

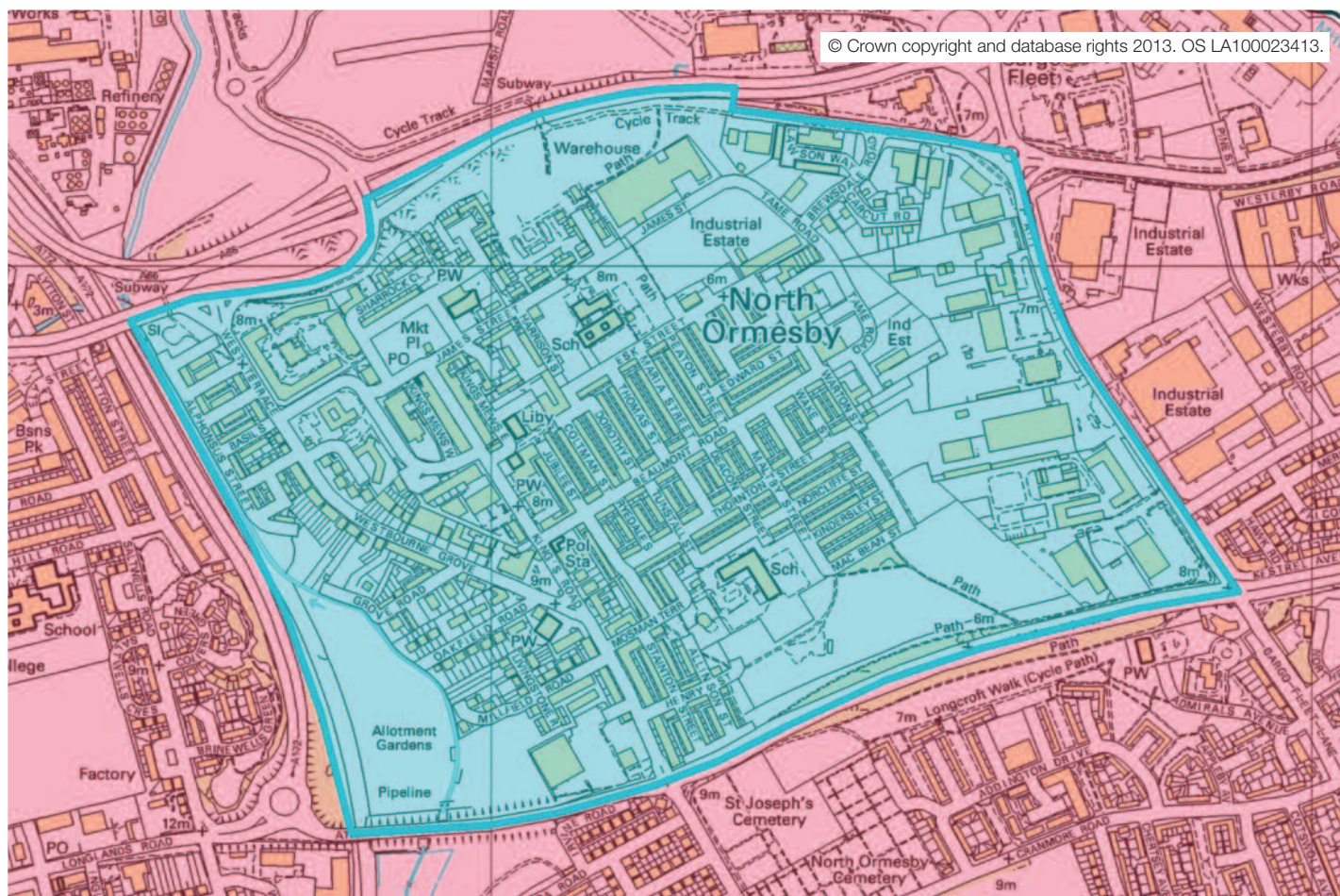
Proposal to re-designate North Ormesby Ward for Selective Landlord Licensing

Middlesbrough Council is considering re-designating a Selective Landlord Licensing scheme in North Ormesby ward.

The Selective Landlord Licensing scheme has been running in North Ormesby for almost 5 years, and has led to considerable improvements to the area. To build on these improvements, we would like to seek your views on the proposed re-designation of the scheme.

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

Please see the below map showing the designated area. To see specific street names please view the map online via 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Please note that the Council will report on the outcome of the consultation, however, your personal details will not be published.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

About You

Name:

Company name (if applicable):

Address:

Postcode:

Email address:

S1:Q1 - Are you aware of the current Selective Licensing scheme? Yes ☐ No ☐

S1:Q2 - Have you applied for a license under the current scheme? Yes ☐ No ☐

S1:Q3 - How much do you know about Selective Licensing, and what services are provided?

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 the area during the 5 years of the scheme?

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 proposed licensing zone
- ☐ Business owner in proposed licensing zone
- ☐ Private Tenant in proposed licensing zone
- ☐ Owner occupier in proposed licensing zone
- ☐ Social Landlord in proposed licensing zone
- ☐ Social rented tenant in 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)



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

(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.

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 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 private rented sector	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Long-term empty properties	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Low house prices	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Households not staying for long, tenants coming and going	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Properties in substandard condition	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Anti-social behaviour	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

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 private rented sector	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Long-term empty properties	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Low house prices	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Households not staying for long, tenants coming and going	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Properties in substandard condition	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Anti-social behaviour	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>



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

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 the properties to a good standard?

Not well at all ☐ Not well ☐ Neutral ☐ Well ☐ Very well ☐

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

Yes ☐ No ☐ Don't know ☐

S4:Q5b - Please provide details for your answer.



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 private rented sector	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Long-term empty properties	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Low house prices	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Households not staying for long, tenants coming and going	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Properties in substandard condition	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Anti-social behaviour	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

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 <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Long-term empty properties	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Low house prices	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Households not staying for long, tenants coming and going	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Properties in substandard condition	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Anti-social behaviour	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>



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:Q2 - The Council is proposing for all Licence applications to be made online, including submission of evidence/identification, to make the scheme more efficient. Do you think this is an effective method?

Yes ☐ No ☐ Don't know ☐

S6:Q2b - If you have answered "No", please provide details for your answer.

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

Strongly disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly agree ☐

S6:Q4 - To what extent do you agree or disagree with the programme of inspections to check compliance with license 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:Q6 - Do you think that landlords should be penalised if they are late applying and the local authority has incurred costs locating them?

Yes ☐ No ☐ Don't know ☐

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:



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.

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



Ethnicity

To which of these groups do you consider you belong?

- | | |
|---|---|
| <input type="checkbox"/> British | <input type="checkbox"/> Irish |
| <input type="checkbox"/> Gypsy or Irish Traveller | <input type="checkbox"/> Any other White background |
| <input type="checkbox"/> Caribbean | <input type="checkbox"/> African |
| <input type="checkbox"/> Any other Black background | <input type="checkbox"/> Indian |
| <input type="checkbox"/> Pakistani | <input type="checkbox"/> Bangladeshi |
| <input type="checkbox"/> Chinese | <input type="checkbox"/> Any other Asian background |
| <input type="checkbox"/> White and Black Caribbean | <input type="checkbox"/> White and Black African |
| <input type="checkbox"/> White and Asian | <input type="checkbox"/> Any other Mixed background |
| <input type="checkbox"/> Arab | <input type="checkbox"/> Any other background |
| <input type="checkbox"/> 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?

- | | |
|--|---|
| <input type="checkbox"/> Christianity | <input type="checkbox"/> Islam |
| <input type="checkbox"/> Sikhism | <input type="checkbox"/> Hinduism |
| <input type="checkbox"/> Humanism | <input type="checkbox"/> Judaism |
| <input type="checkbox"/> Buddhism | <input type="checkbox"/> Non-religious belief |
| <input type="checkbox"/> No religion | <input type="checkbox"/> Prefer not to say |
| <input type="checkbox"/> Other (<i>please state</i>) | |

Sexual Orientation

What is your sexual orientation/sexuality?

- | | |
|---|--|
| <input type="checkbox"/> Heterosexual or straight | <input type="checkbox"/> Gay/Lesbian |
| <input type="checkbox"/> Bisexual | <input type="checkbox"/> 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 submit your completed questionnaires, free of charge to:

SLL North Ormesby, Freepost RTBT-CHET-UAZK, Middlesbrough Council,
Civic Centre, Middlesbrough TS1 2RH

Please note that the consultation period closes on **Monday 7 December 2020, 12 Noon** and any responses received after this date will not be taken into consideration.

If you have any queries or require this information in an alternative language or format 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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