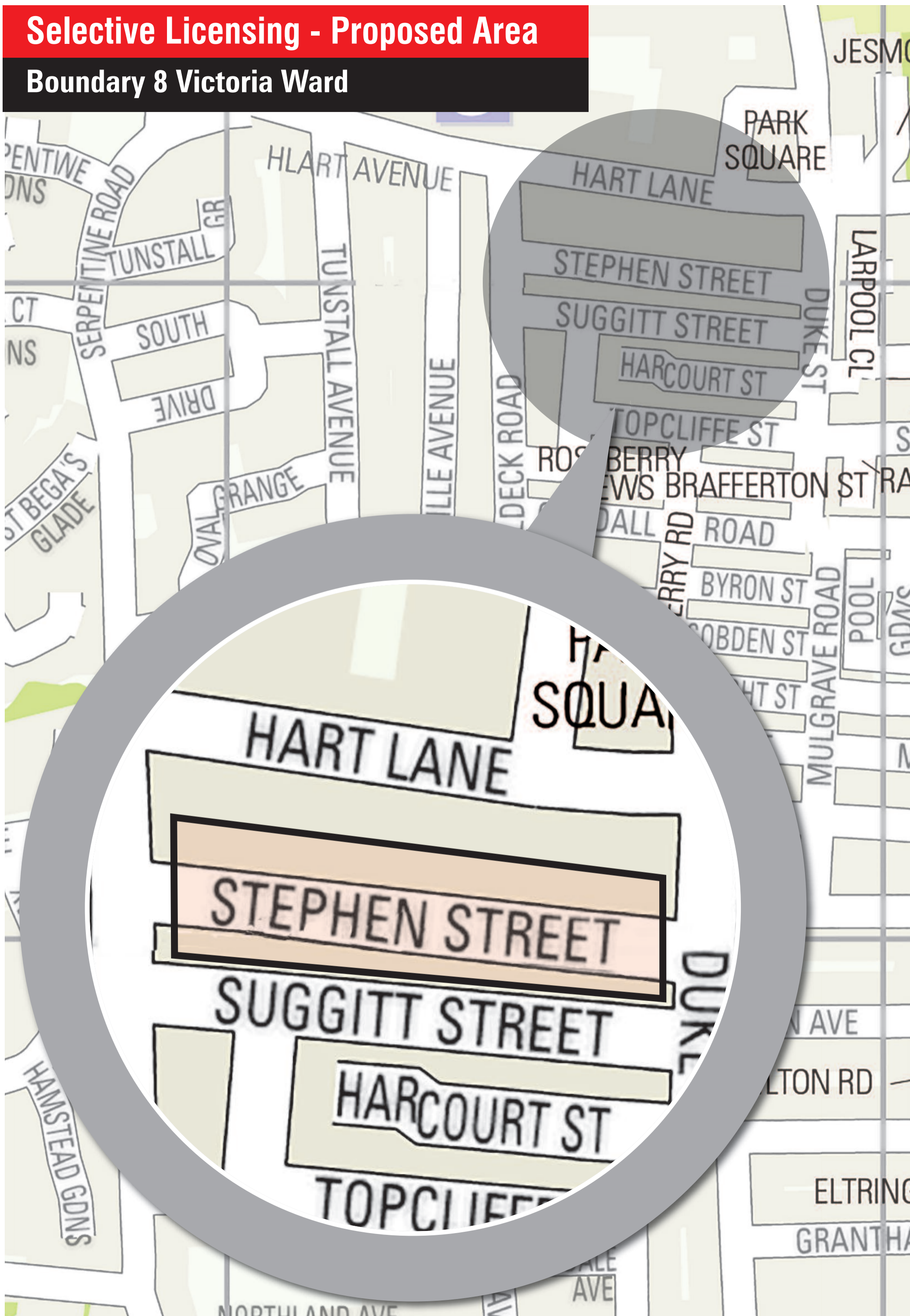
Q14 Please explain why you agree or disagree with the proposals.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

13 comments

(continue on a separate sheet if necessary)

Selective Licensing - Proposed Area

Boundary 8 Victoria Ward



Part 1: Proposed Boundary 8 (n=15)

PLEASE ONLY ANSWER QUESTIONS BELOW IF YOU OWN OR MANAGE PROPERTY IN BOUNDARY 8

Q1 How long have you owned or managed property in this area? (n=14)
PLEASE TICK (✓) ONE BOX ONLY

Less than a year 0%	1 year but less than 2 years 0%	2 years but less than 5 years 21%	Between 5 and 10 years 71%	More than 10 years 7%
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Q2 How many properties do you own or manage in this area? (n=14)
PLEASE WRITE IN THE BOX BELOW

n=10 (1 property), n=3 (2 properties), n=1 (4 properties)

Q3 How satisfied or dissatisfied are you with this area? (n=14)
PLEASE TICK (✓) ONE BOX ONLY

Very satisfied 0%	Satisfied 14%	Neither satisfied nor dissatisfied 7%	Dissatisfied 50%	Very dissatisfied 29%	Don't know 0%
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Q4 Have you experienced any of the following problems or issues with your tenant(s) and / or a neighbouring property or resident, over the last 3 years in this area? (n=14)
PLEASE TICK (✓) ALL BOXES THAT APPLY

(1) Reports from your tenant(s) of persistent noisy / nuisance neighbours	36%
(2) Incidents of anti-social behaviour	57%
(3) Complaints from neighbours about your tenant(s)	21%
(4) Criminal activity	64%
(5) Other (please state in space provided below) <u>1 comment</u>	*
(6) Not applicable	14%

**please continue to Q5
if you have ticked any
of the first 5 boxes**

please continue to Q7

(*omitted from % calculations)

Q5 Have the problems / issues been resolved? (n=12)
PLEASE TICK (✓) ONE BOX ONLY

Yes	67%
No	33%

Q6 Please describe what happened, in as much detail as possible, including whether the incident(s) was reported, to who and any action that was taken (remember all responses will be kept confidential).
PLEASE WRITE IN THE SPACE PROVIDED BELOW

9 comments

(continue on a separate sheet if necessary)

Q7 Thinking about this area, do you feel any of the following are currently a problem for you and this area ...

PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT

	Not a problem at all	Not a very big problem	A fairly big problem	A very big problem	Don't know
Finding new tenants for the property you own or manage (n=14)	7%	29%	29%	36%	0%
The property you own or manage remaining empty for long periods between tenancies (n=13)	8%	31%	31%	31%	0%
High turnover of tenants in the property you own or manage (tenants not staying long) (n=14)	7%	50%	7%	36%	0%
Long term empty properties (n=14)	14%	7%	29%	43%	7%
Run-down properties (n=14)	7%	7%	21%	43%	21%
Boarded up properties (n=14)	7%	7%	21%	43%	21%
Low house prices (below market values) (n=14)	7%	7%	14%	64%	7%
Low rent levels (n=14)	7%	7%	36%	43%	7%
Badly managed privately rented properties by other private sector landlords / managing agents (n=14)	7%	7%	14%	43%	29%
New tenants not being adequately referenced by other private sector landlords / managing agents (n=14)	7%	7%	7%	36%	43%
Absentee landlords (n=13)	8%	8%	15%	23%	46%
Poor perception of private landlords (n=13)	0%	15%	0%	62%	23%
Your tenant(s) causing anti-social behaviour (n=12)	50%	17%	17%	8%	8%
Your tenant(s) or property a victim of anti-social behaviour (n=13)	0%	39%	15%	31%	15%
Problems in neighbouring properties affecting your tenant(s) or property (n=13)	8%	8%	31%	23%	31%
Deliberate damage to a property or vehicle (vandalism, graffiti, fire) (n=13)	8%	31%	15%	31%	15%
Drug related crime (drug use / drug dealing) (n=13)	0%	8%	15%	46%	31%

Q8 If you have answered 'a fairly big problem' or 'a very big problem' to Q7 please could you provide some further details for example, the specific location(s), the impact this has on this area and you as a landlord / managing agent, how you think the problem(s) can be addressed. PLEASE WRITE IN THE SPACE PROVIDED BELOW

9 comments

(continue on a separate sheet if necessary)

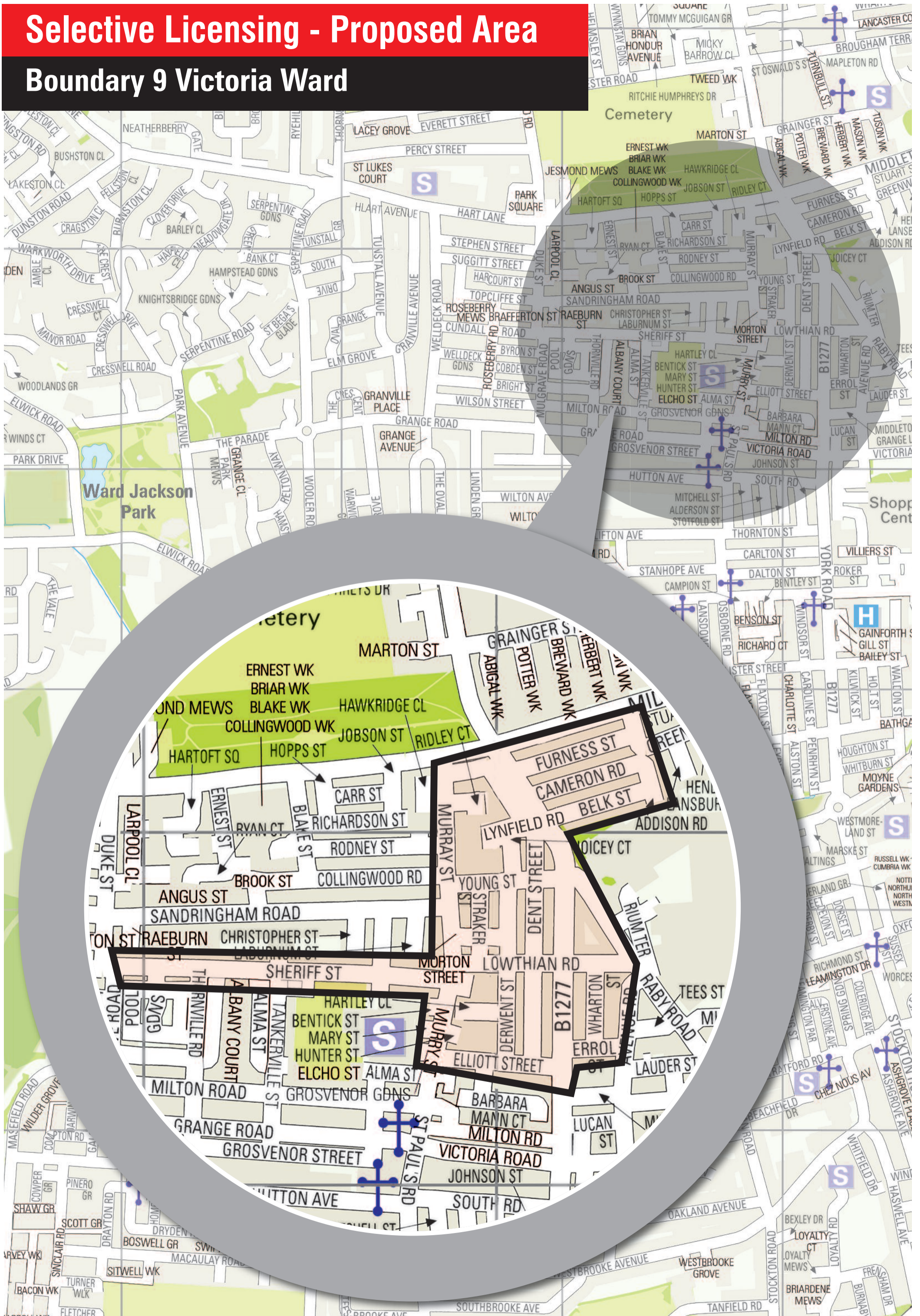
Q14 Please explain why you agree or disagree with the proposals.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

11 comments

(continue on a separate sheet if necessary)

Selective Licensing - Proposed Area

Boundary 9 Victoria Ward



Part 1: Proposed Boundary 9 (n=59)

PLEASE ONLY ANSWER QUESTIONS BELOW IF YOU OWN OR MANAGE PROPERTY IN BOUNDARY 9

Q1 How long have you owned or managed property in this area? (n=54)
PLEASE TICK (✓) ONE BOX ONLY

Less than a year 6%	1 year but less than 2 years 7%	2 years but less than 5 years 13%	Between 5 and 10 years 56%	More than 10 years 19%
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Q2 How many properties do you own or manage in this area? (n=54)
PLEASE WRITE IN THE BOX BELOW

n=36 (1 property), n=6 (2 properties), n=7 (3 properties),
n=1 (4 properties), n=1 (5 properties), n=1 (6 properties),
n=1 (9 properties), n=1 (13 properties)

Q3 How satisfied or dissatisfied are you with this area? (n=55)
PLEASE TICK (✓) ONE BOX ONLY

Very satisfied 15%	Satisfied 26%	Neither satisfied nor dissatisfied 29%	Dissatisfied 22%	Very dissatisfied 9%	Don't know 0%
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Q4 Have you experienced any of the following problems or issues with your tenant(s) and / or a neighbouring property or resident, over the last 3 years in this area? (n=49)
PLEASE TICK (✓) ALL BOXES THAT APPLY

Reports from your tenant(s) of persistent noisy / nuisance neighbours	27%	
Incidents of anti-social behaviour	31%	
Complaints from neighbours about your tenant(s)	8%	(please continue to Q5)
Criminal activity	22%	
Other (please state in space provided below)	*	
<u>3 comments</u>		
Not applicable	59%	(please continue from Q7)

(*omitted from % calculations)

Q5 Have the problems / issues been resolved? (n=18)
PLEASE TICK (✓) ONE BOX ONLY

Yes	61%
No	39%

Q6 Please describe what happened, in as much detail as possible, including whether the incident(s) was reported, to who and any action that was taken (remember all responses will be kept confidential).
PLEASE WRITE IN THE SPACE PROVIDED BELOW

18 comments

(continue on a separate sheet if necessary)

Q7 Thinking about this area, do you feel any of the following are currently a problem for you and this area ...

PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT

	Not a problem at all	Not a very big problem	A fairly big problem	A very big problem	Don't know
Finding new tenants for the property you own or manage (n=54)	20%	33%	22%	20%	4%
The property you own or manage remaining empty for long periods between tenancies (n=54)	32%	32%	22%	14%	0%
High turnover of tenants in the property you own or manage (tenants not staying long) (n=54)	33%	41%	13%	11%	2%
Long term empty properties (n=54)	32%	35%	11%	15%	7%
Run-down properties (n=51)	26%	29%	14%	20%	12%
Boarded up properties (n=55)	26%	29%	11%	22%	13%
Low house prices (below market values) (n=54)	13%	22%	24%	33%	7%
Low rent levels (n=52)	15%	35%	21%	21%	8%
Badly managed privately rented properties by other private sector landlords / managing agents (n=54)	20%	28%	11%	22%	19%
New tenants not being adequately referenced by other private sector landlords / managing agents (n=53)	23%	21%	15%	15%	26%
Absentee landlords (n=54)	20%	24%	11%	15%	30%
Poor perception of private landlords (n=54)	24%	26%	13%	13%	24%
Your tenant(s) causing anti-social behaviour (n=53)	70%	15%	4%	8%	4%
Your tenant(s) or property a victim of anti-social behaviour (n=53)	43%	26%	8%	11%	11%
Problems in neighbouring properties affecting your tenant(s) or property (n=53)	34%	23%	15%	13%	15%
Deliberate damage to a property or vehicle (vandalism, graffiti, fire) (n=54)	43%	17%	15%	15%	11%
Drug related crime (drug use / drug dealing) (n=54)	30%	19%	13%	17%	22%

Q8 If you have answered 'a fairly big problem' or 'a very big problem' to Q7 please could you provide some further details for example, the specific location(s), the impact this has on this area and you as a landlord / managing agent, how you think the problem(s) can be addressed. PLEASE WRITE IN THE SPACE PROVIDED BELOW

32 comments

(continue on a separate sheet if necessary)

Q14 Please explain why you agree or disagree with the proposals.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

48 comments

(continue on a separate sheet if necessary)

Part 2: General Questions

PLEASE ANSWER ALL QUESTIONS AS FULLY AS YOU CAN

Q15 Are there any streets that you think should be removed from the proposed scheme? Please list these streets and explain the reason(s) for this.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

65 comments

(continue on a separate sheet if necessary)

Q16 Are there any additional streets across the town which you think may benefit from selective licensing being introduced? Please list these streets and explain the reason(s) for this.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

32 comments

(continue on a separate sheet if necessary)

Q17 Do you think the Council should intervene in areas suffering from low housing demand and / or anti-social behaviour? (n=110)
PLEASE TICK (✓) ONE BOX ONLY

Yes	78%
No	12%
Don't know	10%

Q18 What other action do you consider the Council and / or its partners could take to ensure all landlords are acting within the law and taking all reasonable steps to manage their properties effectively?
PLEASE WRITE IN THE SPACE PROVIDED BELOW

73 comments

(continue on a separate sheet if necessary)

Q19 Do you have any further comments about the proposed Selective Licensing scheme.
PLEASE WRITE IN THE SPACE PROVIDED BELOW

61 comments

(continue on a separate sheet if necessary)

Part 3: Contact Details

PLEASE ANSWER QUESTION 20, QUESTION 21 IS OPTIONAL

Q20 Are you a landlord and / or managing / letting agent? (n=122)

PLEASE TICK (✓) ONE BOX ONLY

Landlord 86%

Managing / Letting Agent 6%

Both 8%

Q21 Please provide your contact details below *(any personal information you provide will be held in accordance with the provisions of the Data Protection Act 1998, it will be stored securely and only used for the purposes of the consultation. It will not be disclosed to any third party)*

Contact Name: _____

Company Name: _____

Address: _____

Postcode: _____

Telephone Number: _____

Email Address: _____

How to find out more...

If you would like to know more about the selective licensing proposals, have any questions or need any assistance with completing the questionnaire please call into one of the drop in sessions below where you will be able to speak informally with a member of staff. Alternatively you can contact us direct on ☎01429 523328 or send us an email to ✉selectivelicensing@hartlepool.gov.uk.

Central Library, York Road, TS26 9DE

Thursday 28th August between 10:30am - 5:30pm

Mill House Leisure Centre, Raby Road, TS24 8AR

Wednesday 20th August between 12:30pm - 2:00pm

Hartlepool Supporters Club, Duke Street, TS26 8PS

Tuesday 2nd September between 6:00pm - 7:30pm

The Annexe, Wharton Terrace, TS24 8NS

Thursday 4th September between 10:30am - 1:30pm

Belle Vue Community, Sports and Youth Centre, Kendal Road, TS25 1QU

Wednesday 24th September between 6:00pm - 7:30pm

The deadline for all responses is **28th September 2014.**

Thank you very much for your time and input

Please post your questionnaire back to us in the envelope provided (no stamp required)

What is this consultation about?

The Council is considering whether to introduce a new licensing scheme, which would require private landlords owning properties in certain areas of the town to obtain a licence to rent out their property.

There are nine areas across the town that we are proposing should be in the Selective Licensing scheme. The map enclosed shows the area that is likely to affect you the most.

It is important we understand any problems in these areas resulting from the way private rented properties are managed and whether local residents, businesses and other key stakeholders who live and / or operate in these areas feel a Selective Licensing scheme is required. It is also important to establish if the introduction of a scheme is the most appropriate action to take, to assist with reducing or eliminating the problems.

How do I have my say?

We are seeking to engage with all those who could be affected by the proposed licensing scheme and welcome your views and opinions. We would therefore be very grateful if you could spare around **ten minutes** to complete the questionnaire and return it in the pre-paid envelope provided (no stamp required).

Alternatively the questionnaire can be filled in online using the link below or scan the QR code with a smartphone to go directly to the site.

www.surveymonkey.com/s/hbc-selectivelicensing-business14



The deadline for all responses is **12th October 2014**

Everything you tell us in your answers to this questionnaire will be kept **confidential** and **anonymous**. The information you provide will be held securely and will not be passed on to anyone else or disclosed to any other organisations. It will not be used for any purposes other than this consultation. Please rest assured that no-one will be able to identify you or your views in the analysis of this consultation or the final report.

Your answers will help the Council form a decision about the way forward with the proposed scheme.

If you would like this information in another language or format please ask us.

What is Selective Licensing?

Selective licensing can be used by the Council where it can be proven that an area is suffering significant and persistent problems caused by anti-social behaviour and some or all of the private landlords within the area are failing to take appropriate action to combat the problem and / or the area is, or likely to become, an area of low housing demand.

All private landlords renting properties in the specific areas covered by the scheme would need to hold a licence, for each property, in order to begin to or continue to operate. A landlord would be charged a fee for a licence for each property covered by the scheme. Anyone that lives in a house or flat that they own would not need a licence neither would a business premises under selective licensing.

To qualify for a licence, a landlord must be able to demonstrate that they are acting within the law and are taking all reasonable steps to manage their properties effectively.

Penalties for either renting out a property without a licence, or failing to comply with the licence conditions imposed, can be pursued by the Council. This can include a fine and in extreme circumstances, the Council can take over the management of the property.

It aims to raise the standards of privately rented properties that fail to meet satisfactory levels of property and tenancy management, as well as working and supporting landlords with property and tenancy related issues.

Selective licensing can be used alongside other initiatives to help improve the way private rented properties are managed by landlords and encourage best practice.

Please visit the Council's website for further details about selective licensing:
www.hartlepool.gov.uk/selectivelicensing

Part 1: Consultation Questionnaire

Q1 What is the name or postcode of the street your business is in?

PLEASE WRITE IN THE SPACE PROVIDED BELOW (BUSINESS DETAILS NOT REQUIRED)

A total of 8 responses were received in total from boundaries 2, 3, 7 and 9

Misc

for office use only

Q2 How long have you operated at this address? (n=8)

PLEASE TICK (✓) ONE BOX ONLY

Less than a year	1 year but less than 2 years	2 years but less than 5 years	Between 5 and 10 years	More than 10 years
12.5%	12.5%	12.5%	12.5%	50%

Q3 How satisfied or dissatisfied are you with the area generally? (n=8)

PLEASE TICK (✓) ONE BOX ONLY

Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Dissatisfied	Very dissatisfied
0%	37.5%	37.5%	12.5%	12.5%

Q4 Have you experienced any problems or issues with neighbouring residential properties or resident, in the area, over the last 3 years (for example, persistent noisy / nuisance neighbours, anti-social behaviour, criminal activity)? (n=8)

PLEASE TICK (✓) ONE BOX ONLY

Yes	62.5%	(please continue to Q5)
No	37.5%	(please continue from Q7)

Q5 Have the problems / issues been resolved? (n=4)

PLEASE TICK (✓) ONE BOX ONLY

Yes	75%
No	25%

Q6 Please describe what happened, in as much detail as possible, including whether the incident(s) was reported, to who and any action that was taken (remember all responses will be kept confidential).

PLEASE WRITE IN THE SPACE PROVIDED BELOW

4 comments

(continue on a separate sheet if necessary)

Q7 Thinking about the area, do you feel any of the following are a problem ... PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT					
	Not a problem at all	Not a very big problem	A fairly big problem	A very big problem	Don't know
People not wanting to move in to the area (n=8)	25%	12.5%	12.5%	25%	25%
High turnover of tenancies / people moving in on a short term basis (n=8)	0%	25%	12.5%	37.5%	25%
People not wanting to stay in the area (n=7)	14%	14%	0%	43%	29%
Long term empty properties (n=8)	0%	25%	0%	50%	25%
Run down properties (n=8)	12.5%	25%	12.5%	50%	0%
Boarded properties (n=8)	12.5%	25%	12.5%	37.5%	12.5%
Low demand for properties (n=8)	0%	25%	25%	25%	25%
Low house prices (below market value) (n=8)	0%	12.5%	25%	37.5%	25%
Low rent levels (n=8)	0%	25%	12.5%	25%	37.5%
Badly managed privately rented homes (n=8)	12.5%	12.5%	12.5%	25%	37.5%
Poor standard of private rented properties generally (n=8)	0%	25%	12.5%	37.5%	25%
Poor housing service continually offered by private sector landlords / managing agents (n=8)	0%	25%	12.5%	25%	37.5%
New tenants not being adequately referenced (n=8)	0%	25%	12.5%	25%	37.5%
Absentee landlords (n=8)	12.5%	12.5%	0%	12.5%	62.5%
Poor perception of private landlords (n=8)	0%	12.5%	25%	25%	37.5%
Persistent noisy / nuisance neighbours (n=7)	29%	14%	0%	29%	29%
Deliberate damage to a property or vehicle (vandalism, graffiti, fire) (n=7)	14%	29%	14%	43%	0%
Regular incidents of anti-social behaviour (n=8)	12.5%	25%	12.5%	25%	25%
Drug related crime (drug use / drug dealing) (n=8)	12.5%	12.5%	12.5%	37.5%	25%

Q8 If you have answered 'a fairly big problem' or 'a very big problem' to Q7 please could you provide some further details for example, the specific location(s), the impact this has on the area and local residents, how you think the problem(s) can be addressed. PLEASE WRITE IN THE SPACE PROVIDED BELOW
<u>3 comments</u>
<i>(continue on a separate sheet if necessary)</i>

Q9 Do you think that the introduction of selective licensing in the area will improve ... PLEASE TICK (✓) ONE BOX ONLY FOR EACH STATEMENT			
	Yes	No	Don't know
People not wanting to move in to the area (n=7)	14%	71%	14%
High turnover of tenancies / people moving in on a short term basis (n=6)	17%	67%	17%
People not wanting to stay in the area (n=7)	14%	57%	29%
Long term empty properties (n=7)	43%	43%	14%
Run down properties (n=7)	43%	43%	14%
Boarded properties (n=7)	29%	43%	29%
Low demand for properties (n=7)	29%	29%	43%
Low house prices (below market value) (n=7)	29%	43%	29%
Low rent levels (n=6)	17%	67%	17%
Badly managed privately rented homes (n=7)	57%	29%	14%
Poor standard of private rented properties generally (n=7)	57%	29%	14%
Poor housing service continually offered by private sector landlords / managing agents (n=7)	43%	43%	14%
New tenants not being adequately referenced (n=7)	43%	43%	14%
Absentee landlords (n=7)	14%	57%	29%
Poor perception of private landlords (n=7)	43%	29%	29%
Persistent noisy / nuisance neighbours (n=7)	14%	43%	43%
Deliberate damage to a property or vehicle (vandalism, graffiti, fire) (n=7)	14%	57%	29%
Regular incidents of anti-social behaviour (n=7)	14%	43%	43%
Drug related crime (drug use / drug dealing) (n=7)	29%	43%	29%

Q10 Thinking about landlords renting out properties in the local area, how many do you think act responsibly in managing their properties? (n=7) PLEASE TICK (✓) ONE BOX ONLY				
All landlords	Most landlords	Some landlords	No landlords	Don't know
0%	29%	43%	0%	29%

Q11 Do you think the Council should introduce selective licensing to have more control over the way that private landlords manage their properties? (n=7) PLEASE TICK (✓) ONE BOX ONLY	
Yes	57%
No	43%
Don't know	0%

Q12 Overall, do you think that introducing selective licensing will have a positive impact on private rented properties in the area? (n=7)
PLEASE TICK (✓) ONE BOX ONLY

Yes	29%
No	57%
Don't know	14%

Q13 Are there any streets that you think should be removed from the proposed scheme? Please list these streets and explain the reason(s) for this. PLEASE WRITE IN THE SPACE PROVIDED BELOW

1 comment

(continue on a separate sheet if necessary)

Q14 Are there any additional streets which you think may benefit from selective licensing being introduced? Please list these streets and explain the reason(s) for this. (n=)
PLEASE WRITE IN THE SPACE PROVIDED BELOW

0 comments

(continue on a separate sheet if necessary)

Q15 Please select one of the statements below based on your overall assessment of our proposals. (n=7)
PLEASE TICK (✓) ONE BOX ONLY

<u>I support</u> the introduction of a Selective Licensing scheme in the area proposed	57%
<u>I do not support</u> the introduction of a Selective Licensing scheme in the area proposed	43%
Don't know	0%

Q16 Please use the space provided below for any further comments about our proposed Selective Licensing scheme. PLEASE WRITE IN THE SPACE PROVIDED BELOW

1 comments

(continue on a separate sheet if necessary)

Part 2: Contact Details

Q17 Please provide your contact details below *(any personal information you provide will be held in accordance with the provisions of the Data Protection Act 1998, it will be stored securely and only used for the purposes of the consultation. It will not be disclosed to any third party)*

Contact Name: _____
Business Name: _____
Address: _____
Postcode: _____
Telephone Number: _____
Email Address: _____

How to find out more...

If you would like to know more about the selective licensing proposals, have any questions or need any assistance with completing the questionnaire please call into our drop in session below where you will be able to speak informally with a member of staff. Alternatively you can contact us direct on ☎ 01429 523328 or send us an email to ✉ selectivelicensing@hartlepool.gov.uk.

Belle Vue Community Centre, Kendal Road Wednesday 24th September between 6.00pm – 7.30pm

The deadline for all responses is **12th October 2014**

Thank you very much for your time and input
Please post your questionnaire back to us in the envelope provided (no stamp required)