

Results of Selective Licensing Public Consultation 2022 – Resident and Business Surveys and Landlords Survey

Longsight – The Royals (170 PRS Properties)

Summary of Results

There was strong support from both residents and businesses (84% agreed or strongly agreed) and landlords (50%, albeit from a small sample) for the Council to introduce licenses for privately rented properties in the area. 68% of residents / businesses and 50% of Landlords agreed or strongly agreed that the specific area that has been proposed is the right area for selective licensing to be introduced. In addition, 84% of residents / businesses and 75% of landlords agreed or strongly agreed that the introduction of selective licensing would improve the condition of privately rented properties in the area.

Both residents / business (79%) and landlords (75%) listed rubbish and fly tipping as the biggest issue in the area. 63% of residents / businesses also listed high levels of crime as an issue. This is in line with local statistics which demonstrates that Matthews Lane has the second highest number of ASB incidents and victim-based crimes (per 100 households) out of the proposed areas. The Royals also had the highest proportion of survey responses during this round of consultation from residents / businesses highlighting issues with property condition (68%), people moving in and out of the area often (58%) and overcrowded properties (58%). These conclusions were echoed in the landlord survey, with 75% of respondents listing properties in poor condition and poorly managed properties as issues in the area.

28 open text comments (21 from resident / businesses and 7 from landlords) were recorded as part of both surveys which flagged up a range of common themes including: general agreement, expansion of the designation area, and general disagreement with the proposed scheme. Most residents used the open text comments to express general agreement with the introduction of the scheme (e.g. “It will hopefully make it a safer and friendly place to live”) while most landlords expressed concern over the expense of the scheme. (e.g. “Control can be gained in other more cost efficient and effective ways”). Landlords were also asked what support or services they think could be given to help with managing their homes to a high standard. 3 landlords responded stating that it was the tenant’s responsibility (2 mentions) or the Council’s responsibility (1 mention).

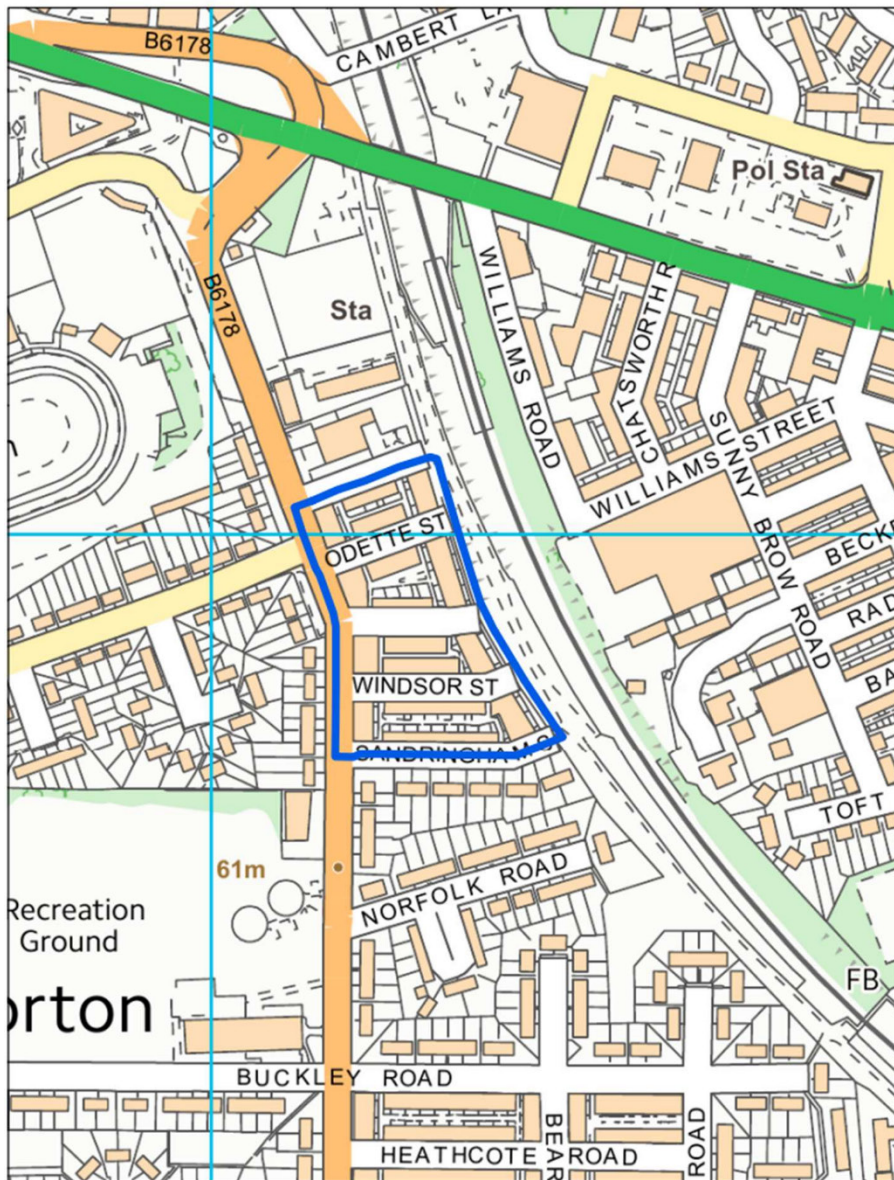
Resident and Business Survey – Raw Data

1. Total Responses

- An owner occupier - 8
- Living in a home rented from the council or a housing association - 1
- Living in a home from a private landlord - 9
- A business owner – 1
- Total - 19

2. Respondent area

Proposed area of selecting licensing
Longsight



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- Live in the area shown on the map - 16
- Live near the area shown on the map - 2
- Own a business in, or near, the area shown on the map - 1
- Total – 19

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

- 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%)

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

- 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%)

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

The Council should have more control of how private landlords look after their properties and tenants:

- Strongly Agree – 12 (63%)
- Agree – 3 (16%)
- Neither Agree nor Disagree – 1 (5%)
- Disagree – 0 (0%)
- Strongly Disagree – 3 (16%)
- Don't Know – 0 (0%)

The Council should introduce licences for private rented properties in the area:

- Strongly Agree – 13 (68%)
- Agree - 3 (16%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 3 (16%)
- Don't Know – 0 (0%)

Additional comments:

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 Disagreement	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"

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

- 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%)

Additional comments:

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 Disagreement	1	"Totally disagree. You will cause more problems like you did previously"

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

Selective licensing would improve the way landlords or letting agents manage their properties:

- Strongly Agree – 12 (63%)
- Agree – 4 (21%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 3 (16%)
- Don't Know – 0 (0%)

Selective licensing would improve the condition of private rented properties:

- Strongly Agree – 11 (58%)
- Agree – 5 (26%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 3 (16%)
- Don't Know – 0 (0%)

Selective Licensing would improve energy efficiency of properties:

- Strongly Agree – 10 (53%)
- Agree – 4 (21%)
- Neither Agree nor Disagree – 2 (11%)
- Disagree – 0 (0%)
- Strongly Disagree – 3 (16%)
- Don't Know – 0 (0%)

Selective Licensing would reduce antisocial and nuisance behaviour:

- Strongly Agree – 9 (47%)

- Agree – 4 (21%)
- Neither Agree nor Disagree – 2 (11%)
- Disagree – 0 (0%)
- Strongly Disagree – 3 (16%)
- Don't Know – 1 (5%)

Selective Licensing would improve the area in general:

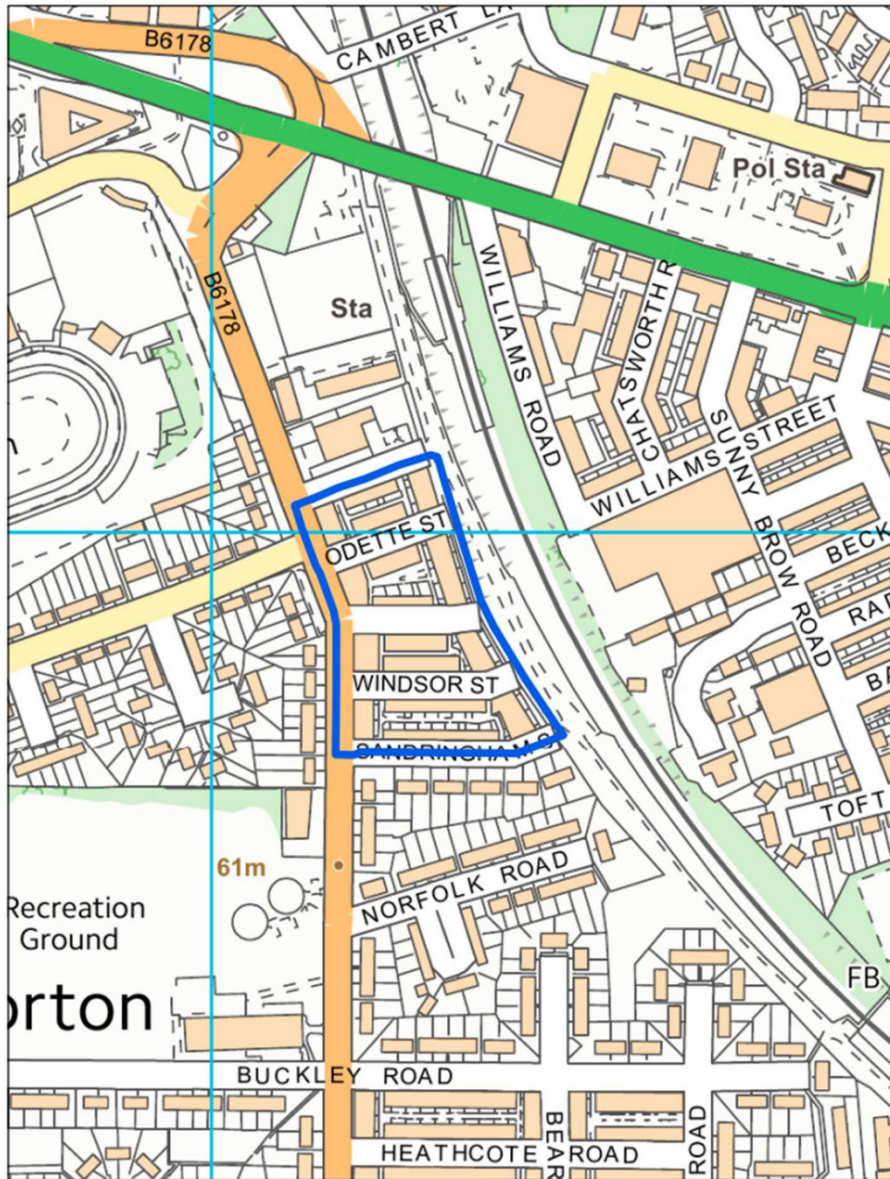
- Strongly Agree – 9 (47%)
- Agree – 7 (37%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 3 (16%)
- Don't Know – 0 (0%)

8. Final comments:

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"

Landlord Survey – Raw Data:

Proposed area of selecting licensing
Longsight



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1. Total Responses

- A landlord of properties in the area shown on the map – 2
- A landlord of properties near the area shown on the map – 2
- An estate, managing or letting agent of properties in the area shown on the map - 0

How many properties do you have?

- Own Houses - 3
- Manage/ Let Houses – 1

- Total Houses – 2

2. Do you think the area has any of the following issues?

- High levels of crime - 1 (25%)
- High levels of antisocial behaviour – 2 (50%)
- Problems with rubbish and fly tipping – 3 (75%)
- Properties in poor condition – 3 (75%)
- Properties that are not energy efficient – 2 (50%)
- Overcrowded properties – 1 (25%)
- People moving in and out of the area often – 0 (0%)
- Poorly managed private rented properties – 3 (75%)

Other potential Issues:

Theme	Count	Example
Council responsibility	1	"Unclean roads"

3. Have your properties been affected by these issues in the last three years?

- Antisocial behaviour - 1 (25%)
- Problems finding tenants – 0 (0%)
- Problems getting references – 0 (0%)
- Residents who are struggling to pay rent due to increases in the cost of living – 1 (25%)
- Rent arrears – 0 (0%)
- Overcrowding – 1 (25%)

4. The Council should have more control of how private landlords look after their properties and tenants

- Strongly agree - 2 (50%)
- Agree – 1 (25%)
- Neither Agree nor Disagree – 1 (25%)
- Disagree – 0 (0%)
- Strongly Disagree – 0 (0%)

5. The Council should introduce licenses for private rented properties in the area

- Strongly Agree – 2 (50%)
- Agree – 0
- Neither Agree nor Disagree – 0

- Disagree – 1 (25%)
- Strongly Disagree – 1 (25%)

Additional comments

Theme	Count	Example
Expense	1	"Control can be gained in other more cost efficient and effective ways"
General Agreement	1	"I am a landlord at Ash Grove Longsight, which is outside of the proposed area. I wish you could do this in our area"

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

- Strongly Agree - 2 (50%)
- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 1 (25%)
- Strongly Disagree – 1 (25%)
- Don't Know - 0

Additional comments

Theme	Count	Example
General Disagreement	1	"No area should have it without some evidence licencing achieves its aims"
Wrong Area	1	"It should be extended"

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

Theme	Count	Example
Tenant Responsibility	2	"LL doesn't need help from Council as LL works with tenants to resolve issues"
Council Responsibility	1	"I do think its a case of enforcement rather than support"

8. Do you agree or disagree that having licences would improve:

The way landlords or letting agents manage their tenants?

- Strongly Agree – 2 (50%)

- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 1 (25%)
- Strongly Disagree – 1 (25%)

The condition of private rented properties?

- Strongly Agree – 1 (25%)
- Agree – 2 (50%)
- Neither Agree nor Disagree – 1 (25%)
- Disagree – 0 (0%)
- Strongly Disagree – 0 (0%)

Energy efficiency of properties?

- Strongly Agree – 0 (0%)
- Agree – 1 (25%)
- Neither Agree nor Disagree – 2 (50%)
- Disagree – 0 (0%)
- Strongly Disagree – 1 (25%)

Antisocial behaviour or nuisance?

- Strongly Agree – 1 (25%)
- Agree – 1 (25%)
- Neither Agree nor Disagree – 2 (50%)
- Disagree – 0 (0%)
- Strongly Disagree – 0 (0%)

The area in general?

- Strongly Agree – 0 (0%)
- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 0 (0%)

9. Final comments:

Theme	Count	Example
Expense	2	"Money making scheme that doesnt benefit the area at all"
General Disagreement	1	"Difficult to answer as LL has a long term tenant and doesn't experience any major issues with the tenant"

