

PROPOSAL TO DESIGNATE A PART OF NEWPORT WARD FOR SELECTIVE LANDLORD LICENSING

CONSULTATION RESPONSE FORM

The Selective landlord licensing schemes have been running in North Ormesby and part of Newport ward since 2016, and have led to considerable improvements within these areas. To build on these improvements, we would like to seek your views on the proposed designation for Newport ward.

We are running a consultation to find out what residents, landlords, community groups, Councillors, and local businesses think about this.

The consultation will start on Tuesday 2nd January 2024, 9am and close Tuesday 12th March 2024, 12 noon.

Please see the below map showing the proposed designated area.

MAP OF DESIGNATED AREA

To see specific street names please view the map at: www.middlesbrough.gov.uk/SLLconsultation



Please note that the Council will report on the outcome of the consultation, however, your personal details will not be published.

Section 1

Name:

Company name (if applicable):

Address:

Email address:

S1:Q1 - Are you aware of the current Selective Licensing schemes in North Ormesby and/or Newport? Yes No

S1:Q2 - Have you applied for a licence under the current schemes? Yes No

S1:Q3 - How much do you know about Selective Licensing schemes and the services provided in Selective Licensing areas?

Nothing at all Not much Neutral Some A lot

S1:Q4 - Have you received any help and support from the Selective Licensing Team about the following?

Anti-social behaviour Yes No

Tenancy support Yes No

Housing disrepair Yes No

Tenancy referencing Yes No

Advertising vacant properties Yes No

Advice on legal issues Yes No

(i.e. serving notice for eviction)

S1:Q5a - Have you seen any improvements in areas that have current Selective Licensing schemes in North Ormesby and/or Newport ?

Yes No Don't know

S1:Q5b - Please provide details for your answer:

S1:Q6 - Are you a:

Please select one:

Private Landlord in the proposed licensing zone

Managing/Letting Agent in the proposed licensing zone

Business owner in the proposed licensing zone

Private Tenant in the proposed licensing zone

Owner occupier in the proposed licensing zone

Social Landlord in the proposed licensing zone

Social rented tenant in the proposed licensing zone

Other interested party: (e.g. any of the above in other areas of Middlesbrough, or

voluntary/statutory sector organisations)
Other

This consultation is in sections, please go the relevant section for you:

Section 2: Questions for tenants/residents of the proposed licensing zone

Section 3: Questions for Landlords of the proposed licensing zone

Section 4: Questions for business in the proposed licensing zone

Section 5: Questions for other interested parties e.g. tenants, residents, landlords & businesses in the consultation area surrounding the proposed licensing zone

Section 6: Questions about the proposal (apply to everyone)

(If you are not a tenant/resident in the proposed licensing zone please skip to next section).

These questions seek your views on proposed licensing zone.

Section 2: Questions for tenants/residents of the proposed licensing zone in Newport

S2:Q1 - How long have you lived in the proposed licensing zone?

Less than a year 1 to 5 years More than 5 years

S2:Q2 - What type of property do you live in?

Terraced house

Semi-detached house

Detached house

Bungalow

Maisonette

Flat

Other

S2:Q3 - How long do you intend to remain living in the proposed licensing zone?

Less than a year 1 to 5 years More than 5 years

S2:Q4 - Thinking about properties in your area owned by private landlords, how well do you think they maintain the properties to a good standard?

Not well at all Not well Neutral Well Very well

S2:Q5 - Overall, Do you think landlords act responsibly in letting, managing and maintaining their properties?

Yes No Don't know

S2:Q5b - Please provide details for your answer

S2:Q6 - Do you think that private landlords take appropriate action against tenants who cause a nuisance or anti-social behaviour?

Yes No Don't know

S2:Q6b - Please provide details for your answer

S2:Q7 - Please tell us if you think the following are issues in proposed licensing zone.

The number of private rented properties in the area	Yes	No	Don't know
Long-term empty properties	Yes	No	Don't know
Low house prices	Yes	No	Don't know
Households not staying for long,	Yes	No	Don't know
Tenants coming and going	Yes	No	Don't know
Properties in substandard condition	Yes	No	Don't know
Anti-social behaviour	Yes	No	Don't know

Please go to Section 6

Section 3: Questions for Landlords of the proposed licensing zone

(If you are not a landlord in the proposed licensing zone please skip to next section).

These questions seek your views on proposed licensing zone.

S3:Q1 - How many properties do you own or manage in the proposed licensing zone?

1 2 3 4 5 More than 5

S3:Q2 - Thinking about private rented properties in the proposed licensing zone, how well do you think other landlords maintain their properties to a good standard?

Not well at all Not well Neutral Well Very well

S3:Q3 - Overall do you think other landlords in the proposed licensing zone act responsibly in letting, managing and maintaining their properties?

Yes No Don't know

S3:Q3b - Please provide details for your answer

S3:Q4 - Do you think that private landlords take appropriate action against tenants who cause a nuisance or anti-social behaviour?

Yes No Don't know

S3:Q4b - Please provide details for your answer

S3:Q5 - Please tell us if you think the following are issues in the proposed licensing zone.

The number of properties in the private rented sector	Yes	No	Don't know
The occupancy of properties in the private rented sector	Yes	No	Don't know
Long-term empty properties	Yes	No	Don't know
Low house prices	Yes	No	Don't know
Households not staying for long	Yes	No	Don't know
Tenants coming and going	Yes	No	Don't know
Properties in substandard condition	Yes	No	Don't know
Anti-social behaviour	Yes	No	Don't know

S3:Q6 - Payment of the fee by instalments has been requested by some landlords in previous schemes. It is proposed that Instalment arrangements could only be applied to the second part of the fee and terms would be applied. To cover the cost of administering this, the Selective Licensing Team is proposing a fee of £100.

To what extent do you agree or disagree with this proposal?

Strongly disagree Disagree Neutral Agree Strongly agree

Please go to Section 6

S3:Q7 – Middlesbrough Council seeks to support landlords to comply with their responsibilities in regard to the impact their properties can have on the local environment. We welcome suggestions on the type of support the Council could consider to help landlords with waste disposal and/or other measures to protect the environment. Please provide your comments below:

Section 4: Questions for businesses in the proposed licensing zone

(If you are not a business in the proposed licensing zone please skip to next section).

These questions seek your views on the proposed licensing zone.

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

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

Own Rent Lease

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

Yes No Don't know

S4:Q4 - Thinking about properties in your area owned by private landlords, how well do you think they maintain their properties to a good standard?

Not well at all Not well Neutral Well Very well

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

Yes No Don't know

S4:Q6b - Please provide details for your answer.

S4:Q7 - Please tell us if you think the following are issues in the proposed licensing zone.

The number of properties in the private rented sector	Yes	No	Don't know
Long-term empty properties	Yes	No	Don't know
Low house prices	Yes	No	Don't know
Households not staying for long	Yes	No	Don't know
Tenants coming and going	Yes	No	Don't know
Properties in substandard condition	Yes	No	Don't know
Anti-social behaviour	Yes	No	Don't know

Please go to Section 6

Section 5: Questions for other interested parties e.g. tenants, residents, landlords & businesses in the consultation area surrounding the proposed licensing zone

These questions seek your views on the proposed licensing zone.

S5:Q1 - Thinking about private rented properties in the proposed licensing zone, how well do you think other landlords maintain their properties to a good standard?

Not well at all Not well Neutral Well Very well

S5:Q2 - Overall, do you think that landlords in the proposed licensing zone act responsibly in letting, managing and maintaining their properties?

Yes No Don't know

S5:Q2b - Please provide details for your answer.

S5:Q3 - Do you think that private landlords take appropriate action against tenants who cause a nuisance or anti-social behaviour?

Yes No Don't know

S5:Q3b - Please provide details for your answer.

S5:Q4 - Please tell us if you think the following are issues in the proposed licensing zone.

The private rented sector	Yes	No	Don't know
Long-term empty properties	Yes	No	Don't know
Low house prices	Yes	No	Don't know
Households not staying for long,	Yes	No	Don't know
tenants coming and going Properties in substandard condition	Yes	No	Don't know
Anti-social behaviour	Yes	No	Don't know

Section 6: Questions about the proposal (apply to everyone)

These questions seek your views on the proposal to designate the proposed licensing zone as an area for Selective Landlord Licensing.

Having read the proposal for the proposed licensing zone:

S6:Q1 - To what extent do you agree or disagree that the Selective Landlord Licensing of landlords would help to tackle some of the issues in the proposed licensing zone?

Strongly disagree Disagree Neutral Agree Strongly agree

S6:Q3 - To what extent do you agree or disagree with the proposed Licence conditions that landlords will need to meet?

Strongly disagree Disagree Neutral Agree Strongly agree

S6:Q4 – Properties in current Selective Licensing areas are inspected to check they are safe and meet housing standards. To what extent do you agree or disagree with the properties being inspected to check compliance with housing standards and Licence conditions?

Strongly disagree Disagree Neutral Agree Strongly agree

S6:Q5 - To what extent do you agree or disagree with the Tenancy Relations support that will compliment licensing and help provide help/assistance to tenants where they need it?

Strongly disagree Disagree Neutral Agree Strongly agree

S6:Q6b - Please provide details for your answer.

S6:Q7 - If you have any further comments regarding the proposal to introduce Selective Landlord Licensing in proposed licensing zone, please make them below:

S6:Q6 – Landlords / agents are required to make an application within a particular period. Sending reminder letters and making contact with landlords / agents outside of this period incurs additional costs. Do you think that applicants should be charged an additional fee for late applications?

Yes No Don't know

Gender

Are you male or female?

Male

Female

Prefer not to say

Is your gender the same now as it was when it was assigned at birth?

Yes

No

Prefer not to say

Age

Please indicate which of these age bands you fit into?

16 – 24 25 – 34 35 – 44 45 – 54

55 – 59 60 – 64 65 – 74 74+

Prefer not to say

Disability

Do you consider yourself to be a person with a disability?

(Under the Equality Act 2010 a person is disabled if they have a physical or mental impairment which has a substantial and long term adverse effect on their ability to carry out normal day to day activities)

Yes

No

Prefer not to say

Equality Monitoring

We want to make sure that all our services are delivered fairly. We are therefore asking you the following questions so that we can make sure that services meet everyone's needs where reasonable and practicable.

You do not have to answer these questions but by answering these questions you will help us to ensure that

our services are fair and accessible to all.

The information you provide will be kept confidential.

We will use your answers to pull together statistical information that the Council will use to check the fairness of our services. Results of this anonymised monitoring information will be shared within the Council, however individuals will never be identified.

Ethnicity

To which of these groups do you consider you belong?

British Irish

Gypsy or Irish Traveller Any other White background

Caribbean African

Any other Black background Indian

Pakistani Bangladeshi

Chinese Any other Asian background

White and Black Caribbean White and Black African

White and Asian Any other Mixed background

Arab Any other background

Prefer not to say

If you have selected an "Any other" ethnic group, please provide details below:

Religion or Belief

What is your religion or belief?

Christianity Islam

Sikhism Hinduism

Humanism Judaism

Buddhism Non-religious belief

No religion Prefer not to say

Other (*please state*)

Sexual Orientation

What is your sexual orientation/sexuality?

Heterosexual or straight Gay/Lesbian

Bisexual Prefer not to say

If you want to know more about the information the Authority holds about you, or the way the Authority uses that information please contact the: Data Protection Officer, PO Box 503, Town Hall, Middlesbrough, TS1 9FX.

Middlesbrough Council is the Data Controller for the purposes of the Data Protection Act.

Thank you for taking the time to complete this survey, your views are important to us.

You can find out more about this consultation or complete the survey online via:

www.middlesbrough.gov.uk/SLLconsultation

Please note that the consultation period closes on **Tuesday 12th March 2024, 12 Noon** and any responses received after this date will not be taken into consideration.

If you have any queries please email licensing_consultation@middlesbrough.gov.uk or call 01642 728100.

Details of Middlesbrough Council's Consultation Privacy Notice is available online via

www.middlesbrough.gov.uk/consultationsprivacy

Details of Middlesbrough Council's Equality Monitoring Privacy Notice is available online via

www.middlesbrough.gov.uk/equalityprivacy

Requests for information should be made via the relevant channels and not via this survey, as these are for comments only. Further guidance is available online via

www.middlesbrough.gov.uk/foi

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