

## APPENDIX D.

### **E-mail and Telephone Objections, Questions and Responses to North Ormesby SLL Consultation**

**Please note: The SLL e-mail inbox had the following automated response:** Thank you for taking the time to respond to the Selective Landlord Licensing consultation, your comments have been recorded. Please note further information can be found on the website: <https://www.middlesbrough.gov.uk/SLLconsultation>. Your views can also be shared by completing the online questionnaire at: <https://arcg.is/n4zT>

<b><u>Ref No /Type of response</u></b>	<b><u>Summary of Response</u></b>	<b><u>Response from the Selective Licensing Team</u></b>
1/question from tenant	Mr T rang to state he has received the Consultation letter and asked what information we would like from him	Advised we would send a questionnaire out to him via post as he does not have email
2/response from landlord	Ms C explained she has received the Consultation letter and stated the property is currently empty and being renovated and once completed will be selling the property and will not be renting again in the future	Advised Ms C we will update our records with this information and to contact the team once sold so we can keep our records up to date
3/objection from landlord	Mr P phoned, he stated he thought there was a current scheme in North Ormesby, he stated it was a big con as he had only just applied for licenses last year, and there was no point completing a questionnaire.	Advised Mr P the current scheme comes to an end 31st December 2020, so the consultation is to look at re-designating the scheme. We explained the new scheme would be for a 5 year period and his current licenses would expire 31st December 2020. We asked Mr P to complete the questionnaire for his views, he stated there was no point and it was a big con.
4/objection from landlord	Ms D called to state she has received the consultation letter, she said she has never heard of this scheme and did not apply for the scheme that is currently running as she did not know about it. She enquired about the scheme, what it	We advised Ms D the cost of the scheme, the benefits (referencing, inspections, dedicated team etc). We informed Ms D of the exemptions (empty, family members, long term tenancies over 21 years) we stated we would sent her an email with more information for her to read.

	<p>is, how much it is, what the benefits are. Ms D was not happy about this scheme as she stated her tenants are friends of theirs and none of the benefits will benefit her, she asked if there is any exemptions.</p>	
<p>5/objection from landlord</p>	<p>The licensing is a disgrace and a taxation, a scheme has already been in force and the crime hasn't gone down, would like to see the data. House prices have not went up. The licence fees are outrageous, about the highest in the country and the area is of the lowest house values. They should produce all data to show it has worked. Disgraceful the way they are taking money from people, and the rents have gone down not up. Would like to see a report of all data from all similar wards which doesn't have licensing, including a base line over an entire period for which it has been running. Including house prices.</p>	<p>We agreed to send the evaluation report of current scheme. We emailed the link to the consultation website which included the proposal document for North Ormesby consultation and evaluation from current scheme, we informed if he requires any further in depth information/data figures that are not shown on the website that he can submit a freedom of information request.</p>
<p>6/objection from landlord Also completed online proforma</p>	<p>Mr W called as he has just recently bought 76 Kings Road a couple months ago, he has just found out about the scheme and was unaware when he bought the property as no one informed him of it. He asked about, benefits, what the scheme is, cost, referencing, requirements he has to meet, he asked if it is hard to get tenants in this area.</p>	<p>We informed Mr W that we would send him an email with the link to the website for more information. Answered his questions re cost, referencing and informed him of the property guide, inspections, dedicated team and liaisons. <b>Second SLL Response:</b> Good Afternoon Mr W, We have spoken to Middlesbrough Council legal department and they have advised that the selective licensing scheme was on the Council's website, unfortunately we are unable to give you advice about whether you can pursue your solicitor and advise you must get your own advice on that point.</p>

	<p><b>Second Response:</b> Dear Faye, Thank you for the information. I am absolutely appalled that something as relevant as this has not been communicated to me at any stage of the purchase by the vendor's Estate Agent, the vendor, my Surveyor or my Solicitor. I despair at the state of ethics in business now. Nowhere is it clear who's responsibility it is (if anyone's). There is no way on earth that I would have invested in North Ormesby had I have known about how many hoops a landlord needs to jump through to get something let. Yet again, decent people are being penalised for unscrupulous slum landlords and tenants. Why are the Government or local councils not picking up the tab instead of charging landlords the best part of ??1,000. I bought this property as I have no decent pension provision and now I face this rubbish. I will be writing to my MP. To say this scheme and the situation I find myself in is scandalous is an understatement. If you dealt with slum landlords properly, you wouldn't need a scheme primarily funded by decent honest landlords. It's a complete and utter disgrace.</p>	
7/question from landlord	Mr M called and stated he is currently stuck abroad and he has recently been told about the consultation letter we sent to him.	Informed Mr M we would send him an email with the link to Middlesbrough Council Website on and the Questionnaire.
8/support from owner occupier in	I would like to give my views regarding the upcoming SSL consultation for North Ormesby, I believe that the area needs to keep this service	Thank you Mr H, your comments have been recorded.

North Ormesby Also completed online proforma	as many houses fall way below the standard required by law, many tenants are living in dreadful conditions. Many Landlords neglect the properties they lease and do not carry out even some basic repairs as a result many houses fall empty, over 200 houses are empty in the area with more becoming vacant on a regular basis. We need to retain SSL and they need to take a firmer line with rogue landlords many of who have boarded up and dangerous houses in this area, North Ormesby was once a decent community but has been slowly destroyed by property speculators and rogue landlords and is recognised as one of the most deprived areas in the country. Mr H	
9/question from landlord	Good morning. I hope you had a good weekend. I have received this email so I presume the last Selective has come to an end and they want to Re new it and probably increase the costs!! I was just wondering if they have any details or stats to show that the previous Selective had any positive effects? P	Good Morning, Thank you for your e-mail. The current scheme in North Ormesby comes to an end on 31st December 2020. If you would like further information on the outcomes of the current scheme and proposals going forward, these can be found at <a href="https://www.middlesbrough.gov.uk/SLLconsultation">https://www.middlesbrough.gov.uk/SLLconsultation</a> .
10/objection from landlord	OMG.. When everyone is really struggling	<b><u>No response given</u></b>
11/question from landlord Also completed online proforma	Can you please forward me the questionnaire that was mentioned in the letter you sent to me so I can complete it and send my thought back to you? Mr M	<b>SLL Response:</b> Good afternoon Mr M. The questionnaire is available to complete online at: <a href="https://www.middlesbrough.gov.uk/SLLconsultation">https://www.middlesbrough.gov.uk/SLLconsultation</a>

12/question from managing agent	Morning I've received a letter regarding proposal of licensing in North Ormesby. The area is already in the Licensing Area? Thanks E	Good afternoon E. The current North Ormesby scheme designation ends on 31st December 2020, as designations are for a maximum of 5 years. The consultation is to gather views on the re-designation of the North Ormesby area for a further 5 year scheme.
13/question from landlord	I believe I already paid for their some years ago? I paid £500 to the council as part of SLL scheme. I unfortunately have a house I bought for over the odds £££ before the economic crash and I'm now stuck with it. Since then, I've had a couple Tenants who haven't paid a penny leaving me out of pocket as the rent doesn't actually cover mortgage payments and insurance I pay on the house so if I was to pay anymore to the council then Couldn't physically afford it. As well as keeping check on gas fires, boiler etc. I it wouldn't be viable for me to do anymore. The government rules have changed now so tenants can now just say "not paying" and we have to wait 6 months to start the process of getting them out all whilst they still get their benefits. I know a couple people in same boat at the moment though I'm lucky my current person pays but I have mentally and physically been ill in previous years and suffered with a "genuine" on paper and word of mouth tenant who then decided not to pay. As a lone female I couldn't challenge any anti social behaviour from the property. Damage has been caused to it in previous years and I have lost lots of sleep over the house. Sometimes I wonder	Good afternoon Thank you for taking the time to respond to the consultation, your comments have been recorded. To try and answer a few questions within your response. I believe I already paid for their some years ago? - The licence you applied for previously was for the current scheme which ends on 31st December 2020, the current scheme ran for a 5 year period from 1st January 2016 to 31st December 2020. I've had a couple Tenants who haven't paid a penny leaving me out of pocket, damage to property and tenants just don't care – Middlesbrough Council offer a FREE tenancy referencing service which has been promoted to all landlords throughout the life of the scheme. Benefits of membership are: <ul style="list-style-type: none"> <li>•Assistance from Tenancy Relation Officers in completing application forms where necessary</li> <li>•Two stage robust referencing service for potential tenants (find out more below)</li> <li>•A dedicated team to support landlords through the letting process</li> <li>•Support from the Neighbourhood Safety Team to help tackle tenants responsible for anti-social behaviour and breaches of the tenancy agreement</li> <li>•Representation at a multi-agency forum that exchanges information on nuisance and harassment</li> </ul> Types of referencing: Basic ASB check and current tenancy check reference - returned within 1 to 2 days

	<p>why I actually pay my mortgage as some tenants just don't care. If it's going to cost more than it does now It's not worth getting involved in any scheme. It's a deprived area and I will never get what I paid for the house. I just hope and pray I rent it to the correct people but as said, they can change their mind and we are at a loss. No scheme can help that situation.</p>	<p>•We will check for any reports of anti-social behaviour (ASB), noise nuisance, property damage, property breaches, environmental health issues, and police intelligence, relating to the applicant, their dependents, or the person making the tenancy application, or against any addresses linked to the applicant.</p> <p>Previous 3 year reference - returned within 3 to 5 days</p> <p>•We will check the tenant's housing history for the past two years using our records, our partner's records, and those of any current and previous landlords. These records may include, but not be limited to, any complaints of anti-social behaviour (ASB), domestic violence, rent arrears, damage to property, abandonment of property, breach of tenancy conditions, court orders, housing benefit information, environmental health actions/enforcement actions, police intelligence, illegal use of property, and / or criminal behaviour which is deemed to be relevant to tenancy management. If the applicant/s have lived out of the area, or within any other local authority, an ASB check is conducted with the local authority.</p> <p>Middlesbrough Tenancy Referencing Service does not carry out criminal record checks. Sign up: You can complete the landlord membership form online.</p> <p>If you have any queries about the Tenancy Referencing Service please contact the Selective Landlord Licensing Team on 01642 728100.</p> <p>Request a referencing check</p> <p>You can complete the tenant application form online.</p> <p>If you have any queries about the Tenancy Referencing Service please contact the Selective Landlord Licensing Team on 01642 728100.</p> <p>As a lone female I couldn't challenge any anti-social behaviour from the property – As well as the referencing mentioned above,</p>
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		<p>we also have two dedicated Neighbourhood Safety Officers attached to the scheme to deal with issues relating to Anti-social behaviour, should you need to report any anti-social behaviour please contact them on Tel: 01642 728100.</p> <p><b>Second Response:</b> Response from Mrs B - That's great. Thank you for the update. I work and having the house is a pin to be honest but knowing this information is very helpful. My current tenant is a diamond in comparison to others that have caused a lot of heart ache, stress and sleep nights. Thank you kindly for responding.</p>
14/objection from Newport landlord	I think it more about revenue for the council rather than standard of properties to rent . If it was not about revenue then wether the landlord owns 1 or 50 properties The fee should be the same after all wether 1 or 50 owned the buck still lies With the same landlord ! Sent from Mr I.	Automated response given.
15/objection from Newport landlord	Hello, I'm sorry but I thought we were already licensed as we have had to pay for the privilege last year? When we bought the house we were told by the council that they were going to regenerate the area. Instead we have to pay a fee to be a responsible landlord. We own and rent out XXXXXXXXXXXXX. We have done responsibly and decently since we bought it. Feel really let down by the council! S.	<b>SLL Response:</b> Good morning Mr L. Thank you for taking the time to respond to the consultation, your comments have been recorded. Just to confirm the consultation is in relation to the re-designation of the North Ormesby scheme which ends on 31st December 2020.
16/objection from landlord	As far as I am concerned it's about the council.making money for doing nothing. You don't stop people riding motor bikes up and down roads unlicensed.... you don't stop	<b>SLL Response:</b> Thank you for taking the time to respond to the Selective Landlord Licensing consultation, your comments have been recorded. Please note further information can be found on the website at:

	<p>antisocial behaviour..... you don't stop people selling drugs..... you don't help landlords..... it's a money making scheme that does very little for the landlord but contributes to giving jobs to people that don't follow through complaints from those that have not contributed to the scheme. This scheme is nothing but Big brother earning substantial monies for doing very little in return. You do the talk but can't do the walk! I'm so please I managed to sell my property albeit at a big loss as the area is a s### hole which is and has been neglected by the council ... wher the council is happy to send the dregs. What was once a lovely community is now an area most want to avoid. Not impressed with your record or the support you give to landlords. Easy money. Rant over. Regards Mr G.</p>	<p><a href="https://www.middlesbrough.gov.uk/SLLconsultation">https://www.middlesbrough.gov.uk/SLLconsultation</a>. Your views can also be shared by completing the online questionnaire at: <a href="https://arcg.is/n4zT">https://arcg.is/n4zT</a>.</p>
17/question from Outreach and prevention charity	<p>Hi With regard to the consultation around North Ormesby and Selective Licensing. Is there information available to demonstrate what positive difference the current selective licensing project has made in the past 5 years? I am interested in number of properties in the scheme, no of incidents of landlords breaching contract, number of tenants engaged in ASB or other activity leading to evictions compared to before selective licensing was in place. Additionally a quick look at Cleveland police stats states that in Aug 2020 there were 33 crimes per 1000 residents in North Ormesby compared to 10 in 1000 for the whole force.</p>	<p><b>SLL Response:</b> Good morning. The information you require can be found in the current scheme evaluation report. Please go to: <a href="https://www.middlesbrough.gov.uk/SLLconsultation">https://www.middlesbrough.gov.uk/SLLconsultation</a> (downloads section).</p>



	<p>Additionally there were 824 street level crime incidents in July 2020 in North Ormesby, 273 were violent crime and 237 ASB – how does this compare to 5 years ago? Has there been a reduction in reported incidents from private rented properties compared to 6 years ago? How does the SL project measure success? Thanks SW.</p>	
18/question from landlord	<p>Hello I'm just emailing to check about my selective licensing status as I've had a letter about new negotiations for licensing in North Ormesby. I won't have to pay anything as I'm already a member is that correct. I await confirmation thanks.</p> <p><b>Second Question:</b> Hello thanks for replying we joined the scheme in 2017 so does that mean we still have another two years in it if it is renewed after negotiations.</p>	<p><b>SLL Response:</b> Good morning, The Selective Licensing Scheme comes to an end on 31st December 2020 as each scheme runs for a maximum of 5 years (from 1st December 2015 – 31st December 2020, or from when you apply for a license). For a second scheme to be designated it requires a 10 week consultation period, if you have an queries please email <a href="mailto:licensing_consultation@middlesbrough.gov.uk">licensing_consultation@middlesbrough.gov.uk</a> , there is also a questionnaire on the Middlesbrough Council website for you to complete.</p> <p><b>SLL Second Response:</b> Good afternoon, every license expires on 31st December 2020 no matter when an application was made. If the scheme is re-designated all privately rented properties would need to be applied for.</p>
19/objection from landlord	<p>Middlesbrough Council. before the licencing started our two properties were worth approx £45/£48000 6 months later when we tried selling the properties besides other landlords from out the area not wanting them because of the licencing local landlords were putting offers in for £20/£30000 which is a decrease of £18000/£28000. Even now when properties have increased in price in other areas landlords</p>	<p><b>SLL Response:</b> Automated response sent.</p>

	<p>are putting offers in for the price stated. Other Landlords keep stating { We do not pay more with it being a licence Area because of the extra costs incurred } we revamped one of the properties to try and increase the value but it made no difference. Listed below is the problems that are still happening before it came in and new problems after it came in.</p> <ol style="list-style-type: none"> <li>1 Still have Antisocial behaviour from other tenants</li> <li>2 Still having properties getting broken into.</li> <li>3 properties being empty longer { new }</li> <li>4 not being able to move properties on as easy { selling } { new }</li> <li>5 A big decrease in the value of properties. { new }</li> </ol> <p>One of the properties is empty as we have decided not to carry on renting it and to sell it without much success, which we will do with the other when the tenant moves out. I have attached a letter for your viewing we received of one company who we tried selling to which gives you an indication.</p>	
20/objection from landlord Also completed online proforma	<p>With regard to your recent e-mail detailing Landlord Licensing re-designation proposals in North Ormesby, as an affected landlord I wish to raise objections to the proposals. I understand why the scheme was needed and subsequently introduced however it was brought in to cover the whole of North Ormesby and did not take into account individual areas. At the time I was</p>	Automated response.

	<p>told that this was a standard policy however the below information demonstrates that this is clearly not the case when it comes to re-designation. The new build section behind the Market Place (Conyers Way etc) is completely different in make up, character and occupancy to that around the Beaumont Road area and as such I believe should be treated differently. The ministry of Housing, Communities and Local Government Report 2019 Article 10.10 states - (review of the use and effectiveness of selective licensing). 'However, the point was made by others that after five years, even if a given problem is still present (albeit at a lower level), it may be that the overall situation has changed. If, for example, evidence no longer supported a certain portion of the original area of designation being re-designated, then the designation boundary should be redrawn, requiring consultation. Similarly, it may be that in the intervening five-year period a different area(s) of the authority may have become more appropriate for designation, or that local circumstances had changed such that licensing was no longer the most appropriate strategy in the original designation. These and similar scenarios were offered as a justification for review and consultation after five years.' I would therefore ask you to consider having the boundary redrawn to exclude the area that I am referring to (Conyers Way, James Street, Kildale Court, Orme Court, Saxon Court etc). In this</p>	
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	<p>area there are only 35 licences issued to a total of 26 Landlords which is a small percentage of the 159 houses on that estate and only 4% of the 862 licences currently issued in the designated area. Having been around the estate a couple of days ago I could not see an empty property which is in line with my experience over the past five years and totally negates the 'low demand' aspect in this area. I have never had an issue finding or retaining tenants and as an example one of mine has been resident since the property was built in 2012 with no intention of moving. I have sought initial legal advice and am in the process of contacting the 26 private landlords involved to gain the necessary information requested. I would welcome your comments and I will be back in touch with a further response soon. Regards Mr B.</p> <p>On the 1st October 2020 I sent an email to the consultation inbox outlining my objections to the proposals to re-designate the whole of North Ormesby for Selective Licensing from 2021. I received an automated reply to acknowledge receipt of my email but nothing further. Please can you clarify the process once the 10 week consultation has ended as I am keen to know whether I will have the opportunity to present the grounds for my objection in person. (The ministry of Housing, Communities and Local Government Report 2019 Article 10.10). Kind regards Mr B.</p>	<p>Good afternoon Mr B. Thank you for your e-mail. The consultation requirements we follow are set by the Housing Act 2004, please see below:</p> <p>45. Section 80 (9) of the Act states that when considering designating an area the local housing authority must:</p> <ul style="list-style-type: none"> <li>• take reasonable steps to consult persons who are likely to be affected by the designation, and,</li> <li>• consider any representations made in accordance with the consultation.</li> </ul> <p>46. Local housing authorities will be required to conduct a full consultation. This should include consultation of local residents, including tenants, landlords and where appropriate their managing agents and other members of the community who live or operate businesses or provide services within the proposed designation. It should also include local residents and those who operate businesses or provide services in the surrounding area outside of the proposed designation that will be affected. Local housing authorities should ensure that the consultation is widely publicised using various channels of communication.</p> <p>47. If the designation does not require the confirmation of the Secretary of State because of its extent the local housing authority must consult on the proposed scheme for at least 10 weeks. We recommend that if the scheme requires confirmation the local housing authority should aim to consult for at least 10 weeks unless there are special reasons for not doing so.</p> <p>48. The consultation should be informative, clear and to the point, so the proposal is readily understood. It should inform local residents, landlords, letting agents and businesses about</p>
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		<p>the proposed designation, giving the reasons for proposing it, why alternative remedies are insufficient, demonstrating how it will tackle specific problems together with other specified measures, and describing the proposed outcome of the designation. It should also set out the proposed fee structure and level of fees the authority is minded to charge (if any). Consultees should be invited to give their views, and these should all be considered and responded to.</p> <p>49. Once the consultation has been completed the results should then be published and made available to the local community. This should be in the form of a summary of the responses received and should demonstrate how these have either been acted on or not, giving reasons.</p> <p>Your objections to the proposal set out in your previous e-mail will be considered along with all responses to the consultation as set out in no 49 above. We would also advise if you have not already done so to submit your response using the online questionnaire <a href="https://arcg.is/n4zT">https://arcg.is/n4zT</a></p> <p>Third Response: Hi Louise, Thank you for your response set out below. Having read several reports surrounding Selective Licensing I was aware of the process but was seeking re-assurance that my emails were being read. I'm currently in the process of contacting other landlords with properties on the keepmoat estate and have submitted a number of freedom of information requests in line with the consultation process. Once this is complete I will send further communication. Regards Mr B.</p>
21/objection from landlord	Good Morning. I am sorry to have to write this email but having received your suggestion that you intend to re-selective license the North Ormesby area, this time I am going to object	<p>Good morning Mr A. Thank you for your response, comments which have been recorded.</p> <p>In regard to the questions you pose in relation to the previous scheme performance, I would direct you to look at the current</p>

	<p>quite vehemently to the same and if necessary take the matter to Court. Before I can fully lodge my objections I require you to supply me with the following-</p> <ol style="list-style-type: none"> <li>1. The number of all anti-social behaviour difficulties that have been experienced in this area in the last 5 years, year by year</li> <li>2. The names and addresses of all the Landlords in this area or if you are not able to do this confirmation that a copy of my letter of objection will be sent to them once drafted.</li> <li>3. The number of actions you have taken against Landlords regarding breach of their Selective License in that area, again on a year by year basis.</li> <li>4. The number of notices you have served on Landlords in respect of breach of their selective licenses, again on a year by year basis.</li> </ol> <p>I quite understood your initial action to selectively license the North Ormesby area particularly because of the malpractice of one particular Landlord. However as I understand it many of those properties have now been purchased by other Landlords and whilst I accept that in the first couple of years of the selective licensing you took action against Landlords who had breached notices issued against them (because you sent me details of Court cases in this regard) is my belief that as a result of your action and the successful selective licensing of the area the number of anti-social</p>	<p>North Ormesby scheme evaluation which can be found at: <a href="https://www.middlesbrough.gov.uk/sites/default/files/SLL-consultation-evaluation-report.pdf">https://www.middlesbrough.gov.uk/sites/default/files/SLL-consultation-evaluation-report.pdf</a></p> <p>Unfortunately due to GDPR I am unable to provide you with the names and addresses of landlords in the area, however details of all licensed landlords can be found on the public access property register at: <a href="https://www.middlesbrough.gov.uk/planning-and-housing/landlord-and-tenant-support/selective-landlord-licensing-scheme">https://www.middlesbrough.gov.uk/planning-and-housing/landlord-and-tenant-support/selective-landlord-licensing-scheme</a>. Similarly under GDPR we would be unable to share your letter with landlords as we do not have their consent for their personal data to be used for this purpose.</p>
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	<p>incidents and Landlords breaches would have diminished on an annual basis.</p> <p>The only basis upon which you can re-selective license this area is if there is evidence of substantial anti-social behaviour or Landlord breaches in the RECENT PAST not those that happened 3 or 4 years ago. You will be aware I am a retired Lawyer and I have some knowledge of this area and will be in consultation with the National Landlords Association for further help. You simply cannot re-selectively license an area unless there are good grounds for doing so because as I see it, it is simply a money making exercise for Middlesbrough Borough Council. To have to pay a further £700 odd pounds for a license for each of my properties for the next 5 years is utterly ludicrous and if you decide to re-selectively license the area I will bring a class action on behalf of all Landlords who wish to participate against the Council seeking an order restraining your action.</p> <p>I am not an aggressive individual but I was incensed by your emails bearing in mind that fact that I and many others have been reasonable Landlords trying to look after properties properly and maintaining social order. This could also be evidenced by the licensing I have obtained in the Gresham area with one exception where I co-operated totally to resolve the matter.</p>	
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	<p>I have high regard for your staff and have no wish to fall out in this matter. In the words of my secretary "this is ridiculous". Many thanks Mr A</p> <p><b>Second Response:</b> Good afternoon. I note that I still await hearing from you in respect of my email of the 1<sup>st</sup> October. I appreciate that we cannot meet in these terrible times but I should like to have a facetime meeting with, shall we say next Thursday 12<sup>th</sup> November at 10.00am to endeavour to resolve this matter. I also note that I still await receiving the documentation listed in my correspondence. I believe I am entitled to the same as it is not protected by privacy of the information law. I enclose a copy of the email of the 1<sup>st</sup> October for your attention. Thanks Mr A.</p>	<p>Good afternoon Mr A. A response was sent you from the consultation inbox on Friday 2<sup>nd</sup> October, please see below:</p> <p><b>From:</b> licensing_consultation  <b>Sent:</b> Friday, 02 October 2020 11:02  <b>To:</b>  <b>Subject:</b> RE: Proposal to re designate North Ormesby ward for Selective Landlord Licensing</p> <p>Good morning Mr A, Thank you for your response, comments which have been recorded.</p> <p>In regard to the questions you pose in relation to the previous scheme performance, I would direct you to look at the current North Ormesby scheme evaluation which can be found at: <a href="https://www.middlesbrough.gov.uk/sites/default/files/SLL-consultation-evaluation-report.pdf">https://www.middlesbrough.gov.uk/sites/default/files/SLL-consultation-evaluation-report.pdf</a></p> <p>Unfortunately due to GDPR I am unable to provide you with the names and addresses of landlords in the area, however details of all licensed landlords can be found on the public access property register at: <a href="https://www.middlesbrough.gov.uk/planning-and-housing/landlord-and-tenant-support/selective-landlord-licensing-scheme">https://www.middlesbrough.gov.uk/planning-and-housing/landlord-and-tenant-support/selective-landlord-licensing-scheme</a>. Similarly under GDPR we would be unable to share your letter with landlords as we do not have their consent for their personal data to be used for this purpose.</p>
22/support from Trinity Church	<p>I am the Honorary Secretary of the Parochial Church Council for Holy Trinity Church North Ormesby.</p>	<p><b>SLL Response:</b> Good morning, many thanks for responding to the consultation, your comments will be noted. Just to advise we currently have a Selective licensing scheme in North</p>



	<p>I have been unable to connect with the questionnaire regarding this issue, but would like to express the interest of the Church officers and congregation on this matter. We are in agreement that this proposal should be adopted and look forward to the outcome of the consultation after the 7<sup>th</sup> December 2020.</p> <p>I would just add that this is something that was proposed and had been attempted in North Ormesby some years ago, but did not come to fruition, mainly I believe because several existing landlords did not agree with the what would have been the requirements. We know that the N.O.N.D.e.T organisation in North Ormesby is already licensed as a Selective Landlord, and hope that the proposal will be successful and inclusive in this area.</p>	<p>Ormesby which started on 1st January 2016 and ends on 31st December 2020. The consultation is to seek views on re-designating the area.</p>
23/objection from landlord	<p>Dear Sir, I have owned properties in this area for a number of years. Since the selective licensing was put in place I have noticed that there has been no improvements in the area, if anything I have noticed that there are more unoccupied properties which have cost me as a landlord as this has devalued properties further within the landlord licensing area. In my opinion tenants should be held accountable for their actions, such as not paying rent or causing damage to property or behaving in criminal or anti social behaviour. It feels as though I am being penalised by paying money to selective licensing by not getting the support I need from the</p>	<p>Automated Response</p>

	<p>council. It would be interesting to know what action has been taken against tenants if any over the past five years since the scheme has been put in place. I contacted selective licensing when I had concerns that one of my properties was being used for criminal activity. I tried to gain access to the property however I noticed that the locks had been changed. The next door neighbour alerted me to that fact that she was unhappy with what was going on next door. Selective licensing never supported me with my concerns and told me that this was a private civil matter which was nothing to do with them and that there was nothing they could do to help. As a responsible landlord I ensure that my tenants are supported and that their health and wellbeing are considered, on occasion I go above and beyond in the support which I offer to my tenants. In my opinion I feel as though I am being penalised for the behaviour of tenants and possibly other landlords in the area which is out of our control.</p>	
24/objection from National Residential Landlords Association	<p>Dear Sir or Madam, Please find enclosed the NRLA's formal response to the council's selective licensing consultation proposal. If you require any further information, please do not hesitate to get in touch. Yours sincerely, National Residential Landlords Association. Primarily they presented concerns regarding</p> <ul style="list-style-type: none"> <li>•Waste Management in tenancies</li> <li>•Additional fee for licence payment instalments.</li> </ul>	<ul style="list-style-type: none"> <li>•Waste Management in tenancies – Middlesbrough Council are currently considering an approach to support tenants and landlords with excess waste at the end of a tenancy.</li> <li>•Additional fee for licence payment instalments. The additional payment of £100 for instalment arrangements is considered to be part of the licence fee.</li> <li>•Crime and anti-social behaviour. Through the funding for the scheme there will be a dedicated Neighbourhood Safety Officer for the North Ormesby area to tackle these matters. In addition,</li> </ul>

	<p>•Crime and anti-social behaviour. As well as an overall objection to the proposed SLL scheme.</p>	existing legal powers will be utilised alongside the Selective Licensing powers.
25/support from Middlesbrough Council Councilors (5 individual e-mails received)	<p><b>Councilor Responses:</b></p> <ul style="list-style-type: none"> <li>• I believe it is time the whole town was included in that.</li> <li>• Frankly, I'd like selective land lord licensing to be across Middlesbrough.</li> <li>• Always in favour of controlling private rented landlords. Too many not responsible in my view (some in my ward ) so support what you are doing.</li> <li>• I would hope that the above be kept in North Ormesby. When I was Chair of Cultures and Communities, we had regular updates from Louise Kelly and her team. The issues that were coming out were atrocious and with the help from the team, those issues were gradually rectified. Residents need a decent home to live in, surely this is their right. Some of those properties were in a terrible state. I can remember one not having a staircase to the upper floor. If we withdraw this vital service, the ward will revert back to the way it was before 2016, like Gresham ward , in the past and all that vital money that was spent will have been for nothing. I would like to see the Selective landlord service running alongside the Integrated enforcement team that has just been set up in the ward and the same in Newport</li> </ul>	

	<p>ward. When Chair of the Cultures &amp; Communities scrutiny, what did come out from all members was that we all wanted Selective landlord licensing rolled out in to our wards. We know this will not happen as wards have to fit the criteria and is subject to funding, of which we don't have. These are my thoughts and I hope we can keep Selective licensing in North Ormesby ward and, in time introduce it in to other wards of Middlesbrough. Thank you for taking the time to read this.</p> <ul style="list-style-type: none"> <li>• Hi, I think the landlord licensing scheme has been a success and should be built upon and spread to different areas of the town where there are issues with bad landlords and tenants could be helped via the scheme.</li> </ul>	
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