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

Rusholme – Laindon / Dickenson Road (38 PRS Properties) and Birch Lane (70 PRS Properties)

Summary of Results

Whilst 84% of residents and business respondents agreed or strongly agreed that the Council should introduce licenses for privately rented properties in the proposed areas in Rusholme, no landlord who responded to the consultation was supportive of introducing SL in either area in Rusholme. 71% of residents / businesses who responded to the survey felt that both Laindon / Dickenson Road and Birch Lane were the right areas for Selective Licensing to be introduced.

Residents / businesses and landlords across Rusholme listed rubbish and fly tipping as the biggest issue. The problem seems to be most acute for residents / businesses in Laindon Road / Dickenson Road where 58% of respondents highlighted it as an issue compared to 29% in Birch Lane. Beyond rubbish and fly-tipping residents and businesses were most concerned about people moving in and out of the area around Laindon Road / Dickenson Road (42% of respondents). Both residents and business and landlords were also concerned about high levels of ASB around Birch Lane.

13 open text comments were recorded (8 from resident / businesses and 5 from landlords) as part of both surveys which flagged up a range of common themes including: general agreement, expense, the potential for expansion of the designation area, and litter. Most residents / businesses used the open text comments to express general agreement with the introduction of the scheme (e.g. "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", while most landlords expressed concern over the expense of the scheme (e.g. ""Don't charge fees to good law abiding landlords until you get the rogue landlords properties up to the required condition. Only then charge as we have spent my life my time and my saving to bring property up to date").

Landlords were also asked what support or services they think could be given to help with managing their homes to a high standard. 4 landlords responded, and three of them identified the following support as potentially being helpful
- Police responsibility
- Information and Education
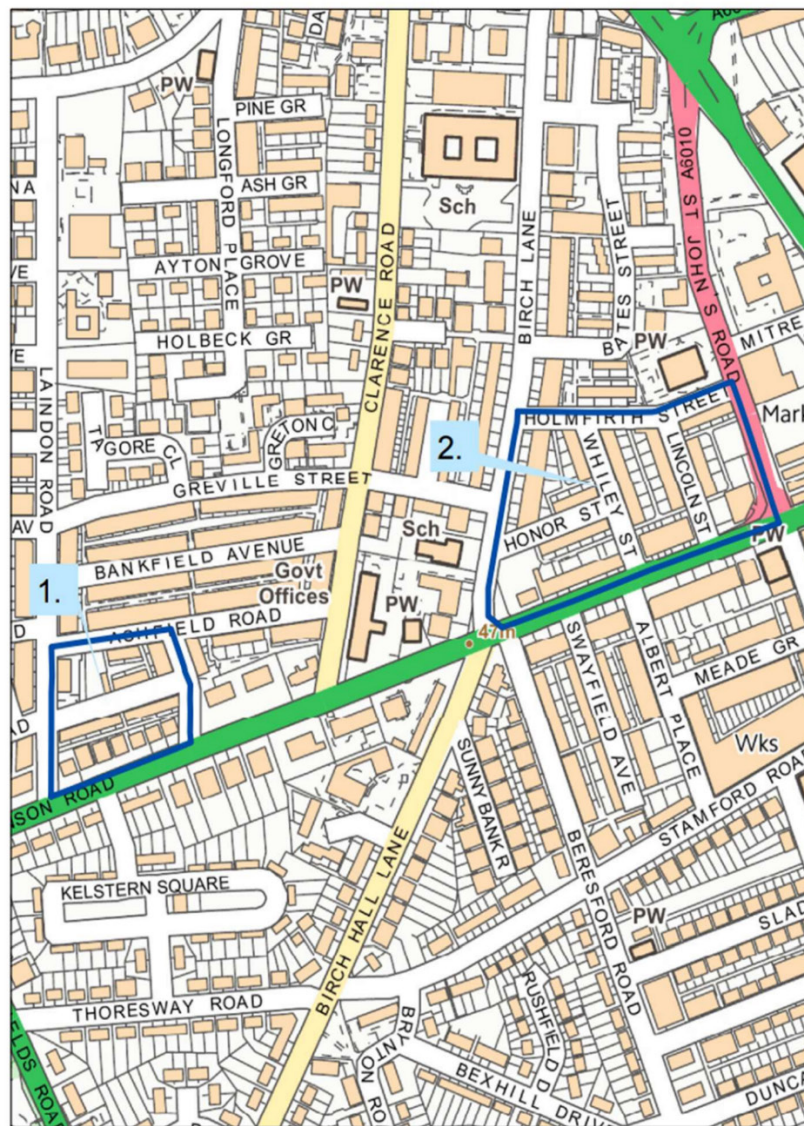- Council responsibility

Resident and Business Survey – Raw Data

1. Total Responses

- An owner occupier - 15
- Living in a home rented from the council or a housing association - 3
- Living in a home from a private landlord - 6
- A business owner – 0
- Total - 24

2. Respondent area

Proposed area of selective licensing: Rusholme

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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?
Area 1: Laindon Road and Dickenson Road	7	0	0
Area 2: Birch Lane	6	0	0
Outside of the areas but close by:	11	1	0

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

Potential Issue:	Area 1: Laindon Road and 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 and 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%

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

- 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%)

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 – 16 (67%)
- Agree – 6 (25%)
- Neither Agree nor Disagree – 1 (4%)
- Disagree – 1 (4%)
- Strongly Disagree – 0 (0%)
- Don't Know – 0 (0%)

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

- Strongly Agree – 16 (67%)
- Agree – 4 (17%)
- Neither Agree nor Disagree – 2 (8%)
- Disagree – 0 (0%)
- Strongly Disagree – 2 (8%)
- Don't Know – 0 (0%)

Additional comments:

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"

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

Area 1: Laindon Road and Dickenson Road

- 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%)

Area 2: Birch Lane

- 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%)

Additional comments:

Theme	Count	Examples
Expand the area	2	"And the areas should be expanded"

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 – 13 (54%)
- Agree - 9 (38%)
- Neither Agree nor Disagree – 1 (4%)
- Disagree – 0 (0%)
- Strongly Disagree – 1 (4%)
- Don't Know – 0 (0%)

Selective licensing would improve the condition of private rented properties:

- Strongly Agree – 10 (42%)
- Agree – 12 (50%)
- Neither Agree nor Disagree – 1 (4%)
- Disagree – 0 (0%)
- Strongly Disagree – 1 (4%)
- Don't Know – 0 (0%)

Selective Licensing would improve energy efficiency of properties:

- Strongly Agree – 6 (25%)
- Agree - 6 (25%)
- Neither Agree nor Disagree - 9 (38%)
- Disagree - 0 (0%)
- Strongly Disagree - 1 (4%)
- Don't Know - 0 (0%)

Selective Licensing would reduce antisocial and nuisance behaviour:

- Strongly Agree – 5 (21%)
- Agree – 13 (54%)
- Neither Agree nor Disagree – 2 (8%)
- Disagree – 0 (0%)
- Strongly Disagree – 1 (4%)
- Don't Know- 0 (0%)

Selective Licensing would improve the area in general:

- Strongly Agree – 7 (29%)
- Agree – 12 (50%)
- Neither Agree nor Disagree – 2 (8%)
- Disagree – 0 (0%)
- Strongly Disagree – 1 (4%)
- Don't Know – 0 (0%)

8. Final comments:

Area 1: Laindon Road and Dickenson Road

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: Birch Lane

Theme	Count	Examples
Congestion	1	"Issues at prayer time and at school finish time"
Traffic	1	"It is hard to turn off Dickenson Road"

Landlord Survey – Raw Data:

Proposed area of selective licensing: Rusholme

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1. Total Responses

Are you:	Area 1: Laindon Road and Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
A landlord of properties in the areas shown on the map?	0	2	3
A landlord of properties near the areas shown on the map?	0	1	4

An estate, managing or letting agent of properties in the areas?	1	0	0
An estate, managing or letting agent of properties near the areas shown on the map?	1	0	0

How many properties do you have?

How many properties do you have?	Area 1: Laindon Road and Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
Own Houses	1	2	2
Manage/ Let Houses	2	1	3
Total Houses	1	1	3

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

Potential Issue:	Area 1: Laindon Road and Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
High levels of crime	0	0	5
High levels of antisocial behaviour	0	1	5
Problems with rubbish and fly tipping	1	1	4
Properties in poor condition	0	0	5
Properties that are not energy efficient	1	1	4
Overcrowded properties	0	0	5
People moving in and out of the area often	0	0	2
Poorly managed private rented properties	0	0	5

Potential Issue:	Area 1: Laindon Road and Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
High levels of crime	0%	0%	71%
High levels of antisocial behaviour	0%	14%	71%
Problems with rubbish and fly tipping	14%	14%	57%
Properties in poor condition	0%	0%	71%
Properties that are not energy efficient	14%	14%	57%
Overcrowded properties	0%	0%	71%
People moving in and out of the area often	0%	0%	29%
Poorly managed private rented properties	0%	0%	71%

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

Potential Issue:	Area 1: Laindon Road and Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
Antisocial behaviour	0	0	5
Problems finding tenants	0	0	6
Problems getting references	0	0	5
Residents who are struggling to pay rent due to increases in the cost of living	0	0	5
Rent arrears	0	0	6
Overcrowding	0	0	5

Potential Issue:	Area 1: Laindon Road and Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
Antisocial behaviour	0%	0%	71%
Problems finding tenants	0%	0%	86%
Problems getting references	0%	0%	71%
Residents who are struggling to pay rent due to increases in the cost of living	0%	0%	71%
Rent arrears	0%	0%	86%
Overcrowding	0%	0%	71%

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

- Strongly Agree – 0 (0%)
- Agree - 0 (0%)
- Neither Agree nor Disagree – 1 (14%)
- Disagree – 0 (0%)
- Strongly Disagree – 6 (86%)
- Don't Know – 0 (0%)

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

Area 1: Laindon Road and Dickenson Road

- Strongly Agree – 0 (0%)
- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 6 (86%)
- Don't Know – 0 (0%)

Area 2: Birch Lane

- Strongly Agree – 0 (0%)
- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 1 (14%)

- Strongly Disagree – 5 (71%)
- Don't Know – 0 (0%)

Additional comments

Theme	Count	Example
Expense	2	"This licensing scheme is another example of regulation which will lead to fewer properties available for rent. Where are the people who need to rent (and who realistically cannot afford even a £140k basic Manchester property) going to live then?"
Council responsibility	1	"The council has powers where landlords do not properly maintain a property"

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

Area 1: Laindon Road and Dickenson Road

- Strongly Agree – 0 (0%)
- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 6 (86%)
- Don't Know – 0 (0%)

Area 2: Birch Lane

- Strongly Agree – 0 (0%)
- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 0 (0%)
- Strongly Disagree – 7 (100%)
- Don't Know – 0 (0%)

Additional comments

Theme	Count	Example
Expense	1	"selective license for properties/landlord not up to date. Not for all area to make money"
General disagreement	1	"Licensing is not the way forward to improve the private rented sector. It will just contribute to fewer available properties"

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
Police responsibility	1	"Law is strict enough"
Information and Education	1	"Training of how to manage effectively the houses"
Council responsibility	1	" Existing legislation Is adequate or could be modified if necessary"
General disagreement	1	"Less government regulation. The invisible hand of the market will then allow tenants more choice and drive standards up"

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

The way landlords or letting agents manage their tenants?

- Strongly Agree – 0 (0%)
- Agree - 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 2 (29%)
- Strongly Disagree – 5 (71%)

The condition of private rented properties?

- Strongly Agree – 0 (0%)
- Agree - 1 (14%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 2 (29%)
- Strongly Disagree – 4 (57%)

Energy efficiency of properties?

- Strongly Agree – 0 (0%)
- Agree - 0 (0%)
- Neither Agree nor Disagree – 1 (14%)
- Disagree – 3 (43%)
- Strongly Disagree – 3 (43%)

Antisocial behaviour or nuisance?

- Strongly Agree – 0 (0%)
- Agree - 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 3 (43%)
- Strongly Disagree – 4 (57%)

9. Final comments:

Area 1: Laindon Road and Dickenson Road

Theme	Count	Example
Transient population	1	"The main issues in the area have to do with the ex prisoners center in the area and not local residents"

Area 2: Birch Lane

Theme	Count	Example
Expense	1	"Don't charge fees to good law abiding landlords until you get the rogue landlords properties up to the required condition.only then charge as we have spent my life my time and my saving to bring property up to date"