

## Appendix 1

### Selective Licensing Consultation Survey Analysis by Area

#### 1. Area 1 (Streets within the Central ward)

A total of 37 responses were received for Area 1 (streets within Central Ward). Reported issues and potential solutions align closely with the Council's stated aims: improving property standards, reducing antisocial behaviour, and bolstering management standards within the private rented sector (PRS).

#### 2. Respondent Demographics

- **Landlords:** 19 (53%)
- **Residents:** 11 (31%)
- **Other:** 4 (11%)
- **Letting/Managing Agents:** 2 (6%)

Landlords formed the majority group, reflecting significant engagement from stakeholders directly affected by the introduction of SL. However, the resident perspective—representing nearly one-third of respondents—remains critical for understanding local living conditions and how policy changes might impact the community.

#### 3. Landlord/Agent Property Portfolios

##### **Inside the Proposed Designation**

Respondents collectively accounted for at least 55 properties within Area 1. The majority own a single property, though several reported portfolios ranging from two to 20 units. Some provided open-ended responses such as "More than 1," implying that 55 is a minimum figure.

##### **Nearby (Within 1 Mile)**

An additional 34 properties (minimum) were reported within a one-mile radius of the proposed area.

#### 4. Perceived Issues in the Area

Respondents were invited to identify local problems (multiple selections permitted):

- **Rubbish/fly-tipping:** 15 (68%)
- **Antisocial behaviour:** 12 (55%)
- **High crime levels:** 11 (46%)
- **Poor property condition:** 10 (46%)
- **Poorly managed private rented properties:** 10 (46%)
- **Frequent tenant turnover:** 7 (32%)

- **Overcrowding:** 5 (23%)
- **Poor energy efficiency:** 4 (18%)

These themes reflect the principal objectives cited by the Council in proposing SL: mitigating antisocial behaviour, lifting housing standards, and reducing waste problems. However, some responses pointed out that council-owned homes and limited police resources may also shape neighbourhood conditions.

## 5. Landlords' Experiences (Last 3 Years)

The consultation asked landlords about challenges faced within the proposed area over the past three years:

- **Tenants struggling with the cost of living:** 8 (80%)
- **Rent arrears:** 6 (60%)
- **Antisocial behaviour:** 5 (50%)
- **Problems finding tenants:** 2 (20%)

Financial stressors—particularly rent arrears and rising living costs—figured prominently. While antisocial behaviour remains a recurring concern, broader economic factors appear to play a major role in landlord-tenant relations. Selective licensing could formalise management standards, though it may not fully address economic pressures without additional support measures.

## 6. Residents' Experiences (Last 3 Years)

Multiple responses were permitted; the percentages below refer to the proportion of resident respondents reporting each issue:

- **Antisocial behaviour:** 11 (92%)
- **Poor property condition:** 6 (50%)
- **Poor energy efficiency within the home:** 4 (33%)
- **Have struggled to pay rent (cost of living):** 4 (33%)
- **Problem with the way the landlord or letting agency looks after the property:** 4 (33%)
- **Poor condition of neighbouring private rented properties:** 2 (17%)
- **Overcrowding:** 2 (17%)
- **Lack of a suitable place to cook food:** 2 (17%)
- **Lack of suitable toilet/bathroom:** 1 (8%)
- **Not being given a tenancy agreement:** 0 (0%)

92% citing antisocial behaviour suggests it is a predominant local issue. Poor property conditions, cost-of-living rent struggles, and problems with landlord management each affect roughly one-third to one-half of these residents. Such findings align with the Council's rationale for designating SL, which aims to raise housing standards and foster better landlord-tenant relations.

#### **7. Agreement with Proposed Landlord Responsibilities**

Respondents expressed broad support for landlords providing written tenancy agreements, ensuring valid safety certifications, and maintaining habitable conditions. Moderate to strong consensus emerged around requiring tenant references and educating tenants about antisocial behaviour, although a minority considered these steps beyond landlords' core duties. Overall, the feedback aligns with the Council's aim for mandatory management standards under SL.

#### **8. Council Oversight**

Opinions on increased Council oversight were evenly divided between strong agreement and strong disagreement. Supporters viewed selective licensing as essential for tackling rogue landlords and improving the local environment, while opponents argued that existing legislation is sufficient if properly enforced. This division highlights the need for clear enforcement mechanisms and transparent use of any collected fees.

#### **9. Suitability of the Proposed Area**

Feedback was mixed on whether Area 1 is the right location for selective licensing. A larger percentage of respondents strongly disagreed, while others strongly agreed that this area warrants targeted measures, with the remainder split between disagreeing, agreeing, remaining neutral, or not knowing. Notably, landlords were the largest respondent group and overwhelmingly opposed selective licensing in general, which may have impacted the outcome of these results.

Some suggested that SL be extended district-wide or limited to specific streets with the highest incidence of problems, while others felt Area 1 clearly requires targeted intervention given the prevalence of the issues cited.

#### **10. Suggested Adjustments or Alternatives**

Common viewpoints included:

- **Enhanced enforcement** of existing legislation rather than introducing new fees
- **Stricter HMO regulation**
- **Better collaboration** with police and community services, especially for antisocial behaviour and fly-tipping

- **Concerns about higher rents or landlords selling up** in response to licensing costs

Such commentary underscores both the desire to address persistent local problems and the apprehension that licensing fees might penalise compliant landlords or reduce the availability of rental homes.

#### **11. Support or Services for Landlords**

Frequent suggestions focused on:

- **Free or subsidised training** for legal and best-practice guidance
- **Financial assistance or grants** to help upgrade substandard properties
- **Tenant education** regarding damp/mould prevention and acceptable behaviour
- **Targeted enforcement** to identify and penalise genuinely poor landlords

These proposals align with the Council's stated aim of improving standards through partnership rather than purely punitive measures.

#### **12. Additional Services Landlords Might Offer**

Some respondents recommended that landlords provide basic items or ongoing household guidance to tenants. Others argued that landlord obligations already cover essential responsibilities. Varying viewpoints reflect the complexity of specifying what falls within a landlord's remit under a licensing framework.

#### **13. "Early Bird" Discount**

Slightly over half (56%) supported an early-bird discount if SL were introduced, indicating that incentives might encourage timely compliance. The remainder remained opposed or doubtful, either objecting to the concept in principle or believing it insufficient to offset the perceived burden.

#### **14. Landlord Accreditation Scheme**

A local accreditation scheme garnered limited interest: 35% would consider joining if it provided fee discounts; 65% would not. This outcome suggests ongoing scepticism about the value of additional administrative layers, unless compelling benefits or cost savings are clearly demonstrated.

#### **15. Anticipated Impact of Selective Licensing**

**Positive Aspects:** Potential for improving property conditions, tackling rogue landlords, and encouraging a reduction in antisocial behaviour.

**Negative Aspects:** Possibility of rent increases as landlords pass on licensing costs, or a decline in available private rented homes if owners choose to sell.

These views highlight the importance of effective, balanced implementation. Respondents generally agreed that the scheme must feature robust enforcement and genuine support mechanisms to achieve tangible benefits for the area.

## **16. Area 1 Conclusion**

The feedback gathered indicates that many local difficulties—such as antisocial behaviour, poor housing standards, and waste issues—closely match the Council’s rationale for the **designation of selective licensing** in Area 1. Most respondents acknowledge the need for stronger landlord obligations, whether through existing powers or new frameworks. However, there is considerable concern about the cost of any licensing scheme and the risk of penalising compliant landlords.

Overall, responses suggest that selective licensing could provide a structured path to higher housing quality and a safer neighbourhood, provided it is supported by clear enforcement measures, practical assistance for both landlords and tenants, and targeted collaboration with other agencies. The data indicates a clear need to balance the Council’s objectives for improved standards with practical concerns about affordability and operational impact, reinforcing the importance of carefully planning and implementing any SL scheme.

## **1. Area 2 (West Bank and Wainwright Wards)**

Selective Licensing Consultation Analysis

A total of **17 responses** were received for Area 2 (West Bank and Wainwright Wards). The issues highlighted—such as antisocial behaviour, poor property conditions, and problems with rubbish/fly-tipping—are broadly consistent with those interventions like selective licensing aim to address.

## **2. Respondent Demographics**

- Residents: 8 (50%)
- Landlords: 7 (44%)
- Other: 1 (6%)
- Letting/Managing Agents: 0%
- Businesses: 0%

Half of the respondents were residents, providing direct insight into local living conditions and the need for improvement. Nearly as many were landlords, offering practical perspectives on the management of private rented properties. This combination ensures that future approaches consider both

tenant welfare and the operational realities faced by property owners, helping to ensure balanced and effective measures.

### **3. Landlord/Agent Property Portfolios**

#### **Inside the Proposed Designation**

Landlords reported ownership or management of at least 22 properties within the area, ranging from single units to multiple dwellings. Such diversity underlines the importance of ensuring any additional requirements—such as those associated with selective licensing—are fair, adaptable, and proportionate to different types of property portfolios.

#### **Nearby (Within 1 Mile)**

Some landlords also noted properties (2) near, but outside, the proposed area. Improvements driven by effective regulation and better management practices could have a positive influence on the wider neighbourhood, promoting overall consistency in housing conditions.

### **4. Perceived Issues in the Area**

Respondents identified multiple problems (more than one could be selected):

- Antisocial behaviour: 13 (76%)
- Rubbish/fly-tipping: 13 (76%)
- High levels of crime: 8 (47%)
- Poor property condition: 6 (35%)
- Frequent tenant turnover: 6 (35%)
- Poorly managed private rented properties: 6 (35%)
- Overcrowding: 5 (29%)
- Poor energy efficiency: 3 (18%)

Further issues included drug misuse, poor parking, inadequate community resources, and insufficient street lighting. These concerns align closely with the type of problems that clear standards, improved landlord oversight, and better enforcement aim to resolve.

### **5. Landlords' Experiences (Last 3 Years)**

Landlords reported encountering:

- Antisocial behaviour: 2
- Rent arrears: 2
- Tenants struggling with cost of living: 2
- Problems finding tenants: 1

While the sample is limited, it indicates that landlords face both behavioural and economic challenges. Measures that provide guidance, set clear expectations, and encourage better communication between landlords and tenants may help alleviate these issues and lead to more stable tenancies.

## **6. Residents' Experiences (Last 3 Years)**

Residents reported the following (multiple selections permitted):

- Antisocial behaviour: 6 (75%)
- Poor condition of neighbouring private rented properties: 5 (63%)
- Poor property condition (own home): 2 (25%)
- Poor energy efficiency: 2 (25%)
- Problem with the way the landlord/agent manages the property: 2 (25%)
- Struggled to pay rent (cost of living): 1 (13%)
- Overcrowding: 1 (13%)
- Lack of suitable cooking facilities: 1 (13%)
- Not given a tenancy agreement: 1 (13%)

These findings underscore the significance of poor property conditions, ineffective property management, and antisocial behaviour in affecting residents' quality of life. Establishing clearer landlord responsibilities, supported by enforcement and guidance, could contribute to meaningful improvements within these communities.

## **7. Agreement with Proposed Landlord Responsibilities**

There was widespread support for requiring landlords to:

- Provide written tenancy agreements
- Maintain valid gas, electrical, and carbon monoxide safety certificates
- Ensure that properties are safe, clean, and habitable before letting
- Supply keys for gated alleyways (where applicable)
- Inform tenants about antisocial behaviour standards
- Offer clear reporting channels and timescales for addressing repairs
- Provide appropriate refuse/recycling bins and details of collection schedules

Such consensus suggests strong community backing for a regulatory framework that makes landlord responsibilities explicit, consistent, and enforceable.

## **8. Council Oversight**

Opinions were divided regarding increased oversight. Some respondents felt that more robust regulation is needed to address entrenched problems, while others worried about additional costs, red tape, and penalising responsible

landlords. Any scheme would therefore need to strike a balance between effective enforcement and practical support, ensuring that landlords who already maintain good standards are not unduly burdened.

#### **9. Suitability of the Proposed Area**

Respondents were split on whether the entire area required these measures. Some believed that issues justified an area-wide approach, while others preferred targeting specific streets or properties identified as problematic. Such feedback underscores the need for flexible, context-sensitive interventions to achieve the best results for local communities.

#### **10. Suggested Adjustments or Alternatives**

Common suggestions included:

- Focusing on problem streets rather than entire wards
- Intensifying enforcement of existing regulations before introducing new requirements
- Tackling underlying social issues like drug misuse and inadequate policing alongside housing interventions
- Ensuring that any scheme does not unfairly penalise compliant landlords or negatively affect affordability

These viewpoints highlight that housing-related measures work best when complemented by efforts to strengthen community resources and address wider social and economic challenges.

#### **11. Support or Services for Landlords**

Respondents suggested that landlords could benefit from:

- Accessible advice, guidance, and training
- Accreditation or incentive schemes for maintaining high standards
- Enhanced communication channels with the Council and tenants

Providing practical support, rather than relying solely on enforcement, may encourage more landlords to engage positively and consistently meet required standards.

#### **12. Additional Services Landlords Might Offer**

Some respondents felt landlords should conduct regular inspections, provide household advice, or respond promptly to maintenance issues. Others believed that existing obligations are sufficient if properly enforced. Clarifying roles and responsibilities on both sides may help ensure everyone understands what is required to maintain decent, stable homes.



### **13. "Early Bird" Discount**

A majority supported the idea of an “early bird” discount for landlords who comply promptly with any new requirements. Such incentives could encourage early engagement and help landlords adopt best practices sooner, potentially accelerating improvements in property conditions and tenant satisfaction.

### **14. Landlord Accreditation Scheme**

While interest in joining a local accreditation scheme at a discounted rate was limited, some landlords saw value in recognising good practice. Although not universally popular, accreditation and recognition could still form part of a broader strategy to raise standards across the private rented sector.

### **15. Anticipated Impact of Selective Licensing**

Respondents identified potential benefits such as reduced antisocial behaviour, better property conditions, and a more stable neighbourhood environment. However, some also expressed concerns about increased costs leading to higher rents or discouraging landlords from operating in the area. Carefully balancing these outcomes will be vital, ensuring that any measures introduced deliver genuine improvements without creating undue financial strain.

### **16. Area 2 Conclusion**

The consultation results for Area 2 reveal a range of issues—antisocial behaviour, poor property conditions, and inadequate management practices—that align closely with the outcomes the Council seeks to achieve through selective licensing. Respondents broadly support clearer landlord responsibilities, improved standards, and stronger safeguards for tenants and communities. While questions remain regarding costs, fairness, and the risk of disadvantaging compliant landlords, these findings suggest that a strategic, well-enforced, and supportive approach has the potential to deliver meaningful improvements.

By carefully tailoring interventions to local circumstances, offering incentives for prompt compliance, and addressing broader social factors, selective licensing could contribute to raising housing standards, reducing nuisance behaviour, and fostering more stable, better-managed neighbourhoods in West Bank and Bancroft Wards.

### **1. Area 3 (Market Warsop Ward)**

#### **Selective Licensing Consultation Analysis**

A total of 26 responses were received for Area 3 (Market Warsop Ward). Respondents highlighted numerous challenges—such as antisocial

behaviour, poor property conditions, and low energy efficiency—that closely reflect the types of issues selective licensing seeks to address. The feedback suggests that implementing clearer standards for landlords, coupled with supportive measures, could help improve living conditions and community well-being in this ward.

## **2. Respondent Demographics**

- Residents: 12 (46%)
- Landlords: 8 (31%)
- Letting/Managing Agents: 3 (12%)
- Other: 2 (8%)
- Business: 1 (4%)

Both residents and those involved in the private rented sector (PRS) are well represented. Residents provide a direct view of living conditions and community needs, while landlords and agents offer insight into the practicalities of property management and the potential impact of introducing new regulations.

## **3. Landlord/Agent Property Portfolios Inside the Proposed Designation**

Responding landlords and letting agents indicated that they collectively own or manage around 30 properties within the proposed area. This total comes from multiple responses, with some landlords holding a single property and others managing larger portfolios, including up to 13 units.

## **4. Nearby (Within 1 Mile)**

Outside the proposed designation but within a one-mile radius, respondents reported managing a total of approximately 42 properties. This proximity suggests that improvements within the designated area could have positive knock-on effects, potentially enhancing the overall quality, stability, and reputation of the wider neighbourhood.

## **5. Perceived Issues in the Area**

Respondents were invited to identify local problems (multiple selections permitted):

- Antisocial behaviour: 15 (58%)
- Properties not energy efficient: 13 (50%)
- Properties in poor condition: 12 (46%)
- Rubbish/fly-tipping: 11 (42%)
- Poorly managed private rented properties: 11 (42%)
- Frequent tenant turnover: 9 (35%)

- High levels of crime: 8 (31%)
- Overcrowded properties: 7 (27%)

Additional concerns, including limited community resources, poor street lighting, and insufficient policing, further illustrate the complexity of local conditions. Measures that establish clear standards for property conditions and landlord responsibilities could help address these issues, particularly when combined with broader community interventions.

## **6. Landlords' Experiences (Last 3 Years)**

Landlords and agents reported:

- Rent arrears: 5
- Tenants struggling with cost of living: 5
- Antisocial behaviour: 3
- Overcrowding: 2
- Problems finding tenants: 1
- Problems getting references: 1

These challenges indicate the economic and behavioural strains on the PRS. Introducing structured guidance and clearer expectations for landlords may support more stable tenancies, improve rent payment reliability, and reduce instances of disruptive behaviour.

## **7. Residents' Experiences (Last 3 Years)**

Residents indicated:

- Poor property condition: 7 (58% of resident respondents)
- Poor energy efficiency: 6 (50%)
- Antisocial behaviour: 6 (50%)
- Struggled to pay rent (cost of living): 5 (42%)
- Poor condition of neighbouring PRS properties: 5 (42%)
- Problems with landlord/agent management: 4 (33%)
- Lack of suitable toilet/bathroom: 2 (17%)
- Overcrowding: 1 (8%)
- Lack of suitable place to cook food: 1 (8%)

These figures suggest that residents often encounter both environmental (physical condition, energy efficiency) and social (antisocial behaviour, management practices) difficulties. Interventions that encourage better maintenance, clearer communication, and improved accountability could meaningfully enhance the day-to-day living environment.

## **8. Agreement with Proposed Landlord Responsibilities**

Respondents broadly supported landlords being required to:

- Provide written tenancy agreements
- Maintain valid safety certifications (gas, electrical, carbon monoxide)
- Ensure properties are clean, safe, and habitable before letting
- Supply keys for gated alleyways (if applicable)
- Inform tenants about antisocial behaviour standards and how to report repairs
- Provide appropriate refuse/recycling bins and information on collection

Such consensus underlines the importance of clearly defined landlord obligations, a core element of selective licensing, aimed at ensuring safe, well-managed homes.

## **9. Council Oversight**

Views on increased oversight varied. Some respondents felt that more stringent regulation was necessary to improve conditions, while others worried about costs, administrative burdens, or penalising compliant landlords. Any scheme would therefore need a balanced approach, ensuring effective enforcement without placing undue strain on those already meeting good standards.

## **10. Suitability of the Proposed Area**

Opinions differed on whether Market Warsop Ward was the correct area for such interventions. While some agreed with the proposed boundary, others suggested that the approach be refined, potentially targeting specific streets or expanding to include other parts of Mansfield. Tailoring the area of focus can help ensure that interventions produce meaningful benefits where they are most needed.

## **11. Suggested Adjustments or Alternatives**

Common suggestions included:

- Targeting known problem streets rather than an entire ward
- Strengthening enforcement of existing regulations before introducing additional fees
- Providing grants or financial assistance to landlords for improvements (e.g., energy efficiency)
- Ensuring tenants also meet their responsibilities to maintain properties

These viewpoints highlight the need for a multi-faceted approach. While selective licensing may help standardise expectations and raise standards,

complementary strategies—such as improved community resources and effective tenant support—may enhance outcomes.

## **12. Support or Services for Landlords**

Respondents indicated that landlords might benefit from:

- Guidance, training, and advice on property upkeep and legal obligations
- Accreditation schemes or discounted rates for those meeting higher standards
- Clearer communication channels with the Council and tenants

Such support could incentivise good practice and encourage landlords to invest in the upkeep of their properties, improving tenant satisfaction and neighbourhood stability.

## **13. Additional Services Landlords Might Offer**

Some respondents felt landlords could conduct more regular inspections, promptly address maintenance issues, or provide advice to tenants on caring for their homes. Others argued that tenants should take more responsibility. Balancing these perspectives could lead to clearer expectations and more harmonious landlord-tenant relationships.

## **14. "Early Bird" Discount**

A majority supported an “early bird” discount, suggesting that financial incentives may encourage landlords to comply promptly with new requirements. Rewarding timely engagement could accelerate improvements in property conditions, benefitting both tenants and the wider community sooner.

## **15. Landlord Accreditation Scheme**

Most landlords who responded indicated a willingness to join a local accreditation scheme if it reduced application fees. This suggests that recognising and rewarding responsible landlords can help maintain momentum towards higher standards, potentially encouraging continuous improvements in the PRS.

## **16. Anticipated Impact of Selective Licensing**

Respondents expressed a mix of optimism and concern. Some anticipated improved property conditions reduced antisocial behaviour, and a more stable community. Others worried about rent increases, landlords selling up, or a reduction in housing availability. These diverse expectations highlight the importance of thoughtful implementation and ongoing evaluation to ensure that the intended benefits are realised without unintended negative consequences.

## **17. Area 3 Conclusion**

The consultation results for Area 3 reflect issues that closely match the Council's objectives for selective licensing. Persistent problems—ranging from antisocial behaviour and poor property conditions to inadequate energy efficiency—underscore the need for measures that clarify landlord responsibilities, enforce higher standards, and improve conditions for residents.

At the same time, feedback emphasises the importance of fairness, cost-effectiveness, and support for compliant landlords. By balancing stringent enforcement with incentives and practical guidance, and by integrating these efforts with broader social and economic interventions, selective licensing has the potential to foster more stable, well-maintained neighbourhoods. In doing so, it could bring about meaningful, lasting improvements for tenants, landlords, and the wider Market Warsop Ward community.

## **1. Area 4 (Eakring and Rock Hill Wards)**

A total of 26 responses were received for Area 4 (Eakring and Rock Hill Wards). Respondents noted a range of challenges—such as rubbish/fly-tipping, antisocial behaviour, and poor property conditions—that align with issues selective licensing seeks to address. This suggests that introducing clearer landlord responsibilities and enhancing property management could help improve the local environment and overall community.

## **2. Respondent Demographics**

- Landlords: 13 (50%)
- Residents: 8 (31%)
- Other: 3 (12%)
- Letting/Managing Agents: 2 (8%)
- Businesses: 0 (0%)

Landlords comprised half of the respondents, ensuring that the perspective of those directly affected by regulatory changes is well-reflected. Residents and other stakeholders also participated, providing insights into lived experiences and community needs. This balanced representation supports a thorough understanding of the potential impacts of selective licensing.

## **3. Landlord/Agent Property Portfolios**

### **Inside the Proposed Designation**

Landlords and agents reported a combined total of approximately 35 properties within the proposed area. Some owned or managed just one

property, while others had multiple units, with the largest reported holding being 18 properties.

#### **Nearby (Within 1 Mile)**

Respondents indicated they managed around 14 properties outside the designation but within a one-mile radius. If conditions improve inside the area, it may have a positive influence on the surrounding neighbourhoods, potentially encouraging better standards and more stable tenancies more broadly.

#### **4. Perceived Issues in the Area**

Respondents were invited to identify local problems (multiple selections permitted):

- Rubbish/fly-tipping: 9 (75%)
- High levels of antisocial behaviour: 8 (67%)
- Properties in poor condition: 6 (50%)
- Frequent tenant turnover: 6 (50%)
- High levels of crime: 5 (42%)
- Properties not energy efficient: 5 (42%)
- Overcrowded properties: 4 (33%)
- Poorly managed private rented properties: 3 (25%)
- Other issues (e.g., drug dealing, poor lighting, lack of policing): 4 (33%)

These issues underscore the importance of raising housing and management standards. Measures that ensure landlords maintain properties responsibly and address disruptive behaviour could help mitigate these concerns.

#### **5. Landlords' Experiences (Last 3 Years)**

Landlords/managing agents reported:

- Rent arrears: 3
- Antisocial behaviour: 2
- Tenants struggling with cost of living: 2
- Problems finding tenants: 1
- Problems getting references: 0
- Overcrowding: 0

Economic pressures and disruptive conduct pose challenges. Interventions that clarify expectations, support early engagement with tenants, and encourage good practice may help stabilize the local rental market, benefiting both landlords and tenants.

#### **6. Residents' Experiences (Last 3 Years)**

Residents indicated:

- Struggled to pay rent (cost of living): 3 (50%)
- Antisocial behaviour: 3 (50%)
- Poor property condition: 1 (17%)
- Poor energy efficiency: 1 (17%)
- Poor condition of neighbouring PRS properties: 1 (17%)
- Overcrowding: 1 (17%)
- Problems with landlord/agent management: 1 (17%)

The presence of antisocial behaviour, affordability pressures, and substandard properties suggests that the rental environment would benefit from clearer rules, effective enforcement, and potentially additional support mechanisms to ensure that tenants have safe, decent homes.

## **7. Agreement with Proposed Landlord Responsibilities**

Respondents strongly supported measures requiring landlords to:

- Provide written tenancy agreements
- Maintain valid safety certifications (gas, electrical, carbon monoxide)
- Ensure properties are clean, safe, and habitable before new tenancies
- Supply keys for gated alleyways (if applicable)
- Inform tenants about antisocial behaviour expectations
- Establish clear reporting procedures for repairs, with stated timescales
- Provide refuse/recycling bins and explain collection arrangements

This consensus reflects a general belief that well-defined, enforceable standards can elevate the quality of private rented housing and enhance neighbourhood conditions.

## **8. Council Oversight**

Opinions on greater council oversight varied. Some respondents welcomed tighter regulation to ensure professional conduct, while others feared increased costs and bureaucracy. Achieving the right balance—recognising responsible landlords and not overburdening them, while addressing poor practices where they exist—is vital.

## **9. Suitability of the Proposed Area**

Many respondents doubted whether this area warranted selective licensing as proposed. Some suggested focusing on specific problem streets or improving policing and community resources rather than applying a blanket approach. Tailored, targeted interventions may deliver more effective and equitable results. Notably, landlords were the largest respondent group and overwhelmingly opposed selective licensing, which may have skewed these results or led to a misinterpretation of the question.



## **10. Suggested Adjustments or Alternatives**

Common recommendations included:

- Targeting known problematic landlords or properties instead of implementing wide-ranging fees
- Strengthening enforcement of existing regulations before introducing new costs
- Providing grants or other assistance for property improvements (e.g., energy efficiency upgrades)
- Ensuring tenants fulfil their responsibilities, not just landlords

These suggestions highlight that selective licensing should be one part of a broader, integrated strategy to improve housing and neighbourhoods.

## **11. Support or Services for Landlords**

Respondents indicated landlords might benefit from:

- Clear guidance on legal obligations and best practices
- Financial assistance or incentives to encourage investments in property upkeep and energy efficiency
- Accreditation or training schemes, which can help professionalism in the sector and recognise good practice

Such supportive measures can encourage compliance, reducing the need for punitive enforcement and helping responsible landlords thrive.

## **12. Additional Services Landlords Might Offer**

While some respondents felt landlords could provide more direct assistance—such as regular check-ins or advice on home maintenance—others stressed that tenants should take personal responsibility. Clear communication and balanced expectations are essential to fostering constructive landlord-tenant relationships.

## **13. "Early Bird" Discount**

Two-thirds supported an “early bird” discount, suggesting that incentives could encourage landlords to comply promptly and embrace higher standards sooner. This approach may accelerate improvements in housing conditions, benefitting tenants and communities at an earlier stage.

## **14. Landlord Accreditation Scheme**

More than half (57%) of participating landlords said they would join a local accreditation scheme if it resulted in a discounted application rate. This

indicates an interest in recognition and incentives for good practice, which can help raise overall standards within the PRS.

#### **15. Anticipated Impact of Selective Licensing**

Views were mixed. Some expected improvements in property conditions, reductions in antisocial behaviour, and a healthier community. Others feared rent increases, landlords selling properties, and a reduced supply of rental accommodation. Careful implementation, monitoring outcomes, and adjusting as needed will be crucial to ensure that the scheme's benefits outweigh potential drawbacks.

#### **16. Area 4 Conclusion**

The consultation results for Area 4 underscore the types of challenges that selective licensing aims to address: poor property conditions, antisocial behaviour, environmental problems, and ineffective property management. Respondents broadly support clearer landlord responsibilities but also stress the importance of fairness, cost containment, and ensuring that well-intentioned landlords are not disproportionately affected.

By blending firm standards with supportive resources, appropriate incentives, and a targeted focus on genuine problem areas, selective licensing could improve property quality, reduce nuisance behaviour, and help create safer, more stable neighbourhoods in Eakring and Rock Hill Wards. Achieving this balance will be key to realising meaningful, lasting benefits for both tenants and landlords.

#### **1. Area 5 (Streets within Central and Bancroft Wards)**

A total of 24 responses were received for Area 5 (Streets within Central Ward and Bancroft Wards). Many respondents identified problems associated with antisocial behaviour, crime, and waste issues. Such challenges align with those that selective licensing aims to address by clarifying landlord responsibilities, improving property conditions, and fostering more stable communities.

#### **2. Respondent Demographics**

- Landlords: 15 (63%)
- Residents: 7 (29%)
- Other: 2 (8%)
- Letting/Managing Agents: 0 (0%)
- Businesses: 0 (0%)

Landlords formed the majority of respondents, ensuring their perspectives on potential regulatory changes are well-represented. Residents' views also contribute valuable insight into lived experiences and community needs. This balance helps ensure a comprehensive understanding of how selective licensing could affect both housing providers and local residents.

### **3. Landlord/Agent Property Portfolios**

#### **Inside the Proposed Designation**

Landlords indicated owning or managing a variety of property portfolios within the designated streets, ranging from single units to multiple holdings. From the data provided, respondents reported managing approximately 35 properties in total inside the proposed area. Some owned just one property, while others had as many as seven units.

#### **Nearby (Within 1 Mile)**

Outside the proposed designation but within a one-mile radius, respondents reported managing approximately 20 additional properties. If improvements and higher standards are achieved in the targeted streets, these changes may have a positive influence on the wider neighbourhood, potentially enhancing conditions and housing stability for a broader radius.

### **4. Perceived Issues in the Area**

Respondents were invited to identify local problems (multiple selections permitted):

- Problems with rubbish/fly tipping: 10 (63%)
- High levels of crime: 9 (56%)
- High levels of antisocial behaviour: 9 (56%)
- Properties in poor condition: 6 (38%)
- Frequent tenant turnover: 6 (38%)
- Properties not energy efficient: 5 (31%)
- Poorly managed private rented properties: 3 (19%)
- Overcrowded properties: 2 (13%)
- Other issues (e.g., poor parking, lack of police presence, poor street lighting): 2 (13%)

These findings highlight a mix of environmental, social, and property management issues. Measures that ensure landlords maintain and manage their properties responsibly could help address several of these concerns, particularly when combined with improved community resources and enforcement.

### **5. Landlords' Experiences (Last 3 Years)**

Landlords reported:

- Rent arrears: 6 (75%)
- Tenants struggling due to cost of living: 5 (63%)
- Antisocial behaviour: 2 (25%)
- Problems finding tenants: 1 (13%)
- Problems getting references: 0
- Overcrowding: 0

Economic pressures appear significant, with some landlords facing rent arrears and tenants struggling financially. Clearer guidelines and supportive measures could help stabilise tenancies, potentially reducing arrears and discouraging antisocial behaviour.

## **6. Residents' Experiences (Last 3 Years)**

Resident respondents indicated:

- Antisocial behaviour: 5 (100%)
- Poor condition of neighbouring PRS properties: 2 (40%)
- Poor property condition (own home): 0 (0%)
- Poor energy efficiency (own home): 0 (0%)
- Struggled to pay rent (cost of living): 0 (0%)

While direct housing quality issues were less prominent among these residents, antisocial behaviour and the impact of poorly maintained neighbouring properties remain concerns. Encouraging better management and maintenance practices could help improve overall community well-being.

## **7. Agreement with Proposed Landlord Responsibilities**

Respondents broadly supported requiring landlords to:

- Provide written tenancy agreements
- Maintain valid safety certifications (gas, electrical, carbon monoxide)
- Ensure properties are clean, safe, and habitable before tenancies begin
- Supply keys for gated alleyways (if applicable)
- Inform tenants about antisocial behaviour standards
- Provide clear reporting channels and timescales for repairs
- Provide appropriate refuse/recycling bins and explain collection arrangements

Such consensus indicates strong backing for measures that establish transparent, enforceable landlord duties, aimed at ensuring higher housing standards and reduced nuisance behaviour.

## **8. Council Oversight**

Opinions varied on whether councils should have more oversight. Some respondents supported stricter regulation to ensure professional property management, while others feared additional costs, bureaucracy, and potential rent increases. Achieving a balanced approach that encourages good practice without disproportionately burdening responsible landlords is key.

## **9. Suitability of the Proposed Area**

Views were mixed regarding whether the identified streets in Central Ward are the right place for selective licensing. Some were neutral or unsure, while others strongly disagreed, suggesting that more targeted interventions, improved policing, or enhanced council services might be more effective than a broad licensing scheme. Tailored approaches may help ensure that any scheme focuses resources where they are most needed. Notably, landlords were the largest respondent group and overwhelmingly opposed selective licensing, which may have skewed these results or led to a misinterpretation of the question.

## **10. Suggested Adjustments or Alternatives**

Common themes included:

- Addressing only poor-performing landlords or problematic properties rather than applying a blanket fee
- Improving enforcement of existing regulations before introducing new charges
- Providing financial support or incentives (e.g., grants for energy efficiency improvements)
- Ensuring that tenants also fulfil their responsibilities and do not cause damage or nuisance

These suggestions imply that selective licensing should be part of a coordinated strategy, complemented by community engagement, targeted enforcement, and practical assistance for both landlords and tenants.

## **11. Support or Services for Landlords**

Respondents suggested that landlords might benefit from:

- Practical guidance on legal requirements, property maintenance, and energy efficiency
- Incentives or grants to help improve property conditions without passing excessive costs onto tenants
- Fairer, clearer processes to address antisocial tenants or deal with rent arrears

Providing supportive measures could encourage landlords to meet higher standards voluntarily, reducing the need for punitive action.

#### **12. Additional Services Landlords Might Offer**

While some felt landlords could offer more direct assistance—like regular check-ins or home care advice—others argued that tenants bear their own responsibility for property upkeep. Striking the right balance could improve landlord-tenant relationships and foster mutual understanding of rights and obligations.

#### **13. "Early Bird" Discount**

A majority (around 70%) supported an “early bird” discount, suggesting that incentives may encourage prompt compliance and faster improvements in local housing conditions. Such incentives could help create positive momentum and establish best practices from the outset.

#### **14. Landlord Accreditation Scheme**

Landlords were evenly split on joining a local accreditation scheme for a discounted application fee (50% yes, 50% no). This division suggests that while some landlords welcome recognition of good practice, others may remain sceptical unless clear benefits are demonstrated.

#### **15. Anticipated Impact of Selective Licensing**

Expectations varied widely. Some respondents hoped for improved property conditions, reductions in environmental issues, and a more stable community. Others worried that introducing licensing fees would lead to higher rents, landlords selling their properties, fewer available homes, and increased homelessness. These contrasting views highlight the importance of careful implementation, monitoring outcomes, and adjusting the scheme as needed to ensure it achieves its intended goals without causing undue harm.

#### **16. Area 5 Conclusion**

The consultation results for Area 5 highlight issues that selective licensing aims to address, such as antisocial behaviour, crime, and waste management concerns. There is strong support for clearer landlord responsibilities and improved property standards. However, respondents also emphasise the importance of fairness, cost-effectiveness, and acknowledging that not all landlords or properties require the same level of intervention.

By combining firm but fair regulations with constructive support, practical incentives, and a focus on genuine problem areas, selective licensing could help elevate housing quality, foster better relationships between landlords and

tenants, and contribute to a safer, more stable environment in these central ward streets.