

Proposals for having licences for privately rented properties in Moss Side & Whalley Range. Form for Residents and Businesses: Results

1. Total Responses

Total responses		
Resident Responses:	An owner	44
	Living in a home rented from the council or a housing association	19
	Living in a home from a private landlord	18
Business Owner Responses:	A business owner	0
Skipped Question:	-	1
Total Respondents:		82

Proposed area of selective licensing:
Moss Side & Whalley Range



Respondent Area	Live in the area shown on the map?	Live near the area shown on the map?	Own a business in, or near, the area shown on the map?	Total:
Moss Side & Whalley Range	62	20	0	82

2. Question 3 - Do you think the area has any of these issues?

Potential Issue:	Count	Percentage
High levels of crime	41	50%
High levels of antisocial behaviour	48	59%
Problems with rubbish and fly tipping	75	91%
Properties in poor condition	54	66%
Homes that are not energy efficient	51	62%
People are not able to pay their rent due to increases in the cost of living.	41	50%
Overcrowded properties	39	48%
People moving in and out of the area often	43	52%
Poorly managed private rented properties	49	60%

3. Question 4 - In the last three years have you or your immediate family been affected by these issues?

Potential Issue:	Count	Percentage
Poor condition of your property	16	20%
Poor energy efficiency within the home	15	18%
Have struggled to pay rent due to increases in the cost of living	3	4%
Poor condition of neighbouring private rented properties	30	37%
Antisocial behaviour	49	60%
Lack of a suitable bathroom/toilet	1	1%
Overcrowding	5	6%
Problem with the way a landlord or letting agency looks after your property	5	6%
Not being given a tenancy agreement	0	0%
Lack of a suitable kitchen or space to cook food	1	1%

4. Question 5 - Please state if you agree or disagree with the following statements:

Agreement:	The Council should have more control of how private landlords look after their properties and tenants.		The Council should introduce licences for private rented properties in the area.	
	Count	Percentage	Count	Percentage
Strongly Agree	48	59%	43	52%
Agree	27	33%	31	38%
Neither Agree nor Disagree	4	5%	2	2%
Disagree	2	2%	4	5%
Strongly Disagree	1	1%	1	1%
Don't Know	0	0%	0	0%

Question 5: Additional Comments		14 Responses
Theme	Count	Example
General Agreement	8	"I don't think landlords should be able to operate without a licence"
Transient Community	4	"This area should remain an area for families to live and landlords should not be permitted to turn the houses into multiple occupancy properties for students"
Cost of Living	2	"Tenants here are often low income"
General Disagreement	1	"I think the council should reintroduce fair rent but not single out specific areas "
Anti-Social Behaviour	1	"The area has changed dramatically and not necessarily for the better, more short term lets cause issues with drugs, alcohol and antisocial behaviour "
Litter	1	"I feel much of the fkytipping locally is private landlords emptying their properties between tenants in the alleyways"
Expand the Area	1	"Could you consider widening the area to include Cadogan Street?"

5. Question 6 - The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Moss Side	
	Count	Percentage
Strongly Agree	41	50%
Agree	29	35%
Neither Agree nor Disagree	2	2%
Disagree	6	7%
Strongly Disagree	2	2%
Don't Know	2	2%

Question 6: Additional Comments		12 Responses
Theme	Count	Examples
Expand the area	5	"Extend the area further, but this is a good starting area"
General Agreement	5	"As soon as possible"
General Disagreement	2	"Why here?"
Transient Community	1	"A lot of the properties owned by private landlords have been turned into HMOs for student housing"

6. Question 7 - Do you agree or disagree with the following statements:

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	40	37	29	27	36
Agree	36	34	24	25	36
Neither Agree nor Disagree	2	5	18	16	3
Disagree	2	4	4	7	4
Strongly Disagree	1	1	1	2	3
Don't Know	1	1	6	3	0

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	49%	45%	35%	33%	44%
Agree	44%	41%	29%	30%	44%
Neither Agree nor Disagree	2%	6%	22%	20%	4%
Disagree	2%	5%	5%	9%	5%
Strongly Disagree	1%	1%	1%	2%	4%
Don't Know	1%	1%	7%	4%	0%

7. Question 8 - Final Comments

Area 1: Additional Comments		17 Responses
Theme	Count	Examples
General Agreement	10	"We have seen it work in Crumpsall and welcome a improvement to our neighbourhood"
General Disagreement	3	"I don't think privately owned properties are the problem"
Cost to Residents	2	"On the condition it doesn't drive up rent"
Litter	2	"I can't prove it but I suspect most of the fly tipping in our alleyways (of which there is a lot) comes from private landlords"
Anti-Social Behaviour	2	"Social landlords step up and do repairs etc, but at night-time there's antisocial behaviour"

Proposals for having licences for privately rented properties in Levenshulme. Form for Residents and Businesses: Results

1. Total Responses

Total responses		
Resident Responses:	An owner	14
	Living in a home rented from the council or a housing association	4
	Living in a home from a private landlord	9
Business Owner Responses:	A business owner	0
Skipped Question:	-	0
Total Respondents:		28

Proposed area of selective licensing:
Levenshulme



Respondent Area	Live in the area shown on the map?	Live near the area shown on the map?	Own a business in, or near, the area shown on the map?	Total:
Levenshulme	7	21	0	28

2. Question 3 - Do you think the area has any of these issues?

Potential Issue:	Count	Percentage
High levels of crime	4	14%
High levels of antisocial behaviour	11	39%
Problems with rubbish and fly tipping	20	71%
Properties in poor condition	17	61%
Homes that are not energy efficient	16	57%
People are not able to pay their rent due to increases in the cost of living.	15	54%
Overcrowded properties	12	43%
People moving in and out of the area often	11	39%
Poorly managed private rented properties	17	61%

3. Question 4 - In the last three years have you or your immediate family been affected by these issues?

Potential Issue:	Count	Percentage
Poor condition of your property	7	25%
Poor energy efficiency within the home	5	18%
Have struggled to pay rent due to increases in the cost of living	9	32%
Poor condition of neighbouring private rented properties	6	21%
Antisocial behaviour	8	29%
Lack of a suitable bathroom/toilet	6	21%
Overcrowding	4	14%
Problem with the way a landlord or letting agency looks after your property	6	21%
Not being given a tenancy agreement	3	11%
Lack of a suitable kitchen or space to cook food	6	21%

4. Question 5 - Please state if you agree or disagree with the following statements:

Agreement:	The Council should have more control of how private landlords look after their properties and tenants		The Council should introduce licences for private rented properties in the area.	
	Count	Percentage	Count	Percentage
Strongly Agree	19	68%	17	61%
Agree	3	11%	5	18%
Neither Agree nor Disagree	2	7%	2	7%
Disagree	2	7%	1	4%
Strongly Disagree	1	4%	2	7%
Don't Know	0	0%	0	0%

Question 5: Additional Comments		5 Responses	
Theme	Count	Example	
General Disagreement	2	"The council are too faceless"	
General Agreement	2	"Strongly agree there needs to be a change in the conditions of private properties and overcrowding issue"	
Cost to Resident	1	"It is very obvious that if the council charges extra fees on landlords, these will be passed onto me as a tenant"	

5. Question 6 - The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Levenshulme	
	Count	Percentage
Strongly Agree	9	32%
Agree	7	25%
Neither Agree nor Disagree	3	11%
Disagree	3	11%
Strongly Disagree	3	11%
Don't Know	2	7%

Question 6: Additional Comments		7 Responses	
Theme	Count	Examples	
General Disagreement	3	"No area is the right area, leave people alone, unless they want your help"	
Expand the Area	3	"The area highlighted should have licensing. Also the larger surrounding area should be included"	
Cost Passed to Resident	1	"The cost will be passed on - can you not see that"	
Transient Community	1	"Lots of families have moved into the area over the last 10 / 15 years"	

6. Question 7 - Do you agree or disagree with the following statements:

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	15	15	10	12	13
Agree	7	7	5	4	7
Neither Agree nor Disagree	1	2	7	6	3
Disagree	1	1	1	1	1
Strongly Disagree	3	2	3	3	2
Don't Know	0	0	1	1	1

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	54%	54%	36%	43%	46%
Agree	25%	25%	18%	14%	25%
Neither Agree nor Disagree	4%	7%	25%	21%	11%
Disagree	4%	4%	4%	4%	4%
Strongly Disagree	11%	7%	11%	11%	7%
Don't Know	0%	0%	4%	4%	4%

7. Question 8 - Final Comments

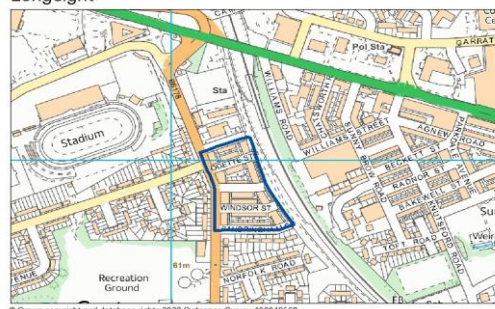
Area 1: Additional Comments		7 Responses
Theme	Count	Examples
General Dissagreement	3	"Good landlords will leave if an extra license payment is needed"
General Agreement	2	"It would stop people just hanging around in front of my door"
Anti-Social Behaviour	1	"Had to buy a camera to put outside of flat to prevent drug dealing"
Cost to Residents	1	"We'll be left with landlord's who'll increase rents even more to cover the extra cost"
Extend the Area	1	"I'd like to see landlord licensing across the whole of Levenshulme and Manchester"

Proposals for having licences for privately rented properties in Longsight. Form for Residents and Businesses: Results

1. Total Responses

Total responses		
Resident Responses:	An owner	8
	Living in a home rented from the council or a housing association	1
	Living in a home from a private landlord	9
Business Owner Responses:	A business owner	1
Skipped Question:	-	0
Total Respondents:		19

Proposed area of selective licensing:
Longsight



Respondent Area	Live in the area shown on the map?	Live near the area shown on the map?	Own a business in, or near, the area shown on the map?	Total:
Longsight	16	2	1	19

2. Question 3 - Do you think the area has any of these issues?

Potential Issue:	Count	Percentage
High levels of crime	12	63%
High levels of antisocial behaviour	11	58%
Problems with rubbish and fly tipping	15	79%
Properties in poor condition	13	68%
Homes that are not energy efficient	9	47%
People are not able to pay their rent due to increases in the cost of living.	10	53%
Overcrowded properties	11	58%
People moving in and out of the area often	11	58%
Poorly managed private rented properties	11	58%

3. Question 4 - In the last three years have you or your immediate family been affected by these issues?

Potential Issue:	Count	Percentage
Poor condition of your property	6	32%
Poor energy efficiency within the home	6	32%
Have struggled to pay rent due to increases in the cost of living	5	26%
Poor condition of neighbouring private rented properties	11	58%
Antisocial behaviour	10	53%
Lack of a suitable bathroom/toilet	0	0%
Overcrowding	4	21%
Problem with the way a landlord or letting agency looks after your property	5	26%
Not being given a tenancy agreement	2	11%
Lack of a suitable kitchen or space to cook food	2	11%

4. Question 5 - Please state if you agree or disagree with the following statements:

Agreement:	The Council should have more control of how private landlords look after their properties and tenants		The Council should introduce licences for private rented properties in the area.	
	Count	Percentage	Count	Percentage
Strongly Agree	12	63%	13	68%
Agree	3	16%	3	16%
Neither Agree nor Disagree	1	5%	0	0%
Disagree	0	0%	0	0%
Strongly Disagree	3	16%	3	16%
Don't Know	0	0%	0	0%

Question 5: Additional Comments		7 Responses
Theme	Count	Example
Expand the Area	2	"All of Longsight should require landlords to have licenses, not just the small selected area"
Cost Passed to Resident	2	"There are not many y houses for rent as it is. This will just make even less available"
General Dissagreement	1	"Looks like council searching reasons to make more money"
General Agreement	1	" Private landlord empty, in need of repair for several years"
Anti-Social Behaviour	1	"Drug dealing an issue as well"
Litter	1	"Only problem council not collecting the rubbish on time"

5. Question 6 - The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Longsight	
	Count	Percentage
Strongly Agree	10	53%
Agree	3	16%
Neither Agree nor Disagree	1	5%
Disagree	0	0%
Strongly Disagree	4	21%
Don't Know	0	0%

Question 6: Additional Comments		8 Responses
Theme	Count	Examples
Expand the Area	4	"Why just this small area and not the whole area"
General Agreement	3	"Issues worst towards Mountbatten Street"
General Dissagreement	1	"Totally disagree. You will cause more problems like you did previously"

6. Question 7 - Do you agree or disagree with the following statements:

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	12	11	10	9	9
Agree	4	5	4	4	7
Neither Agree nor Disagree	0	0	2	2	0
Disagree	0	0	0	0	0
Strongly Disagree	3	3	3	3	3
Don't Know	0	0	0	1	0

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	63%	58%	53%	47%	47%
Agree	21%	26%	21%	21%	37%
Neither Agree nor Disagree	0%	0%	11%	11%	0%
Disagree	0%	0%	0%	0%	0%
Strongly Disagree	16%	16%	16%	16%	16%
Don't Know	0%	0%	0%	5%	0%

7. Question 8 - Final Comments

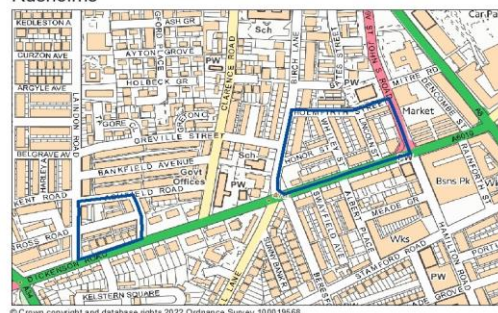
Area 1: Additional Comments		6 Responses
Theme	Count	Examples
General Agreement	3	"Ensure that All communities are aware what is acceptable"
General Disagreement	2	"You will just cause more problems and have less properties available for rent"
Too Expensive	1	"Energy efficiency improvements depends on the property"
Litter	1	" Hopefully it will reduce littering abd fly tipping"

Proposals for having licences for privately rented properties in Rusholme. Form for Residents and Businesses: Results

1. Total Responses

Total responses		
Resident Responses:	An owner	15
	Living in a home rented from the council or a housing association	3
	Living in a home from a private landlord	6
Business Owner Responses:	A business owner	0
Skipped Question:	-	0
Total Respondents:		24

Proposed area of selective licensing:
Rusholme



Respondent Area	Do you: Live in the area shown on the map?	Live near the area shown on the map?	Do you: Own a business in, or near, the area shown on the map?	Total:
Area 1: Laindon Road & Dickenson Road	7	0	0	7
Area 2: Birch Lane	6	0	0	6
Outside of the areas but close by:	11	1	0	12

2. Question 3 - Do you think the area has any of these issues?

Potential Issue:	Area 1: Laindon Road & Dickenson Road	Area 2: Birch Lane
High levels of crime	7	3
High levels of antisocial behaviour	7	6
Problems with rubbish and fly tipping	14	7
Properties in poor condition	7	5
Homes that are not energy efficient	4	1
People are not able to pay their rent due to increases in the cost of living.	2	0
Overcrowded properties	4	5
People moving in and out of the area often	10	4
Poorly managed private rented properties	6	4

Potential Issue:	Area 1: Laindon Road & Dickenson Road	Area 2: Birch Lane
High levels of crime	29%	13%
High levels of antisocial behaviour	29%	25%
Problems with rubbish and fly tipping	58%	29%
Properties in poor condition	29%	21%
Homes that are not energy efficient	17%	4%
People are not able to pay their rent due to increases in the cost of living.	8%	0%
Overcrowded properties	17%	21%
People moving in and out of the area often	42%	17%
Poorly managed private rented properties	25%	17%

3. Question 4 - In the last three years have you or your immediate family been affected by these issues?

Potential Issue:	Count	Percentage
Poor condition of your property	3	13%
Poor energy efficiency within the home	4	17%
Have struggled to pay rent due to increases in the cost of living	2	8%
Poor condition of neighbouring private rented properties	11	46%
Antisocial behaviour	6	25%
Lack of a suitable bathroom/toilet	1	4%
Overcrowding	0	0%
Problem with the way a landlord or letting agency looks after your property	3	13%
Not being given a tenancy agreement	1	4%
Lack of a suitable kitchen or space to cook food	2	8%

4. Question 5 - Please state if you agree or disagree with the following statements:

Agreement:	The Council should have more control of how private landlords look after their properties and tenants		The Council should introduce licences for private rented properties in the area.	
	Count	Percentage	Count	Percentage
Strongly Agree	16	67%	16	67%
Agree	6	25%	4	17%
Neither Agree nor Disagree	1	4%	2	8%
Disagree	1	4%	0	0%
Strongly Disagree	0	0%	2	8%
Don't Know	0	0%	0	0%

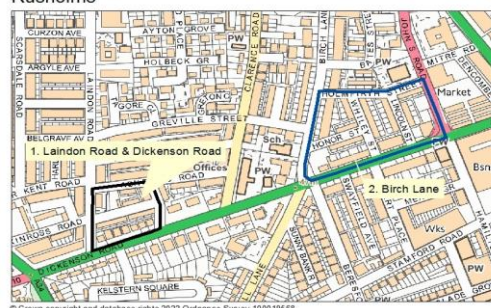
Question 5: Additional Comments		6 Responses
Theme	Count	Example
General Agreement	3	"This isn't just the landlords failure it's a multi level failure as the expense of genuine tenants because of deregulation and the privatisation of the housing sector. More needs to be done"
Litter	2	"Flytipping and rubbish is particularly bad on Greville Street, including fridges, furniture, broken glass and abandoned vehicles"
Transient Community	1	"Students coming and going in the area"
Cost of Living	1	"My rent has increased since September to an extra £160 a month without bills! As a student how am I supposed to live"
Anti-Social Behaviour	1	"Car theft and car crime is an issue in the area"

5. Question 6 - The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Area 1: Laindon Road & Dickenson Road	
	Count	Percentage
Strongly Agree	11	46%
Agree	6	25%
Neither Agree nor Disagree	2	8%
Disagree	0	0%
Strongly Disagree	1	4%
Don't Know	0	0%

Agreement:	Area 2: Birch Lane	
	Count	Percentage
Strongly Agree	14	58%
Agree	3	13%
Neither Agree nor Disagree	2	8%
Disagree	0	0%
Strongly Disagree	1	4%
Don't Know	0	0%

Proposed area of selective licensing: Rusholme



Question 6: Additional Comments		2 Responses
Theme	Count	Examples
Expand the area	2	"And the areas should be expanded"

6. Question 7 - Do you agree or disagree with the following statements:

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	13	10	6	5	7
Agree	9	12	6	13	12
Neither Agree nor Disagree	1	1	9	2	2
Disagree	0	0	0	0	0
Strongly Disagree	1	1	1	1	1
Don't Know	0	0	0	0	0

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	54%	42%	25%	21%	29%
Agree	38%	50%	25%	54%	50%
Neither Agree nor Disagree	4%	4%	38%	8%	8%
Disagree	0%	0%	0%	0%	0%
Strongly Disagree	4%	4%	4%	4%	4%
Don't Know	0%	0%	0%	0%	0%

7. Question 8 - Final Comments

Area 1: Additional Comments		2 Responses
Theme	Count	Examples
Car Theft	1	"Car theft and students are issues here"
Parking	1	"Need to stop people parking on the corners. It is dangerous"

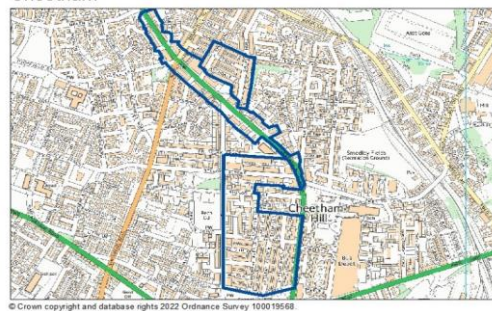
Area 2: Additional Comments		2 Responses
Theme	Count	Examples
Conjestion	1	"Issues at prayer time and at school finish time"
Traffic	1	"It is hard to turn off Dickenson Road"

Proposals for having licences for privately rented properties in Cheetham. Form for Residents and Businesses: Results

1. Total Responses

Total responses		
Resident Responses:	An owner	55
	Living in a home rented from the council or a housing association	17
	Living in a home from a private landlord	46
Business Owner Responses:	A business owner	30
Skipped Question:	-	5
Total Respondents:		153

Proposed area of selective licensing: Cheetham



Respondent Area	Do you: Live in the area shown on the map?	Live near the area shown on the map?	Do you: Own a business in, or near, the area shown on the map?	Total:
Area 1: Esmond Road & Avondale Street	23	4	1	28
Area 2: Flats over shops on Cheetham Hill Road	34	5	23	62
Area 3: Heywood Street	52	8	2	62
Outside of the areas but close by:	12	11	6	29

2. Question 3 - Do you think the area has any of these issues?

Potential Issue:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street
High levels of crime	13	10	27
High levels of antisocial behaviour	16	9	28
Problems with rubbish and fly tipping	23	19	42
Properties in poor condition	18	11	31
Homes that are not energy efficient	8	7	16
People are not able to pay their rent due to increases in the cost of living.	24	29	35
Overcrowded properties	16	12	19
People moving in and out of the area often	15	12	23
Poorly managed private rented properties	19	12	20

Potential Issue:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street
High levels of crime	8%	7%	18%
High levels of antisocial behaviour	10%	6%	18%
Problems with rubbish and fly tipping	15%	12%	27%
Properties in poor condition	12%	7%	20%
Homes that are not energy efficient	5%	5%	10%
People are not able to pay their rent due to increases in the cost of living.	16%	19%	23%
Overcrowded properties	10%	8%	12%
People moving in and out of the area often	10%	8%	15%
Poorly managed private rented properties	12%	8%	13%

3. Question 4 - In the last three years have you or your immediate family been affected by these issues?

Potential Issue:	Count	Percentage
Poor condition of your property	21	14%
Poor energy efficiency within the home	24	16%
Have struggled to pay rent due to increases in the cost of living	46	30%
Poor condition of neighbouring private rented properties	25	16%
Antisocial behaviour	28	18%
Lack of a suitable bathroom/toilet	11	7%
Overcrowding	16	10%
Problem with the way a landlord or letting agency looks after your property	15	10%
Not being given a tenancy agreement	6	4%
Lack of a suitable kitchen or space to cook food	10	7%

4. Question 5 - Please state if you agree or disagree with the following statements:

Agreement:	The Council should have more control of how private landlords look after their properties and tenants		The Council should introduce licences for private rented properties in the area.	
	Count	Percentage	Count	Percentage
Strongly Agree	43	28%	39	25%
Agree	14	9%	15	10%
Neither Agree nor Disagree	10	7%	7	5%
Disagree	9	6%	8	5%
Strongly Disagree	70	46%	74	48%
Don't Know	3	2%	4	3%

Question 5: Additional Comments		17 Responses
Theme	Count	Example
Cost Of Living	6	"This is not required. The community is already struggling with the Cost of Living rises"
General Disagreement	5	"We live majority residential area few rentals that do not need licensing "
General Agreement	5	"Poor conditions, overcrowded, dumping rubbish & nowhere to park for people who live in the areas "
Cost Passed to Residents	4	"Landlord will increase the rent then and I hardly can offered current one "

5. Question 6 - The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Area 1: Esmond Road & Avondale Street	
	Count	Percentage
Strongly Agree	30	20%
Agree	9	6%
Neither Agree nor Disagree	7	5%
Disagree	4	3%
Strongly Disagree	60	39%
Don't Know	7	5%

Agreement:	Area 2: Flats over shops on Cheetham	
	Count	Percentage
Strongly Agree	22	14%
Agree	7	5%
Neither Agree nor Disagree	5	3%
Disagree	1	1%
Strongly Disagree	73	48%
Don't Know	3	2%

Agreement:	Area 3: Heywood Street	
	Count	Percentage
Strongly Agree	30	20%
Agree	9	6%
Neither Agree nor Disagree	6	4%
Disagree	7	5%
Strongly Disagree	62	41%
Don't Know	6	4%

Proposed area of selective licensing:
Cheetham



Question 6: Additional Comments		12 Responses
Theme	Count	Examples
General Disagreement	9	"We don't have an issue" "Nothing wrong with this area" "Dont really know side streets but Cheetham Hill Road is commercial area. Wrong selection"
Litter	3	"Rubbish left is alleyways" "Bins not cleaner, alleyways blocked"
General Agreement	1	"Council should have more control over private landlord "
Landlord Involvement	1	"LL did knock with petition, can't remember if signed or not"

6. Question 7 - Do you agree or disagree with the following statements:

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	39	41	35	34	42
Agree	22	20	18	18	19
Neither Agree nor Disagree	6	9	13	14	6
Disagree	11	6	10	9	6
Strongly Disagree	71	73	72	74	73
Don't Know	1	1	1	1	2

Agreement:	Selective licensing would improve the way landlords or letting agents manage their properties.	Selective licensing would improve the condition of private rented properties.	Selective Licensing would improve energy efficiency of properties	Selective licensing would reduce antisocial and nuisance behaviour.	Selective licensing would improve the area in general
Strongly Agree	25%	27%	23%	22%	27%
Agree	14%	13%	12%	12%	12%
Neither Agree nor Disagree	4%	6%	8%	9%	4%
Disagree	7%	4%	7%	6%	4%
Strongly Disagree	46%	48%	47%	48%	48%
Don't Know	1%	1%	1%	1%	1%

7. Question 8 - Final Comments

Area 1: Additional Comments		7 Responses
Theme	Count	Examples
General Agreement	3	"This is a really good idea, landlord will disagree because they don't care"
General Disagreement	2	"There is nothing wrong with this area! This will drive out investors who want to purchase properties in these areas"
Anti-Social Behaviour	2	"Drug dealers in day and night on corner and surrounding area"
Too Expensive	1	"The price is too high. Why should a landlord be paying per property?"

Area 2: Additional Comments		6 Responses
Theme	Count	Examples
Increase / Change Area	3	"Why only in Cheetham Hill area? Why not whole Manchester?"
Cost Passed to Residents	1	"Fees will increase the rent "
Too Expensive	1	"The price is too high. Why should a landlord be paying per property?"
Anti-Social Behaviour	1	"Noticing anti social behaviour getting worse. Seen knives"

Area 3: Additional Comments		8 Responses
Theme	Count	Examples
General Disagreement	4	"Not required"
General Agreement	2	"Landlords do not care about the conditions of property or how many tenants they have, they never consult residents on issues"
Too Expensive	1	"The price is too high. Why should a landlord be paying per property?"
Anti-Social Behaviour	1	"Feels people come into the area and causes anti social behaviour, would like to see more police"
Cost Passed to Residents	1	"Worried the cost of selective licence would be passed to struggling tenants in increased rents"