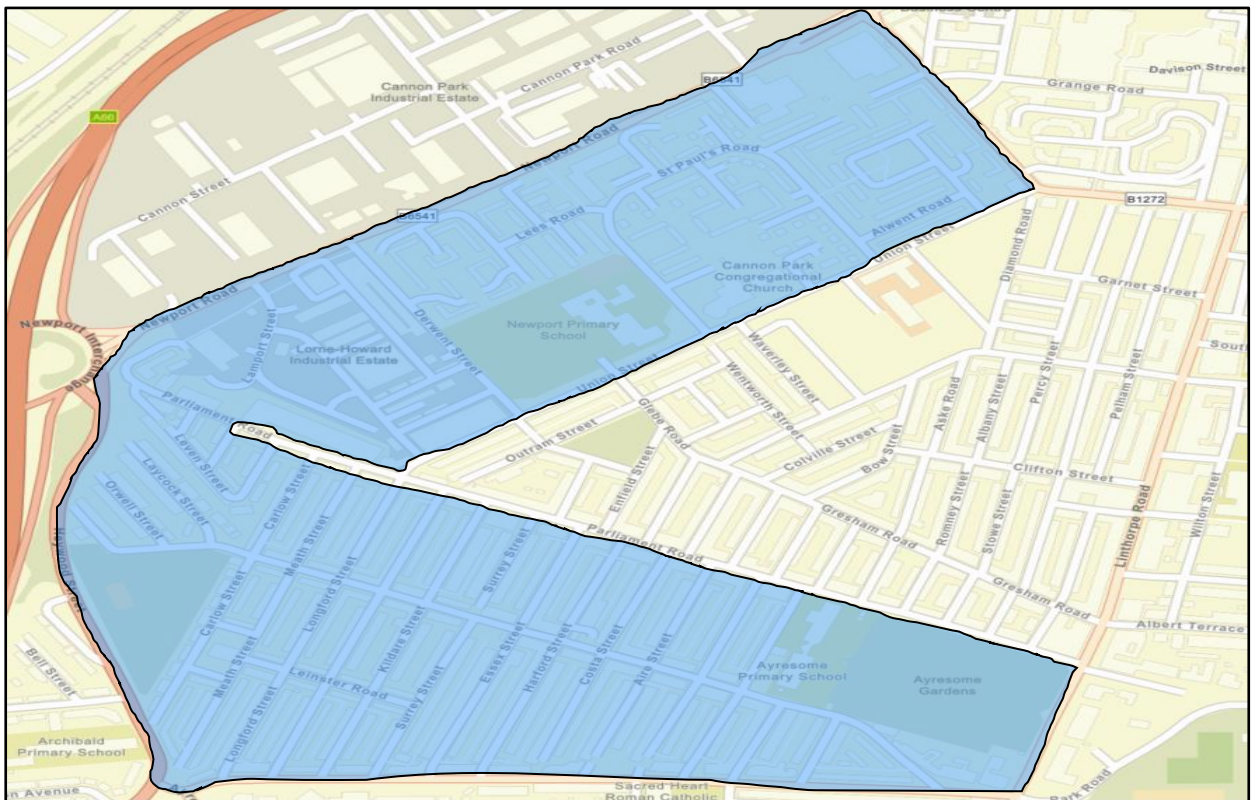


Appendix E

Responses to the Consultation on the
Newport 2 Selective Landlord Licensing
scheme.

(Consultation Period 21 November 2022-
30 January 2023)



February 2023

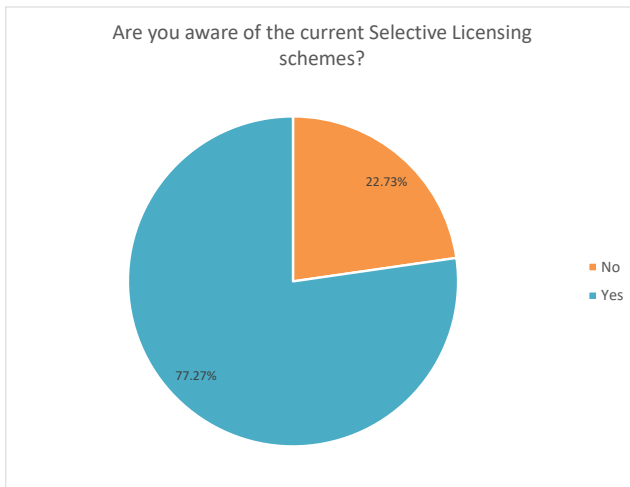
Consultation Responses.

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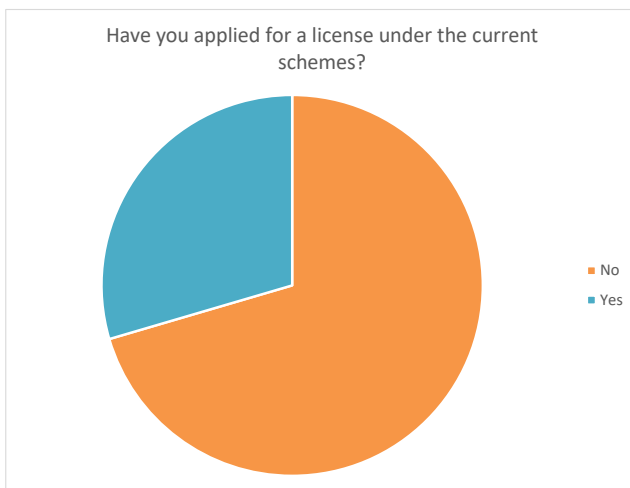
Section 1 -	General Information about the responder	Page 3
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Section 1. General Information about the responder.

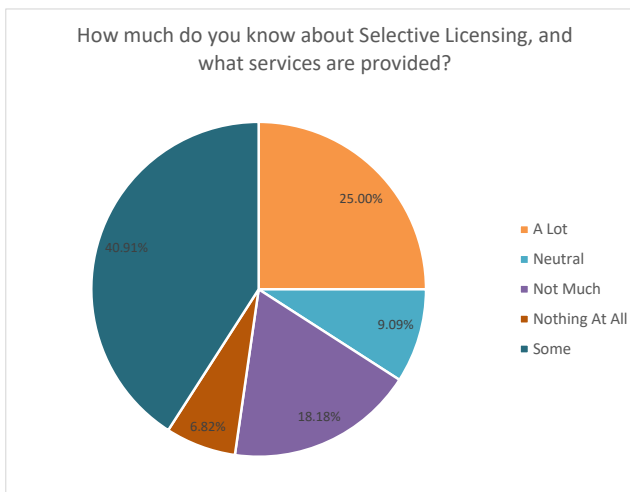
Question 1.



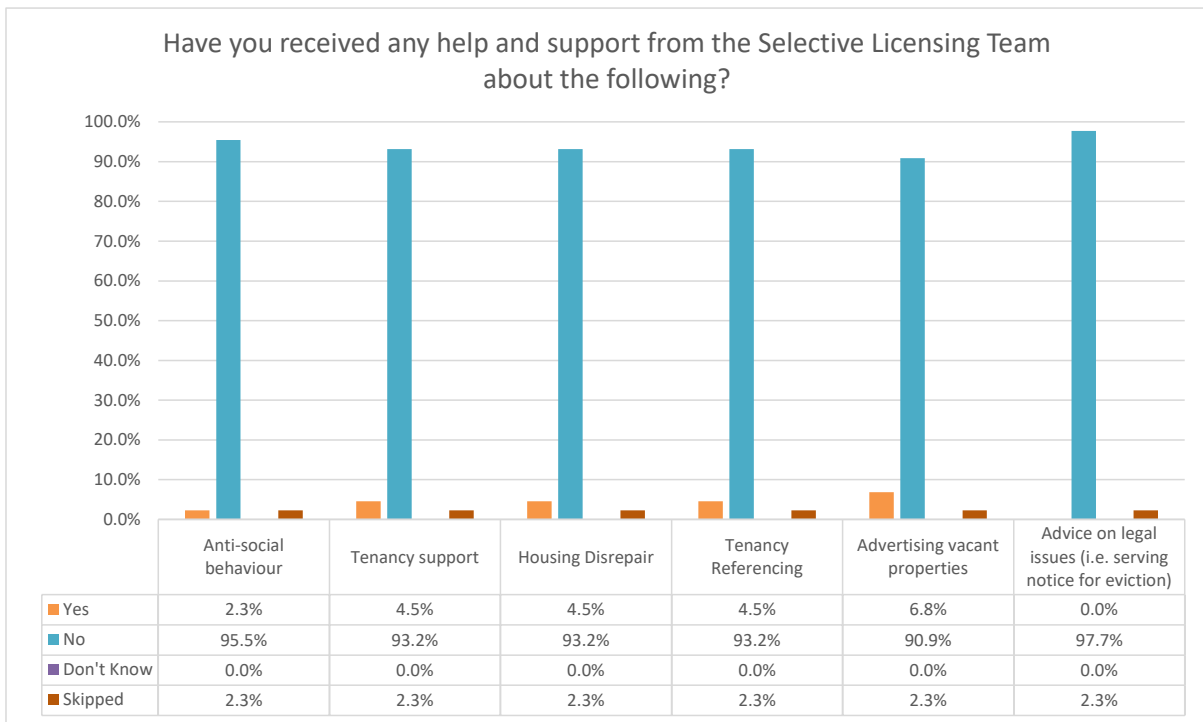
Question 2.



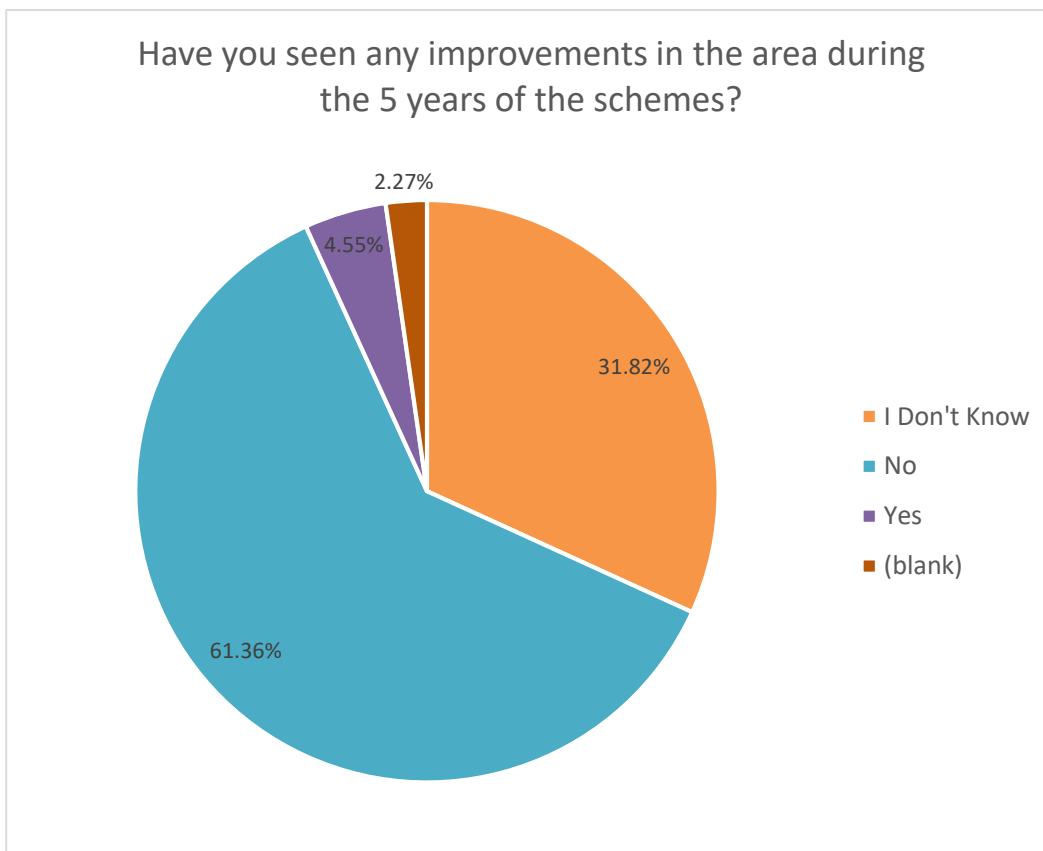
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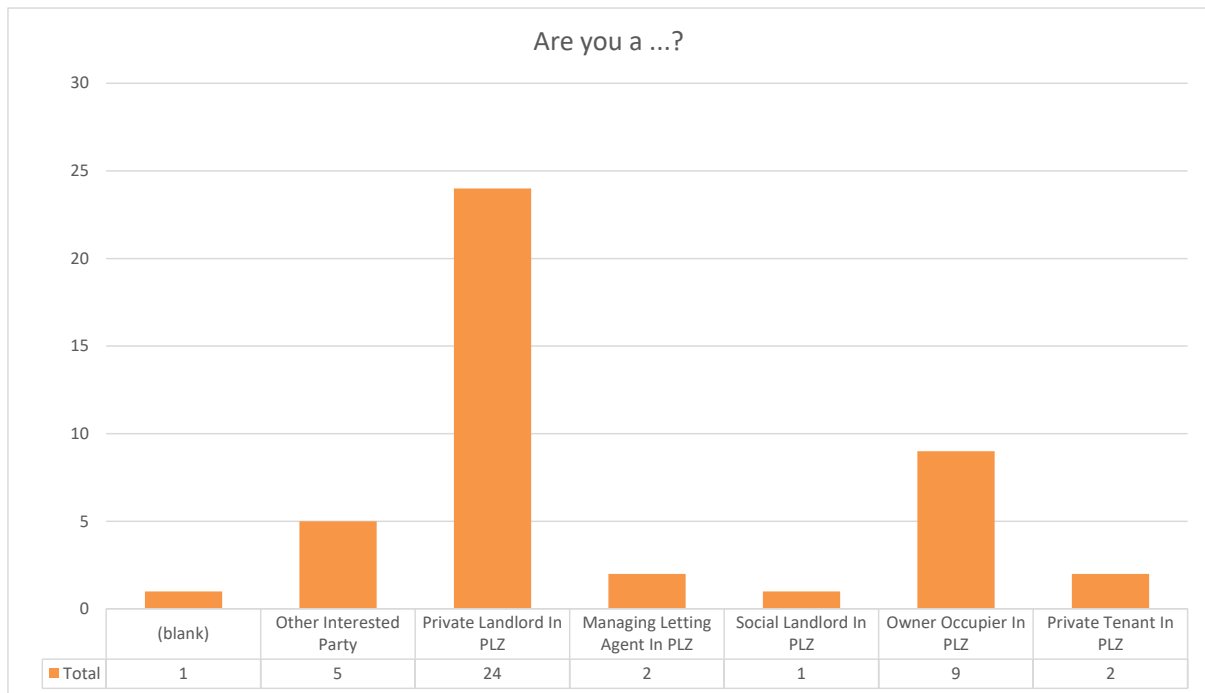
Question 4.



Question 5.



Question 6.

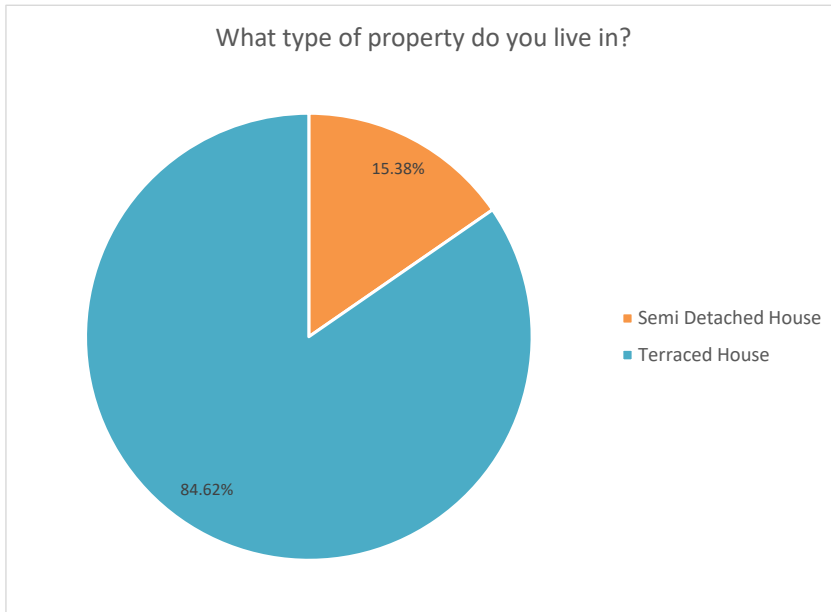


Section 2. Responses from Tenants and Residents in the Newport 2 area

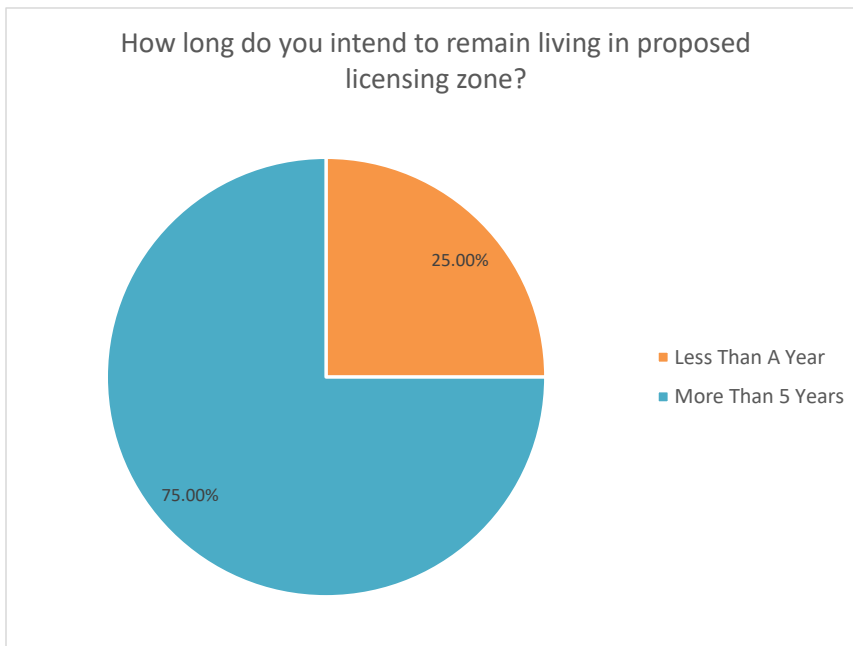
Question 1.

All responders have lived in the proposed licensing zone for more than 5 years.

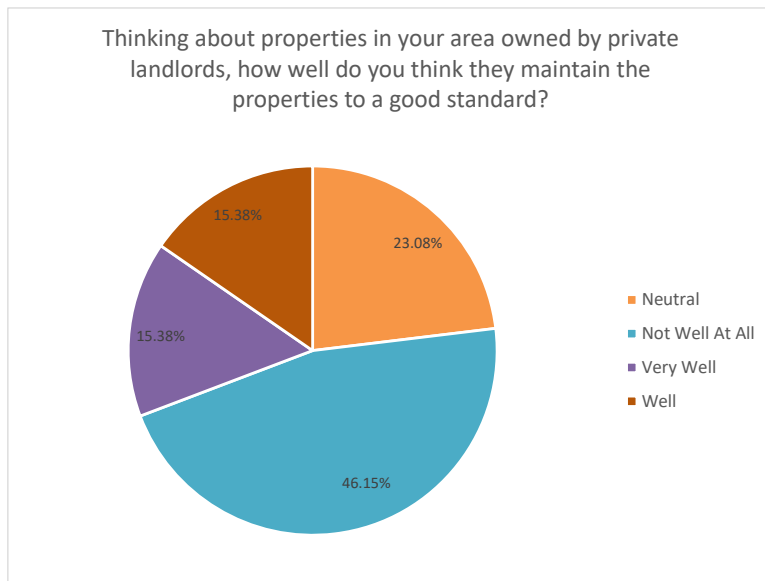
Question 2.



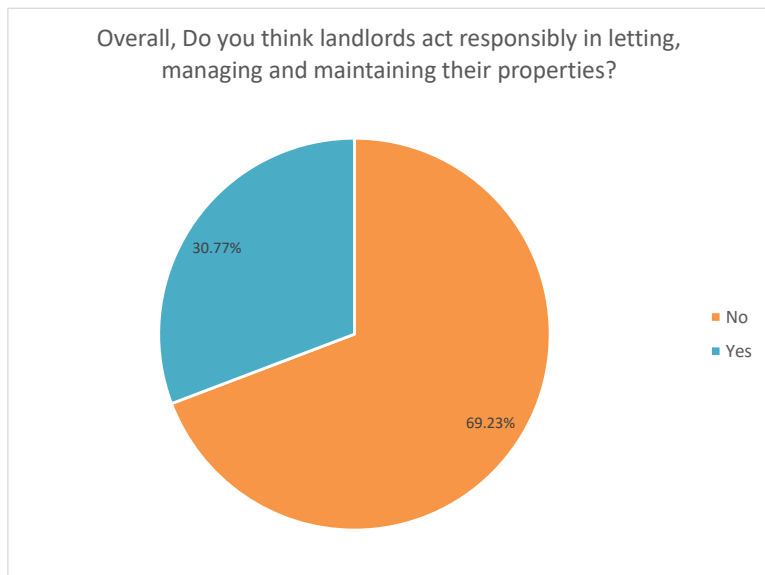
Question 3.



Question 4.



Question 5.



Additional comments to support the responses to question 5:

We have had drug dealing and users which has caused many problems. Windows are being broken then boarded up which makes the area look terrible.

They accept the monthly rent payments from anyone without any screening or consideration for the people that have to live near their loud, filthy tenants.

The area has gradually gone downhill over the last couple of years, I moved into my house when it was built, 4.1.74 it worries me a lot. The area seems very unsafe and I worry about leaving my 86year old mother in the house alone when I am at work, I work full time and always have done.

Tenants can damage properties and not taken to task over it. Very often the property is left in damaged state.

Some landlords are OK but many are very slow at doing obvious outdoor repairs such as gutter work and roofing problems never mind indoors problems.

Properties aren't maintained correctly and landlords are only interested in making money. Gardens are over grown, properties are unkempt and look scruffy.

Prior to the tenants currently living next door it was used as a halfway house where one of the tenants through a meth spoon in my yard where my two year old granddaughter is supposed to be able to play safely! Definitely not a responsible landlord!

Takes months for him to act on the trashy tenants he puts in meanwhile it's costing us a fortune and almost our most precious granddaughter!

Also visitor/high customers. 4 times taking out the side of my car front bumper to back bumper with the police doing nothing about it and expecting me and my insurance to pay for it! Disgusting having to pay and keep paying for stuff they wreck which we need to go to work!

My home was broken into by masked thugs with machetes looking for the scruffy junkies for next door!

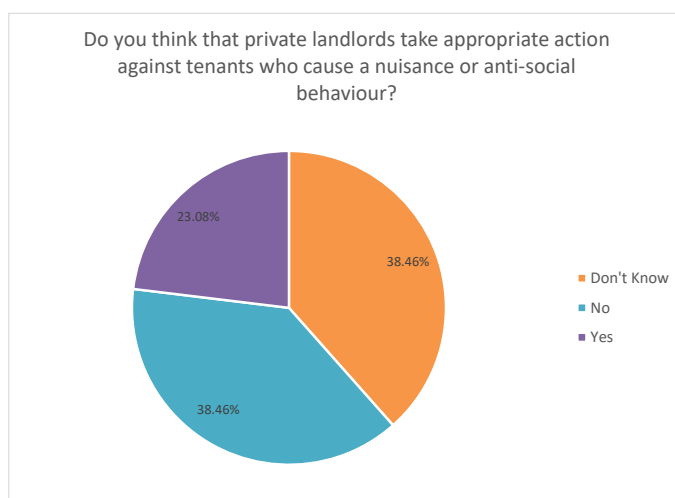
When they moved the bag heads in next door they warned them any carry on and the residents will report you! Who as a respectable human being needs to be warned to live within the law?

In the end of the day the landlord want to look after his property.

I've had some terrible neighbours fortunately they didn't stay long.

I have not experienced any issues in this area.

Question 6.



Additional Comments to support responses to question 6:

When drug dealers are raided and arrested they are bailed and free to start doing it again at the same address.

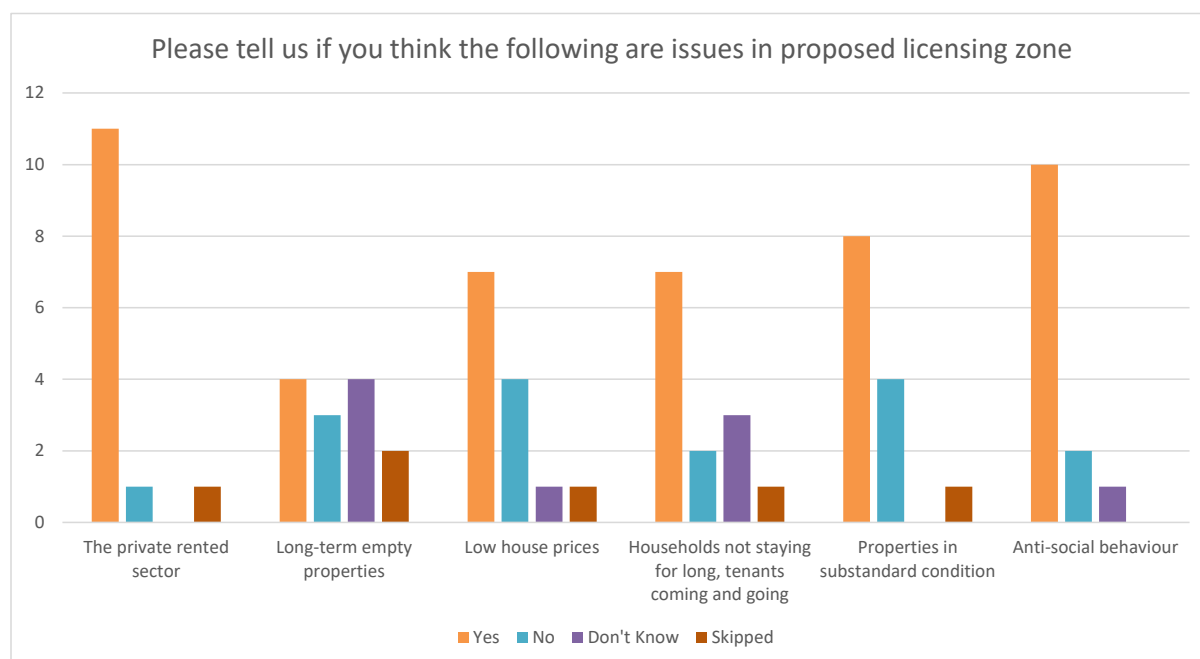
They do but the law and council need to make this easier but sometimes they don't to avoid someone from being homeless.

Still putting druggies in there since 2018 and not making any effort to repay the rest of the street for any wrong doing by his tenants and disgusting attitude to those having to live where he has put these despicable people!

Not seen any action at all against antisocial residents. Only Andy Preston has had the decency to evict them after months of complaint he took action. More needs to be done.

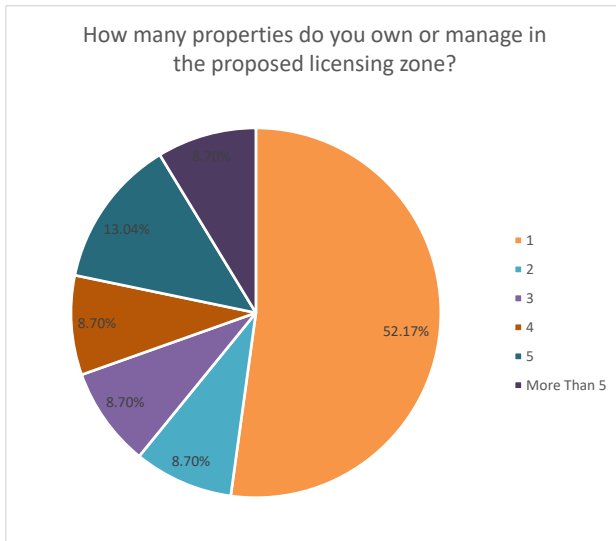
I have not had any experience of antisocial behaviour by private tenants in the area. Any problems I have experienced have been by owner occupiers or tenants of Thirteen Housing.

Question 7.

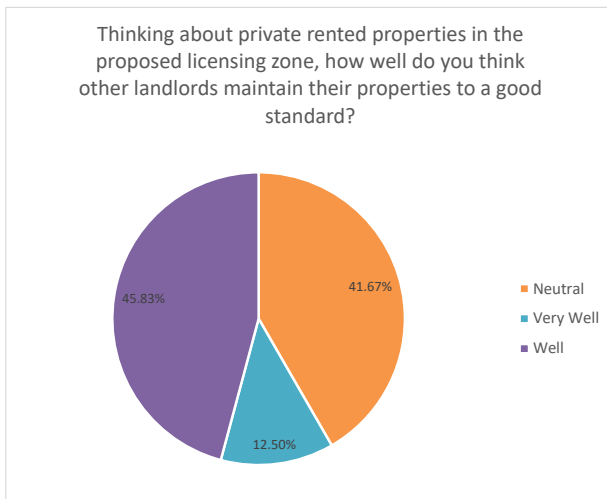


Section 3. Responses from Landlords and Letting/Management Agents in the Newport 2 area.

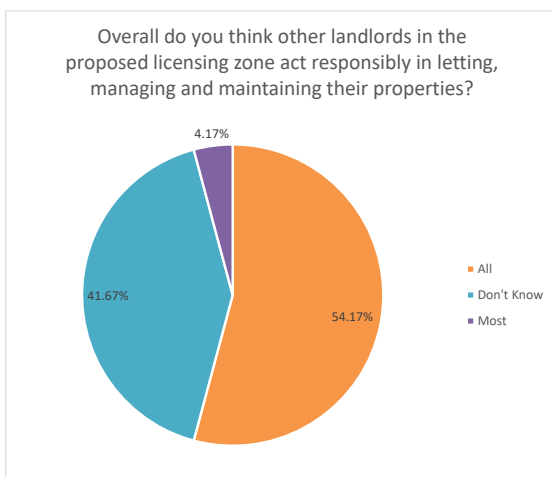
Question 1.



Question 2.



Question 3.



Additional comments to support the responses to question 3:

We do not live in the area.

We all provide a good level of service, that tenants are happy with and if there are any concerns we always do our best to resolve them. We manage our property with the mindset, is it somewhere we'd like to live.

Those private let properties are in better state than council properties. Look at history of incidences- all tragedies happen in council properties, not private let. Yet- you want to punish private landlords with paying in more money!

There are probably a mixture of good & bad landlords in the area.

There are lots of good landlords within the area.

The vast majority of landlords are responsible and maintain their properties well and treat their tenants fairly.

The redevelopment of properties can be readily observed by visiting TS1, numerous properties have been refurbished for the booming student and Airbnb market. The sale price of properties in TS1 continue to increase, have recently sold a house in excess of 110,000 GBP. The price of properties would be higher if Mortgage Companies were willing to lend, issue with the number of privately rented properties even with a Buy to Let mortgages.

Any antisocial behaviour and criminal activities cannot be blamed on the vast majority of private landlords.

Should only make bad landlords pay not good ones like myself.

Safety checks are already in place by the government example gas check, tenant checks etc.

I think overall landlords maintain and repair the properties very well maybe a small few that don't but overall very well.

I own one property and I'm manage it very well my tenants have never had any problems regarding myself and I try to look after the property and the tenants. Also if I see any problem houses I inform the police straight away as I have my own family members living on the same road. A good idea I think would be to license properties where landlords own more than one house because most of the time when a landlord has more than one property they will then let standard's drop which shouldn't be the case where I only own one property and whenever I am notified of a problem I will deal with the issue ASAP.

I know that other landlords of my acquaintance maintain their properties well.

I have seen some terrible houses but I think this is tenants not reporting faults or not following their tenancy agreements e.g. allowing other people to live there.

I feel landlords, in general, do maintain and responsibly let properties within the areas. As it is in their interest to have good, responsible and reliable tenants to help in maintaining their properties and receive regular rent on time.

I can only reply about myself and I think I keep my properties in good legal conditions.

I believe that many landlords maintain their property and get problems fixed as soon as they can. Some landlords that don't give will give a bad light to all landlords. Tenants also has role to play as to make sure that they treat the property like their own. Some tenants that get free money from the government just don't care, may misuse the property and landlords have to foot the bill. Licensing is going to cost the landlord and not the tenant which is again unfair since this is meant to help both parties. The other question is why does there need to be licensing? Where tenants or landlords complain why does council not just go in? Is this one way of making more money by the council? When the cost of living is rising? Private landlords will no longer wish to invest in such areas, one because of the costs and secondly it gives a bad name to the area.

Area is well kept.

Alwent Road mainly consists of Thirteen Housing Association rented properties.

I am aware this scheme only relates to private rented properties.

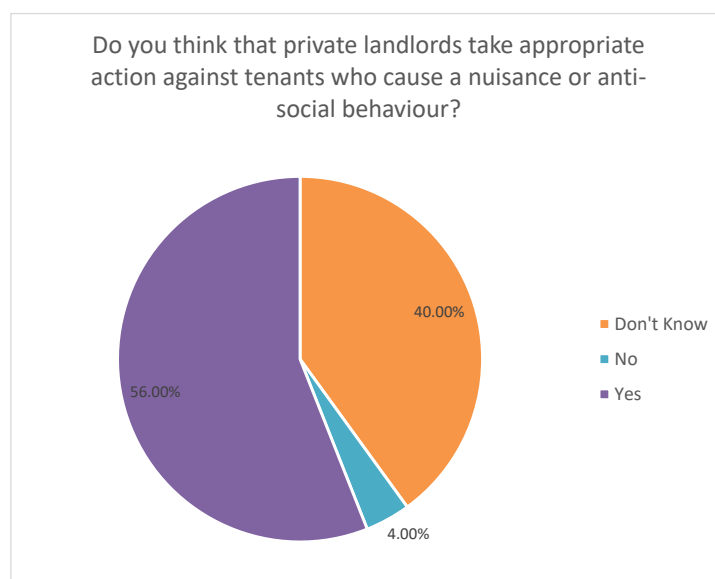
The properties on this road, if private are leased by Thirteen as to which mine is.

My property is insured by Thirteen and we pay ground rent.

The property next door is solely a Thirteen property, managed by Thirteen. This property is a disgrace. (This has been reported numerous times). How can you propose this scheme only to private landlords and not Housing Associations?

Unsure as do not know which are rented out and which owned and by whom.

Question 4.



Additional Comments to support the responses to question 4:

We took antisocial tenants to court and were told by the police that there was nothing they WOULD do, even though we had a court order to evict them enabled the police to enter the property and remove the squatters.

We had had a very good tenant living in the house we purchased in Middlesbrough. We have also been very good landlord mind you. It goes both ways.

Very recently I have been seeing myself especially on a night time and when school children are leaving school on the corner of Longford and Leinster Road behind the shop drug users arrive on foot and taxis then will stand at the alley behind the shop on Longford street and someone is dealing drugs from the alley to these drug users in front of everyone and I informed the police but as of yet it doesn't look like the police have taken action as they are still dealing. That end of Longford Street is very nice area and not many issues I have notice there in the past 10 years apart from drug users buying drugs from the alley other than that is a nice quite area normally with no antisocial behaviour.

There are plenty of good tenant out there. The council need to sort out the problem for housing the bad Tenant which inevitably need housing.

Private tenant will deal with disruptive tenant as it is landlords business- it is law and council trying to prevent evictions! Decide what you want- no evictions and antisocial behaviour OR evictions and NO antisocial behaviour.

Our property is managed by an agent.

Not known to me.

No landlord wants the council calling them because of the tenant, they will act before that happens, I can speak from personal experience.

No evidence.

More could be done in this area - perhaps more support in the area is needed.

Landlords on the whole follow the protocol of reporting and dealing with anti-social behaviour especially as these instances can often go hand in hand with no- payment of rent.

Landlords do try their very best to rectify the issues caused by nuisance tenants. This again relates to having responsible and reliable tenants which in turn, manifests in tenants who look after their home and understand the responsibility of paying rent on time.

It's wrote into contracts any bad behaviour and to think of people either side. Anything untoward warrants immediate eviction.

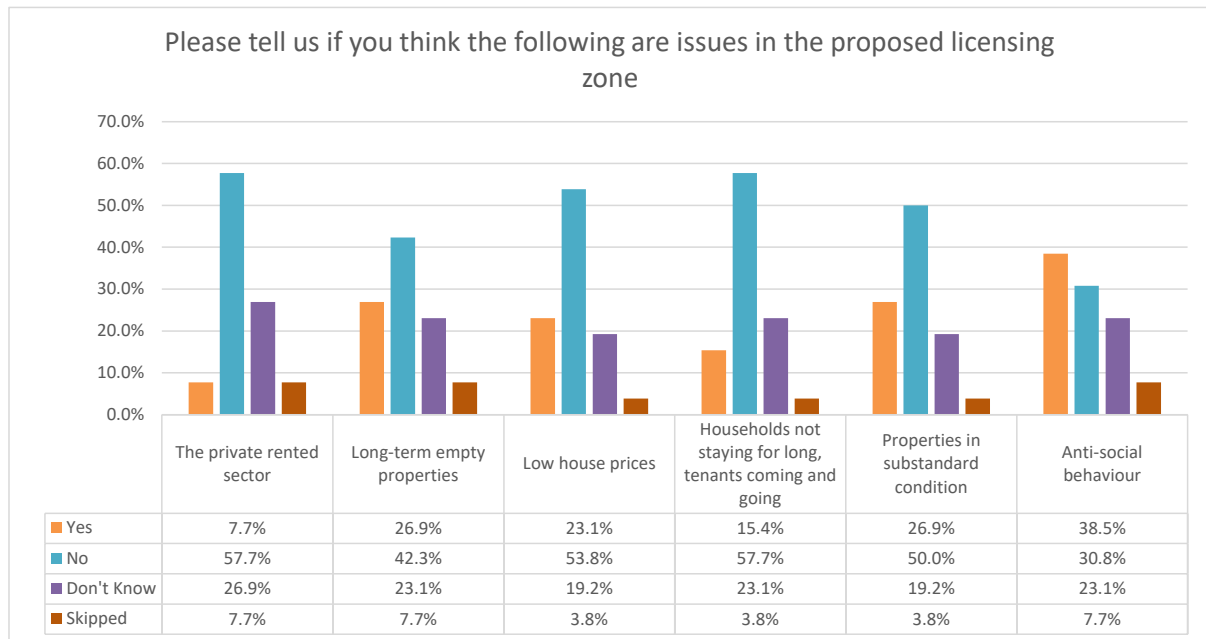
I work full time so do not really see what is going on in the area, I come home from work, make sure my house is secure and do not leave it on a night (especially in the winter).

I don't live in that area or know any other landlords so can't comment.

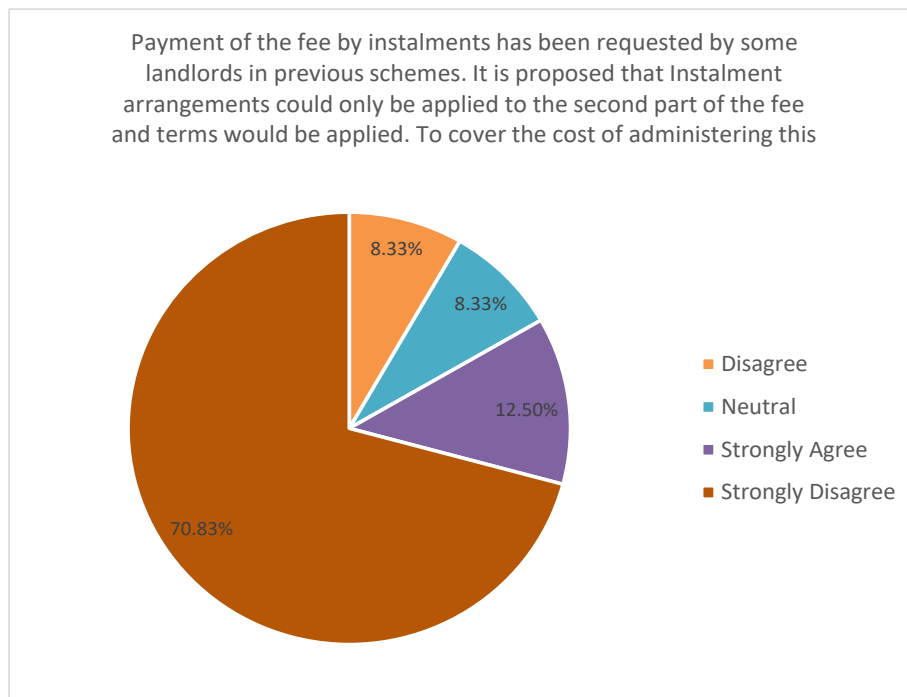
Based on personal experience and how I deal with problem tenants. Problem tenants are the issue, the authorities are too lenient with them.

Antisocial behaviour is a problem for the council and police deal with not the landlord over the last 12 months I have reported issues to the council and they have done nothing about it.

Question 5.



Question 6.



Section 4. Responses from Businesses in the Newport 2 area.

There were responses from two businesses. Due to the low number of responses this information has been presented in a table format.

S4:Q1 - What type of business are you? e.g. food outlet or newsagent.

Row Labels	Count of ObjectID
None	50.00%
Sandwich Shop	50.00%
Grand Total	100.00%

S4:Q2 - Do you own or rent your business premises?

Row Labels	Count of ObjectID
Own	100.00%
Grand Total	100.00%

S4:Q3 - Have you experienced anti-social behaviour from tenants of privately rented properties in the proposed

Row Labels	Count of ObjectID
Don't Know	50.00%
Yes	50.00%
Grand Total	100.00%

S4:Q4 - Thinking about properties in your area owned by private landlords, how well do you think they maintain the

Row Labels	Count of ObjectID
(blank)	100.00%
Grand Total	100.00%

S4:Q5 - Do you think that the landlords in the proposed licensing zone where you have your business are good,

Row Labels	Count of ObjectID
Choice 3	100.00%
Grand Total	100.00%

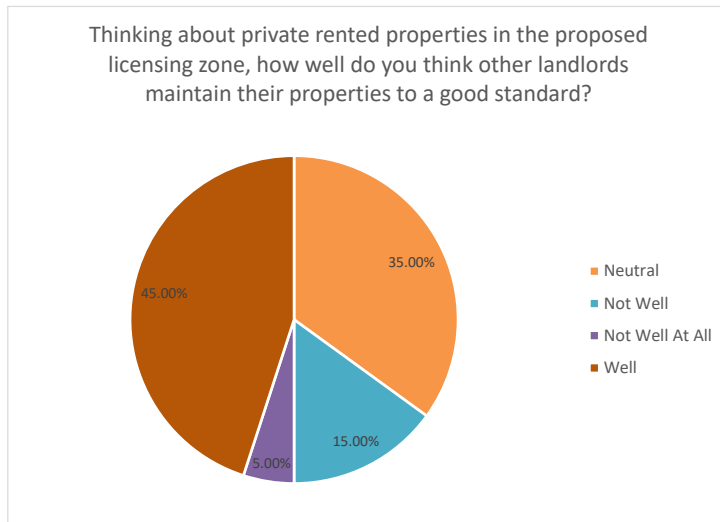
S4:Q6 - Do you think that landlords take appropriate action against tenants who cause nuisance or anti-social

Row Labels	Count of ObjectID
Don't Know	100.00%
Grand Total	100.00%

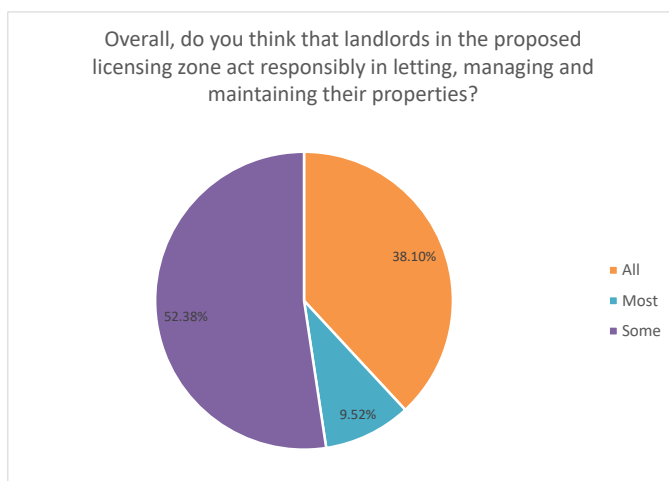
	The private rented sector	Long-term empty properties	Low house prices	Households not staying for long, tenants coming and going	Properties in substandard condition	Anti-social behaviour
Yes	0.0%	25.0%	0.0%	0.0%	0.0%	25.0%
No	25.0%	0.0%	25.0%	25.0%	25.0%	0.0%
Don't Know	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Skipped	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Section 5. Responses from Interested Parties e.g. tenants, residents, landlords & businesses in the consultation area surrounding the proposed licensing zone

Question 1.



Question 2.



Additional comments to support the above responses to question 2:

We have seen some improvements in the living conditions of families. Where this has not been the case support has been easier to access.

Variable. Can't generalise.

Unaware which are rented out or not and by whom.

They don't do adequate checks, they don't carry out repairs and don't carry them out in a timely manner, and don't evict nuisance's quick enough.

Obviously if they did strict checks people would be less likely to need evicting!

Some do and some don't. Also tenants neglect properties.

Seems like some of the tenants maintain the properties themselves others put up with poor housing or are not bothered how the streets look.

Landlords who have a managing agent have regular property inspections and all conditions like gas checks and electricity checks have to be complied with. This scheme only duplicates what the managing agents are doing and should not apply to landlords who employ an agent.

Landlords have a very difficult choice in choosing Tenant between the private tenant and the tenant on benefits. The benefit tenant would normally be housed by the council. However the council decided to demolish hundreds if not thousands of council properties throughout Middlesbrough and sell the land off to private developers which has left shortage in council Housing. And now they want to put the blame on private landlords which antisocial behaviour and nuisance tenants is a problem that the council have created.

It's hard to see who lives in their owned property and who rents. The whole place is run down, dirty, etc. Of course when a property is boarded up for a long period of time you think that it's a bad tenant with antisocial behaviour or a bad landlord who isn't interested in fixing it. But if you're a bad tenant and a landlord doesn't live right around the corner, the landlord might not know there is a bad tenant if repairs don't get passed on.

I know of two properties on the same road that are private. They are well maintained.

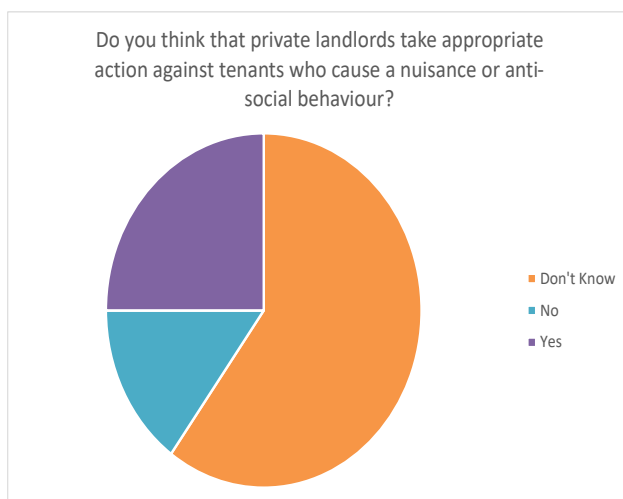
I know for a fact the side of Longford street from Ayresome Street to Leinster Road is very nice quiet area no problems whatsoever in the last 10 years.

I do not know which houses around me are privately rented.

I cannot see the inside of the properties so cannot comment.

I believe the licence is great to push landlords to correctly maintain the properties, without it this is where their responsibility drops.

Question 3.



Additional Comments to support the responses to question 3:

The authorities make it very difficult for private landlords to take action against the tenants.

Over the past 4 years I have personally reported next door sometimes on a daily basis to the police, Newport ward safety officer, crime stoppers, the mayor and our MP and still he puts scum in their to destroy the area and pollute it with drugs!

Not known to me.

No evidence.

I have suffered some terrible neighbours.

I don't know if the landlord is happy for whatever to happen as long as they receive rent. Or if there isn't the possibility to serve a section 21 notice and to follow that through.

I do. No messing.

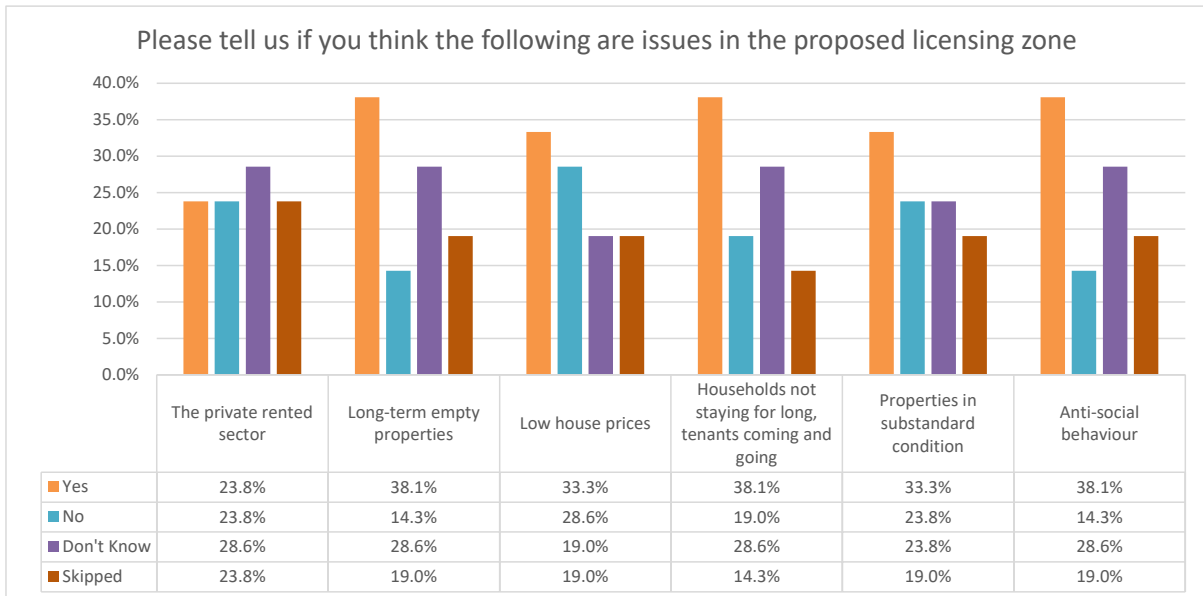
I can only speak for myself and I have family living on Longford Street a couple of doors down from my property and if there is any problem they would inform straight away and I would deal with the issue.

Have not got the info on landlords and their tenants.

Antisocial behaviour is a matter for the police surely. What are they doing about it? Our property is managed by an agent, we appreciate the current tenants looking after the property they keep it in good order. Our tenants have not expressed any dissatisfaction with the way we look after the property, to our knowledge there have never been any complaints about them or the neighbours. We have had the same tenants for over 5 years, very loyal and so far have reliably paid the rent on time they have not defaulted even in the pandemic. Previously we have had tenants who abused and wrecked the property and we had to repair and reinstate the property without support from the Council. Where were they when we were so badly treated and had to find the capital to repair the fabric of the property. Does the licensing scheme allow for the repair of properties that the tenants the Council have vetted. What are the proposals for first and second stage payments for the licensing scheme?

Again same as above, licensing helps with this.

Question 4.



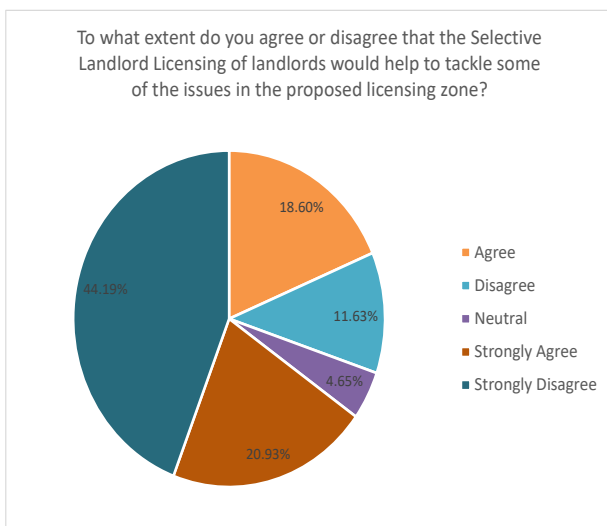
Additional comments to support the responses to question 4:

Don't know about another landlord but I know I am a good, responsible landlord.

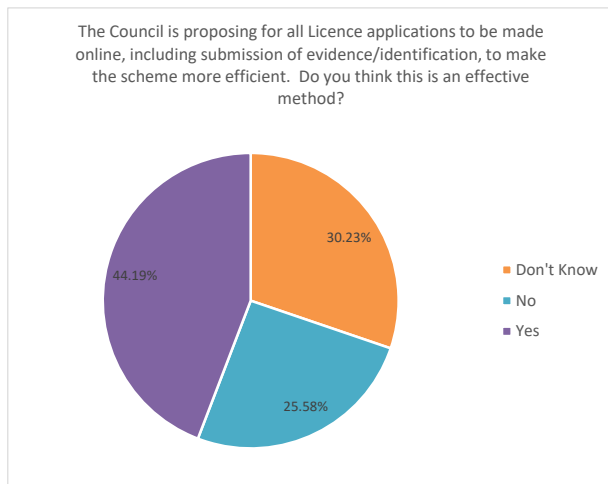
Been a landlord for over 40 years and have had very little trouble.

Section 6. Responses to the general questions about the proposal.

Question 1.



Question 2.



Additional comments to support the responses to question 2:

What evidence will be required if the scheme is implemented? Will it be suitable and robust given the requirements of GDPR?

This is a waste of money.

There needs to be a paper version, which should not cost extra. There also has to be options to pay, not necessarily by cards. A bypass and bank transfer is a must. The software must be designed correctly and be able to account for a multitude of situations. The questions need to be relevant to Selective Licensing and not HMO. Have noticed glitches, repetitive questions and mandatory questions on online software, used for this and some of the mandatory questions are unlawful. I have no real objection to applying online, just that I often find issues and problems using it and generally the Council's lines of communication are throttled. I currently have 3 properties in Oldham (new scheme) where I cannot get anyone to return my calls or respond to me emails. This is a consistent theme I have found.

The scheme should not go ahead as it is not fit for purpose.

The format of online submission is difficult and not user friendly. You get cheapest system and don't care how people with varied level of IT skills are to deal with it. Not everyone also have scanner to scan documents before submitting- did you consider that?

Some people find it difficult to use online portal, especially when they are badly set up and aren't as accessibility friendly as offline submissions or speaking to someone directly.

Shouldn't have licenses for each property only for a landlord that covers all his properties.

On the whole it would be effective, but there are still some people who do not have access to the internet.

It will be too slow. I suggest you say that you get some certification for managing agents to apply and be regulated and then they can certify that all their properties meet the standard. I don't think you can charge for this.

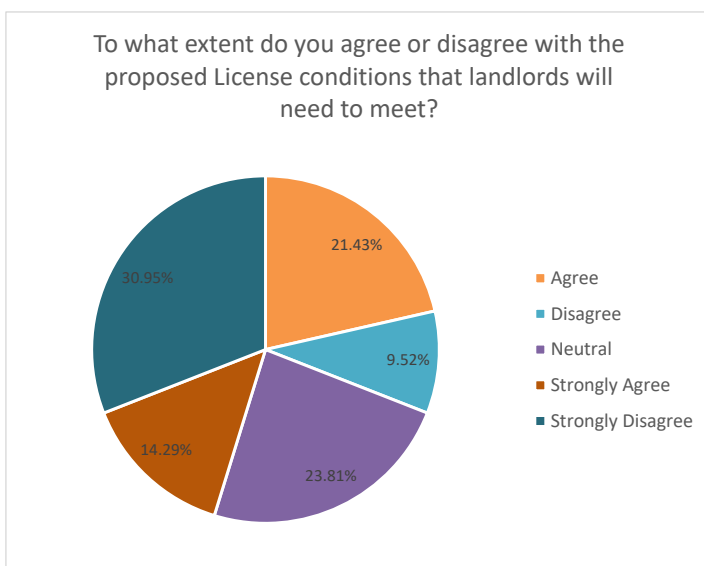
I think it would be open to fraudulent submissions and easier for landlords to ignore.

I do not think anyone already letting their property through an agency should have to be on the council scheme. I agree anyone not with an agent should be with the council though as this would illuminate bad landlords.

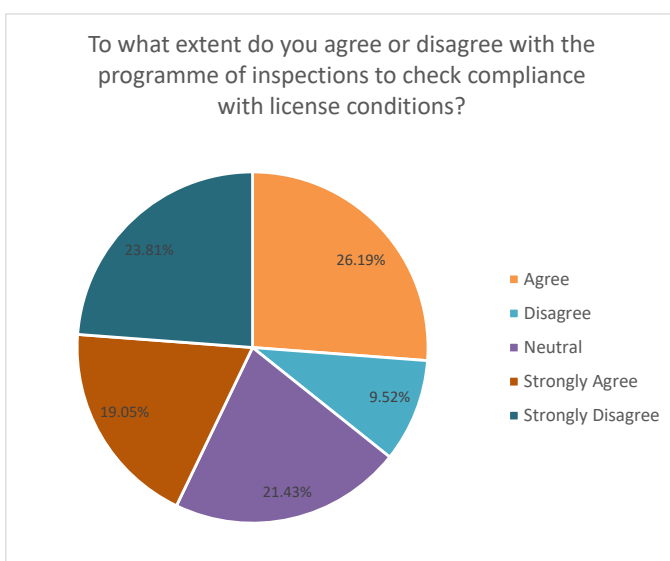
As a leaseholder and mortgage payer, all evidence/identification has already been submitted previously.

Anyone can upload fake items and relies on telling the truth!!

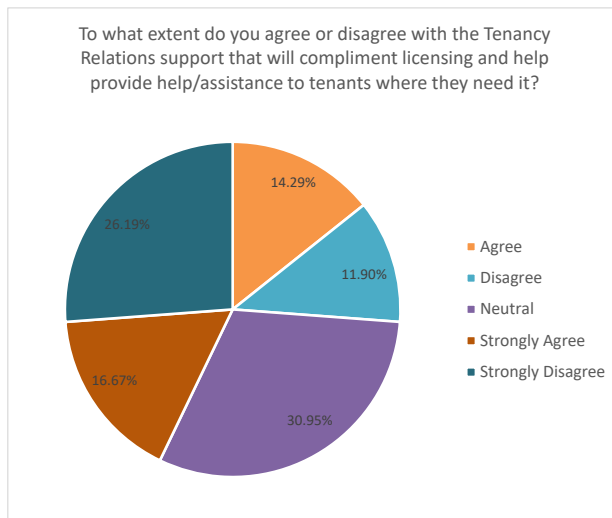
Question 3.



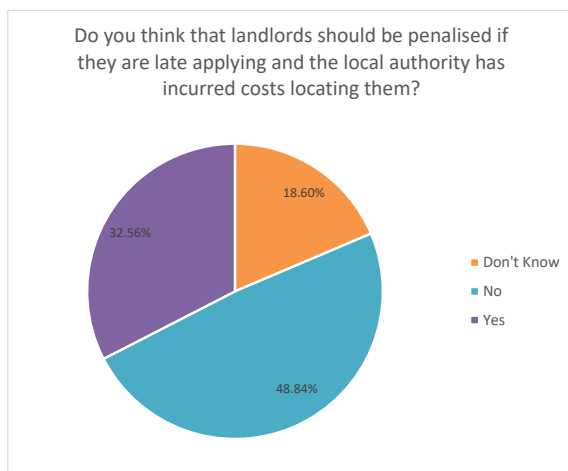
Question 4.



Question 5.



Question 6.



Additional comments to support the response given to question 6:

Will there be similar sanctions against tenants who cause problems? What evidence is there that the schemes in other areas have made the improvements suggested by those advocating the scheme is being extended to new areas. How do you think the costs incurred by landlords in the introduction of the scheme will be recovered?

Why should our money be spent tracing rogue landlords?

Why should landlords have to pay even more money?

Why should landlords be persecuted for lateness if local authority cannot locate them in a timely manner? Should the local authority get the information on the landlords before proceeding ahead with the scheme?

This scheme is not needed this is purely greedy council.

This is nothing but a stealth tax for Landlords. To disguise it as anything else is disingenuous. The current SLL's provide little to no benefit to any of the stakeholders

and if anything make an already difficult industry harder to operate in by increasing the red tape and bureaucracy. And what on earth my religion, sexuality, age or anything else has to do with my completing this consultation I really struggle to see.

This is not what landlords signed up for. Tenants have enough rights - we have houses vandalised by squatters that the police would not help us to remove, its £1000 in legal fees and £10000 in damages and we have to pay. If services has helped when asked then this would not have happened. The problem is the tenants not the landlords.

This forms part of the further comments box but the word count was insufficient for me to comment in full. I paid fees for a similar scheme several years ago and saw little benefit. House prices have remained static. I maintain my properties well and my tenants usually stay for several years. My letting agent is very professional and we respond to tenants needs quickly ensuring that the properties are always well maintained and of a good standard. My rents have not increased significantly but my costs and mortgage interest have. I make very little money on my Middlesbrough portfolio and the fees associated with selective licensing will significantly affect my cash flow at a time when I also need to spend money on upgrading some of my properties from a D to C EPC rating (some are already there). For many of my properties the cost of the scheme will actually mean that my cash flow for the year would be negative.

They put greed above all else.

The cost is likely to be passed to the tenant and landlords maybe out of the area / working away and this may impact in been late in applying.

The bulk of the issues have been caused by the demolition of a lot of the housing around Union street are etc. Since they have been demolished a lot of the trouble tenants have moved into areas which we once good and the areas have declined as a result. I personally lived and own a number of properties in the St Barnabas Rd area. This area was once very good. Now we have a number of families that have moved from the Union street area that have brought drug dealing and antisocial behaviour to the area. My own father is now having to move from St Barnabas Road because of this. These issues aren't a new one they are now just spread out over a larger area. The council created this problem by allowing the demolition of these properties. It shouldn't now be up to the land lords to sort it out.

Strongly disagree that landlords should be held responsible for nuisance tenants and antisocial behaviour the top and bottom of it is the council need to build more social housing.

Part of the problem will be identifying landlords who operate under the radar. The system will not work until every one of these landlords has been dealt with. And then there will be no need for a licence.

Not all landlords will be aware of the scheme.

License fee should be a lot higher but there should be SUBSTANTIAL reductions for landlords who come forward, landlords whose properties are satisfactory and

landlords whose tenants are not causing problems. Otherwise all you are doing is levying a tax on landlords, with dubious legal justification. Where houses are cheap and landlords have mortgages, £800 could be six months returns for some landlords and could easily be a year's maintenance budget or more. So if you charge the good landlords that, you are seriously reducing their ability to maintain and improve their properties and giving them cash flow problems at a time when they also need to be setting aside money to bring properties up to EPC grade C and at a time when tenants may be struggling to pay their rent. Please slant the costs of this scheme heavily towards the bad landlords.

Landlords may not be British or understand the English language.

It will show the council is serious about the scheme and shouldn't be out of pocket for tracing landlords.

If the council can't locate or get a response from the landlord then that's an indication of how uninvolved the landlord is. Even if the landlord objects to the council, at least they are involved.

If landlords are unaware of the scheme they should not be penalised.

I waited 6 months for inspection in other area where SLS exist and then 6 months for licence- was council penalised for dragging their feet? Nope. So either should be a landlord.

Understand this was a problem in other areas e.g. North Ormesby, and this may have had an impact. Some of this area may benefit from this scheme, but I think Cannon Park area is mostly Housing Association properties to which they should be doing all is necessary regarding their tenants, empty properties and antisocial behaviour. On very rare occasions you will see empty properties as this is a sought after location and property prices reflect this. As a landlord it is my responsibility to make sure everything is in order with my property and tenant. I do not need to have any intervention.

I think if landlords are costing the neighbouring residents through their neglect the house should be compulsory sold and compensation given to the residents. And they should walk away with nothing.

I don't back the blanket licensing zone. It is not the correct way to tackle issues. Landlords are not responsible for policing antisocial behaviour and shouldn't be unfairly charged for this, these issues should be funded by the local authority not by placing a disguised tax upon landlords.

I currently administrate on properties that span 156 Local Authorities. There is no joined up communication, it is not part of the legal searches, when we purchase new rental stock and often Councils hide the street data behind a map on their website. I tried to sign up to a newsletter for each of the Councils so I could track new schemes; a good proportion of them did not have this and most had very general topics to select. The result was an email box full of useless emails. If I was living, working and operating in just one area, then it would be reasonable to hear of any

new local scheme; but that is not our situation and sometimes all we can do is act promptly, when made aware.

Council should have enough info to locate landlord.

As long as they are informed when the time limit I would agree with a fine

Again, I don't agree with this scheme and it should not be implemented.

Further General Comments made by the responders.

Will lower house prices, will drive up costs that will go to the tenant, will force landlords to sell up. In my case my property is not very profitable will have to probably sell it and tenant will be homeless, tenant is a social tenant with a child. In the proposed area most tenants are social tenants they will not have the financial capability to support the increased cost.

Useless and money making machine for council, nothing more than that.

Time to get tough on the tenants not just the landlords. Living in our street is a total misery now due to the residents.

This property is an investment property. I have purchased this for retirement purposes. I still have a mortgage on this property and due to the current climate and increase in buy-to-let rates, it is becoming more difficult. If this proposal is to go ahead, this will put extra pressure on a currently difficult situation not just for myself but for other landlords as well. I simply cannot put the rent up, because of your extra charges.

This has not worked anywhere else it's a waste of money.

These landlords have no morals and should not be allowed to get away with destroying neighbourhoods in this way.

There needs to be more support from services for landlords trying to do the right thing. This includes faster evictions for non-payment of rent and ASBO and a guaranteed police response to removing them. Otherwise what will you achieve?

There is ways the worry that landlords will sell up because they don't want to pay the £849 fee. Or that people moving out of Newport are the type that you wouldn't want as your neighbours. Particularly as I already live so close to the ward boundary and I've seen myself the kind of antisocial behaviour that comes into Linthorpe. At the same time, people who live in Newport shouldn't have to live like they do now. Low housing prices shouldn't mean low living standard.

The scheme is not fit for purpose, it has not improved the current selected zones and has only been successful in generating money for the council from landlords. It will have a detrimental impact on the finances of tenants, as the licence fee cost will have to be recuperated by landlords, through increase in rents. In the current climate with austerity measures in place, the most vulnerable in society will again be unfairly targeted.

The authorities should be made accountable for the antisocial behaviour a drug dealer what is happening on every Street in Middlesbrough which the authorities and police are responsible for not the private landlords.

SLL does not provide value for money, it costs too much. I would like to know how much it has brought in terms of fees paid by the landlords and a breakdown of the running costs of SLL. I have been looking for reports on the effectiveness of selective licensing and I am yet to find one. Any feedback on the positive and measurable effects of SLL in TS1 and TS3 would be an interesting read, more likely to stand in some rocking horse poo.

This is a tax on responsible landlords to help tackle the issues created by the rogue ones. My guess is that this will go through regardless of any objections but if you have to impose this additional burden on landlords then please spread the cost over the term of the scheme at no additional cost . i.e. 5 annual payments. Additionally a periodic report about how the money is actually spent and if the proposed outcomes are actually achieved should be a mandatory requirement with refunds made to landlords where a positive outcome cannot be proven. In Derby where I have properties their DASH (Derby accredited safer Housing) enables responsible landlords to be registered. Where multiple properties are held then there is effectively a discount. I pay £300 per annum for 9 properties and they choose to inspect 1 per annum to ensure that I continue to meet standards and new legislation. I am proud to be accredited and include this in my adverts.

Private landlords should be exempt from this scheme.

Predominantly a money grabbing exercise all proposals are already enshrined in law.

Please section in the earlier part where I have mentioned and i did not want to repeat the information again.

Please provide the agents and landlords affected by this proposal with costed benefits and the detail of improvements achieved in the other/adjacent licensed areas and a catalogue of the improvements realised by the scheme in the day to day lives of local inhabitants of TS1.

No to the scheme.

Make sure landlords apply for planning permission before they change the property to multiple occupancy and residents can oppose those plans.

Landlords do need to be responsible. Taking the rent and doing very little else is destroying what was a decent community.

It's a terrible idea which is just another revenue making scheme. The council should be sorting the problem of antisocial behaviour etc. and not relying on the general public to do it for them as stated above.

It seems unfair to me to impose extra costs on good landlords in order to deal with some bad ones.

In our experience our families have not always have good experiences with local landlords with deposits, standards of housing, knowledge of their rights etc. Landlord licensing initiatives support with these issues and many more so I believe that an extending the zone with improve the lives of the families who attend our school and many more who do not.

if you look at North Ormesby there been no improvement you still see antisocial behaviour windows smashed houses boarded up I agree with most of the concerns but I don't understand why the good part of certain streets have to be penalised due to rogue landlords. This should only apply to landlords who have more than one property because that's when they let standards drop.

If you have not changed your additional licence conditions for this proposal, then they remain illegal. I have an outstanding complaint with yourselves and an enquiry to the Housing, Communities and Levelling up. Your additional condition to include yourself in the referencing process is illegal. Section 90(6) states that a licence may not include conditions imposing restrictions or obligations on persons, other than the licence holder, unless that person consents. You are effectively imposing on our customers. I have generally experienced poor levels of service and communication and visiting officers ill trained to carry out their functions. Selective Licensing has been around for nearly 20 years, so not really progressive. It is expensive to pay for and then manage, from our side. These costs get added to the rent! I want the status of professional landlord to be regulated and managed by central government and avoid all this local nonsense that we have been plagued with.

I strongly oppose these measures and fee that it is a knee jerk reaction particularly as the areas selected do not suffer from the ASB as much as the initial zone. There should be an increased police and community support presence on the streets if there is a need to tackle unwanted antisocial behaviour.

I disagree with the proposal.

I am totally against selective licence. There are ready enough laws to follow, to rent houses and we pay enough tax for a ready substandard service, without having to pay one more tax. Police and social services should be dealing with the issue not private landlord.

I am extremely against the introduction of a selective landlord scheme. I think it will result in more empty properties in the area and more short term lets and a higher turnover of tenants. I don't think it will tackle antisocial behaviour or improve the area. I am concerned about the intrusive nature of this scheme. I do not feel that I will benefit from it as I have a good relationship with my landlord. If I require any assistance or working completing I will contact him and it is done in a timely manner. I work full time/shifts and fell that it will be difficult for me to be available for the inspections and this is causing me anxiety due to the risk of extra costs for been late submitting the required information. My landlord has also advised that any costs he occurs will be passed onto myself. I have lived in Gresham for over a decade and if my rent is increased due to the scheme I am likely to leave the area and seek private housing elsewhere which is also causing me anxiety.

How much is a license going to cost? I have 11 Properties in this proposed zone and therefore would I need 11 licenses? Will there be a discount for landlords with multiple properties?

As a landlord in a neighbouring ward, I would support the further roll-out of this scheme to ensure that the standards of housing in the private rented sector are as high as possible across the town.

I don't know how a landlord can deal with antisocial behaviour in any sort of legal fashion without some changes to the law. Effectively the mortgage providers own the properties in many cases, will they have a responsibility? And what will happen with antisocial owner occupiers. ? Will there be a fee?