

Selective Licensing 2024 - Area One

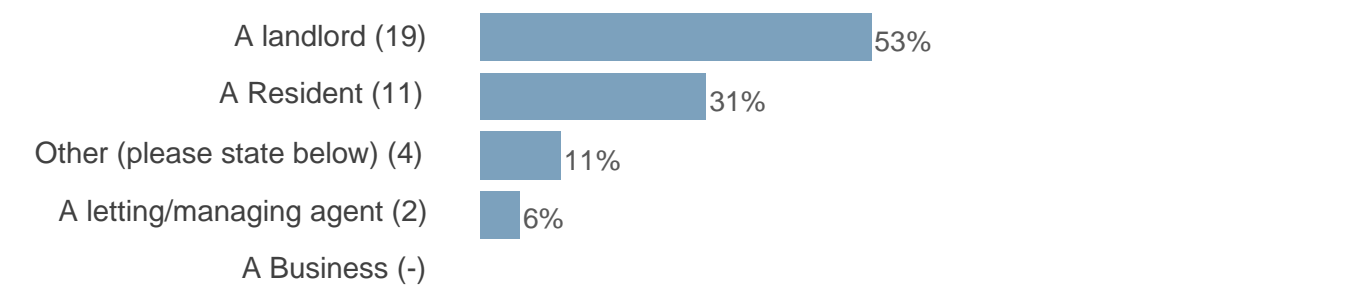
This report was generated on 17/12/24, giving the results for 135 respondents.
A filter of 'Which area in the above maps are you responding to? (if y...=Area 1 (streets within Central ward))' has been applied to the data.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Which area in the above maps are you responding to? (if you have properties in more than one of these areas please complete a separate questionnaire for each area).



Are you?



Q2a

- Local Government Officer
- I used to be a resident in Victoria Street area.
- Resident AND landlord
- Family of a resident

If you are a landlord or letting/managing agent, how many properties do you own/manage inside the proposed designation?

1	3	0	2
3	1	1	1
1	1	1	None of your business
1	1	20	More than 1
1	2	1	14

If you are a landlord or letting/managing agent, how many properties do you own/manage nearby? (outside of the area but within a one-mile radius)

0
1

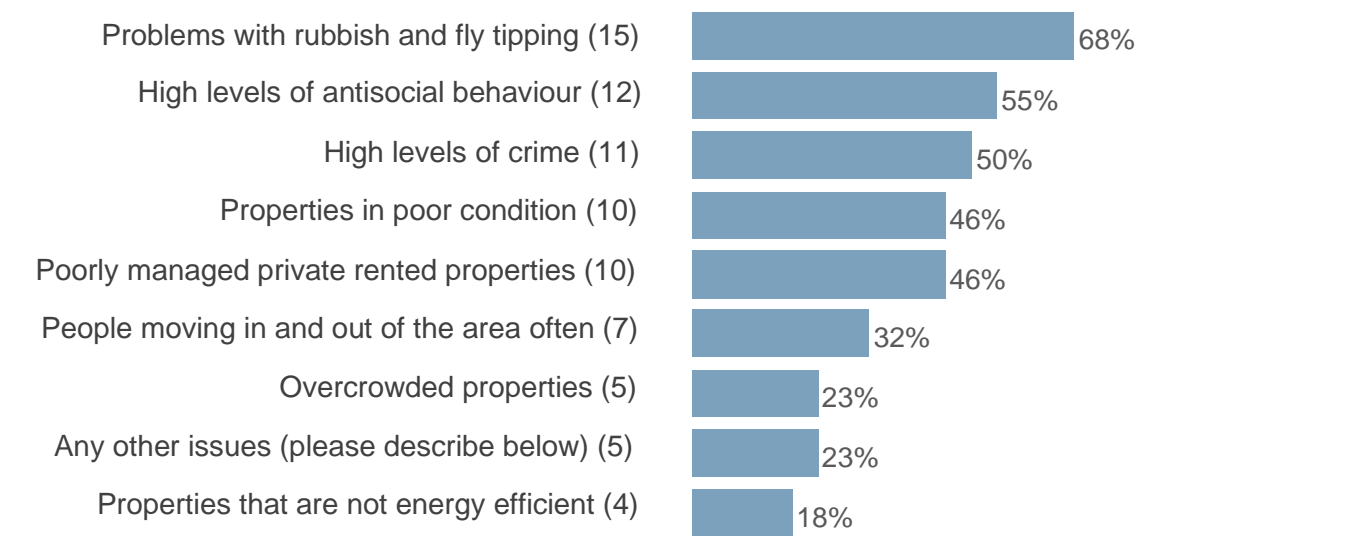
Selective Licensing 2024

6
6
0
0
0
0
1
1
3
10
1
5

None of your business. All of my properties within these 5 areas are all up for sale as im not prepared to have anything to do with this nonsense and MDC are not having my money

More than 1

Do you think the area has any of the following issues? (please tick all that apply)



Selective Licensing 2024

Q5a

None

No issues

The council needs to ban or put strict controls on HMOs this wasn't a British way of life and most are converted for non English speaking migrants that you have allowed to flood the area .we British have no one talk to or British shops to visit in Mansfield - it smells of people trafficking and you owe a duty of care to the z British and our culture first !

I have a number of issues with neighbours at 29 Moor - to my knowledge, this is a council owned property. My tenants and myself complained repeatedly and yet nothing improved. The council tenants change but they all display the same behaviours - drug dealing, cannabis growing, aggressive, threatening and disruptive behaviours. My tenants were scared of the council tenants. My tenants are excellent, responsible, working quiet couple, they are not the issue.

I also live on princes st for 40 year .its not a problem street

None of the above

I dont have any issues

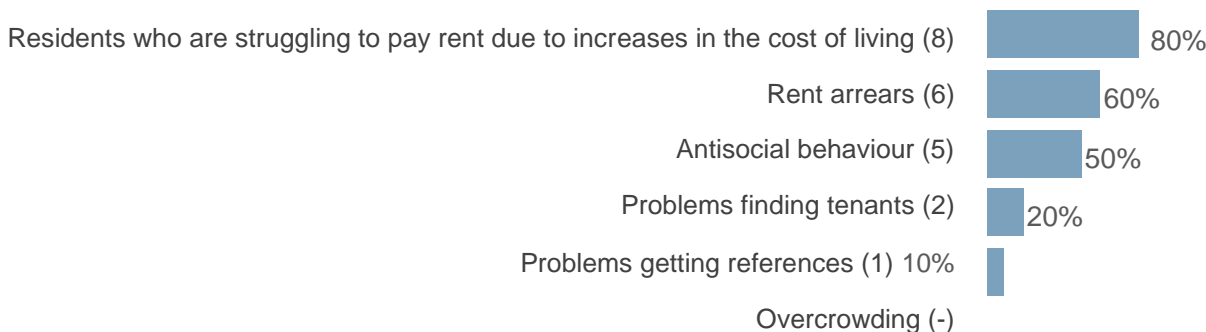
None of the abovev

I have none of these problems

Poor parking, poor neighbourhood community resources, poor street lighting, poor highway maintenance, lack of police presence and a poor policing response time.

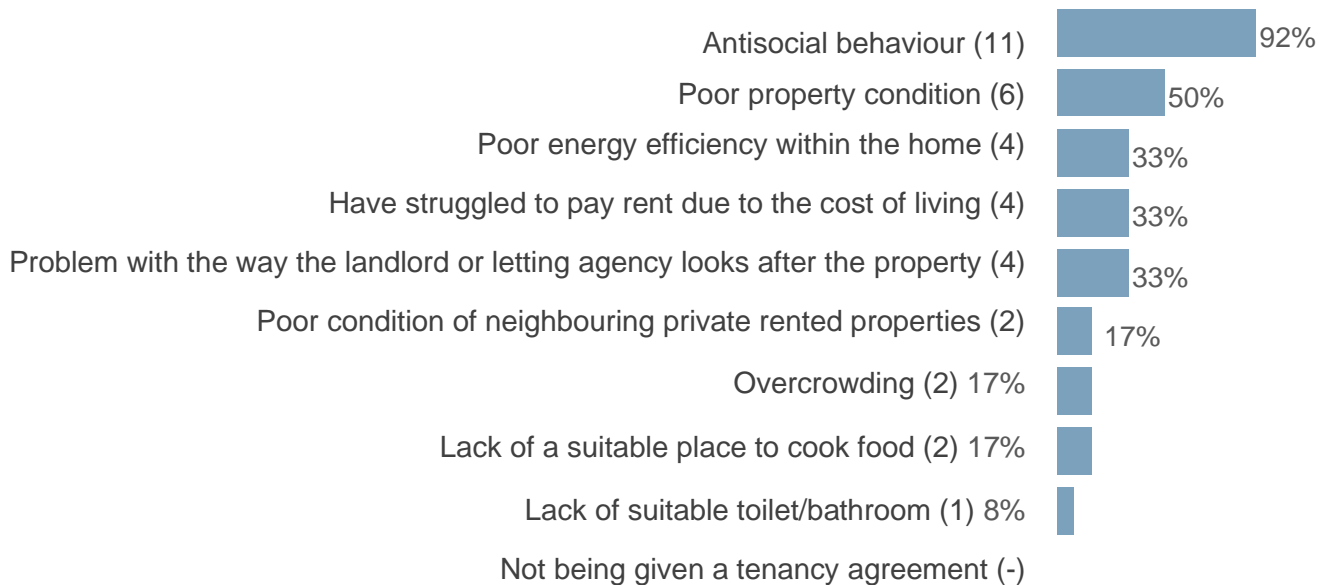
Drug dealing

If you are a landlord/managing agent have any of your properties in the area been affected by these issues in the last three years? (please tick all that apply)

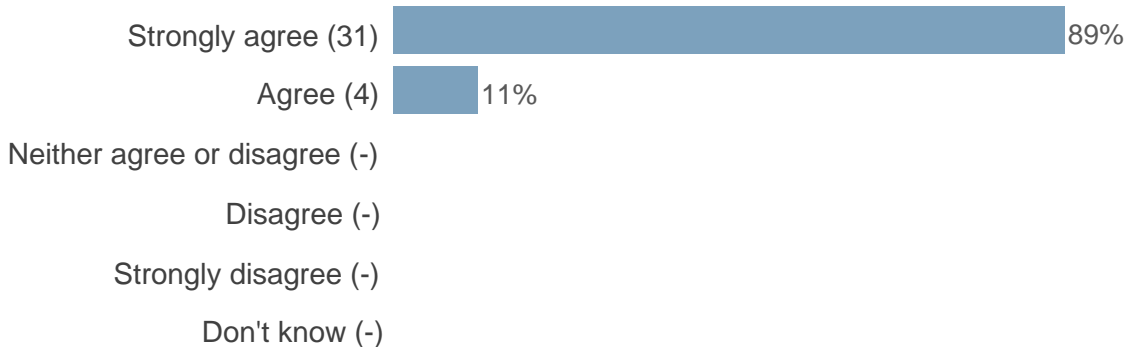


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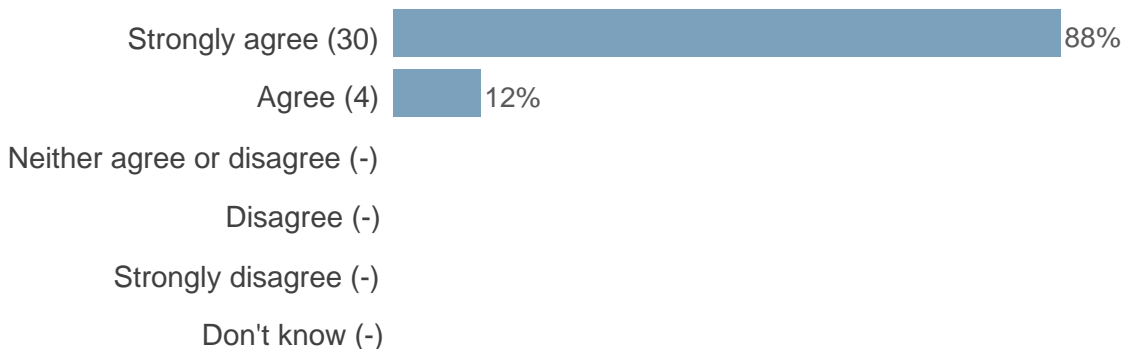
If you are a resident, in the last three years have you or your immediate family been affected by any of the following issues? (please tick all that apply)



To what extent do you agree that landlords should do the following (Supply the tenant with a tenancy agreement)

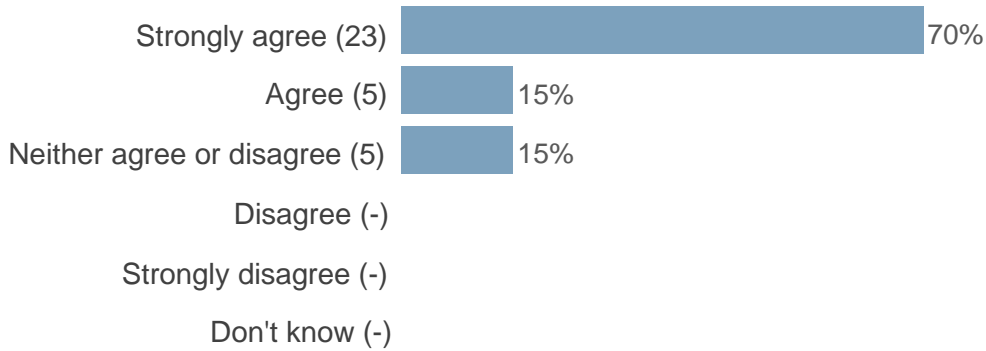


To what extent do you agree that landlords should do the following (Ensure the property has valid certification (including gas safety, electrical testing and carbon monoxide alarms))

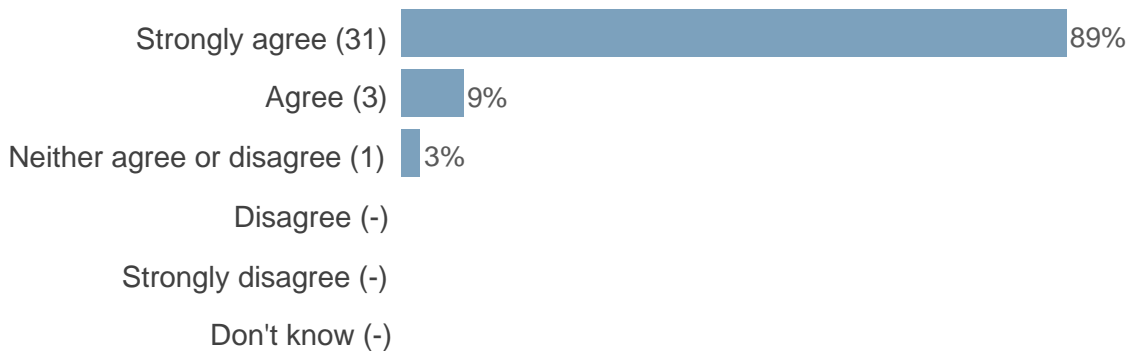


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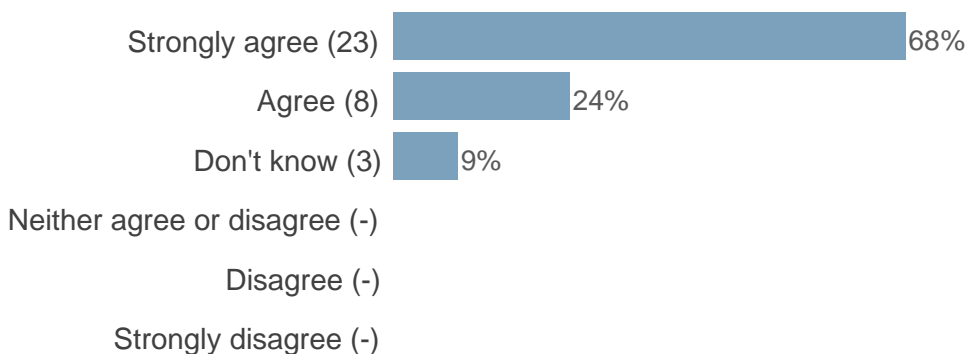
To what extent do you agree that landlords should do the following (Ensure new tenants provide references)



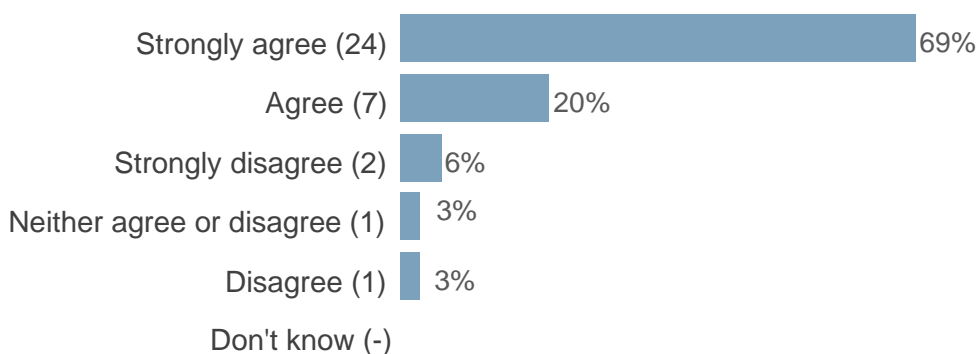
To what extent do you agree that landlords should do the following (Make sure that the premises and its grounds are in a clean, safe and habitable state prior to new tenants moving in)



To what extent do you agree that landlords should do the following (If a premises has gated alleyways, the landlord should provide keys at the start of the tenancy)

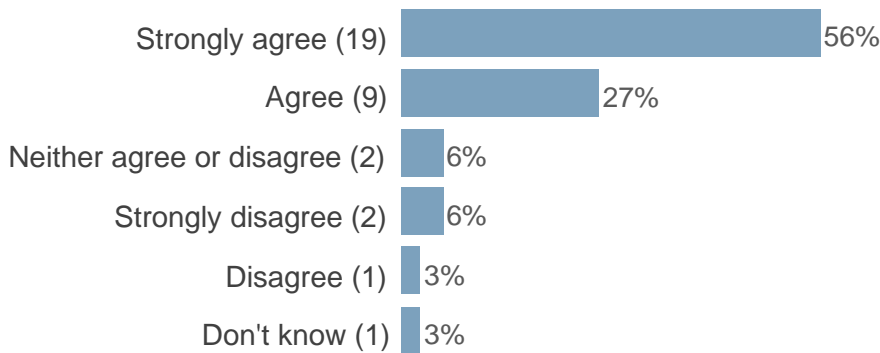


To what extent do you agree that landlords should do the following (Ensure that tenants are aware of behaviour that may constitute antisocial behaviour)

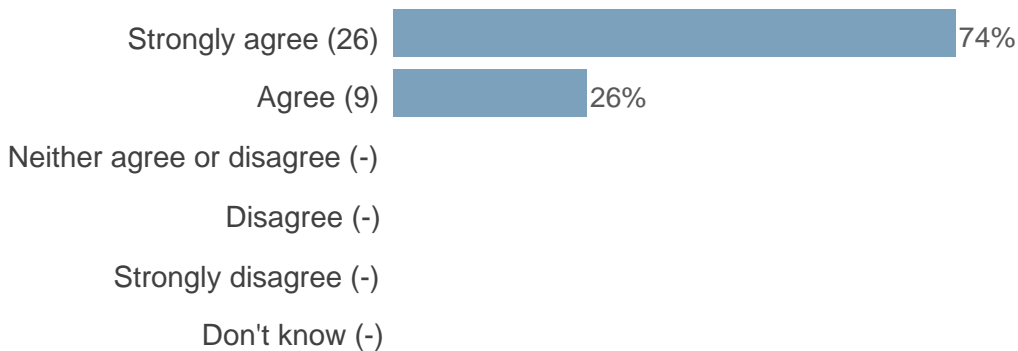


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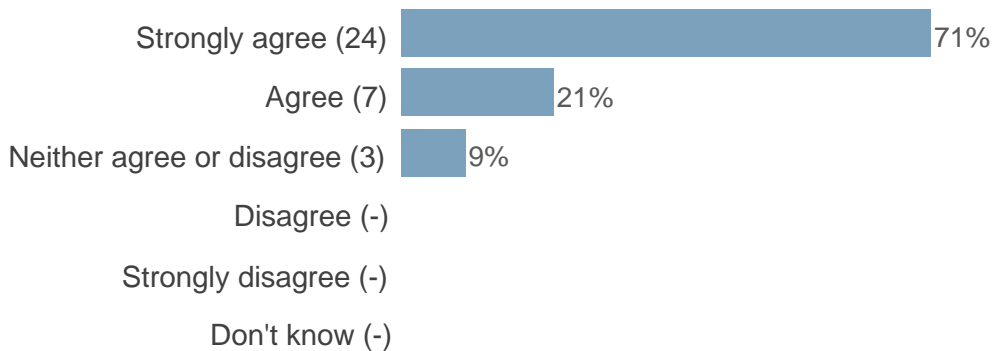
To what extent do you agree that landlords should do the following (Take all reasonable steps to deal with nuisance and antisocial behaviour by tenants of people visiting the premises)



To what extent do you agree that landlords should do the following (Ensure that tenants know how to report faults or disrepair and provide timescales for fixing these)

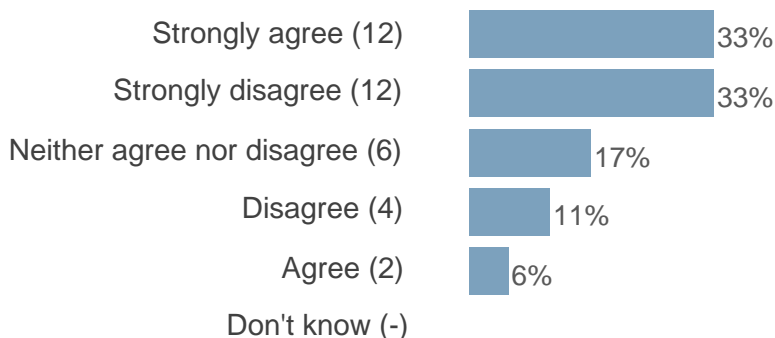


To what extent do you agree that landlords should do the following (Make sure the tenant is provided with all recycling and refuse bins at the start of the tenancy and understands the collection arrangements)

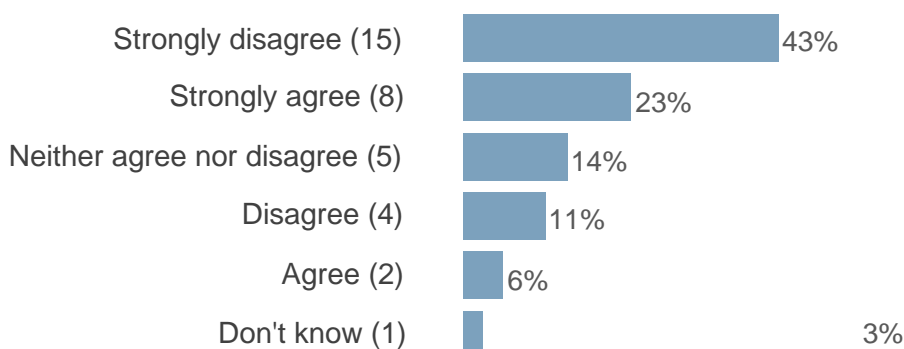


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Council's should have more oversight to make sure that private landlords act professionally and manage properties to a high standard.



If we were to introduce selective licensing, the area on the map above is the right area.



If you don't think this area is right for selective licensing, what changes would you make?

Regular letters sent out for what people can put in their bins
Regular street cleansing visits to remove the fly tipping
Re-instate the bulky waste collection service
Liaise with the police on a more regular basis to ensure that council tenants who are known drug dealers are dealt with in an appropriate manner

None

If you think the selective licensing improves the quality of the private rented sector then it should apply to the whole local authority area. I'm not convinced that it does actually improve - I think it adds another cost for good landlords who already comply and the worst just ignore it like the other rules they ignore.

None - there's enough regulation for landlords and any extra will result in higher rent for tenants

If you don't think this area is right for selective licensing, what changes would you make?

Central ward should not include Dallas Street I have lived there for years and never had any issues. Further I have then rented my property for over 5 years and never had any issues. Who has defined Dallas Street and why? I am a A rated landlord and a member of RLA. I have a gold standard in caring for my tenants including following the legal trail with full documentation and deposit security.

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The area is fine as it is. As a Landlord should this licensing start. I will put my property up for sale immediately with either tenant in situ or will give notice to tenant to leave. Majority of Landlords will do this so you will be causing a housing crisis to be even worse . Well done MDC what a disgrace you are

It should be all the Mansfield area and the public should actually the right to know who the landlord of any property is and contact details

I do not agree with the selective licensing for good, responsible landlords.

Has a resident/owner and a landlord of two properties on Princes St, I do not think the street needs selective licensing, I've lived on the street 40 years and I purchased the worst anti-social behaviour property 8 years ago, since owning 2 flats 3a and 3b Princes St, the street is OK as I have a landlord run the property correctly with good tenants. Bare in mind I live at no 3 and if I thought the street was bad I would accept selective licensing, but I would say the vast majority of landlords on this street are good landlords with just 1 that I know of isn't. I think selective licensing will just push up rents. I think selective licensing will push good landlords like myself out of the area

No area is right for selective licensing. Keep your nose out of things you have no knowledge of. You will make the situation worse.

I think there is adequate legislation already in place and the council should but out and leave landlords alone to manage as best they can.

Reduce the size of all the areas and specify by street. As some streets that run parallel to each other can vary massively in standards of cleanliness and occupants

Re fly tipping, more cameras to actually catch people doing it. Re anti-social behavior (mostly children) a better local "beat bobby" presence would be a huge help

Selective licensing is absolute nonsense. If there are bad landlords out there now not doing things by the book then that should be dealt with. You don't need to bring in a licence to do that. Secondly with current interest rates I barely make enough to keep them to a high standard. If I now have to pay for a licence then I will have even less to spend on the upkeep of the properties.

Why don't you leave landlords alone to do their jobs without trying to extort money. The landlords will just pass the payment onto tenants.

Educate the residents and general public, DO NOT PUNISH LANDLORDS WITH FURTHER TAXES just a further money grab by the council

I do not agree that selective licensing achieves the objectives set out in this document

TOTAL MORAL COWARDICE AND INEPTITUDE BY THE COUNCIL. IT SHOULD NOT BE UP TO LANDLORDS TO POLICE AN AREA. IF THERE ARE HIGH LEVELS OF CRIME AND ANTI-SOCIAL BEHAVIOUR IN AN AREA THE POLICE AND COUNCIL ENFORCEMENT OFFICERS SHOULD DEAL WITH IT. A LANDLORD IS RESPONSIBLE FOR HIS PROPERTY AND THE COUNCIL ALREADY HAVE THE POWER TO MAKE SURE EVERYTHING ABOUT IT IS IN ORDER. THIS IS JUST ANOTHER WAY TO GET AT LANDLORDS. THIS IS JUST A WAY OF PASSING THE BUCK AND WILL DO ABSOLUTELY NOTHING TO UPGRADE THE AREA.

My properties are now up for sale. I'm pulling out of this nonsense

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I would not introduce selective licensing

I live at the moor lane end of Victoria street and love my home my landlord treats me well and my rent is fair

Improvements to council services and policing.

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

Free access / invitation to events which outline their responsibilities as Landlords. Certification and or accredited scheme, which would allow prospective tenants to make informed choices about landlords.

Not using this as a money making exercise. My properties are in good order. This license will cause rent inflation simply so councils can get money. The council has powers to enforce anyway

Regular checks from the council to check that the property is well maintained. Selective licensing is not the answer. Councils should not be given any power to rent a house out that does not belong to them. It takes months to evict a tenant that does not pay rent or look after landlords properties, where is the council then?

Educating tenants on what lifestyle behaviour contributes to damp/mould which is not caused by the property itself and what constitutes anti-social behaviour which THEY must take responsibility for.

Advice Sources and availability of grants

Inspections of rented properties to help tenants live in decent conditions and to help landlords get tenants who also take care of the place.

Central Government oversight with local enforcement as it is. Happy to register our properties on a national database and keep them updated with compliance information to remove the local revenue generation for carrying out works they are already obligated to do.

None - Landlords already keep their properties to mandatory standards

Make all landlords a member of RLA compulsory and ensure the landlords who exploit their residents are accountable. Protect residents who are afraid to report their landlords by putting in place a policy that says no landlord can evict a resident after reporting them for neglect.

I manage my property to a high standard already and im not having you bunch of idiots trying to tell me how to manage my property which i own. A bit cheeky i feel and wont wash with me

Inspections of properties by council officials with results issued to landlords with "Immediate attention required", "Requires attention ASAP", "Requires attention" and "Satisfactory" rating system so that the landlord is aware how to prioritise spending. Follow up inspections to ensure work has been done. Make a Council-employed or contracted workforce available at Council-set rates for the landlord to access price-efficient qualified teams to affect repairs.

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Stop allowing HMOs all they are is a mattress in usually in a divided room that was once a home for one family ! And to live in one must be unsafe and frightening - nil privacy and why are the post office giving postcodes to what is actually a bedroom ? And you as a council have a duty to protect the British tennant first and our culture ,these foreign investors are running rings round uk councils and parking is shocking in these HMOs 8 beds equal 8 or more cars ?? And these areas finish up like shirebrook as slums - todays landlords are only concerned about mass profit - you are allowing them to make fortunes out of one property and migrants all paid for by us taxpayer ,if the landlord " cared" they would offer a home not a bed. The council owe a duty to protect the British tennant and culture first which as been cancelled in this area sir

Council and Police should focus on dealing with the crime and ASB in the area. The Council should manage and deal with their own bad tenants who bring the area down. As per my earlier response - I had ongoing issues with neighbours at 29 Moor street - from drug dealing to aggressive and threatening behaviours. Tenants change but they are all of the same quality. Those type of tenants in Council's properties are bringing the area down, not my hard working, responsible and good tenants. Yet the council wants good landlords to pay them to manage rouge landlords and their tenants. I don't understand how this is considered to be fair? When my tenants and I reported the issues, nothing changed. However, ironically, we received a caution about littering - after we reported the issue to the council!

I think just a recorded visit to landords would show the majority are good, obviously there is a couple bad and they should be made to upgrade slums. 1 property i know of that is absolutely shocking for humans to live in is 1a and b princes st. This property lets down the whole street, The property is in disrepair with children in it, an absolute shame and this sort of propert makes other good landord look bad. I feel that the area shouldnt be put under selective licencing . I think each landlord should have a check up and if a proplem is seen they should be made to have a license not all landlords

None

maybe a website or information hub to get advice.

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

They should have checks via a licensing scheme similar to taxi licences or SIA

More punishment for Tenants that don't maintain or respect properties. Times are hard. And with current mortgage rates and rental prices landlords barely make enough for any profit never mind enough to cover all of the wear and tear or neglect.

Nothing as they all do it anyway and can be held accountable if they don't!

Educational information - NOT MORE TAXES AND FEES

Financial and advisory assistance to bring houses up to appropriate standards and not burden owners with additional licensing costs incurred by renting tenants. Also bad behavior tenants in council houses and state of the houses (DAMP!)? in selected areas.

Free advice and services

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Reduce the additional expenses for the landlords as these tend to be translated into further rent increases, making the rent even less affordable.

THE COUNCIL NEVER SUPPORT GOOD LANDLORDS. AS PER EVERYTHING THESE DAYS YOU DO NOT THE BOTTLE TO GO AFTER THE BAD ONES PROPERLY BY ENFORCING THE POWER YOU ALREADY HAVE. TOTAL MORAL COWARDS.

None mind your own business. Ive been a Landlord for 10 yeers. This is an insult

Grants to update properties

I don't know my landlord took me in because I was homeless previously and charges a lower than average rent , he helps me get any thing I am entitled to

No additional costs to enable extra investment.

What other services do you think landlords could offer to help residents live and look after their home?

Supply paint once a year. Supply cleaning products for windows.

Incentive schemes. Budgeting skills.

A property that is well maintained, with all relevant certificates and keys. Expect the property back in the same state they gave it to the tenants.

None

Landlords could offer residents support by asking their tenants about any problems and then helping them instead of evicting them for asking for help to improve the property.

None - Landlords already keep their properties to mandatory standards

The contract sets out the rules of a tenancy as with council tenancies.

Act on any problems the tenants have

Tenants have a brain unless you didn't realise. I would tell them to use ut ir MDC could introduce free home making courses which councils make Tenants attend after moving in the rented property!

Ban section 21 notices property's must have there own parking space and perhaps they can offer translators as most HMOs resident are none English speaking or able to write English and provide Sociol care for their tenants and CONTROL massive rent increases why do they think it's right to flood our area with low skilled uneducated migrants

None. My tenants are provided with sufficient information.

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I think has my dad always said being a builder, treat your property well and only rent it out if you could live in it yourself. Treat your tenants well and they will treat you the same

None

I leave a folder in my rental full of information and tips for the tenant.

Nothing, perhaps mind your business for once.

Landlords just own the property, and have day jobs - not up to landlords to babysit tenants, this is a public issue, not a private issue

What other services do you think landlords could offer to help residents live and look after their home?

Good landlords already offer all the things you have set out as requirements. It is the poor/bad landlords that need to be dealt with. They need to be identified and fined heavily for failure to comply with the standards required.

Everyone should just try to use more common sense.

A GOOD LANDLORD OFFERS A PROPERTY IN GOOD CONDITION WITH ALL THE CERTIFICATION NEEDED. WHAT MORE DO YOU THINK HE SHOULD DO?

None why doesnt MDC provide services to Residents its your responsibility. Landlords are NOT Social workers lol

None

I'm happy with my Landlord

Stop renting to drug dealers check the house es

Council's who have introduced selective licensing have offered a discount for landlords who apply to the scheme during the three month designation period. Do you support this "early bird" discount?**If you are a landlord, would you be prepared to join a local landlord accreditation scheme if this meant a discounted application rate, be applied?**

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What do you expect that the impact of introducing selective licensing on the area will be?

Again, tenant will need to be extra charged to apply for this licence by landlord. I strongly suggest do not do it.

A reduction in rogue landlords. Fair rents for tenants. Safe and well maintained properties. Reduction in crime and anti social behaviour. More long term tenants.

For us, it will mean the many percentage point lower than market rent we pay will very quickly increase to market value. This will be the same for many in this area. Forcing an additional cost onto landlords at a time when many of us are already struggling is an absolute travesty. This is a blatant cash grab by the council that will directly affect some of the already poorest people in our areas. You can say as much as you want that the scheme will not be run to a profit, but the fact that the scheme exists will force already struggling people, many of them families, to be paying higher rent according to the fee and for some, this will result in them no longer being able to afford the rent.

O effect as in Sheffield and Nottingham. Council gets richer

Landlords will sell up or not rent their properties out and keep them empty. This will have an adverse impact on prospective private tenants looking for a property to rent. I myself would not rent my property though a selective licensing scheme and would keep it empty or sell up.

Honestly, nothing. We have been involved in a similar scheme in Coventry and I cannot see any benefit other than increasing the council's revenue, which I don't think is spent on catching the rogue landlords, just further squeezing the good ones to tick boxes and show they were "catching problems" which weren't really an issue.

What do you expect that the impact of introducing selective licensing on the area will be?

Reduction in problems with fly-tipping, rubbish in gardens, disrepair issues (affecting both tenants and immediate neighbours), noise, rats

I doubt that it will improve things as some landlords will increase the rent to cover the licence fees. I find it highly doubtful the Council will have the resources to enforce landlords to uphold decent standards of living.

Very little change, just poorer landlords, higher rents and richer Councils. Schemes have been going on for 20 years with councils repeating the same thing and redesignating the same areas. Rogue landlords will continue to evade and there is a wider need to register all rented properties on a portal and assessment of the landlord, rather than the properties. The Welsh scheme is the right idea with some improvements, such as requirement to keep the database updated. Happy to pay a national landlord registration and licence, not a local postcode lottery one.

Higher rents for tenants

I am unsure how this works. I need more details. To summarise you would collect a fee per landlord/property. What would you do with that fee? A question you asked was if I had any other properties within a 1 mile area of the designated areas. Why one mile? How is that distance calculated?

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It will be a great help for the tenants and the landlords

Landlords will sell up and kick tenants out like i will full stop. No properties to rent then in the ward and MDC have caused the problem and Landlords like myself will buy a property in Southern Ireland to rent where the UK government will have no powers over as in the EU !

An improvement is living standards and satisfaction of private tenants.

Stop investors or landlords as you call them from cancelling the British culture ! We who built this country should be to feel safe in our own area which we no longer do you have the allowed our area to be swamped by migrants mostly young fit men who don't even try to speak our language they just transferring their way of life and religion to this area - why won't you protect the British way of life ? Iv also seen landlords evict a tenant of many years by section 21 notice then relet it to anyone for another 200£ a month . I'm trying to understand why you owe a duty to home any foreign national they are fit young men who refuse to fight to make their own country safe! Then just rock here and get homed ? One last point HMOs of any size should be licensed sir - thank you

Hi, Further to my attendance of the briefing on Mansfield council's proposal to introduce selective licensing, below are my questions and challenges: 1. I strongly believe that the introduction of the selective licensing for the landlords is simply money exerting exercise from good and responsible landlords, like myself. I absolutely can not see why I should be paying the council to police bad and irresponsible landlords. 2. There is no statistical proof that the licensing will improve the area. Speaking from own experience in Nottingham - absolutely nothing was done to support me as a landlord. The council gladly took my money but when I needed support with a bad neighbour impacting my property, I heard nothing, there was absolutely no support offered for me as a responsible landlord. There was no interest other than in taking the money for the license. 3. The Mansfield council should try to come up with a different way of dealing with irresponsible landlords than getting good ones to pay - it simply unfair. You will know yourself that only the good ones attended the briefing and the rogue ones operate illegally and you may not even find out who they are. Why should I be paying you to police them while I could potentially invest the money into the maintenance of my property instead. 4. The implementation of the licensing will lead to me increasing the rent to factor in the licensing fee - not sure that my tenants will be pleased and you are supposedly trying to improve living conditions for the tenants. 5. My property is located on Moor Street, there is no end of issues with the neighbours at No29 - I witnessed a range of awful tenants at this council owned property - from drug dealing, cannabis growing to aggressive, abusive, disruptive ones. Myself and my (very good) tenants complained constantly. My tenants and I also complained about the alleyway at the back of the houses - constantly cluttered with rubbish, old rotten furniture, general household rubbish. Nothing has improved. But, to my amusement, I received a caution through the post for littering - really? We were the ones who complained to you. 6. I'd like the council to share their specific plans on how the introduction of licensing will help to improve the area, specifically, Moor Street, to help with the suggested regeneration of the area - what are the plans for this specific street? How will my tenants and I will personally benefit from me paying the licensing fee? 7. The proposal puts the blame on the good landlords for the bad residents of the area in general. Why should I be responsible for the council and a police's inability to tackle the issues in the area? I feel very strongly about this day light robbery of my hard earned money and oppose the introduction of the selective landlord licensing by Mansfield council. Regards, Olga

What do you expect that the impact of introducing selective licensing on the area will be?

Personally i will sell and buy in another area. Leaving my propertys to possible rogue landlords Lisa slack 3 princes st NG18 5SL wackyslackys@live.co.uk Please feel free to visit any of my propertys

Disastrous

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a lot of landlords will sell up.....properties will become empty, maybe the better homes will be bought by home owners.. a lot of people and families will become homeless.

Less properties available as some landlords are not making a living and this is not going to help

I dont think there will be any impact on the problems you would like to address. I think that the cost of this license will be passed on to the tenants, private rents are already high enough.

Raised rents Landlords selling up and investing elsewhere Properties becoming more run down because landlords can't afford the upkeep

As a local landlord, for over 40 years, I don't believe that providing licenses will make the slightest difference to rogue Landlords. I do know that if this scheme gets the go ahead, the cost will be passed onto Tenants. Why would a respected Landlord stand these ridiculous charges. I could understand a registration fee, but not a price per rented property. Also I note you expect me to complete this questionnaire numerous times, due to amount of rentals we own. Do you not realise how much paperwork is already involved with being a Landlord? I doubt very much that my replies & opinions will be taken into consideration. The only loser will end up being the Tenant. You already have powers to impose orders, without wasting more time & money implementing this proposed scheme. John Kelly (Landlord)

It'll add more cost to tenants and cause a further rift between landlords and the council.

Will drive landlords to sell and leave the area in general for cheaper assets

Increased rents for tenants. Poor/bad landlords will not comply and it is these landlords that need to be severely dealt with and heavily fined for constant failures

Rent increases for the tenants. I am strongly against this "selective licensing" proposal. It hasn't benefited the tenant elsewhere and it won't benefit us here.

HIGHER RENT. LESS LANDLORDS. MORE EXPENSE ALL ROUND AND FOR WHAT?

Im selling my properties .They are all up for sale you wont get a penny out of me.

There will be no impact whatsoever. We deal with selective licensing schemes for various different councils and not one of them has had any impact - at least not positive. When Nottingham City Council first introduced their scheme the first thing to happen was a rent increase from all of the landlords to pay for the application fee. There has been no other changes to properties / areas as a result of any of the schemes. Landlords that do not keep their properties up to scratch will continue to find a way to avoid paying the extortionate selective licensing fees, whilst landlords that have good quality properties and do everything correctly will be further out of pocket, and will therefore look to the tenants to fund the fees. At a time when rents are at an all time high, and government appear to be doing everything to force landlords out of the market I would strongly recommend that a selective licensing scheme does not proceed - it will not make properties or areas better, will further diminish the councils reputation and ultimately will increase rents leaving tenants worse off.

My experience from a personal point of view is you will price the most needy people out the rental market I lived in Nottingham and was made homeless due to the fact that I was priced out the market I'm a pensioner now and I think I understand the laws of economics enough to know that good landlords are going to put the rent up to cover the cost of a councils actions and government actions on

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tax changes as they already have and it will be at a cost to me , I love the area I live in and my landlord calls in often to check all is ok , I'm happy as I am and I was happy in Nottingham until the council did the same in the city I have seen no difference in the area I lived in before , neither have old friends who have lived in that area for years! and ASB and crime will happen anywhere and I do not believe these plans help anyone apart from the authority's that set them up to get money to run them, and end up bankrupt due to the ever rising costs of homelessness (Notts City)

An increase in cost to landlords. A Decrease in investment available for housing stock An increase in jobs at the local authority

Should make a better area to live in

Selective Licensing 2024 – Area 2

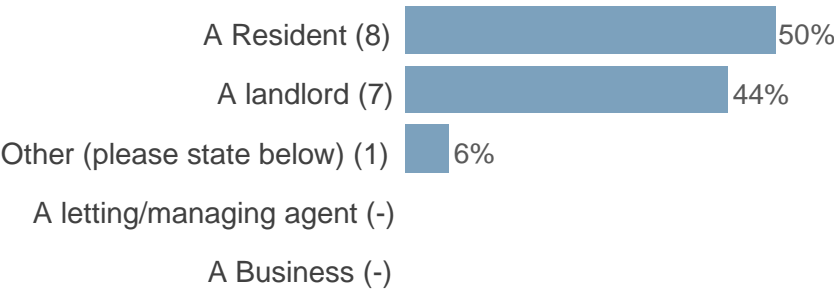
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Are you?



Q2a

Local resident

PURCHASING A PROPERTY ON BROOMHILL LANE FOR ME TO LIVE IN, SO SOON TO BE A RESIDENT. WAS CONSIDERING AT SOME POINT IN FUTURE TO RENT MY HOME OUT BUT NOT SURE I WILL DO THIS NOW WITH THE COST AND EXTRA ADMIN AND COUNCIL COSTS FOR SELECTIVE LICENSING.

Local Government Officer

If you are a landlord or letting/managing agent, how many properties do you own/manage inside the proposed designation?

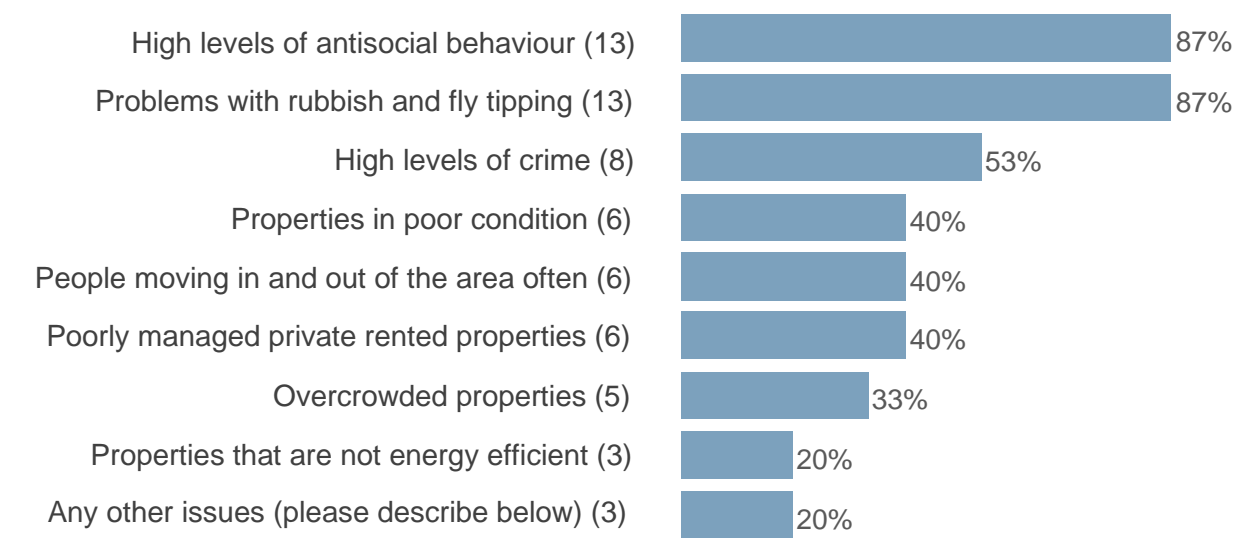
NO	1
2	1
2	6
1	8

Selective Licensing 2024

If you are a landlord or letting/managing agent, how many properties do you own/manage nearby? (outside of the area but within a one-mile radius)

NO	0
0	2
0	0

Do you think the area has any of the following issues? (please tick all that apply)



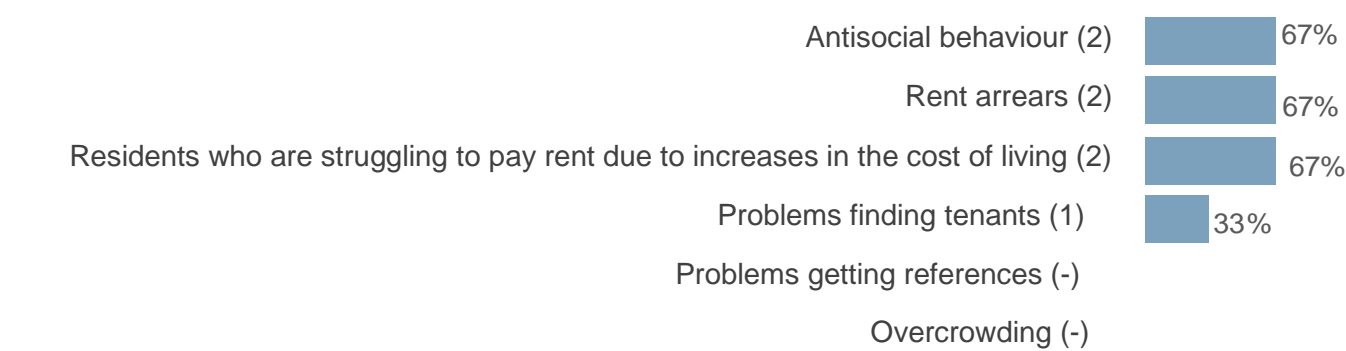
Q5a

High levels of social deprivation. Drug issues. High number of non English residents.

Poor parking no other issues

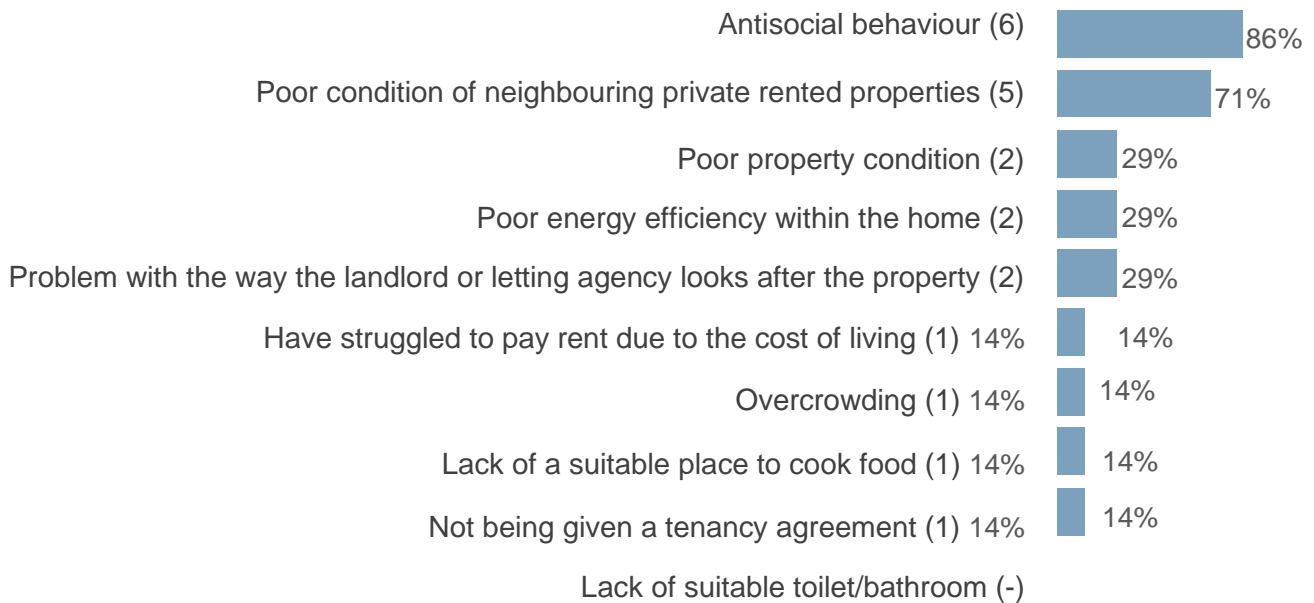
Poor parking, poor neighbourhood community resources, poor street lighting, poor highway maintenance, lack of police presence and a poor policing response time.

If you are a landlord/managing agent have any of your properties in the area been affected by these issues in the last three years? (please tick all that apply)

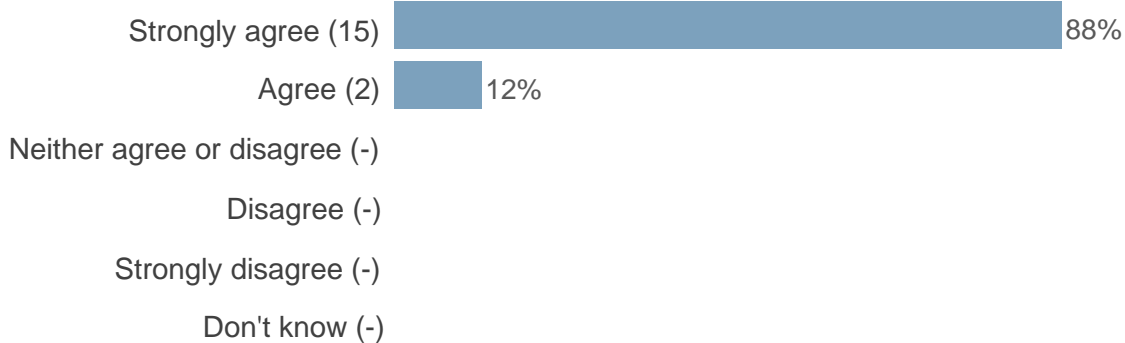


Selective Licensing 2024

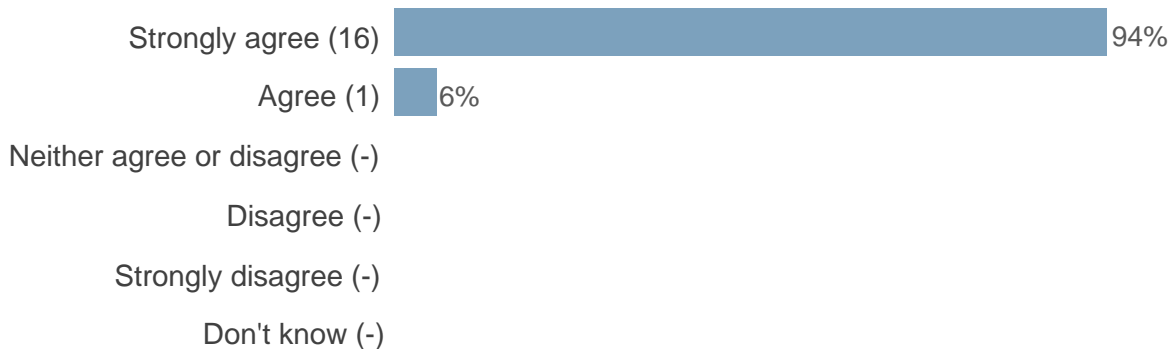
If you are a resident, in the last three years have you or your immediate family been affected by any of the following issues? (please tick all that apply)



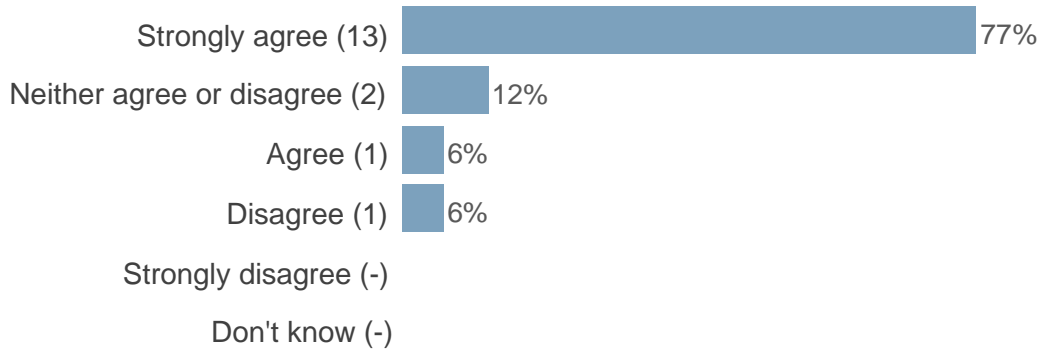
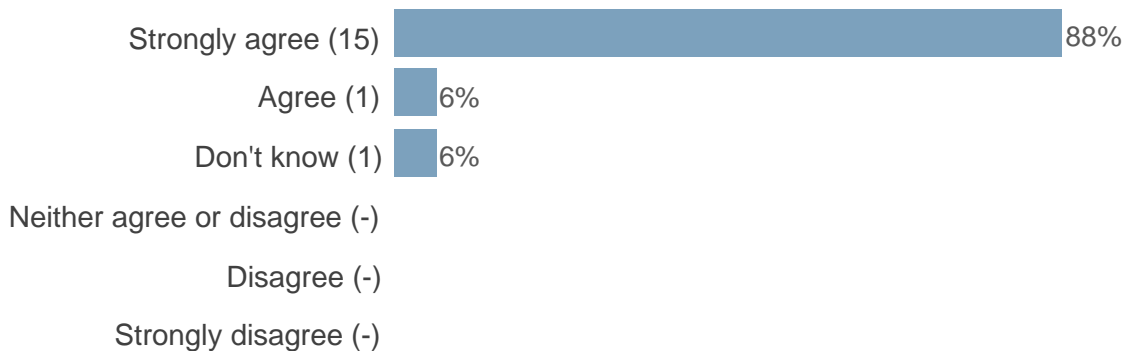
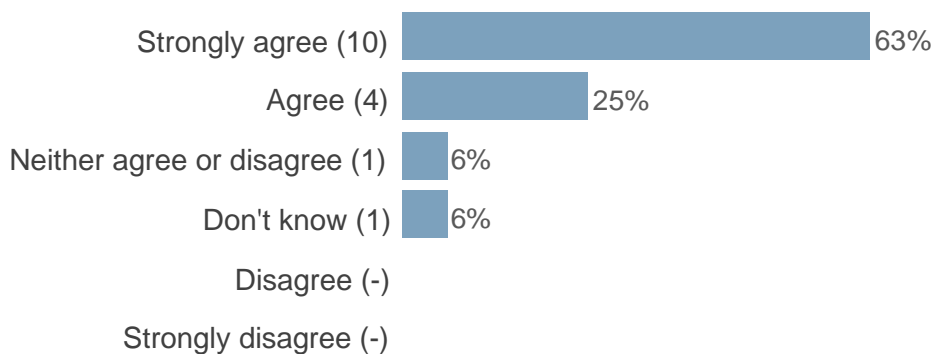
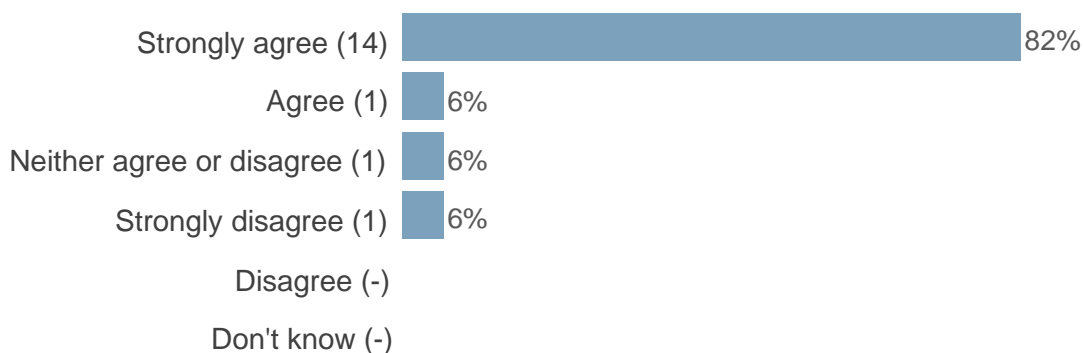
To what extent do you agree that landlords should do the following (Supply the tenant with a tenancy agreement)



To what extent do you agree that landlords should do the following (Ensure the property has valid certification (including gas safety, electrical testing and carbon monoxide alarms))

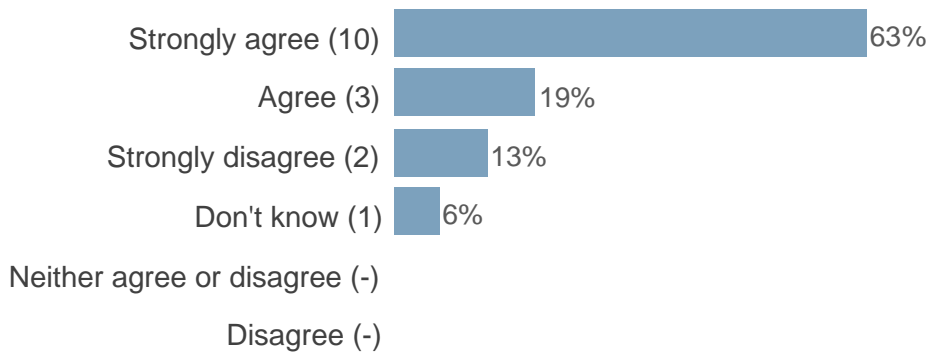


Selective Licensing 2024

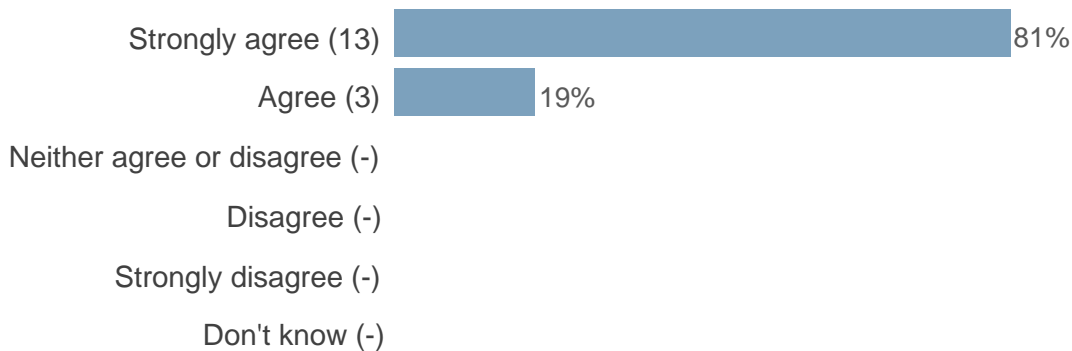
To what extent do you agree that landlords should do the following (Ensure new tenants provide references)**To what extent do you agree that landlords should do the following (Make sure that the premises and its grounds are in a clean, safe and habitable state prior to new tenants moving in)****To what extent do you agree that landlords should do the following (If a premises has gated alleyways, the landlord should provide keys at the start of the tenancy)****To what extent do you agree that landlords should do the following (Ensure that tenants are aware of behaviour that may constitute antisocial behaviour)**

Selective Licensing 2024

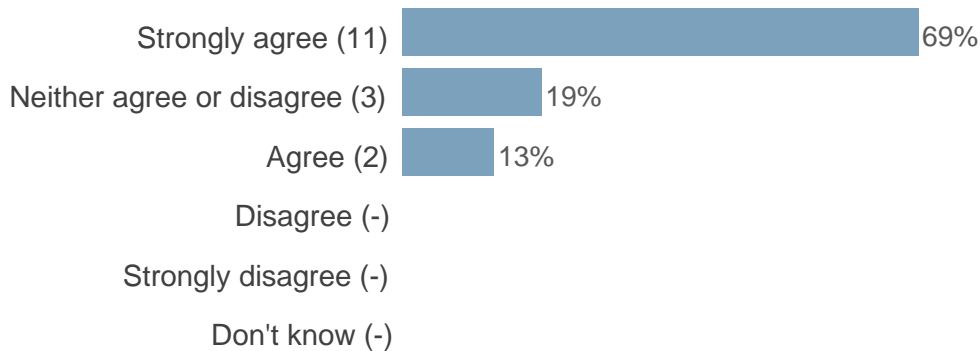
To what extent do you agree that landlords should do the following (Take all reasonable steps to deal with nuisance and antisocial behaviour by tenants of people visiting the premises)



To what extent do you agree that landlords should do the following (Ensure that tenants know how to report faults or disrepair and provide timescales for fixing these)

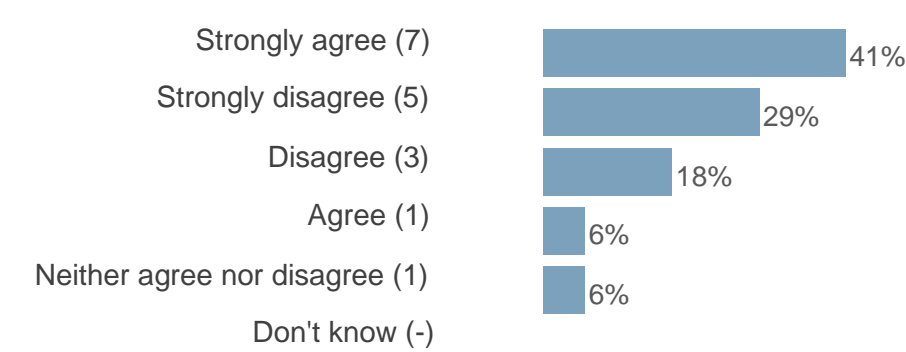


To what extent do you agree that landlords should do the following (Make sure the tenant is provided with all recycling and refuse bins at the start of the tenancy and understands the collection arrangements)

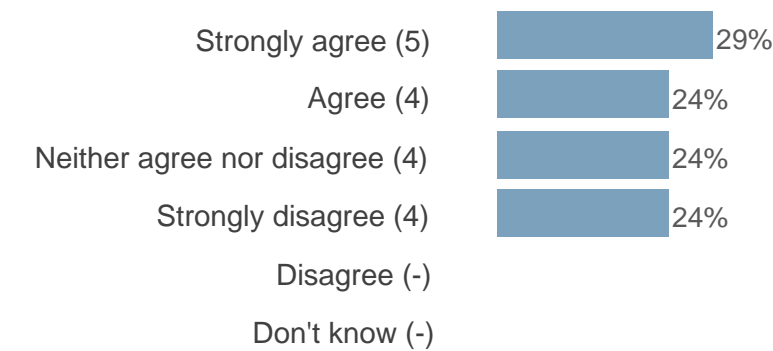


Selective Licensing 2024

Council’s should have more oversight to make sure that private landlords act professionally and manage properties to a high standard.



If we were to introduce selective licensing, the area on the map above is the right area.



If you don't think this area is right for selective licensing, what changes would you make?

Look at removing certain numbers on Broomhill Lane and Arundel Drive from the proposed selective licensing area as many of the properties are changing hands at the moment and will have new owners and be improved anyway. It is some of the older terraced houses that by the very nature of their age require upgrades and works to meet epc ratings and current standards.

None

Not all streets within a ward have issues!!! Make it street specific and not by ward

I dont feel the issuing of a license to a landlord will improve the area any more than it is already. Dumping lots of migrants in a limited area causes more problems.

Improvements to council services and policing.

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

Access to link worker from local housing teams. Inspections of properties from local council officers. Accreditation schemes. Incentive schemes

Selective Licensing 2024

Checks to ensure properties are not unlicensed HMO properties. This is a larger problem than the statistics show as landlords are not aware this is happening. We have spoken to our neighbouring landlords and can confirm this.

Support and advice either by telephone or online from Council if facing complaints about your tenants and the tenant is still causing issues, such as loud music being played at unsociable times etc.

Reasonable deposits from tenants

There is enough support and guidance direct from central government if landlords can be bothered to take note. Good, intelligent, caring landlords who provide quality accommodation should not be penalised for the irresponsible ones. It's not difficult they are their assets and people's lives which should be taken care of.

Respond to tenant complaints. Not all landlords are bad. Deal with the ones who are by providing them with structure and information about what they need to do and what laws they need to follow

Ensure that landlords are supported when dealing with tenant issues, such as dealing with other breaches in tenancy agreement terms and conditions not just antisocial behaviour. Landlords are expected to make good repairs but some tenants do not respect the property and do not play their part in keeping the property in good condition. Visiting tenants with the landlord to reiterate expected levels of behaviour and how to care for the property and realise their responsibility to maintain the property as well as the importance of reporting issues immediately as they happen. However I feel that tenants will bypass the landlord and report issues/repairs straight to the council. The council should be there to assist the landlord, as well as the tenant. The council should have more oversight to make sure tenants act responsibly too. I really would like to think that I could call the council to help if I had an issue with a tenant.

No additional costs to enable extra investment.

What other services do you think landlords could offer to help residents live and look after their home?

Budgeting skills. Community engagement activities. Information and guidance events.

Regular visits to the properties. Tenants are not looking after the properties. We have observed empty properties being looked after prior to letting and the properties not being looked after. These rented properties throw rubbish on the street, take no pride in the property and this may well be a cultural issue rather than a landlord issue.

Make sure to do regular inspections and ensure that the tenants have 24 hour contact numbers for Landlord for reporting any issues concerning the property and to know they must report issues as soon as they are aware of them. Make sure they understand all the terms of the tenancy agreement and what they are responsible for under the terms of the agreement.

Optional yearly maintenance e.g landscaping for a small fee

Responsible landlords do help tenants look after their homes. I've had Eastern Europeans and southern Indians who have struggled with how things work in houses and their community in the UK. It's in everyone's interest to support and educate.

Selective Licensing 2024

Fix any issues and update properties over time when required

I don't understand this question

The landlord has a contract with the tenants, this states it is the tenants job to look after the property and report any issues promptly so they can be addressed. Sadly, very few tenants do it. It is not the landlords job to provide social guidance.

Council's who have introduced selective licensing have offered a discount for landlords who apply to the scheme during the three month designation period. Do you support this "early bird" discount?



If you are a landlord, would you be prepared to join a local landlord accreditation scheme if this meant a discounted application rate, be applied?



What do you expect that the impact of introducing selective licensing on the area will be?

Reduction in properties falling into disrepair. Less demand on Council services having to rehouse households due to unacceptable living conditions. Landlords maintaining properties. Fair rents for tenants. Diverse communities, with a balanced mix of nationalities. Reduction in anti social behaviour. Less transient nature of tenants.

None really, just a paper pushing scheme that won't be enforced fully

Hooefully reduce anti social behavior, littering which is awful currently as is dog fowling, propertues in much better condition, it would be nice to see people take prude in thrur area and not use it as a dumping ground, the area has gone seriously downhill in the past 5 years

Nothing as it is not evaluating the actual issues related to cultural issues and is pushing the blame on the landords. This is a high migration area with myltile properties HMOs without landlord knowledge. Fly tipping and antisocial behaviour with insufficient accounatbility for tenants. This area feels unsafe to live in and this has been increaskng over recent years as migration housing and unlicensed HMOs have increased. Not quite sure how pushing the blame on landlords will have a positive effect as they have very little control over the main issues. Arundel.drive suffers from umlicensed and uninsured vehicles from one unlicensed HMO property. This is a legal issue.not a landlord issue. Drug issues, theiving and sales resulting in multiple shoplifters visiting the street, unlicensed HMOs, and increased migrancy. Maybe the council should look at the real problems home owners are experiencing at an increased rate would be a better solution. Landlords are not necesarily the issue as we well know from speaking to pur neighbouring landlords. Increased policing foot patrols, better use of the CCTV

Selective Licensing 2024

installed with legal accountability and a more educated focus on the problems would lead to more accurately aimed interventions.

I do not think that it will produce all positive impacts. It may cause a spike in Landlords deciding to leave the PRS and putting their properties up for sale, so further reducing the number of homes available for rent. We already know there is less supply than demand for rental homes. If they are then bought by first time buyers or other owner occupiers, or sitting tenants then hopefully these people will look after and improve and maintain their own homes, therefore making the area a nicer place to live. The charges that MDC are proposing are way too high when compared with ADC charges for Selective Licensing. Their 5 year selective licence for the area in which my parents rented out a property was £350. How does MDC justify their charges? Certainly Landlords with large portfolios are going to be counting up the cost of all this, and may well lead also to increases in rent and exit from PRS sector. On the plus side the new houses being built directly off Broomhill Lane should go some way towards making this area a more desirable place to live. Persimmon certainly believe so as they are building on land that was previously allotment land blighted by anti social behaviour. For rented houses that become in a poor condition eg issues with damp can the private tenant already complain to the Council if the Landlord is not arranging to look into and fix any serious health and safety issues in the property within a timely manner? If there are rogue landlords why do other landlords have to incur extra costs associated with the introduction of Selective Licensing?

People are living in suitable and affordable accommodation

Reduction in waste on land, noise issues, properties in poor repair

What do you expect that the impact of introducing selective licensing on the area will be?

Less available homes to rent and higher rents for tenants

Less Landlords = higher rent for tenants

I expect a two tier rental market and more landlords reverting to knocking on doors on a Friday for their rent in cash. Those responsible landlords like me who like me, didn't put rents up through COVID, get repairs done as soon as reported and recognise their property as their asset will be forced to put up rents or sell. Does the council have the funds and skills to build and maintain replacement housing? If they had they wouldn't have been sold off in the first place. Council tax is going up anyway and that is supposed to provide support and public safety.

Peoples rent increasing through landlords passing on this cost. Increased costs and more struggles with rent and costs of living. Empty properties due to tenants leaving properties

I hope that it will improve the area for landlords, tenants and other residents. However I do feel that landlords will get a bad deal as it seems all landlord are seen as being bad and not caring about the tenant. Bad tenants need supporting too to be better tenants

Negligible at best.

A lot a landlords will be selling up making people homeless and putting more pressure on council houses

Selective Licensing 2024

An increase in cost to landlords. A Decrease in investment available for housing stock An increase in jobs at the local authority

Selective Licensing 2024 – Area 3

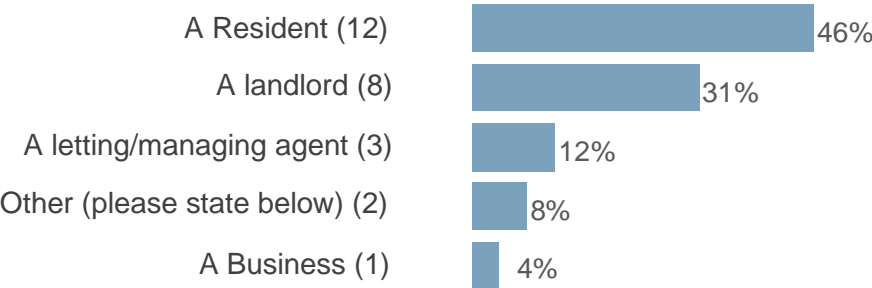
This report was generated on 17/12/24, giving the results for 135 respondents.
A filter of 'Which area in the above maps are you responding to? (if y...=Area 3 (Market Warsop Ward))' has been applied to the data.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Which area in the above maps are you responding to? (if you have properties in more than one of these areas please complete a separate questionnaire for each area).



Are you?



Q2a

Local Government Officer
Local Government Officer

If you are a landlord or letting/managing agent, how many properties do you own/manage inside the proposed designation?

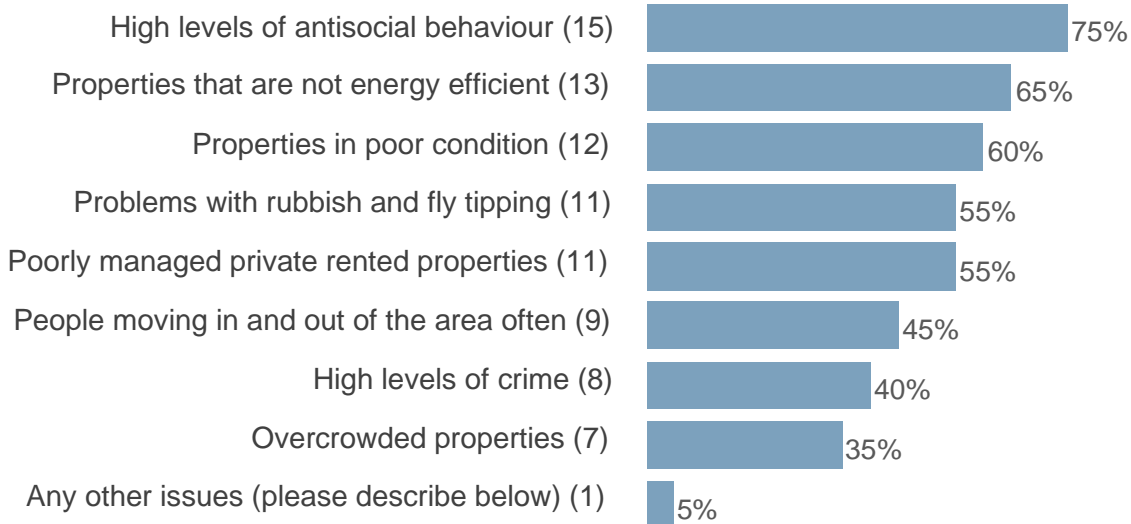
2	N/A	2	1
4	1	1	13
1	1	None	4

If you are a landlord or letting/managing agent, how many properties do you own/manage nearby? (outside of the area but within a one-mile radius)

10	0	None
2	2	4
N/A	0	20
0	4	

Selective Licensing 2024

Do you think the area has any of the following issues? (please tick all that apply)

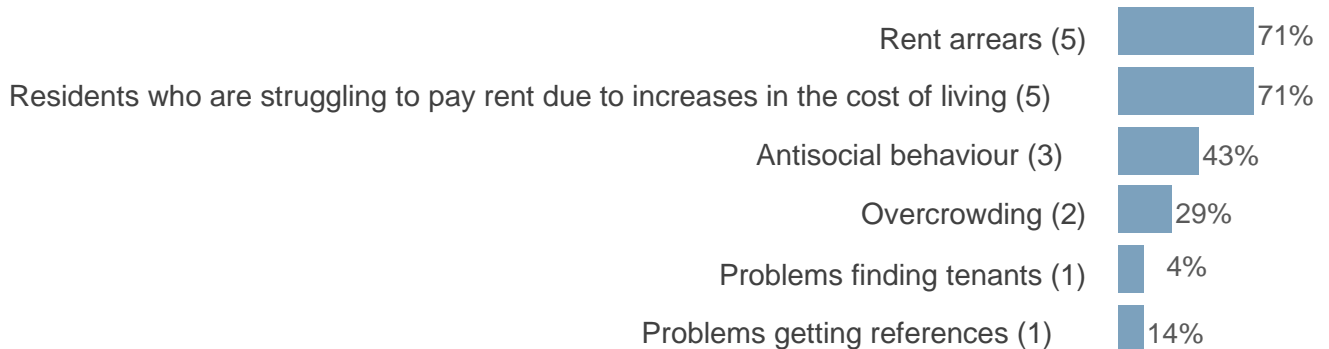


Q5a

None that I know of

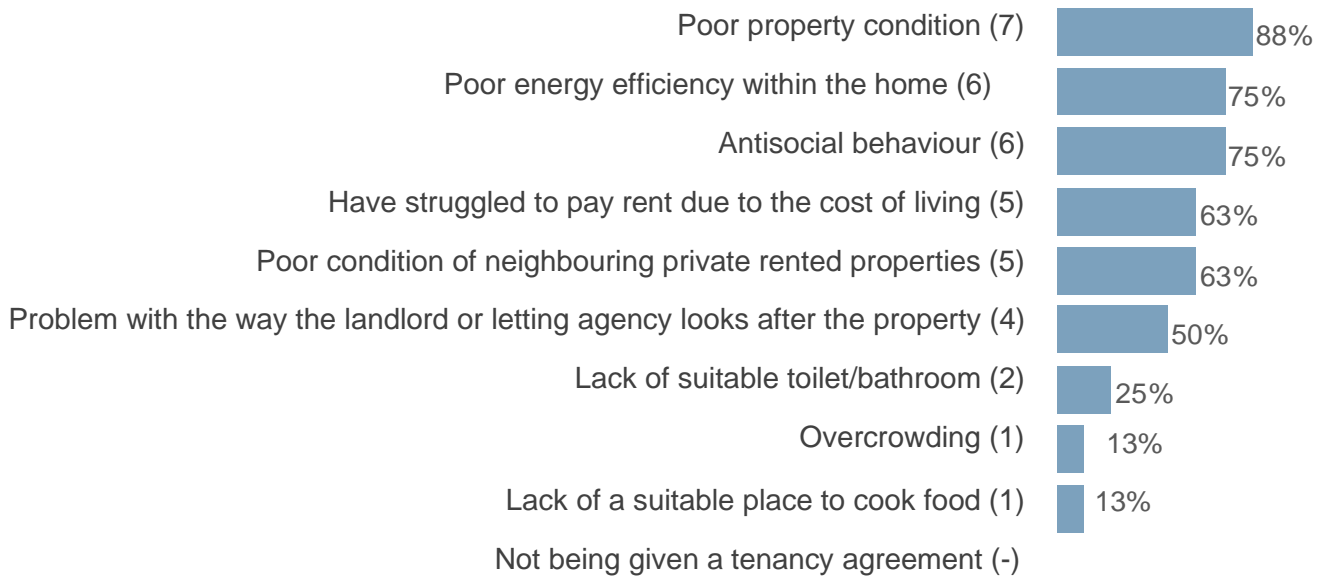
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If you are a landlord/managing agent have any of your properties in the area been affected by these issues in the last three years? (please tick all that apply)

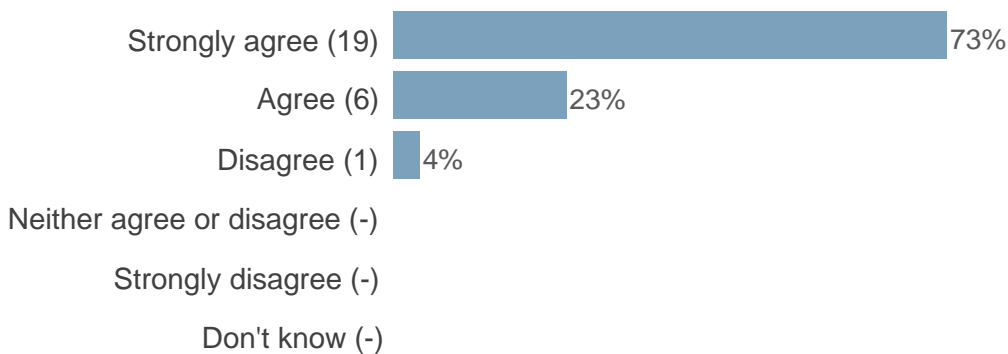


Selective Licensing 2024

If you are a resident, in the last three years have you or your immediate family been affected by any of the following issues? (please tick all that apply)

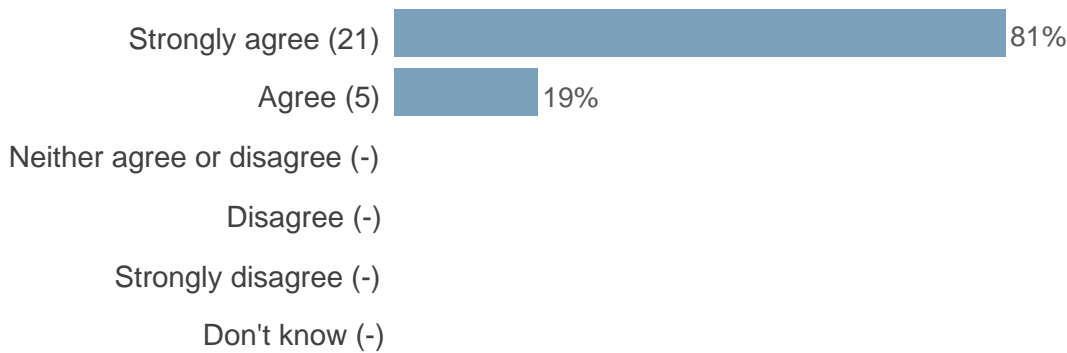


To what extent do you agree that landlords should do the following (Supply the tenant with a tenancy agreement)

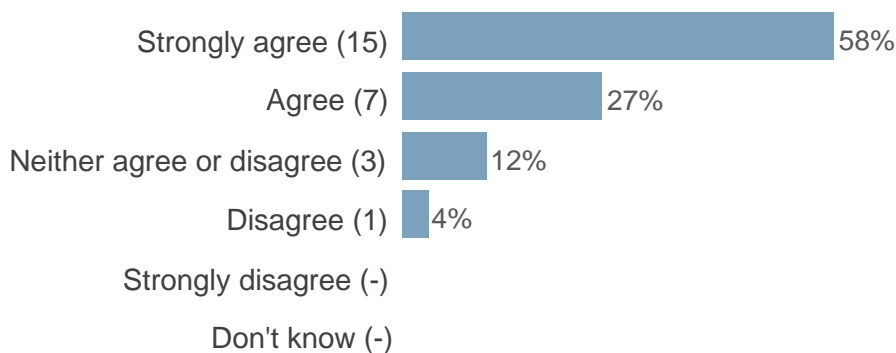


Selective Licensing 2024

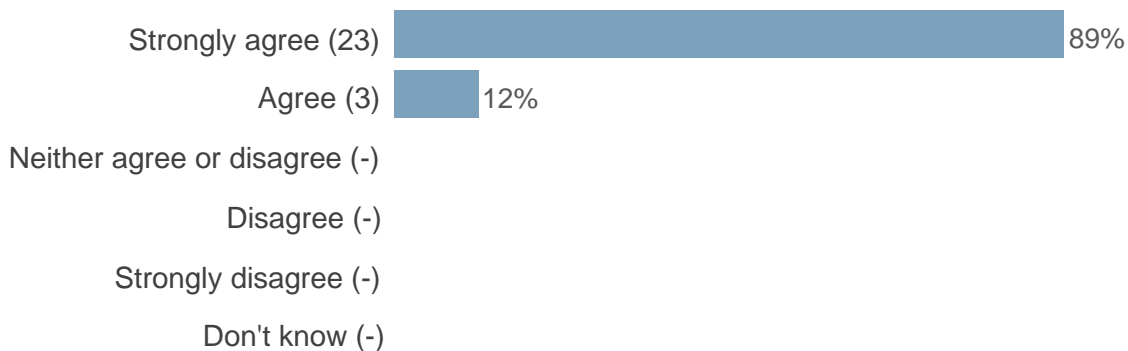
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To what extent do you agree that landlords should do the following (Ensure new tenants provide references)

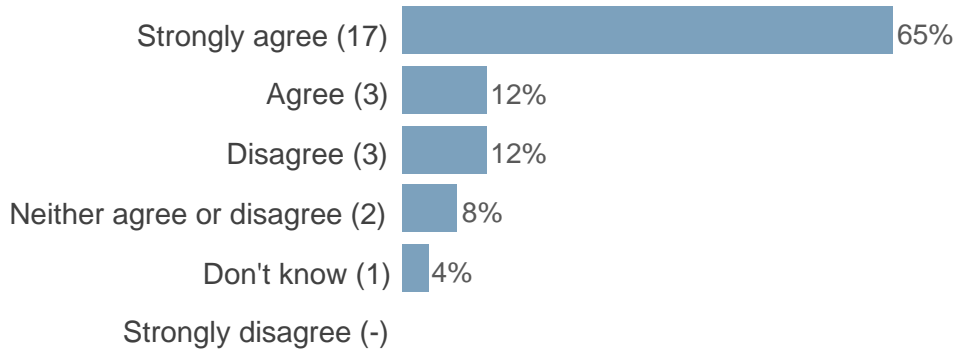


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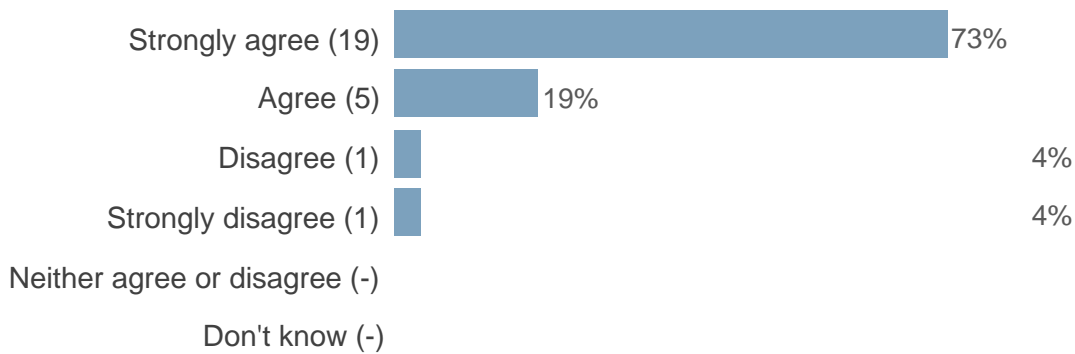


Selective Licensing 2024

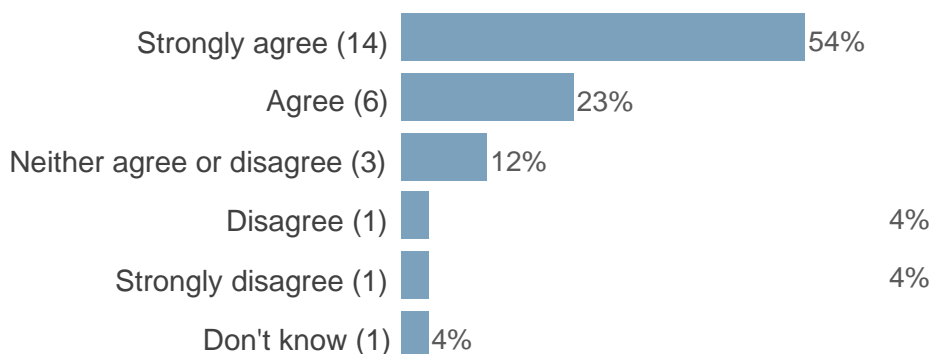
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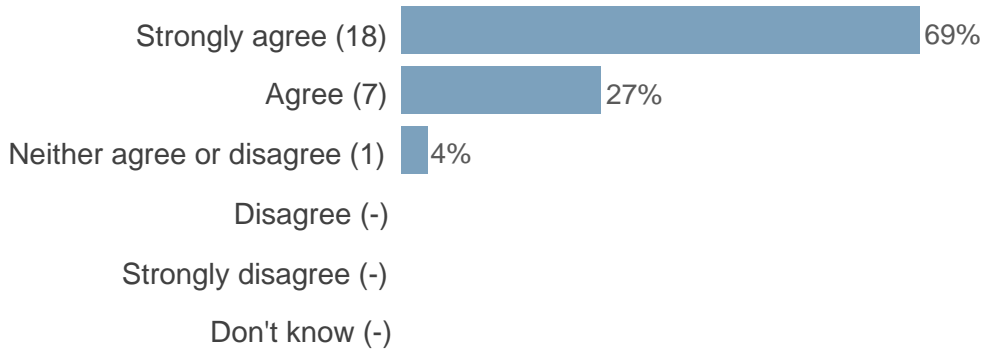


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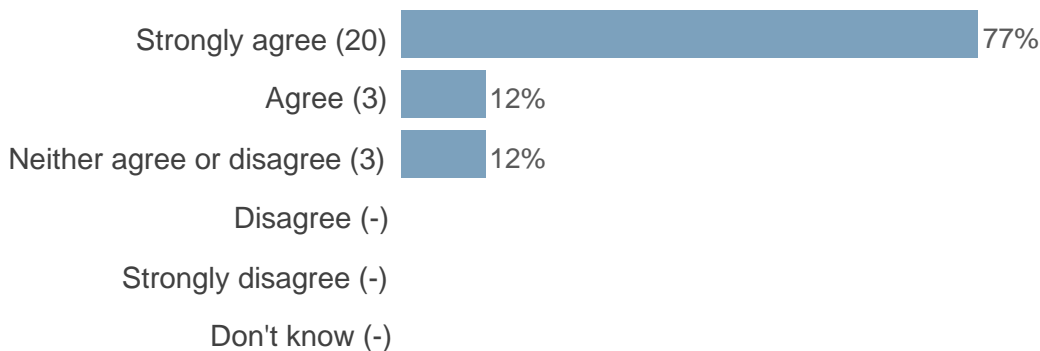


Selective Licensing 2024

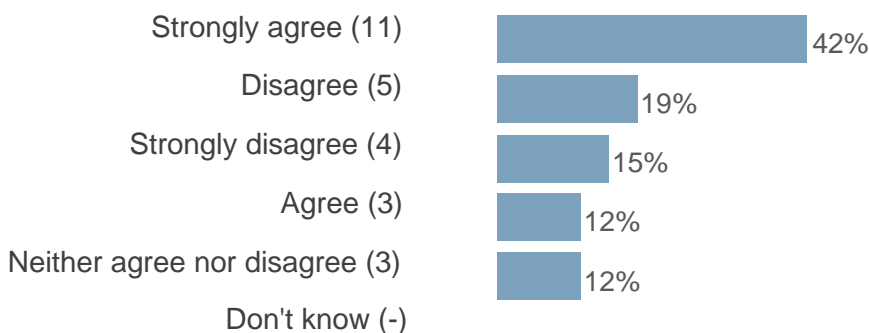
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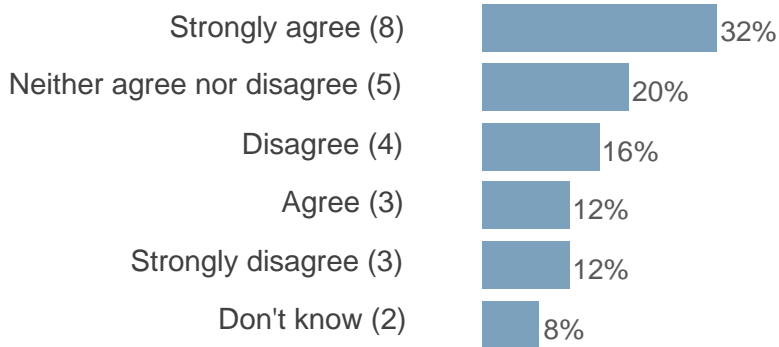


Council's should have more oversight to make sure that private landlords act professionally and manage properties to a high standard.



Selective Licensing 2024

If we were to introduce selective licensing, the area on the map above is the right area.



If you don't think this area is right for selective licensing, what changes would you make?

I would hopefully be living in a property that has safe flooring, working windows with no blown panes and a roof that doesn't let water in, and a much warmer house which holds onto heat, private tenants can be worried to ask for essential repairs

If you don't think this area is right for selective licensing, what changes would you make?

Don't really understand the question...what changes would I make to what exactly? Our property in the area (Muschamp Terrace) has been owned nearly 10 years now....it was bought with a sitting tenant who had been there some time and stayed for about 3 years with us only moving out due to personal reasons. The current tenants have been there 5 years now and advise they never really want to move. There was a slight issue with the middle tenants just leaving without notice but for the period they were actually in there no real problems....not the issues you say are in the area. So we have no issue with people moving in and out often. We are not aware from the tenants of other issues in the area like anti social behaviour and fly tipping - else surely they wouldn't want to stay. There is of course a slight issue with poor energy efficiency - most of these properties (well ours are) will be a D - but D is not 'bad'.

The licencing fee should be introduced across all of Mansfield, that is quite classist and all Landlords should be held accountable for their properties, even in the wealthier areas of Mansfield.

It's a stealth tax, on hard working people who have save and bought a rental property to provide a pension

I don't think Manvers Street should be in the area as it is all old people in bungalows.

The selective licencing should only come into effect on landlords who are reported and after acting as mediator provide consultation between landlord and tenant for resolution. It sounds like you are blaming landlords for poor standards, however a lot of the timers the tenant cause the issues that landlords have to rectify even though the damage was not there at first moving into property. There are more good landlords than bad but seems like you want to licence landlords where there are no issues.

We think that most landlords are responsive , compliant and provide an important service to house those people who cannot afford to buy with decent housing. Landlords need help with grants to

Selective Licensing 2024

upgrade houses to be more energy efficient . After the mortgage is paid and maintenance sorted there is very little profit . We think landlords are penalised rather than supported

Our area is ok and my landlord is the best and I have no issues and other people I know m in this area have no issues with private landlords, it's Leicester housing that I've heard more bad things about!

Council should keep on top of landlords and tenants to keep properties clean and tidy and not run down which has a negative impact on area and leads to anti social behaviour.

I don't agree with selective housing, Rents are too high as it is and landlords are struggling, they will increase the rents to cover this one way or another and this isn't fair on the tenant.

I dont think manvers street should be included. If we could drive up titchfield street and turn onto manvers it wouldn't be .but the council have put a bollard in the road which forces people to drive the other way.why arent the council houses on the map.?

Improvements to council services and policing.

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

Info and grants for energy improvements, and support to help with getting rid of damp issues,support for tenants to look after the home.

Council inspections or such like on private properties yearly to make sure things are kept upto standard

Advice on work that needs doing .. also access to numbers for people to carry out any work .. maybe a little cheaper for landlords to take this route as in my experience landlords enjoy putting rent up but dont enjoy paying for expensive repairs

More powers for anti social tenants

Personally nothing - landlords should do this as a matter of course - we do - which is partly of course why we feel this licencing should not be brought in - we also own another 2 terraced properties in Warsop but for whatever reason they fall outside the proposed area.

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

Landlords should HAVE to use a letting agent or independent body that inspects the properties. EPC Checks should be compulsory prior to renting out a property every 2-5 years and the property should have to meet a certain standard for energy efficiency. The letting agent should be given a list of criteria that is not acceptable such as damp, mould, inefficient heating systems, disrepair and anything that would fall under a certain standard of living conditions, kitchens and bathrooms must be in good condition with clean working hob and oven and if the property doesn't meet the standards the Landlord should have to bring the property up to standard before being allowed to market it for let. Landlords should have to ensure the property is deep cleaned prior to any tenant moving in. There also should be a minimum size on what constitutes as a bedroom! Some "boxroom" Bedrooms couldn't even fit a bed in them yet people are still paying rent for a "bedroom." Introducing rent control could also help and

Selective Licensing 2024

having a tier system, the lower the standard of living the property provides (such as if the Landlord hasn't done any updates to the property in 10 or so years, kitchens from the 1980's! old flooring, worn and tired everything) then there should be a limit to rent, Landlords are making profits on a persons living situation, it is only right that they should invest some of those profits into keeping the property to a good standard for the people who are paying their wages or subsidising their retirement! Landlords should not be allowed to convert or rent out "House share" properties where they are making triple the rent but are taking properties "off the market" for single parents & families and making rented accommodation for this group obsolete and unaffordable. If you look on Rightmove you will see this is a massive growing trend and it is purely for profits as there is no call in our local area for house share properties. For a young, single, working person, house sharing with people you don't know does not provide a good standard of living. There needs to be more opportunities created for younger, single occupants to have their own affordable personal accommodation, they should not have to share "communal" areas like kitchens and bathrooms with people they don't know.

A forced implication to not discriminate against what "type of guarantor" is used for private rented property. If letting agencies are able to continue to discriminate against "company guarantors" then people on benefits will never be able to get themselves out of social housing.

Ensure landlords also have rights for problem tenants

Simple list / rules to be followed, but equally give rules and regulations to tenants, some treat the properties with no respect, don't pay rent then leave the landlord with bill to repair the property

Tenants also looking after the property so that landlords need to do routine maintenance rather than repairs.

A good landlord will provide high standards and if anything it should be the landlords who are reported and then after consultation as the issue you will find in the majority of cases is where the tenant has caused the issues.

AS ABOVE

Giving landlords and residents more help with property upgrading like roofs boilers etc because these things are not cheap and if landlords have to pay extra for this licensing things then the residents also have to pay extra which is an absolute joke when our wages don't go up enough to match all the price rises!!

Information.

Guidance, notices to resolve as you already do, legal action however I do not agree that landlords should be charged a fee that will be passed to the tenant or that the tenant should have to suffer financially due to this.

The council need to look at there own property s . Not just pick on the private landlord.

No additional costs to enable extra investment.

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

Selective Licensing 2024

My thoughts are the possible introduction of Mansfield selective licensing is being consulted on during a ironic time whilst national new private rented sector new legislation is bring drafted (Renters Rights Bill) and expected to become legislation spring - autumn 2025, likely at the same time or maybe before the introduction of your selective licencing scheme. The Renters Rights Bill is set to propose some measures that will help some of your objectives and its impact should be reviewed before potential further new layers of legislation such as selective licencing, such as: Introduction of a new Private Rented Sector Landlord Ombudsman that will provide quick, fair, impartial and binding resolution for tenants' complaints about their landlord. This will bring tenant-landlord complaint resolution on par with established redress practices for tenants in social housing and consumers of property agent services. A new Private Rented Sector Database to help landlords understand their legal obligations and demonstrate compliance (giving good landlords confidence in their position), alongside providing better information to tenants to make informed decisions when entering into a tenancy agreement. It will also support local councils – helping them target enforcement activity where it is needed most. Landlords will need to be registered on the database in order to use certain possession grounds. Apply the Decent Homes Standard to the private rented sector to give renters safer, better value homes and remove the blight of poor-quality homes in local communities. Apply 'Awaab's Law' to the sector, setting clear legal expecta Make it illegal for landlords and agents to discriminate against prospective tenants in receipt of benefits or with children – helping to ensure everyone is treated fairly when looking for a place to live. Strengthen local authority enforcement by expanding civil penalties, introducing a package of investigatory powers and bringing in a new requirement for local authorities to report on enforcement activity.i . So far, no non-political amendments have been accepted to this Bill meaning highly likely it wont wary too much from as drafted. The scheme's cost is expensive for good landlords who already operate to the standards you promote. A higher rogue landlord or non compliant landlord fee structure versus cheaper more sensible compliant landlord fee would be fairer. Why should good landlords cover the cost of your work to find, persue and manage the bad landlords? Also neighbouring Ashfield council run a scheme with a £350 per property fee, why would Mansfield's be more than double with more properties therefore should be better economies of scale? The greatest issue in Mansfield and other areas housing markets is the cronic lack of supply and desperate need for more housing, therefore increasing rents to unaffordable levels for some tenants. From experience in Nottingham, Ashfield and Gedling selective licencing schemes it is negatively received amongst landlords and investors, deters investment, drives up rents as the licencing costs get passed on via rent increases, and can a factor to make landlords decide to exit the market / sell. Finally no mention of discount or incentive for properties being managed by accredited experts such as ARLA Propertymark member agents, the UK's foremost professional body for letting agents where qualifications are required, annual CPD, insurance, etc. A more professional agent should have better standards, service and knowledge than than non accredited others.

What other services do you think landlords could offer to help residents live and look after their home?

Correct external and internal maintenance without having to ask for it

Keep in regular contact .. dont wait for tennent to only call them if a problem has arisen.. they dont like getting calls about work needing doing all time

Na

Why should Landlords have to offer help to tenants - anyone living anywhere whether rented or owned should look after the place they live - even more so I feel when it's not actually their property.

Landlords could subsidise a yearly deep clean to their residents to ensure the property is staying in good condition. Landlords should check the property regularly if needed and should have more rights

Selective Licensing 2024

to evict residents who are purposely damaging the property into costly repairs, doing illegal activities such as drugs etc or who are disruptive or anti social to the neighbouring areas.

Actively work with police forces to stamp out ASB

None

Teach the residents to respect the property or face consequences like charges for repair, or give the power to the landlord to evict a problematic tenant

council tax reduction for longer when renovating properties - paying 100% after 3 months not good

As part of tenancy agreement the tenant agrees to keep to high standards as provided when they moved in and when they leave it should be returned to the same state as when they moved in - that's the tenant responsibility and not landlord, however in over 90% of tenants leaving the landlord ends up with additional costs to rectify for next tenant and majority of the times court costs.

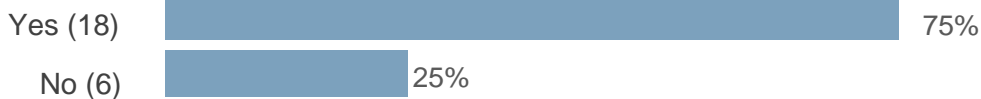
Residents should take out their own insurance and look after the property they are renting, landlords should only be responsible if its damage to the property eg needs a leak fixing etc

Information.

We have decent properties .with decent tenants . We dont charge extortionate rent .but this will force rents up.

None, providing housing is the extend of what a landlords service provision to tenants/residents should be.

Council's who have introduced selective licensing have offered a discount for landlords who apply to the scheme during the three month designation period. Do you support this "early bird" discount?



If you are a landlord, would you be prepared to join a local landlord accreditation scheme if this meant a discounted application rate, be applied?



What do you expect that the impact of introducing selective licensing on the area will be?

Better property repairs

Selective Licensing 2024

Better conditioned homes- my guttering issues have been reported to my landlord and no action taken. I also had an issue with the door that the landlord said was my responsibility to pay for and it isn't

Unsure, if done correctly it could help. But not fair on landlords who look after houses and tenants already.

Hopefully much less demand for council housing once private housing is brought up to the standard they charge

I don't think many landlords will take advantage of this .. in my opinion it just means they will need to carry work out sooner rather than later .. or just like most and keep putting tenants off .. or flavour of month is rent increase to carry out work because they can't afford it and I will have to sell property and serve the undesirable SECTION 21

Q15 - maybe - depends what that will cost. Q16 Be careful - I can see a lack of rented housing (not more/better as it's supposed to give) - landlords putting properties up for sale as they're just not prepared to pay another cost - I work in taxation and the tax rules are already putting people off being landlords and selling up - the energy efficiency rules if they do come in will prompt even more to sell adding this selective licensing to an area where energy efficiency maybe an issue in the future may just prompt more to sell earlier - then you have a real housing issue in these types of places. I have a client landlord who owns many properties in Warsop - I can see the street names - he's going to be caught by this on many - he's an older guy - I can see him deciding to liquidate his portfolio.

Reduction in waste on land, noise issues, properties in poor repair

Less waste on land and less ASB issues

A better quality and standard of living for those who have NO CHOICE but to rent because the housing market for buying is completely unattainable for a lot of people. Less anti social behaviour in the neighbouring areas. "Bad" Landlords selling their properties allowing them to be bought by families or at the very least a Landlord that is fully committed to the responsibility of providing good quality housing. Deterring people from becoming Landlords when all they care about is the profit and income they can make by doing very little work. A happier, healthier community, quality of life and standard of living directly impacts people's physical and mental health so it is very important.

Positive

Unsure but hopefully if it goes ahead, the funds will be put back into the area where the license money is collected from! I.e. more PCSOs, cleaner streets, more community cohesion etc.

Landlords will sell the properties forcing people out of their rented home, will the council then provide accommodation... probably not. Or landlords will increase rents to cover the stealth tax they have had from MDC Either way it's a stealth tax, where will it go? Council bonuses, pay more people benefits so they don't have to go to work it certainly will not go back into the public purse to be spent wisely, repair roads, adult social care to name 2 ways the council could do with investment.

Annoyed landlords. The Renters Rights Bill being introduced by Government will give the council a lot of the powers that Selective Licensing allow. We are a good landlord who looks after the 1 property. The suggested licence fee is greater than a month's rent. This will cause landlords to probably raise rents leading to more hardship to those renting.

Selective Licensing 2024

i will leave the area - you will have no landlords left soon with the amount of new regulations then people will have even less options for housing . More money off people for nothing.

None

Increase in rental property prices as landlords are not going to take on costs for scheme so will be passed to tenant. Also less rental properties as landlords are more and more so nowadays selling their properties due to government standards and laws deterring you from wanting to rent your property. You can't provide a service that as a landlord is already covered in tenancy agreement so you are looking to charge landlords for nothing which will be passed onto tenant causing a bigger issue.

I think you will drive responsible landlords into selling their properties creating a severe shortage of housing and making more families homeless . This will push up rents even further . This will not benefit the local economy. Landlords should be helped with grants to improve housing

What do you expect that the impact of introducing selective licensing on the area will be?

The impact will be costly for both the landlord and the resident and I'm not happy with this. Prices rise already and we could do without incurring extra costs!!

A more pleasant experience for the residents in the neighbourhood.

Higher rents, rent increases and a huge increase in homelessness, People are struggling to afford homes as it is without adding something more to the cost. Regardless of how it's said this cost will eventually be passed to tenants.

Just force rents up .

An increase in cost to landlords. A Decrease in investment available for housing stock An increase in jobs at the local authority

Deter further rented property supply, prompt or partly prompt some landlords to exit the market / sell, increase rents as licencing costs get passed on to tenants via higher rents, create bureaucracy with scheme requirements where many already exist under existing landlord legislation.

Selective Licensing 2024 – Area 4

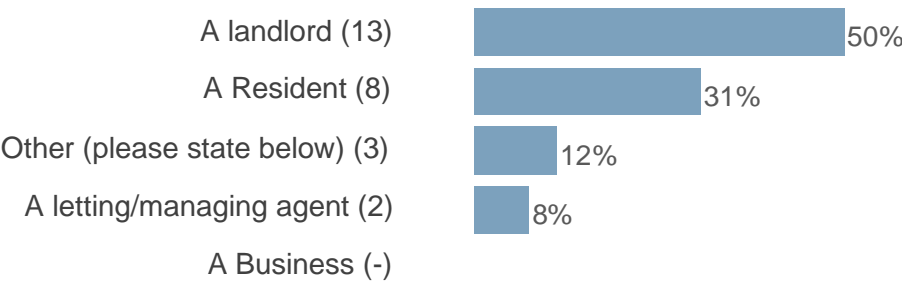
This report was generated on 17/12/24, giving the results for 135 respondents.
A filter of 'Which area in the above maps are you responding to? (if y...=Area 4 (Eakring and Rock Hill Wards)' has been applied to the data.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Which area in the above maps are you responding to? (if you have properties in more than one of these areas please complete a separate questionnaire for each area).



Are you?



Q2a

Concerned for people renting as it means landlords will passed this fee onto thier tenants when prices are already high anyway for renters

Local Government Officer

Nottinghamshire Fire and Rescue Service

If you are a landlord or letting/managing agent, how many properties do you own/manage inside the proposed designation?

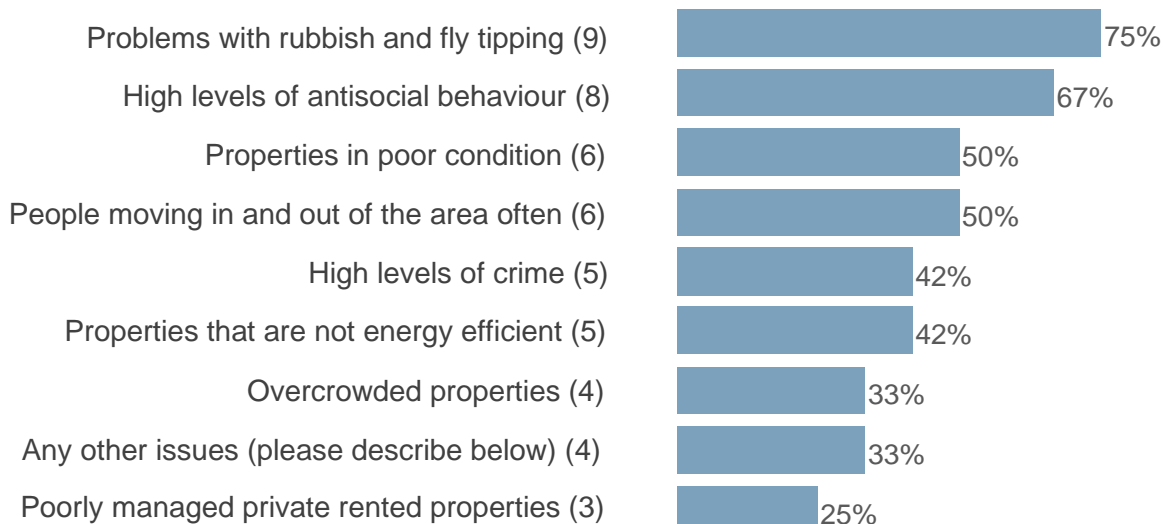
1	1	None of your business	18
0	1	4	1
5	No	1	
1	1	1	

Selective Licensing 2024

If you are a landlord or letting/managing agent, how many properties do you own/manage nearby? (outside of the area but within a one-mile radius)

1	1	no	1
2	0	6	3
0	0	None of your business	0

Do you think the area has any of the following issues? (please tick all that apply)



Q5a

Drug dealing and poor lighting - Youths riding motor bikes on roads and pavements without helmets or lights and due care for local people.

Drug dealing/ anti social use of motor bikes

Poor landlord practice in the fitting and maintenance of fire safety equipment - smoke detection, deaf alarms and carbon monoxide detectors

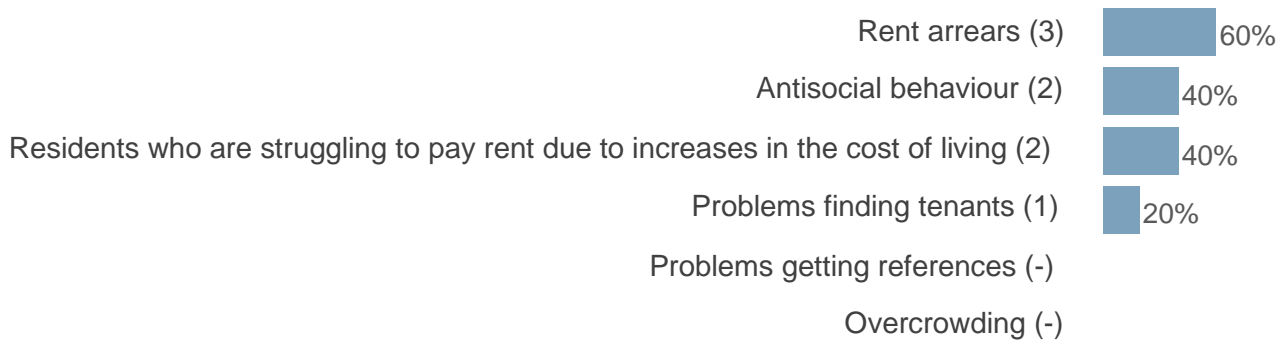
No issues

No I don't. With the EPC, Gas Check, Electrical and Legionnaires test which have to happen how can they be in poor condition.

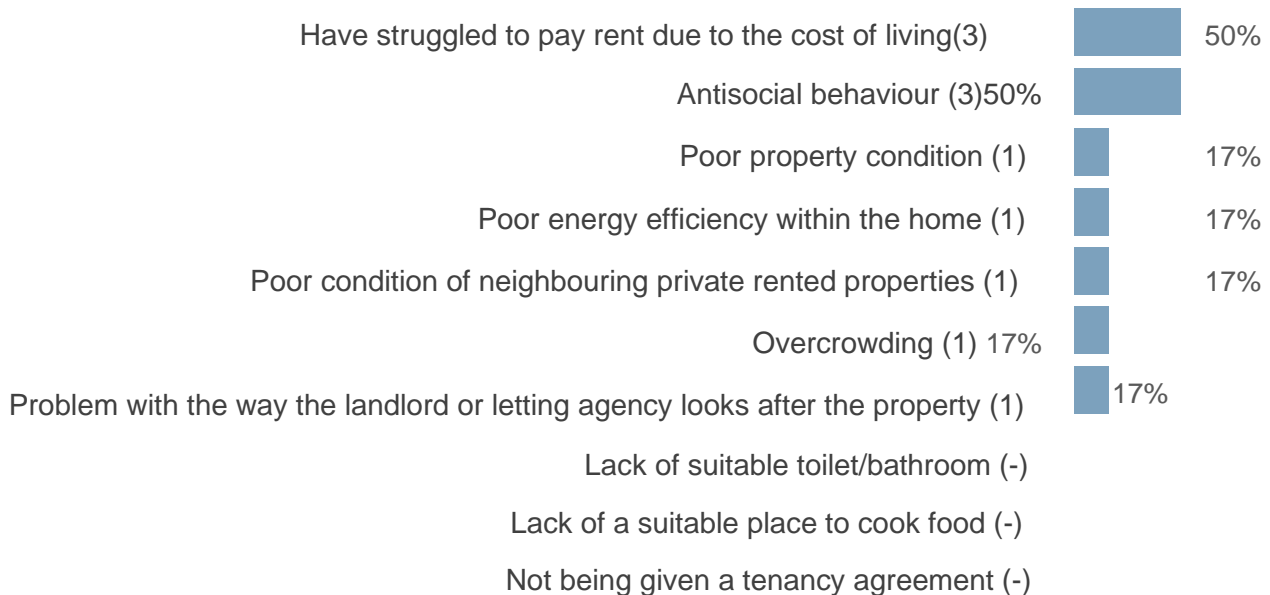
Poor parking, poor neighbourhood community resources, poor street lighting, poor highway maintenance, lack of police presence and a poor policing response time.

Selective Licensing 2024

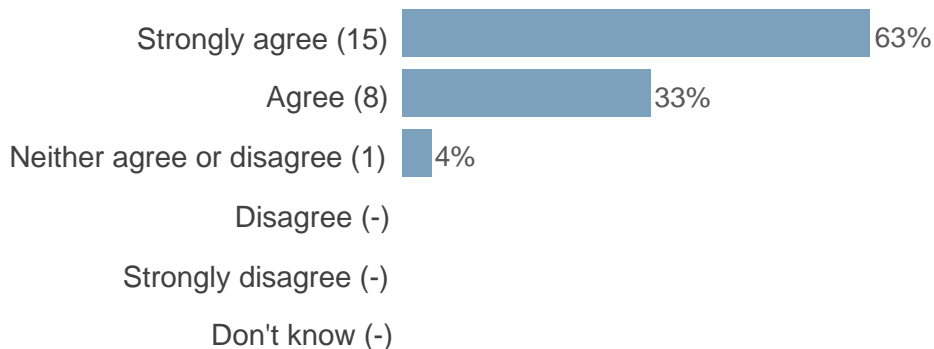
If you are a landlord/managing agent have any of your properties in the area been affected by these issues in the last three years? (please tick all that apply)



If you are a resident, in the last three years have you or your immediate family been affected by any of the following issues? (please tick all that apply)

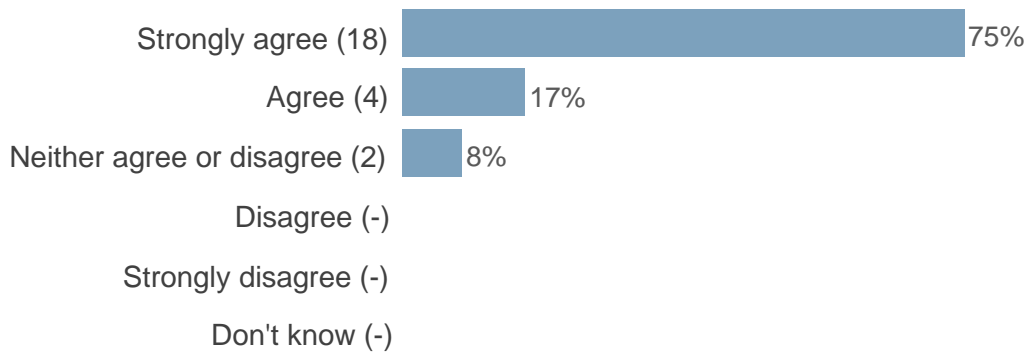


To what extent do you agree that landlords should do the following (Supply the tenant with a tenancy agreement)

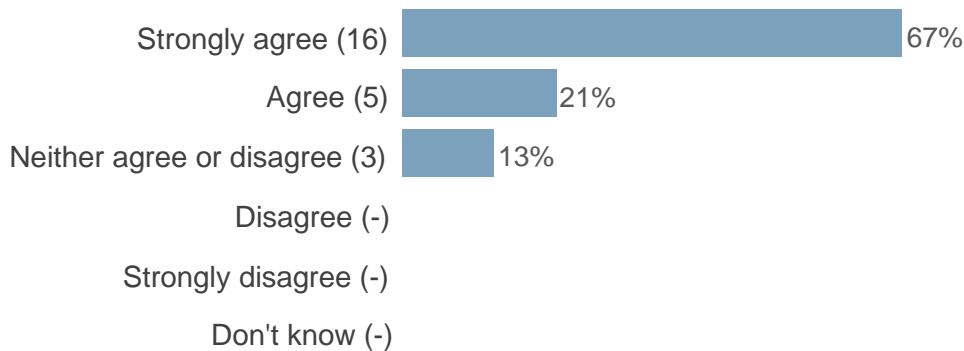


Selective Licensing 2024

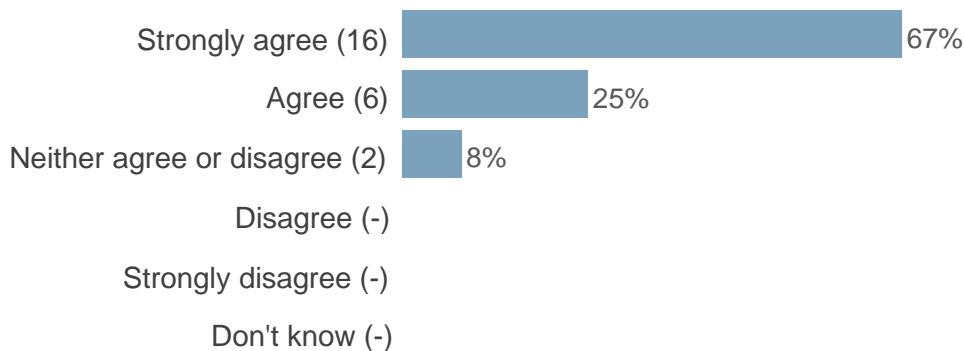
To what extent do you agree that landlords should do the following (Ensure the property has valid certification (including gas safety, electrical testing and carbon monoxide alarms))



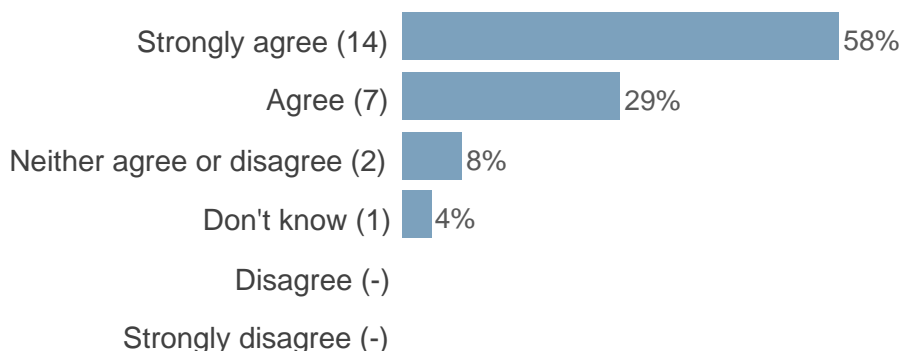
To what extent do you agree that landlords should do the following (Ensure new tenants provide references)



To what extent do you agree that landlords should do the following (Make sure that the premises and its grounds are in a clean, safe and habitable state prior to new tenants moving in)

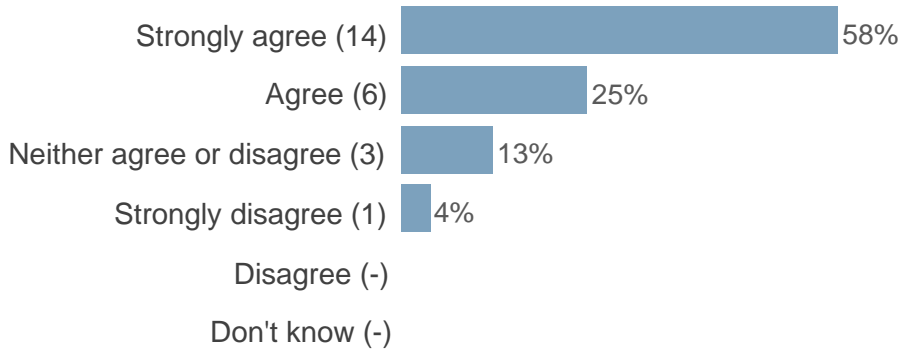


To what extent do you agree that landlords should do the following (If a premises has gated alleyways, the landlord should provide keys at the start of the tenancy)

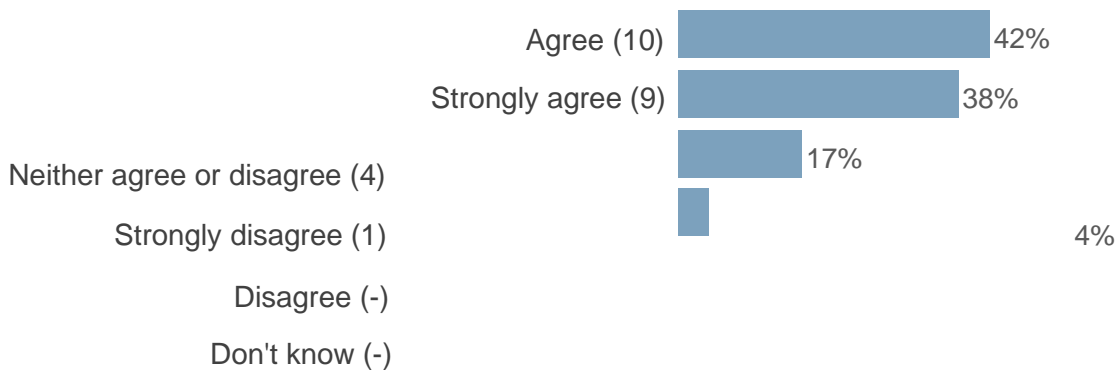


Selective Licensing 2024

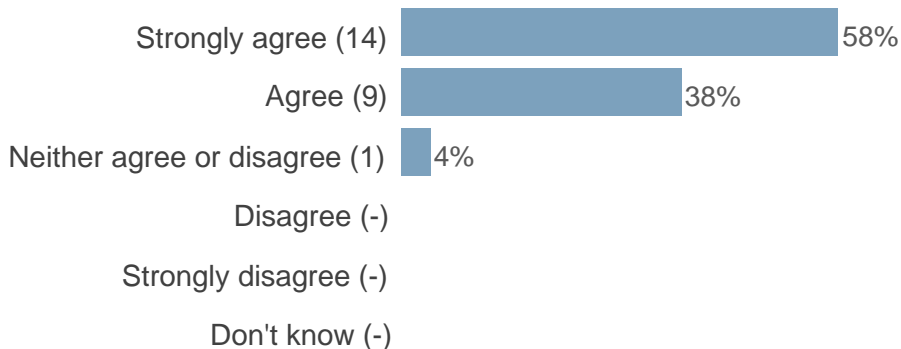
To what extent do you agree that landlords should do the following (Ensure that tenants are aware of behaviour that may constitute antisocial behaviour)



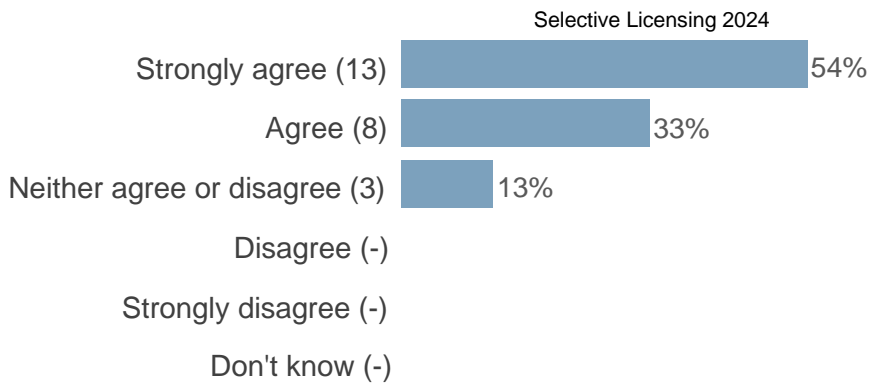
To what extent do you agree that landlords should do the following (Take all reasonable steps to deal with nuisance and antisocial behaviour by tenants of people visiting the premises)



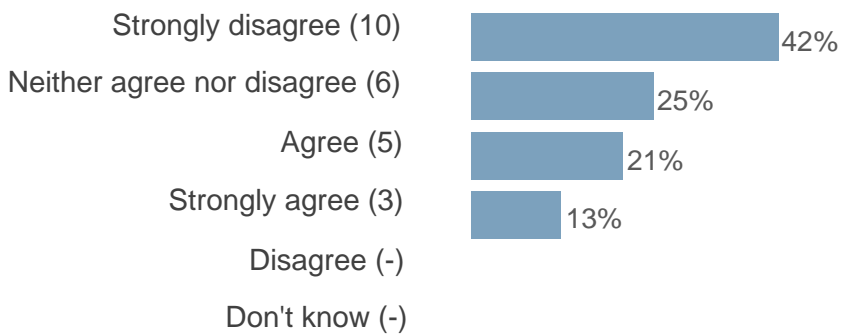
To what extent do you agree that landlords should do the following (Ensure that tenants know how to report faults or disrepair and provide timescales for fixing these)



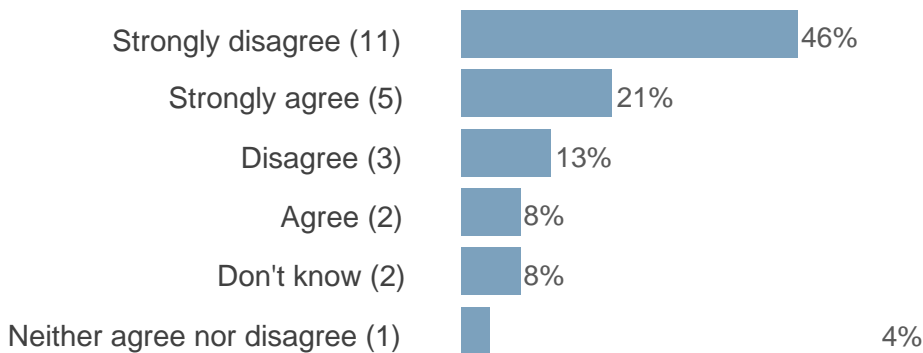
To what extent do you agree that landlords should do the following (Make sure the tenant is provided with all recycling and refuse bins at the start of the tenancy and understands the collection arrangements)



Council's should have more oversight to make sure that private landlords act professionally and manage properties to a high standard.



If we were to introduce selective licensing, the area on the map above is the right area.



If you don't think this area is right for selective licensing, what changes would you make?

I will always ensure the property has valid certifications, maintain the property in good condition, have good communication with the tenant to make sure any issues to be addressed promptly, and remind the tenant not to have antisocial behaviour.

You have not provided justification to the proposed area's that I can see.

Surely imposing the licence fee on landlords they will charge higher rents - really better lighting more neighbourhood surveillance would reduce crime and antisocial behaviour

Selective Licensing 2024

A licensing system isn't required. Instead have a service where tenants can report poor landlords, the authority can issue relevant demands to the landlord including fines where necessary. A licensing service either discourages landlords to rent properties or they increase the rent to cover the costs which in turn makes the property unaffordable and puts further financial strain on tenants.

The selective licensing is an unnecessary fee (which will be subsequently passed on to tenants as a higher rental price) in my opinion only the yhe landlords that dont provide suitable housing and repairs ect should be punished with such a fee.

They should punish poor landlords that do not maintain thier properties

Landlords shouldnt be punished for renting the house out

too big

My have a fantastic landlord that looks after the property extremely well and keep my rent to a satisfactory price, if yoh were to introduce this schemd then I'm sure for affordable they would have to increase my rent accout.

No area is right for licensing - it only drives price up and affects the most vulnerable people.

No changes to make. Stop interfering with Landlords as we are not jumping to your tune Sorry Selling up straight away with tenants in situ im not dealing with MDC bullshit

Why are the council profiting from our local council - why are good landlords being penalised

Majority of rented houses are kept to above average standard and, as the law states a Gas check every year, an electrical check every five and an EPC every ten. All of this is done by the majority. The landlord have had to upgrade the houses at their own expense to meet these legal requirements and the new EPC rating. Over the last three years, I personally have broken even and the only thing preventing me from selling the property is the family within. They have been with me for 10 years, all three children being born in the house. If I now become faced with more costs, I would have to ask the family to leave and sell the property, otherwise I would be in a loss position. I think you'll find many Landlords would take the same stance and Mansfield District Council would be responsible for their welfare. This in my opinion is a money making scheme and needs to be called out as such by the media. You could easily see on a data base if the EPC and Gas certificates are up to date.

Improvements to council services and policing.

The area has operated fine without licensing since I#ve been a landlord there for the past 20 years

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

It is good to provide guidelines to landlords in how to manage their properties to a high standard, but selective licensing will deter the potential landlords from buying properties for letting and current landlords may retreat from the rental market. A resource centre/unit for landlords and tenants making rental related enquiries is beneficial.

There is legislation in place which already does this.

Selective Licensing 2024

The law already covers what they are meant to do and this should be enforced if they don't demonstrate their duty of care, not all landlords are bad but can't see what you intend to actually do with a licence revenue.

Not required. The information is readily available online. Antisocial behaviour should be tackled by authorities including local authority and police.

Funding

Clear written standards

energy and refurb grants

10 years of management of my properties in conjunction with Frank Innes i do not need any help . . Keep your bloody nose out of Landlords business and instead house homeless folks and kick out the illegals in the Mansfield Midland hotel. Total disgrace

Correct policies

Funding if landlords are struggling.

No additional costs to enable extra investment.

Stop taking money on license fees when this money could be used to upgrade the property

What other services do you think landlords could offer to help residents live and look after their home?

Landlords should maintain good communication with the tenants to ensure tenants are looking after the their home properly. Clear instructions of how to keep well the home should be discussed between the landlords and tenants.

Landlords are not Social Workers, it is our role to provide a safe housing environment only.

Regularly meet their tenants and respond to issues in a fair and proportionate way and build clauses into tenancy that detail how a tenant is to behave.

Tenats should so this without the landlords support.

Clear guidance on contact, expectations and checking of safety equipment, shutting doors to reduce risk etc.

Tenants have a brain let Tenants live their own lives. Is Mansfield linked to Russia or North Korea? Mansfield is obviously a communist state .

Landlords want tenants that are responsible and look after the property- correct pre checks are essential . Get the right tenants

Selective Licensing 2024

If you provide a nice tidy house, most tenants will keep it that way. I've had very few problems.

Council's who have introduced selective licensing have offered a discount for landlords who apply to the scheme during the three month designation period. Do you support this "early bird" discount?



If you are a landlord, would you be prepared to join a local landlord accreditation scheme if this meant a discounted application rate, be applied?



What do you expect that the impact of introducing selective licensing on the area will be?

Landlords will sell their properties or reflect the cost of fulfilling the selective licensing in rental charge, resulting a decrease in the supply of rental properties or increase of rental charge, which make the tenants more difficult to rent a property.

Push the letting of housing under the radar in these locations as the additional burden of costs makes the letting of these properties even more unaffordable as a business model.

I am also a landlord in the Ashfield area, and I have four properties affected by selective licensing. I have now sold two of them and the moment that tenants leave the other two I will be selling them. I will also do the same if I am licensed in Mansfield. I would also appreciate a scheme where you had selective tenants that were also vetered.

I think it will have little impact and I think strained relationships between tenants and landlords could increase - it really isn't clear what they get for paying a license fee I think MDC should be clearer with how both tenants, residents and landlords will benefit from this scheme with costed benefits before i could agree with it -The Drug dealing and poor lighting - Youths riding motor bikes on roads and pavements without helmets or lights and due care for local people. is not the fault of landlords it is crime and lack of law enforcement and is a real danger in the community.

It will deter potential new landlords. Rents will rise Rents will become unaffordable Rental arrears will occur amd increased eviction rates More reposessions Further fees eat into profit margins and therefore landlords will be less likely to refurbish properties. Improvement will be likely lower quality and therefore less appealing to 'good' tenants.

Additional costs to the already rise of cost of living

Very bad for renters as landlords may prefer to sell than rent out their property

Not fair on landlords paying a fund, tenants will have there rent increased due to having thos fee

Selective Licensing 2024

Reduction in waste on land, noise issues, properties in poor condition

Reduced risk in areas with regard to fire and fire related injuries and deaths

Increased costs for landlords for either pushes up rent and means more sales = less houses for tenants

Rent increases, making more people homeless because of the possibility of the landlord having to put the house on the market if it was to fall into negative equity due to this scheme.

This is absolute stupidity. It will only drive the rents higher. And the tenants will be the ones who will pay the price. Stop abusing your positions. This is overreach. Deal with landlords you get complaints about and with tenants in council housing. The blanket approach is NOT the way to solve anything. Any action should be ONLY on the specific property, specific landlord, specific tenant.

Hopefully all Landlords like me will sell up and MDC will have more homeless people or to rehome as their will be less properties to rent through MDC negligence. Protests will happen by Landlords if this stupid idea comes in and the media and TV will aniliate MDC without a shadow of a doubt. Bloody interfering busy bodies who cant even afford a Mansfield Christmas Lite Switch On. Laughing stock and embarrassment as a Council you are . Disgraceful and this i assure you will backfire on MDC Big Time

More cost for landlords therefore higher rent to tenants.

Landlords selling meaning more homeless

More landlords selling up as the regulations are just getting ridiculous. Landlords will sell and move to commercial properties

What do you expect that the impact of introducing selective licensing on the area will be?

Landlords will sell their houses and there will be many families on the doorstep of MDC. I don't need to pay a licensing fee when my house meets all the legal requirements with all certificates up to date. If the house was not fit for renting, folk would not rent it. This as I said before in my opinion is a money making scheme for the council. Could you please advise where I can find data which shows the standard of properties owned by MDC? Can you please also provide me with information which shows the benefits of the licensing? My email address is melissasolomon@hotmail.co.uk many thanks

Increased rent

An increase in cost to landlords. A Decrease in investment available for housing stock An increase in jobs at the local authority

I have seen the impacts of Selective licensing in Sheffield. Nothing happened - Because of council greed in having the fee, less money was spent on property upgrades, rents had to go up to cover the council's greed.

Selective Licensing 2024 – Area 5

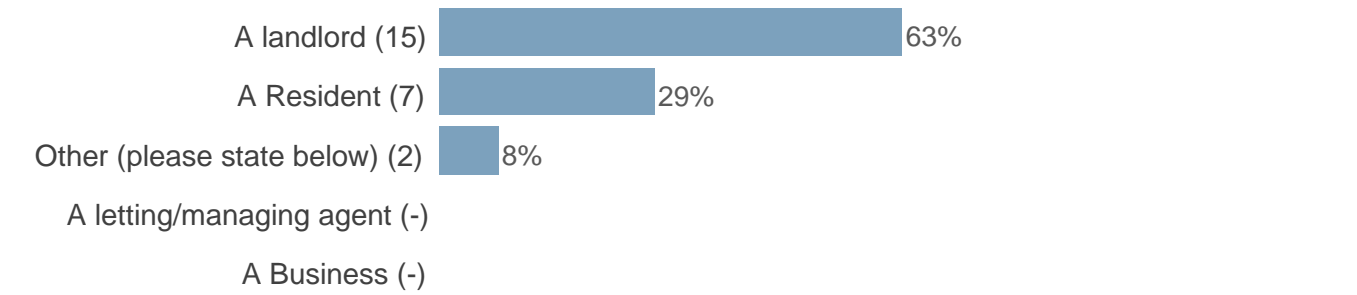
This report was generated on 17/12/24, giving the results for 135 respondents.
A filter of 'Which area in the above maps are you responding to? (if y...=Area 5 (Streets within Central ward))' has been applied to the data.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Which area in the above maps are you responding to? (if you have properties in more than one of these areas please complete a separate questionnaire for each area).



Are you?



Q2a

Local Government Officer
Local Government Officer

If you are a landlord or letting/managing agent, how many properties do you own/manage inside the proposed designation?

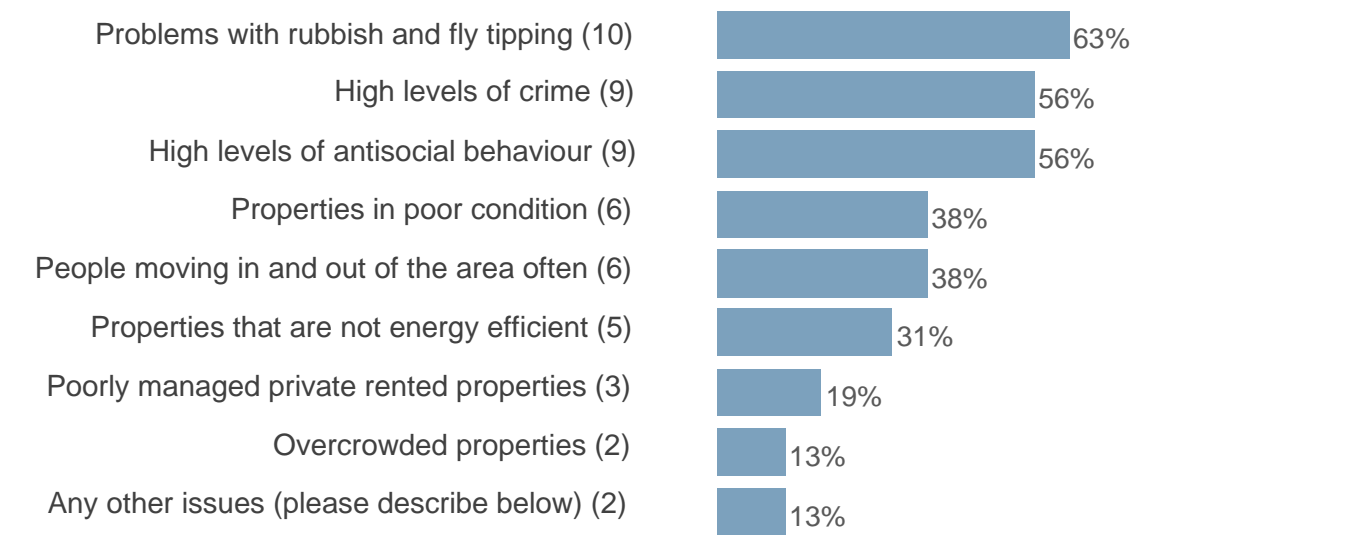
6	1	1	1
0	6	1	4
0	1	One	7
5			

If you are a landlord or letting/managing agent, how many properties do you own/manage nearby? (outside of the area but within a one-mile radius)

2	4	0	4
2	1	0	2
1	0	0	6
0			

Selective Licensing 2024

Do you think the area has any of the following issues? (please tick all that apply)



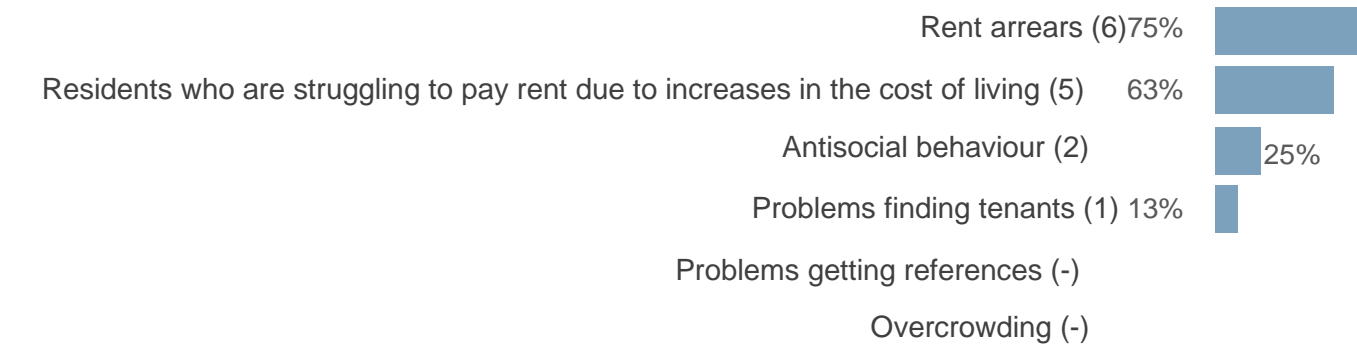
Q5a

Poor roads

Not aware of any of these

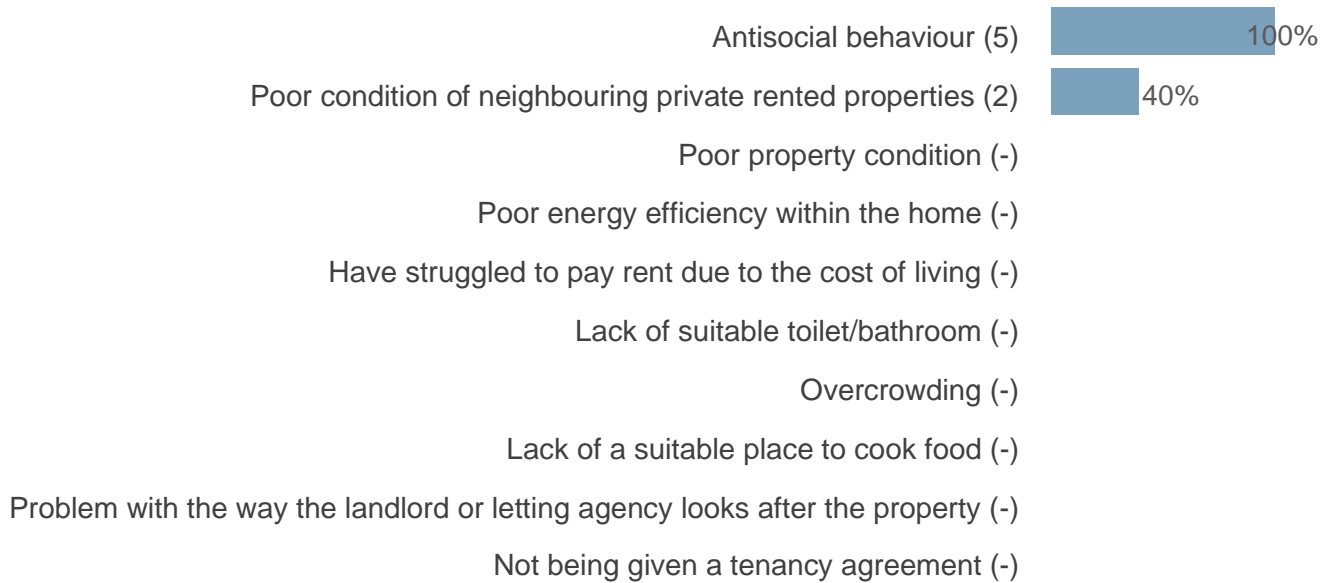
Poor parking, poor neighbourhood community resources, poor street lighting, poor highway maintenance, lack of police presence and a poor policing response time.

If you are a landlord/managing agent have any of your properties in the area been affected by these issues in the last three years? (please tick all that apply)

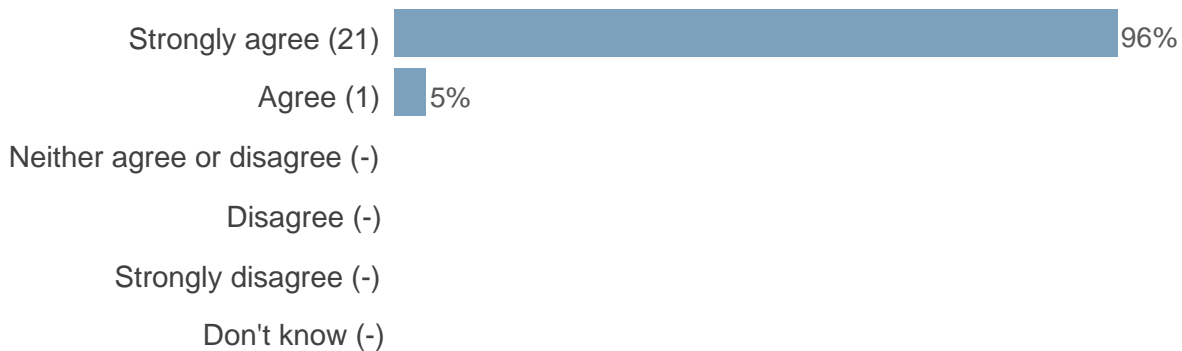


Selective Licensing 2024

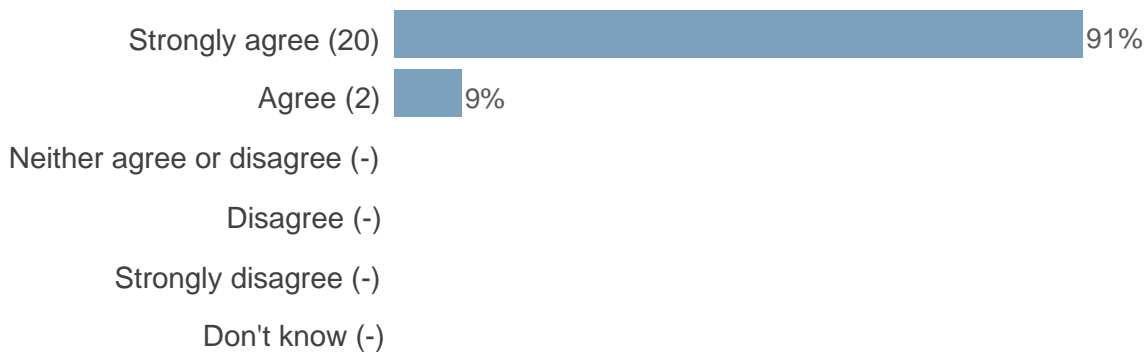
If you are a resident, in the last three years have you or your immediate family been affected by any of the following issues? (please tick all that apply)



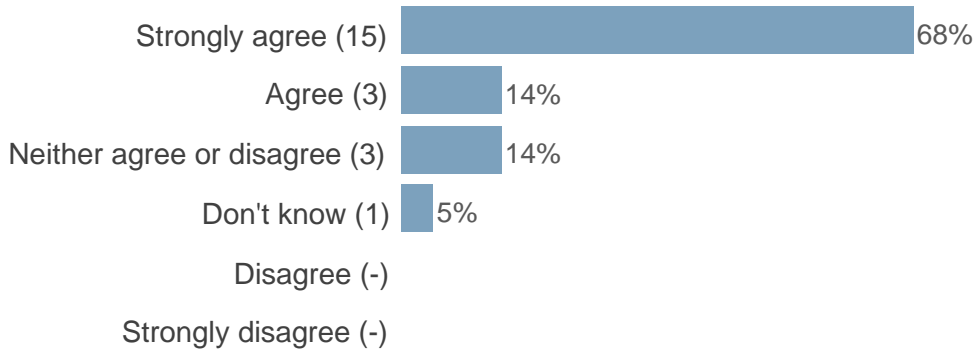
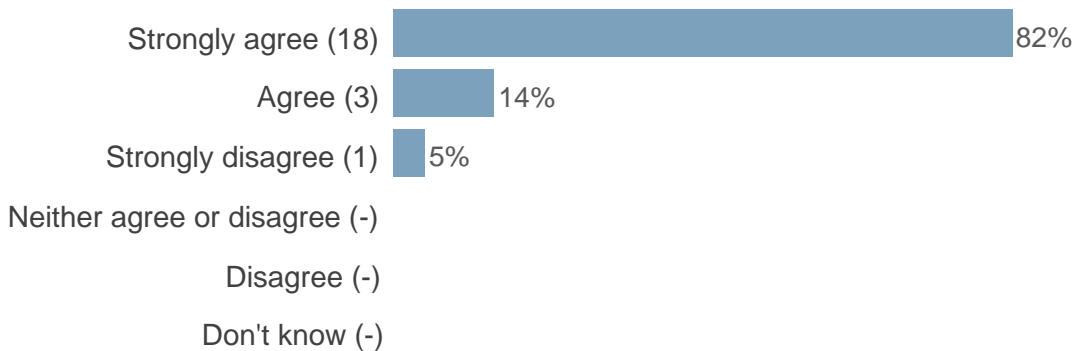
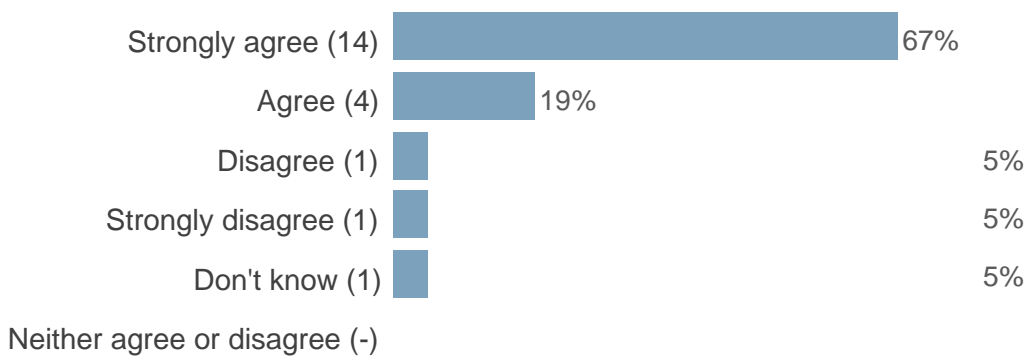
To what extent do you agree that landlords should do the following (Supply the tenant with a tenancy agreement)



To what extent do you agree that landlords should do the following (Ensure the property has valid certification (including gas safety, electrical testing and carbon monoxide alarms))

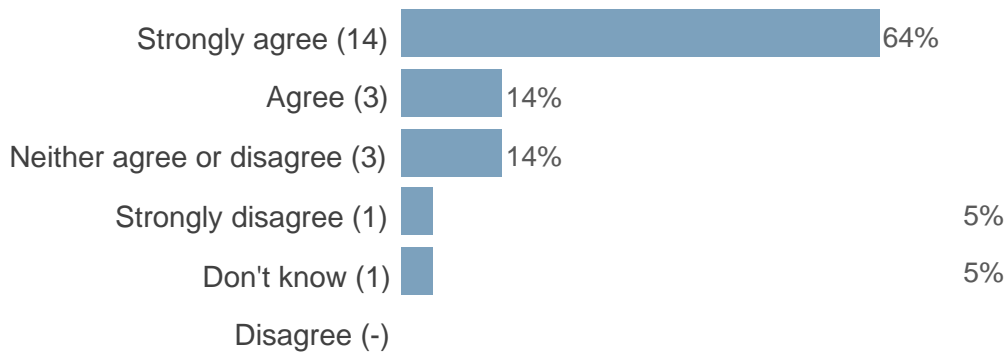


Selective Licensing 2024

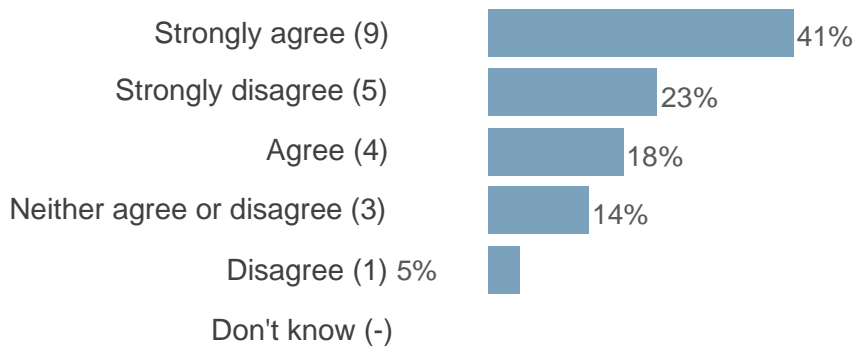
To what extent do you agree that landlords should do the following (Ensure new tenants provide references)**To what extent do you agree that landlords should do the following (Make sure that the premises and its grounds are in a clean, safe and habitable state prior to new tenants moving in)****To what extent do you agree that landlords should do the following (If a premises has gated alleyways, the landlord should provide keys at the start of the tenancy)**

Selective Licensing 2024

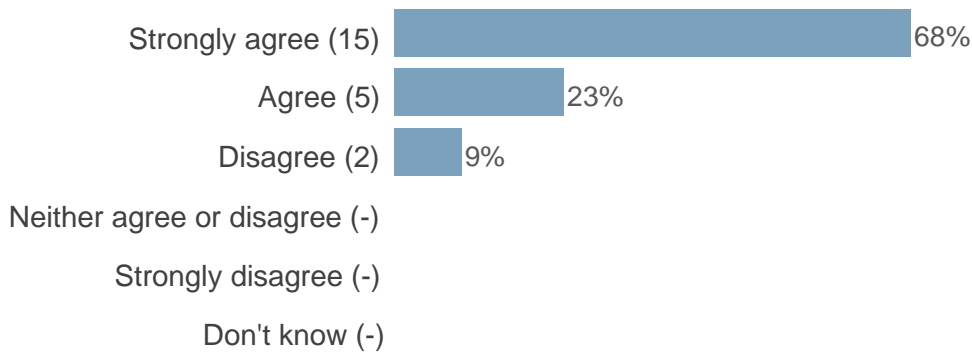
To what extent do you agree that landlords should do the following (Ensure that tenants are aware of behaviour that may constitute antisocial behaviour)



To what extent do you agree that landlords should do the following (Take all reasonable steps to deal with nuisance and antisocial behaviour by tenants of people visiting the premises)

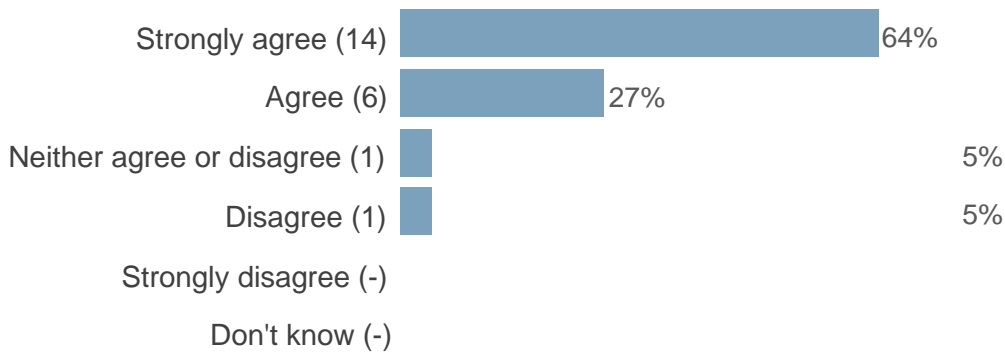


To what extent do you agree that landlords should do the following (Ensure that tenants know how to report faults or disrepair and provide timescales for fixing these)

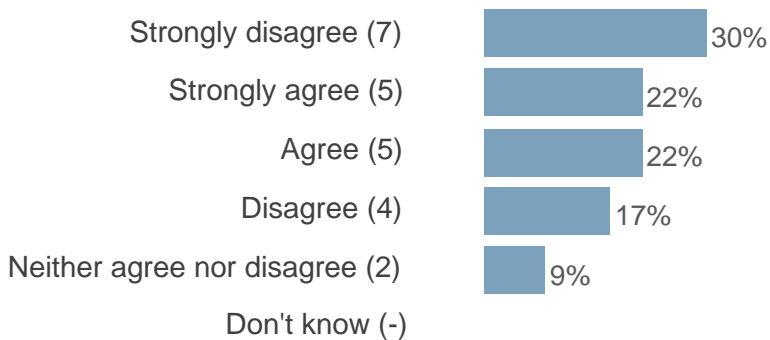


Selective Licensing 2024

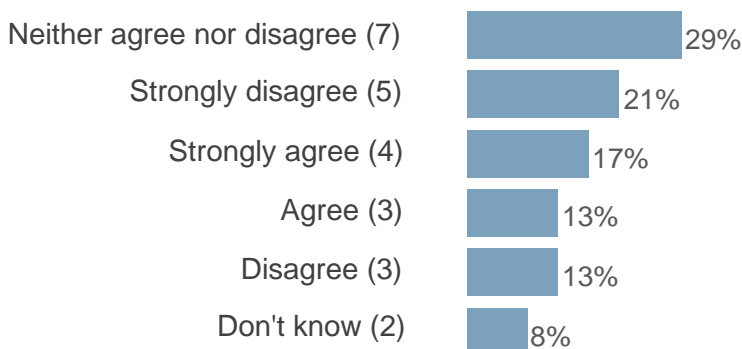
To what extent do you agree that landlords should do the following (Make sure the tenant is provided with all recycling and refuse bins at the start of the tenancy and understands the collection arrangements)



Council's should have more oversight to make sure that private landlords act professionally and manage properties to a high standard.



If we were to introduce selective licensing, the area on the map above is the right area.



If you don't think this area is right for selective licensing, what changes would you make?

Everywhere that social selective licensing has been introduced as increased rent. Look at Nottingham city Council and the disaster that that scheme has become.

Help to ensure tenants feel safe and welcomed to the area alongside dealing with the local frog addicts that frequent the areas.

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I plan to rent out a property in area 5 in the future. As a landlord with just a single property in my portfolio licensing and regulations may prevent me from being able to do this.

N/A

Selective licensing is a burden to landlords, tenants and local authorities. There aren't many dimensions that aren't presently covered by consumer rights, the courts and other avenues such as non win no fee legal assistance.

If you don't think this area is right for selective licensing, what changes would you make?

selective licensing is not required

I would get rid of all HMO which harbour the majority of people on drugs

I live in a privately rented property which is managed by a professional letting agent. It's the Connexions apartments which is located in Chaucer Street. As tenants, our letting agent ensures any property issues are dealt with, does regular property inspections, and deals with tenancy agreements. The complex is also professionally managed by DavidBlounts estate agent. Therefore I feel any property within this complex should not be charged a licensing fee - as all the issues you have raised and want to prevent are already being monitored and maintained by professionals. Should my private landlord be charged this fee - it will then mean the increase in their outgoings will be passed onto the tenant. So making things more financially difficult for people like me - but increasing the Councils income! This isn't acceptable. My private landlord already pays a fee to the letting agent for the these issues you mention - he shouldn't be charged twice. I do however thing properties being privately managed without a letting agent involvement may benefit from such licence to ensure a high level of Tennant care and responsibility.

I think MDC should pull their fingers out and help tenants that are living with bad landlords - but bad landlords are only a tiny fraction of the total number who rent out properties. This is an excuse to use that tiny number to justify charging huge amounts of money from all landlords. Landlords are already working within strict laws and regulations in this area, and in all other areas. The laws surrounding being a private landlord are soon to be tightened even further, making it even more difficult to do business in this sector. There are laws on safety within the property, laws on energy efficiency, laws on how to reposess a property etc. If a landlord is not keeping to these laws and regulations, then the tenants and council have rights to get things changed. Some tenants are simply not willing or capable of looking after their own property, and renting allows them to make the choice to allow someone else to do this for them. Landlords cannot be expected to teach their tenants the basics of interacting with society and their own community, or imprinting some moral code into the tenants. This is simply not the landlord's role or responsibility, and yet this is what the council seems to expect of us

Make sure it is provided at no cost to the landlord or tenant.8

I think there are lots of problems in the local area. But the police and council do very little to manage these problems. The police are not interested in social crimes as they take effort and money to deal with them. The same goes for the council. If tenants or landlords make complaints about people who are acting in antisocial or criminal ways they just say its nothing to do with them. The council is slow to clean up graffiti or damage which causes the local areas to suffer. This idea is just a way for the council to charge landlords a fee and this fee WILL have to be passed onto tenants who are already struggling to pay rents. The council seems to think landlords are wealthy and are professional landlords whereas the truth is, most are accidental landlords or by renting out a house they were left in a will. Most landlords have to work and can not afford to fund more bureaucracy from the council when they see nothing from the council in the first place. Anyone who knows anything about landlord and

Selective Licensing 2024

rental markets knows how difficult it is to get rid of bad tenants and the costs can run into £1000s of pounds. Why not help landlords to get rid of bad tenants? This will help good tenants, and good landlords and make the neighborhood better. The council could give anyone looking for a private rental property better information and guidance on how to "properly" rent (eg, what to ask a landlord, their rights, how to avoid scams or rogue landlords, The council could do more to help people who are coming to the area for work and dont understand the UK's laws on renting help to understand how to avoid a bad landlord or illegal rent and give more information about how to report a bad landlord. I find it rather hypocritical that the council wants to license private landlords when many of the council's own properties are in a terrible state of repair and they do nothing to deal with poor tenants. Moreover, they resist complaints from tenants and delay any repairs or do them to such a low standard they don't last. help landlords to remove waste or rubbish left by evicted or troubled tenants, rather than seeing landlords as cash cow to be exploited. Many times tenants leave large items or houses full of rubbish that the landlord is then charged to get rid of. Again this doesn't encourage landlords to do a good job. Offer schemes for replacement boilers, insulation or watersaving items to rented properties rather than ones that are owner-occupied. Set up a scheme that lists bad tenants or ones that have been involved in antisocial or criminal behaviours. This will help avoid trouble tenants

If you don't think this area is right for selective licensing, what changes would you make?

I do not believe any area should have selective licensing. It is just another expense on landlords which will have to be passed on in higher rents which tenants have difficulty paying anyway. The council already have the power to get landlords to maintain their properties. This is just another way of getting more money to the council. I have no doubt that whatever the response is to this consultation it will come in anyway so that council employees can virtual signal and feel that they count.

Improvements to council services and policing.

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

None. Support residents - we dont want to pay more!

More rights to remove problem tenants faster,

Energy efficiency grants

More back up from authorities around dealing with anti social behaviour

You can't make tenants care about a property they don't own.

In the beginning yes after the tenants should be responsible for looking after the property the landlord it's responsible to keep checking the property structures draining water leaks electrical gas safety the tenants are responsible for ventilating the property clean

Technical support to help resolve any issues re effective repairs that can be carried out to rectify building defects. Not all landlords are competent. To work with landlords to raise standards in a reasonable timescale and only resort to enforcement if no progress is made.

None. Why would landlords have their assets deteriorate? Most issues are in social housing.

Selective Licensing 2024

the steps are already on place

Time when irresponsible Tennant's leave

Ensure landlords don't put up the rent to cover these extra costs you are implying will happen

As per my answer above - those landlords who let a property out via a letting agent on their behalf, do not need any support or services as they already benefit from them and pay a fee to the letting agent for this. They should not be charged this fee from the council as they already have these checks in place.

There are already lots of rules, laws and regulations which landlords must follow. Whenever landlords contact councils about rogue tenants there seems to be huge support for the tenants, including phone calls and meetings to tell them how to exploit loopholes, make demands, and let them know exactly how to prolong the eviction processes to the furthest degree, in order to make it as stressful, expensive and time-consuming for the landlord. It always seem like the equivalent services for landlords are entirely unavailable, and I wonder why this situation has been allowed to exist? I'm sure it's because this makes it easier for MDC to avoid their responsibilities.

There are already enough rules in place for genuine landlords to manage their properties to a high standard including gas, electrical and energy performance certificates.

When a property is purchased there needs to be a period of £0 council tax for the landlord as this give more incentive for landlords to make good houses of a good standard and re decorate or repair between tenants. Currently the council wants council tax straight away so this is another cost to the landlord so they just feel inclined to put another tenant in quickly. Roads that need parking permits. Give landlords a permit to part rather than last time I had to pay £80 to park outside my own property to do repairs and get ready to rent. This, again means landlords dont want to do any work to create good properties They could offer a good tenant scheme where good tenants are vetted and come with guarantees from the council. Help landlords evict or press charges against bad tenants. Use their existing powers to punish poor landlords more and shut down HMO that dont have the correct documents. Make planning easier for changes to properties. IF you want a licence, You }(the council should pay it) Why should good landlords fund the council to police bad landlords

What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

A good landlord rents his properties in good condition in return for a sufficient rently income. Just go after the bad landlords with the powers you already possess and leave the rest alone. The only support a good landlord could possibly need is in evicting bad tenants which is becoming harder and harder.

No additional costs to enable extra investment.

What other services do you think landlords could offer to help residents live and look after their home?

None.

Selective Licensing 2024

The tenants have obligations to look after the property but rarely do, then cry wolf when they have mould through their own negligence. Or they don't report issues and the job costs 10* more to fix than an early maintenance call would have.

Tenants to keep ventilating the property and clean

Maintain regular contact and encourage tenants to raise any maintenance concerns early.

Grants to make properties more energy efficient

Home renters pack ie information folder.

if residents dont look after the home they should be evicted

The landlord has little power to stop tennants

Personally nothing as my landlord is good and does their checks regularly

See above two answers

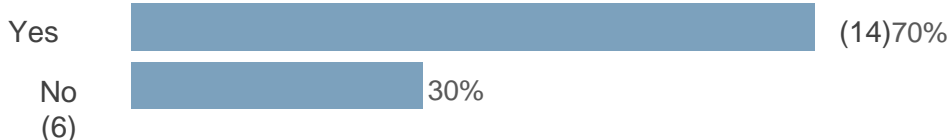
What on earth is this supposed to mean? I'm a landlord offering a service/product, not their life coach. Should I go round and offer lessons in being an acceptable part of society? How to live a crime free life? Cookery? Knitting? Looking after their children? Is this some kind of joke? Whatever costs this licensing introduces for landlords will just be passed onto their tenants and make housing even more expensive. I don't know what the Early Bird costs will be, but I'm fairly certain my tenants won't be particularly keen to pay for them. This is a shame because they seem like a really nice family. I hope they can still afford the rent once these costs have been added.

As a landlord for 30 years I always offer support and help for my tenants dealing with any issues straight away.

Most tenants want a good house and a landlord that does repairs in a decent time. You could sign landlords up to a voluntary code of conduct that landlords can use to promote themselves as good landlords. This helps to attract better tenants. Q14. No as this is just a gimmick to get people to sign up and once the scheme is running you will put the price up Q15. I am happy to join the accreditation scheme but dont see why this should be linked to a license. Set up a voluntary code of conduct for landlords and promote good landlords more.

Landlords supply homes for people to live in. A reasonable tenant should be able to look after it as if it were their own.

Council's who have introduced selective licensing have offered a discount for landlords who apply to the scheme during the three month designation period. Do you support this "early bird" discount?



Selective Licensing 2024

If you are a landlord, would you be prepared to join a local landlord accreditation scheme if this meant a discounted application rate, be applied?**What do you expect that the impact of introducing selective licensing on the area will be?**

Higher prices for residents only!

Based on where licensing has been introduced: Increased rents . Less money spent on Repairs and Maintenance because money will need to be spent on the license instead of property upgrades. Landlord selling our properties because of the license resulting in few properties available to rent. More evictions for tenants who have to move out because of the above. More red tape for the council to deal with.

Take a look at other areas. Ashfield district council didnt expand the areas covered because it didnt achieve anything. Its really simple, landlords that have something to hide wont register and will rent out under the radar. There are many tenants that would be happy to do that also as they would otherwise be homeless. Labour seem hell bent on hurting landlords, and then this proposal of extra cost. 2 things will happen:- Landlords sell up causing a greater shortage or landlords will increase the rent. History shows that this will backfire.

Reduction in waste on land, fly-tipping, noise issues, properties in poor repair

The death of small portfolio landlords and worse conditions as large companies loophole their way through the system. Raised rental prices due to additional landlording costs. One license per property is possibly going to cause companies to sell their houses, flooding the market and begin an undercut price war to sell props, devaluing everyone's home in the area.

N/A

Less waste on land and ASB issues

If introduced properly adopting a partnership approach and not an immediate enforcement approach.

Nil

there will be a shortfall of rental properties as landlords will sell up.

Higher rent to tenant. The cost will be passed on at the next available rent review date. Landlords who have previously allowed rent to drift below OMV will become acutely aware of the need to upwardly review rents as soon as permissible. More private landlords will leave the market whilst incoming corporate landlords will absorb voids, sweat assets for profit and have the clout to counter council diktats. There will be unintended consequences adding to homelessness and greater demand on council housing that councils can't meet.

Selective Licensing 2024

its an appalling idea - you'll have a bigger problem with homelessness if this is bought in - the council cant house enough people already - this will your problem worse!

Empty properties landlords being squeezed for more money houses put up for sale squatting will far from improve things just make it worse

More rent increases to tenants and also more houses turned into hmo instead of family homes

This 'selective licencing' the council want to apply will have a negative in place on the tenants - not the landlord. They will pass any extra expenditure like this onto tenants who are perhaps already struggling financially due to rising costs. If a landlord rents his or her property out to a tenant via a letting agent, they should be removed from this scheme. You would be charging someone unlawfully as they are already paying for protection of these issues for their tenants. Showing they are committed to providing a safe and habitable property for people in the area to reside in.

There will still be a number of socially maladjusted criminals living there. They will still think it's funny to damage properties, fight with their neighbours, play music too loudly and throw their wrappers on the floor. Even if the rent is increased, they will still keep doing this. You seem to be penalising the majority of law-abiding, socially acceptable tenants in this area in order to justify the additional money that you want to take out of them. I really don't get it, and it's totally unfair on them.

Increased rents for tenants.

What do you expect that the impact of introducing selective licensing on the area will be?

The impact of charging landlords for this idea will immediately be passed on to the tenant who already has enough costs to negotiate. Landlords have been hit by many things recently such as interest rate increases, second home purchase tax increases and lower deposits from tenants. All these costs will ultimately have to paid for by the tenants. How about praising and encouraging the genuine and experienced landlords and help them with rogue tenants for example who use every trick in the book to avoid paying rent, disappearing at the end of the tenancy and not keeping the property clean for example. All these things are encouraging landlords to sell up therefore lowering the amount of available rental properties.

Just more paperwork will do nothing for decent landlords, this will just push more good landlords out of the role and further encourage illegal lets of illegal HMOs who will take their place. Any costs for a license will be passed on to tenants who will pay more and further make their lives more difficult. Many are on housing benefits and this will lead to further rent arrears, evictions, and more pressure on the limited and poor-quality council housing stock. It will just mean bad landlords to go to other areas that don't need a license so will just push problems from one area to another. It will

Increased rents and less properties to rent as landlords get fed up with all the unnecessary extra expense.

An increase in cost to landlords. A Decrease in investment available for housing stock An increase in jobs at the local authority