

SELECTIVE LICENSING CONSULTATION FEEDBACK OVERVIEW

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HOW DID WE ENGAGE WITH EVERYONE?

We sent out around 10,000 letters out to local, letting agents, residents in nearby streets, residents and landlords in the area.

11 February 25 – Residents Face to Face Event

12 February 25 – Online Residents Consultation Event

17 February 25- Online Landlords Consultation Event

19 February 25 – Online Business/nearby Residents Event

21 February 25 – Landlord Face to Face Event

13 March 25 – Landlord Face to Face Event

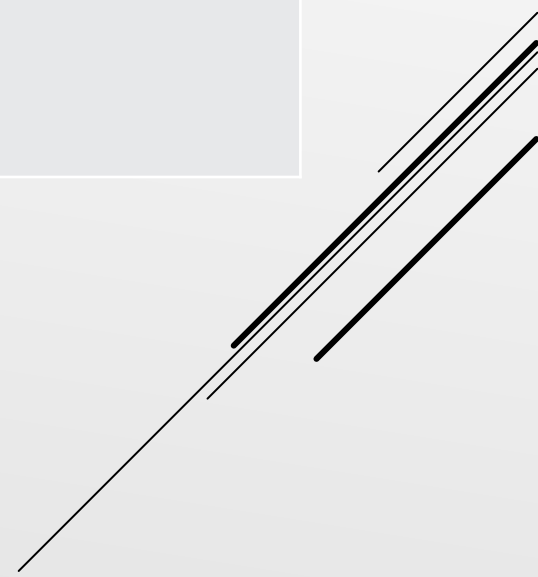
1 April 25 – Final consultation to give those an opportunity who hadn't had a chance to attend another Event.

We promoted the consultation in the press, on the web, and social media.

We had a direct email address which was monitored and provided response. We had 36 emails from 17 different consultees.


Method of Communication	Number of Responses/Attendees
Email	We had a total of 36 (some of these were from the same landlord)
In person Face to Face events	37
Online Consultation	7
Online Questionnaire	254 (760 viewed the consultation)

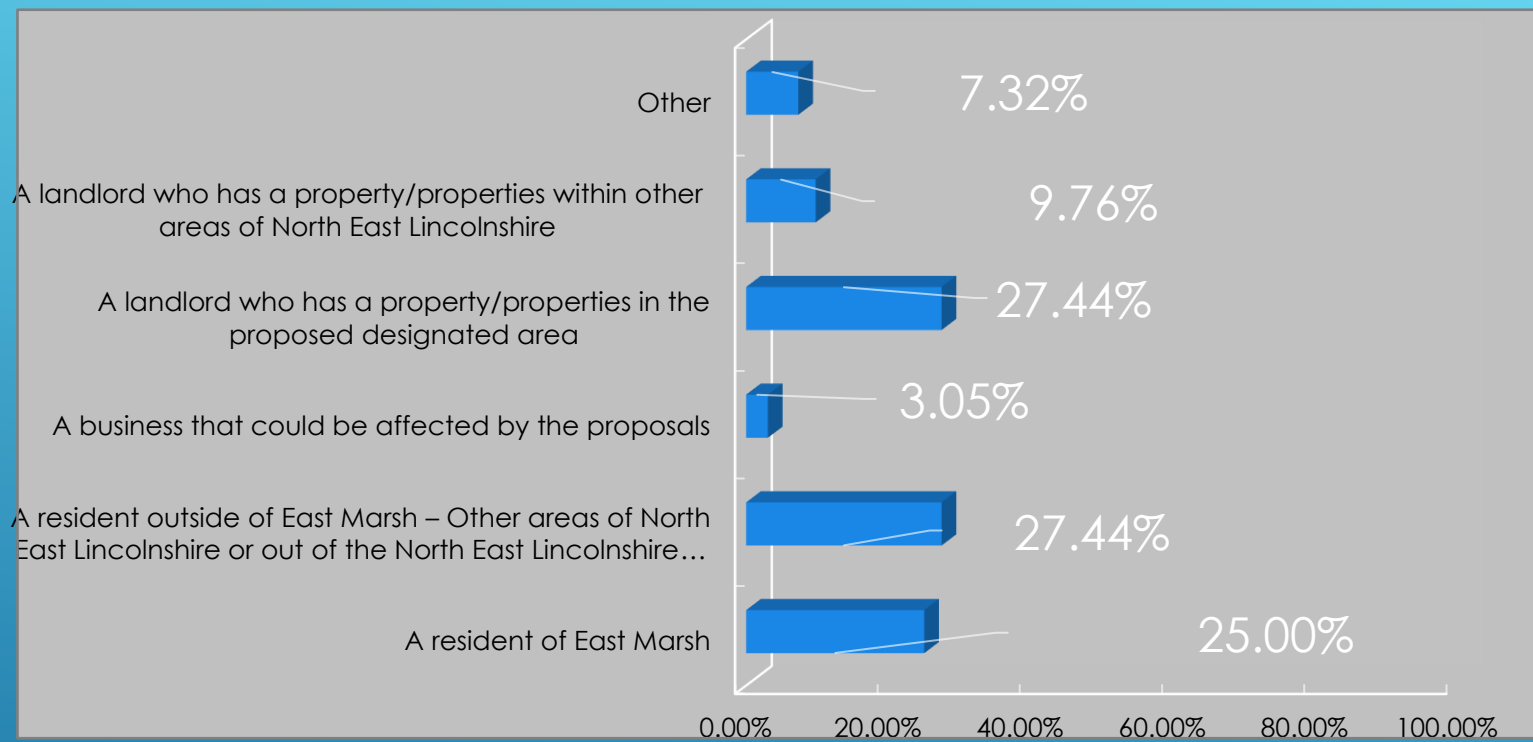
RESPONSES



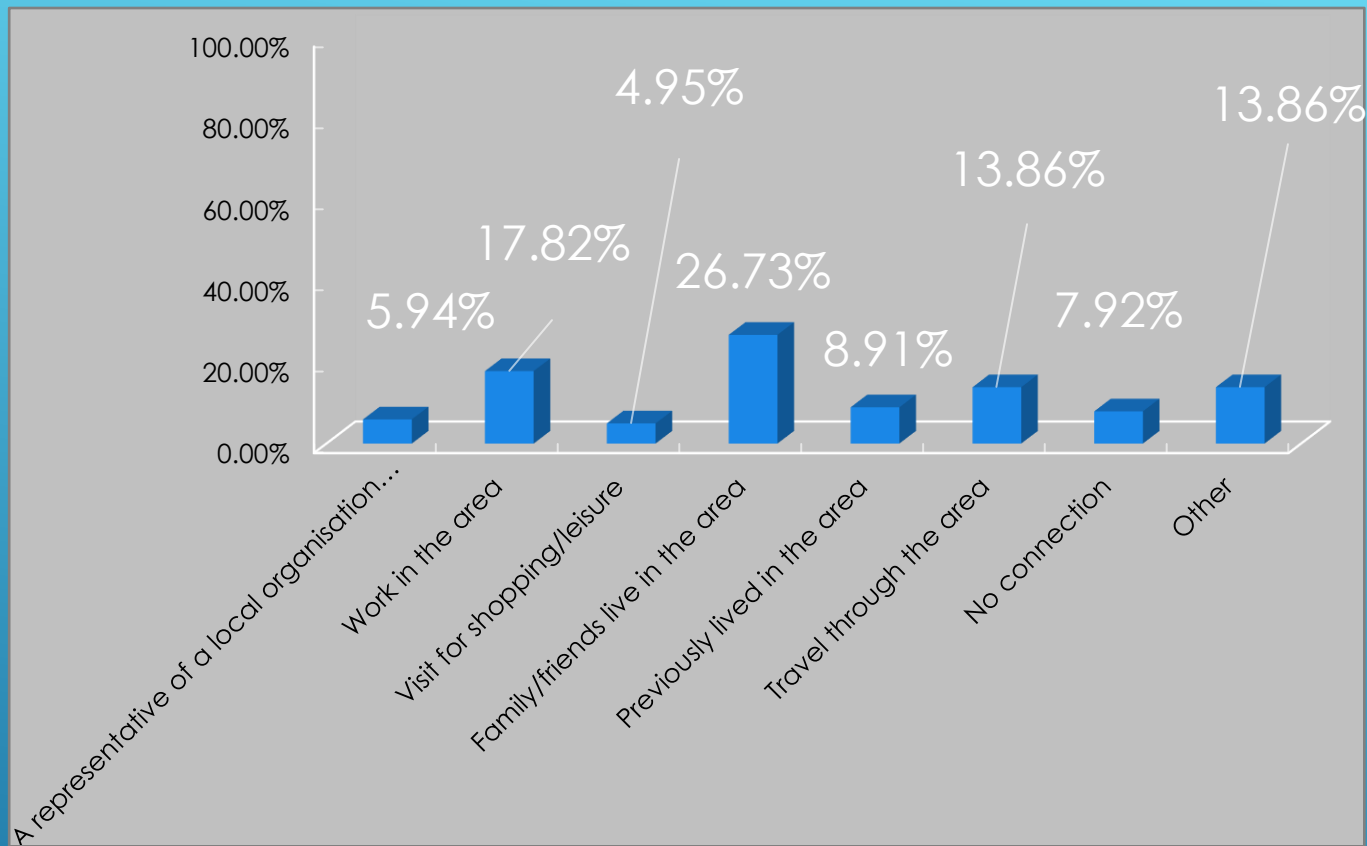
SUMMARY FROM ONLINE QUESTIONNAIRES

This presentation provides a high-level snap-shot of the consultation responses. Further detailed analysis will appear in the final report.

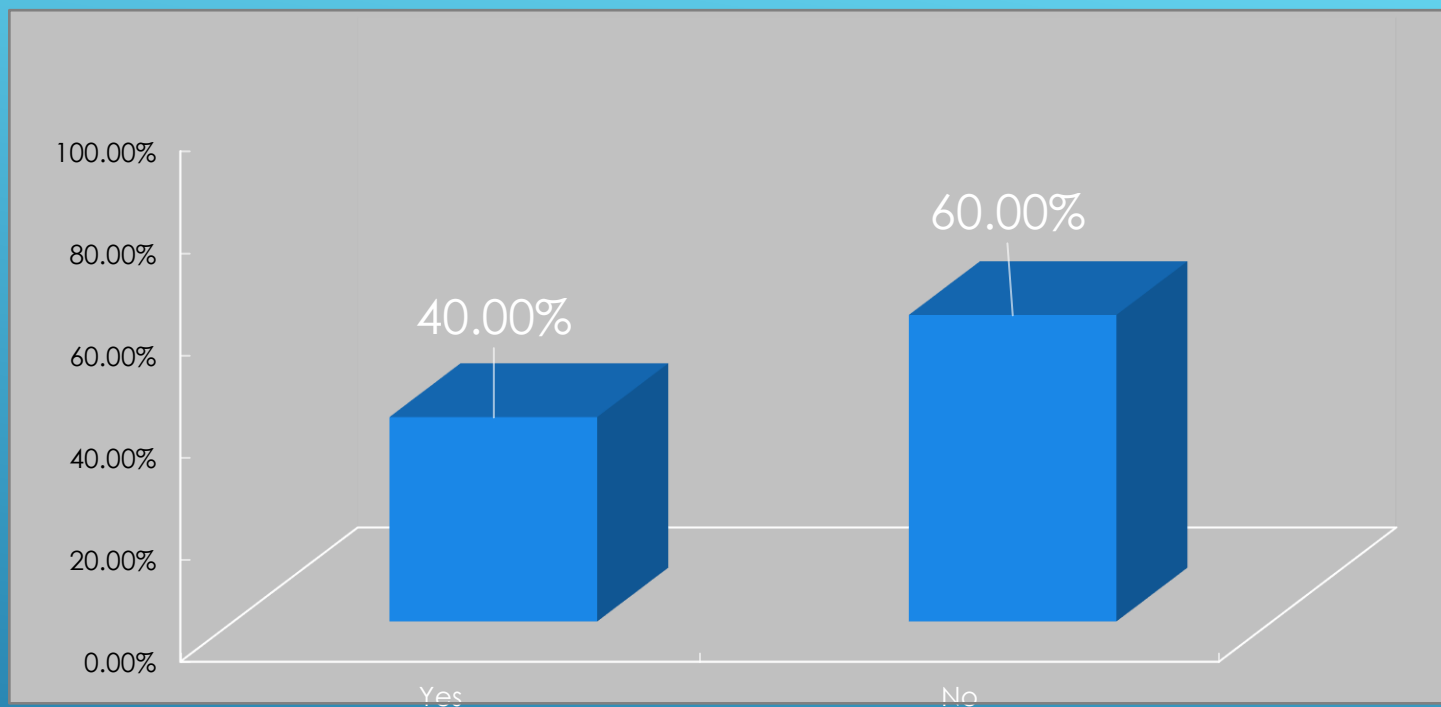




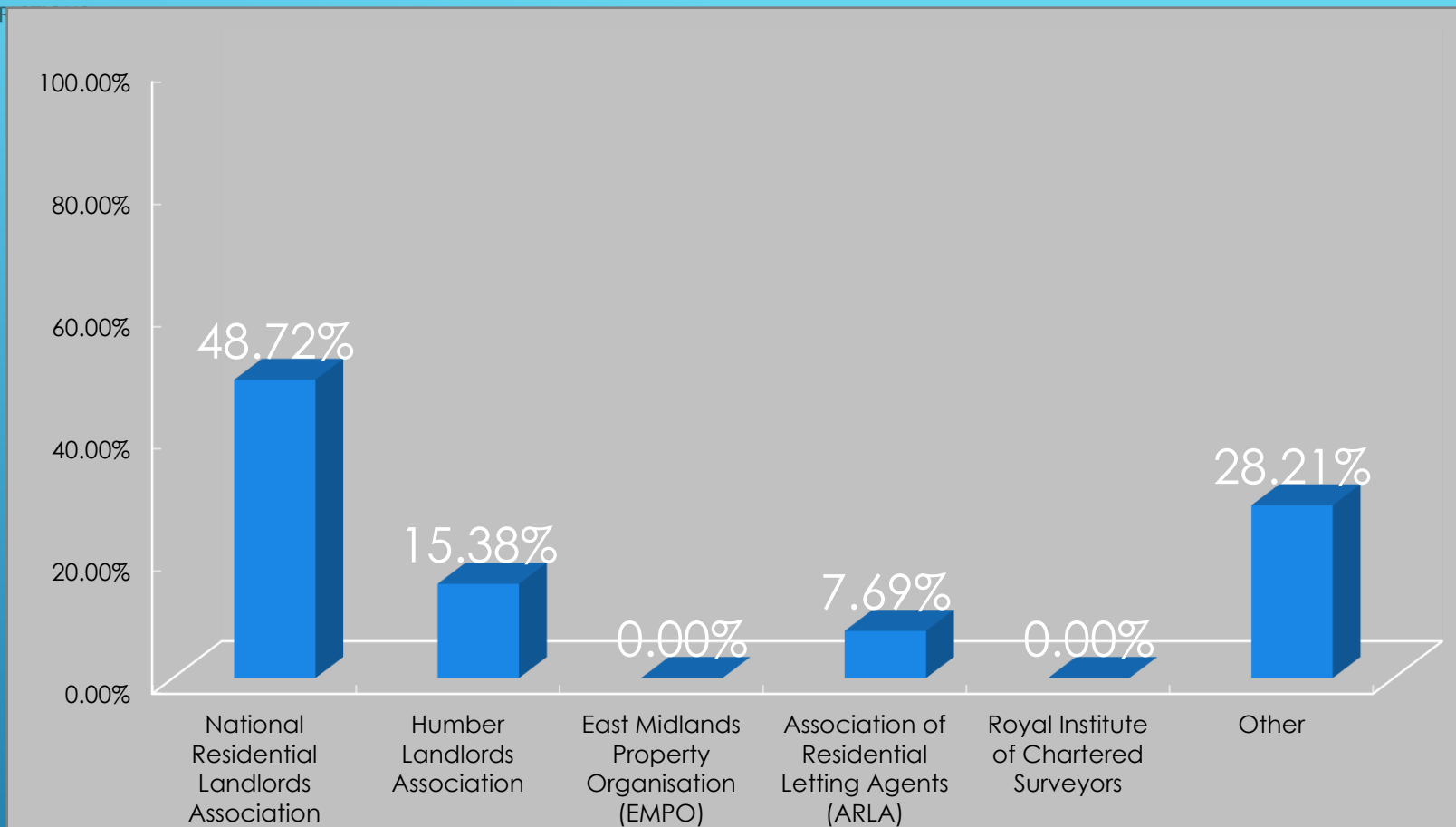
OF THE 164 RESPONDENTS, 25% TOLD US THAT THEY LIVED IN THE EAST MARSH, WHILST 27% LIVED OUTSIDE OF THE WARD. 27% OF RESPONDENTS WERE LANDLORDS WITH PROPERTIES IN THE DESIGNATED AREA.



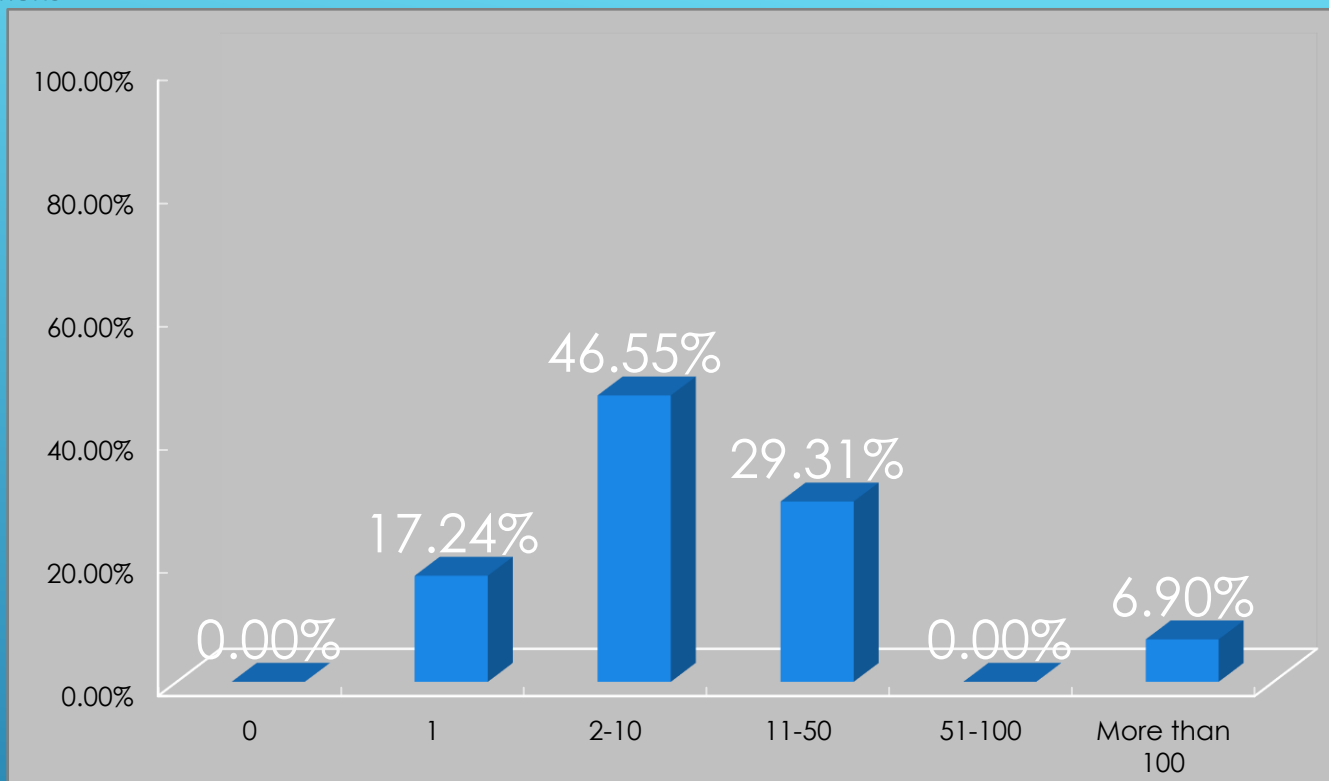
26% OF RESPONDENTS HAD
FAMILY/FRIENDS LIVING IN THE
PROPOSED AREA



60% OF RESPONDENTS WOULD NOT
BUY A PROPERTY IN THE AREA IN THE
FUTURE



MOST LANDLORDS RESPONDING WERE A MEMBER OF THE NRLA. OTHER ASSOCIATIONS INCLUDED THE LONDON LANDLORD ACCREDITATION SCHEME



MOST LANDLORDS RESPONDING OWNED BETWEEN 2 – 10 PROPERTIES. MOST HAD LET PROPERTIES FOR 10 YEARS AND OVER

WHILST 93% OF LANDLORDS SAID THAT THEY DIDN'T STRUGGLE TO LET PROPERTIES.

65% SAID THAT TENANTS DIDN'T HAVE A DEPOSIT.

THIS SUGGESTS THAT 65% TENANTS MAY BE STRUGGLING TO AFFORD TO SAVE FOR A DEPOSIT.

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Statement	Not a problem	Minor Problem	Major Problem	Don't know	Overall
Poor housing conditions	6 4.41%	29 21.32%	82 60.29%	19 13.97%	136 100%
Empty houses	9 6.52%	33 23.91%	73 52.9%	23 16.67%	138 100%
Tenants don't stay in a property long	17 12.5%	35 25.74%	51 37.5%	33 24.26%	136 100%
Properties are poorly managed	13 9.56%	22 16.18%	73 53.68%	28 20.59%	136 100%
High levels of fly tipping	4 2.9%	15 10.87%	105 76.09%	14 10.14%	138 100%
High levels of crime	2 1.47%	20 14.71%	95 69.85%	19 13.97%	136 100%

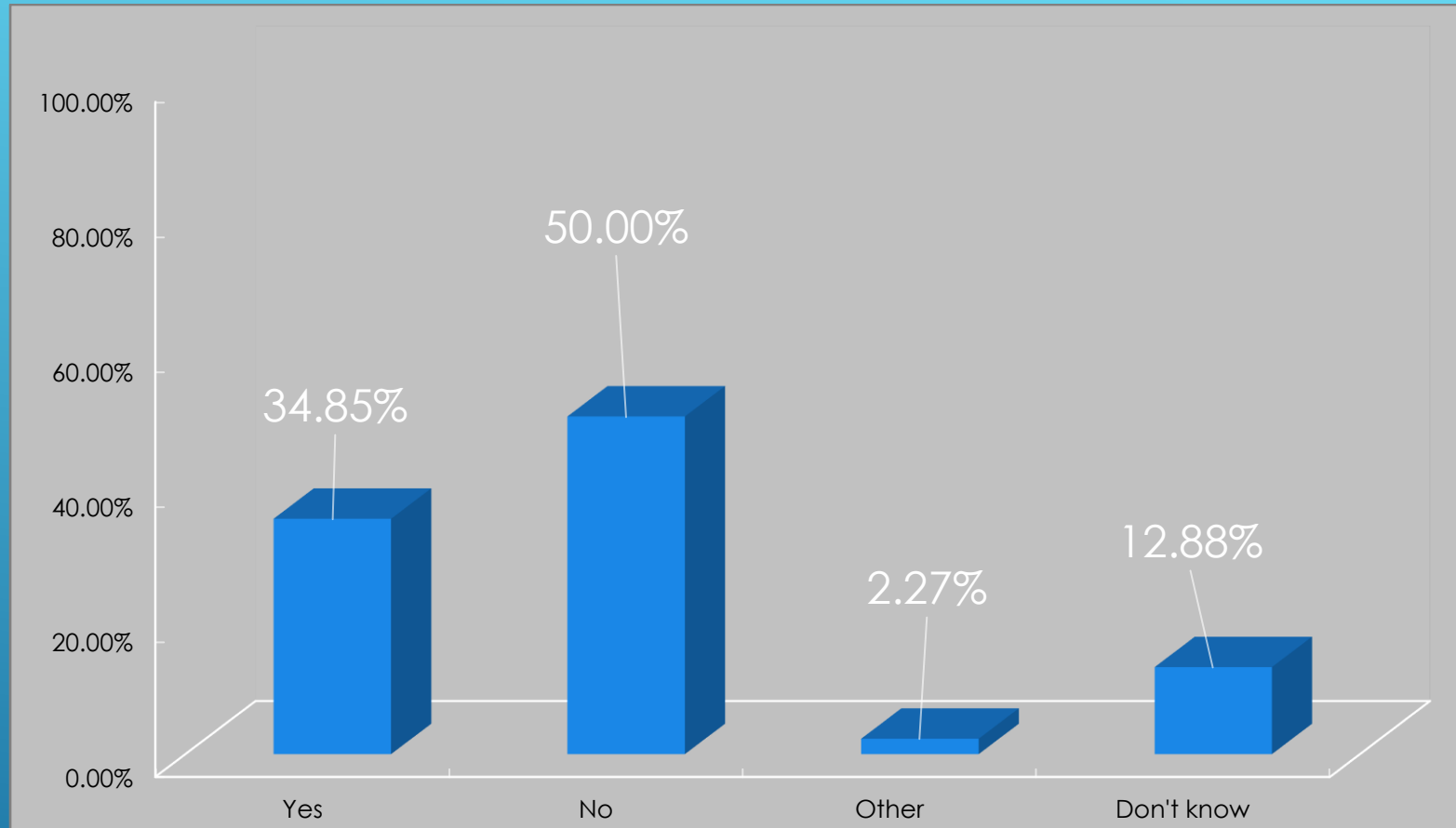
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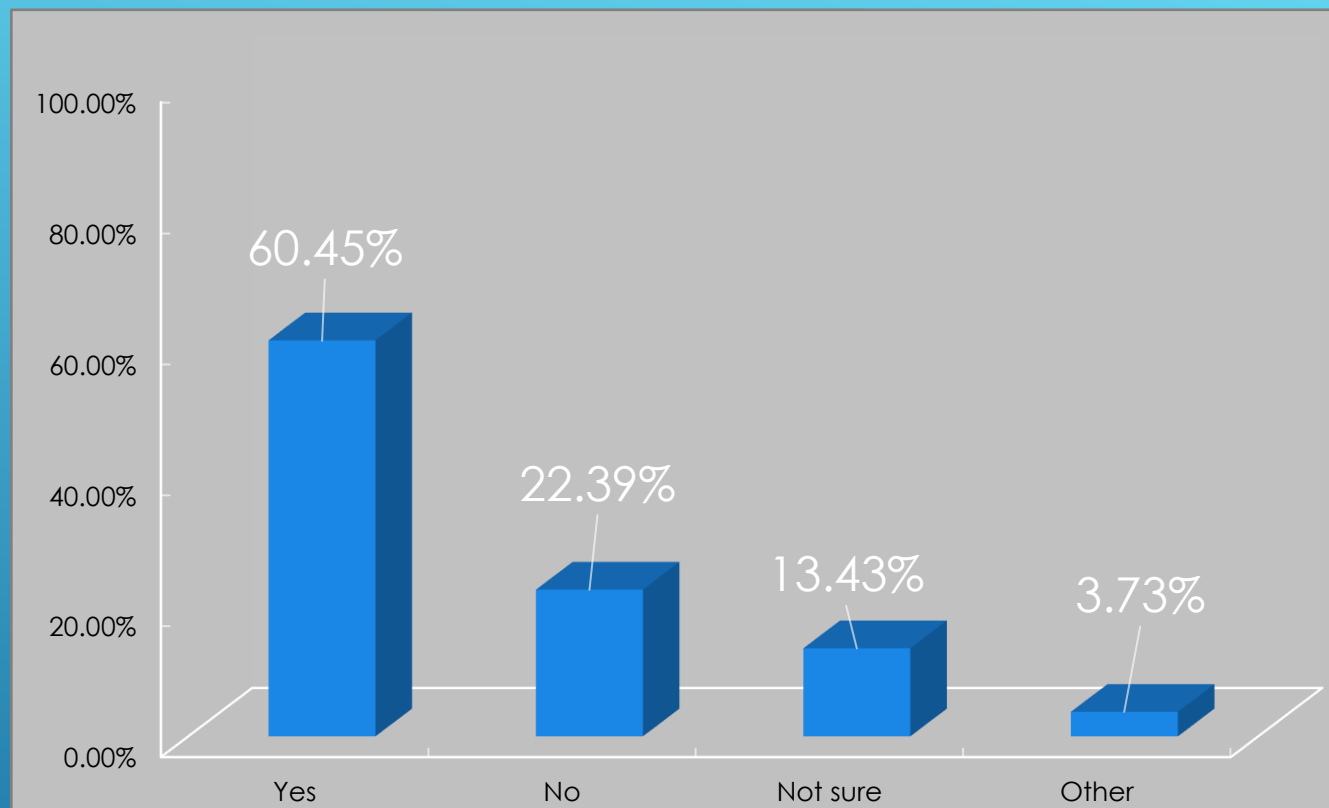
How much are the following an issue in the East Marsh?

Statement	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	Overall
Landlords have a good reputation in the area	4 2.9%	14 10.14%	56 40.58%	41 29.71%	23 16.67%	138 100%
Landlords take action when a tenant causes anti-social behaviour and/or there's criminal activity in their homes	5 3.62%	19 13.77%	51 36.96%	35 25.36%	28 20.29%	138 100%
Provide a good standard of accommodation for tenants to live in	14 10.29%	20 14.71%	38 27.94%	37 27.21%	27 19.85%	136 100%
Maintain the outside of their properties	8 5.8%	17 12.32%	35 25.36%	43 31.16%	35 25.36%	138 100%
Tenants have a good reputation in the area	5 3.62%	10 7.25%	52 37.68%	45 32.61%	26 18.84%	138 100%
Tenants cause anti-social behaviour and criminal activity	23 16.79%	36 26.28%	51 37.23%	18 13.14%	9 6.57%	137 100%
Tenants look after properties well	4 2.9%	16 11.59%	52 37.68%	44 31.88%	22 15.94%	138 100%
Tenants are responsible for fly tipping	40 29.2%	33 24.09%	44 32.12%	13 9.49%	7 5.11%	137 100%

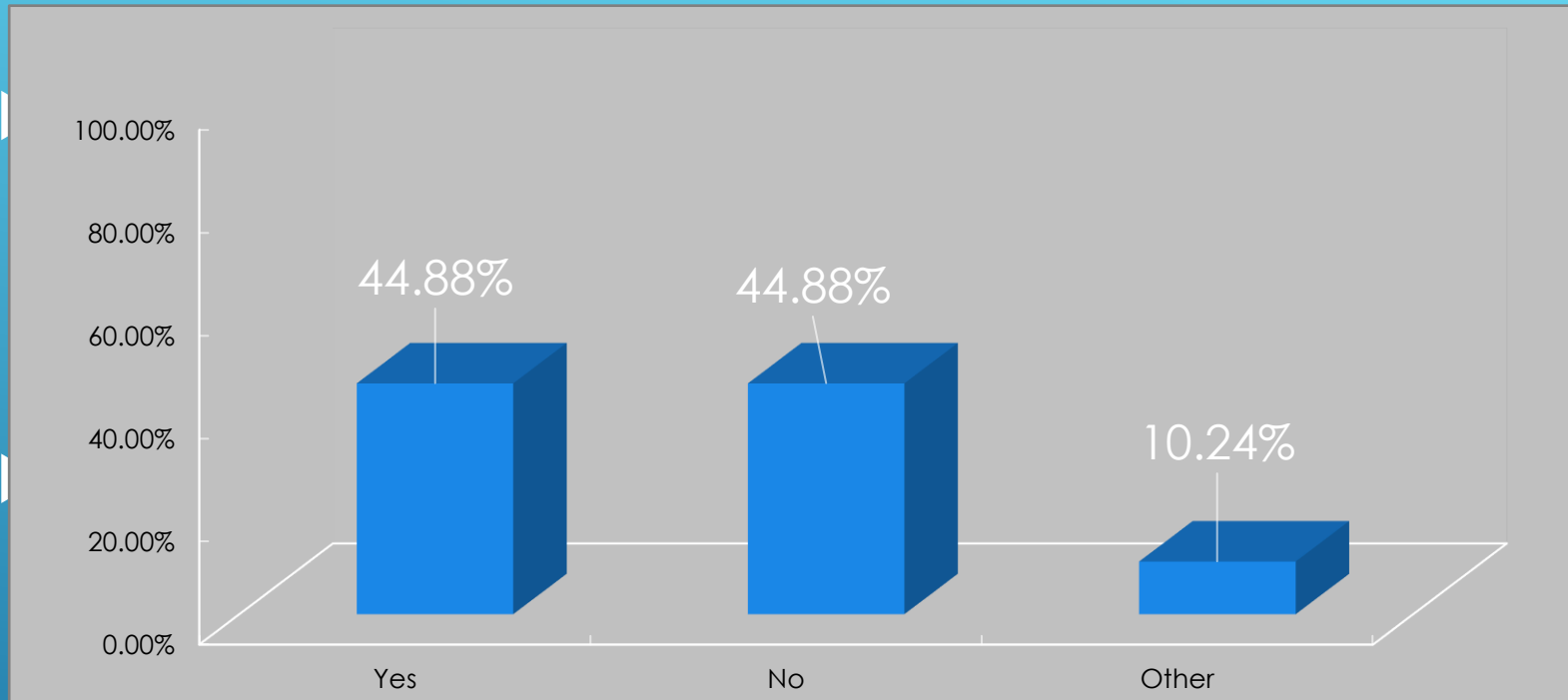
RESPONDENTS WERE ASKED IF THEY AGREED OR DISAGREED WITH THE FOLLOWING STATEMENTS



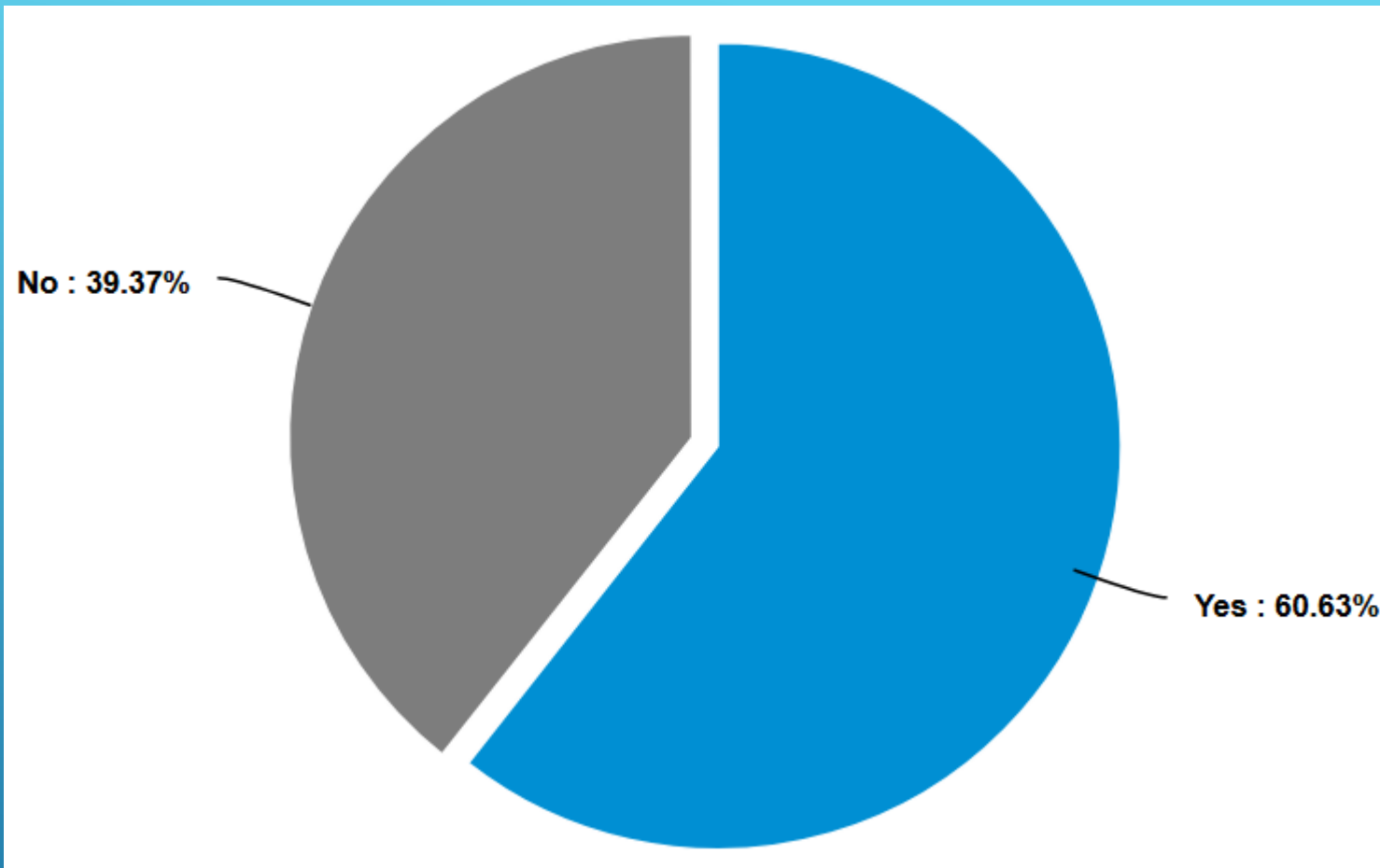
RESPONDENTS WERE ASKED IF THEY FELT WE
HAD CONSIDERED OTHER OPTIONS, BEFORE
CONSIDERING SELECTIVE LICENSING



RESPONDENTS WERE ASKED IF THEY
AGREED THE SCHEME WOULD HELP
THE AREA

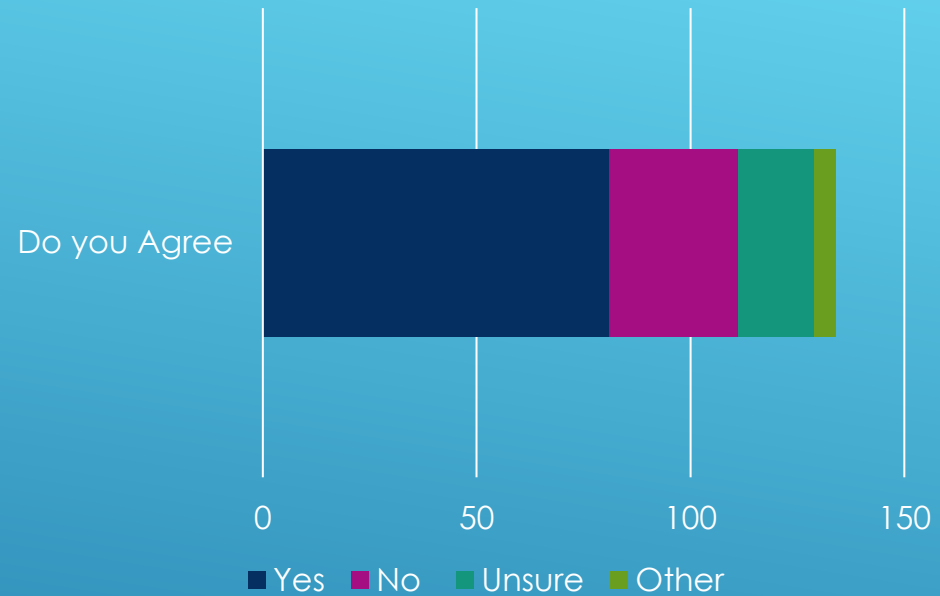


RESPONDENTS HAD MIXED
OPINIONS ON WHETHER THEY
AGREED WITH THE PROPOSED
GEOGRAPHICAL AREA



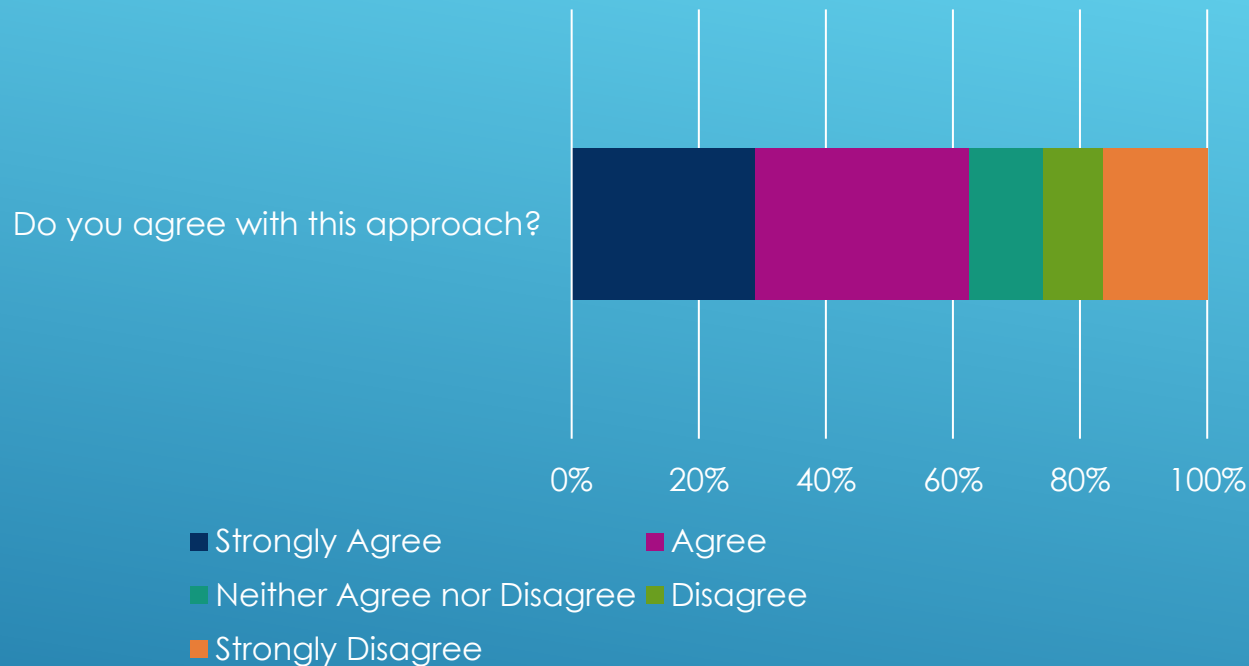
RESPONDENTS WERE ASKED IF WE
SHOULD INCLUDE OTHER AREAS?

Do you agree with the proposed scheme outcomes?



134 RESPONDENTS COMMENTED
ON THE PROPOSED OUTCOMES OF
THE SCHEME – 60% SAID THAT THEY
AGREED WITH THE PROPOSED
OUTCOMES

We asked to what extent they agreed with Selective Licensing as an approach?



THE ABOVE SHOWS THAT 60%
AGREED WITH THE APPROACH

WHAT DOES THIS MEAN?

- ▶ Overall, there was support for change in the consultation.
- ▶ There were many negative comments around cost – which will be explored as part of the process.
- ▶ Many respondents expressed concern about the area and wanted this amending to exclude the area above Durban Road.
- ▶ In general, most landlords were strongly opposed to the introduction of a scheme in the proposed area. They expressed concerns about increasing legislation and costs for landlords with up-and-coming changes in legislation including the Renters Rights Bill and potential changes to EPC standards.
- ▶ Several landlords felt that the legislation was already in place. It was explained that whilst some is, Selective Licensing allows the Council to work proactively with landlords and tenants, not just reactively as we work currently.
- ▶ Many felt this targeted good landlords and won't affect landlords who are not complying with current regulations.
- ▶ Many felt that landlords should not be held accountable for their tenant's behaviour.
- ▶ One comment considered that the levels of unsustainable private rented housing could affect lenders' ability to lend in the area. This would be detrimental to the area if this happened.

WHAT HAPPENS NEXT?

- ▶ We are currently going through all comments to provide an appropriate assessment and response to the consultation findings.
- ▶ Once completed, the comments and wider data will feed into a Consultation Findings report and will include summary conclusions and options based on the findings. This will be fed into the Councils Scrutiny arrangements for consideration and recommendations to Cabinet.
- ▶ A final report including consultation responses and Scrutiny recommendations will be presented to Cabinet in July 2025 for decision.