

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

Levenshulme – Matthews Lane (170 PRS Properties)

Summary of Results

The area with the second lowest levels of support for SL indicated in the resident and business survey (after Cheetham) is Matthews Lane in Levenshulme. However, 79% of residents and business respondents still fundamentally agreed with the introduction of SL in Matthews Lane – a significant level of support. Landlords were far less likely to back the introduction of SL, with only 6% agreeing with the suggested introduction of SL in Matthews Lane. 57% of residents and 0% of landlords agreed or strongly agreed that the specific area that has been proposed is the right area for selective licensing to be introduced. Finally, 79% of residents and business respondents and 6% of landlord respondents agreed or strongly agreed that the introduction of selective licensing would improve the condition of privately rented properties in the area.

Residents and businesses (71%) and landlords (50%) both listed rubbish and fly tipping as the area's main issue. In addition, 61% of resident / business respondents identified poorly managed properties as an issue, the highest survey outcome out of all the areas considered during this consultation. The most significant concern for residents and business was linked to the cost-of-living crisis, with 54% of residents / businesses stating people are not able to pay their rent due to rising costs. Linked to this, it is relevant to note that half of the privately rented households in the Matthews Lane are in receipt of Universal Credit or Housing Benefit.

50 open text comments were recorded as part of the survey (mostly from landlords – 31) which flagged up a range of common themes from both residents and landlords including: general disagreement, expense, and disagreement with the designation area. Both residents and businesses (8 comments) and landlords (12 comments) used the open text box to express general disagreement with the scheme – for example ““Good landlords will leave if an extra license payment is needed. We'll be left with landlord's who'll increase rents even more to cover the extra cost” (resident) and “The landlords who don't look after their tenants should be targeted. What is the point of paying 800 pounds? What is the landlord getting from this? And how is the tenant benefitting from this.” However, its relevant to note that comparable number of resident and business comments (8 in total) also related to agreeing with the introduction of SL (e.g., “Strongly agree there needs to be a change in the conditions of private properties and overcrowding issue”) or advocating that the area is expanded (e.g., “The area highlighted should have licensing. Also, the larger surrounding area should be included”).

Landlords were also asked what support or services they think could be given to help with managing their homes to a high standard. 11 landlords responded and the top 3 suggestions were:

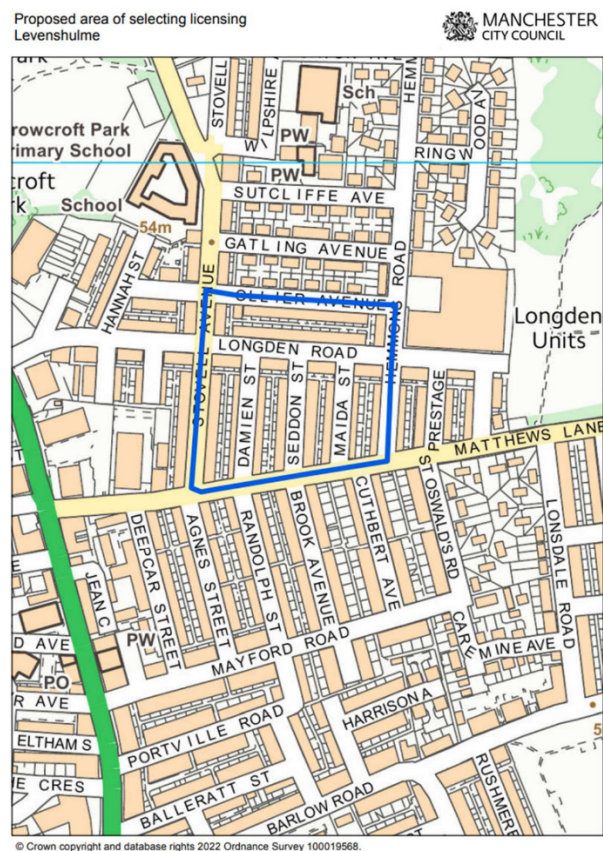
- Better information and Communication (4 mentions)
- Expense (3 mentions)
- Council Responsibility (3 mentions)

Resident and Business Survey – Raw Data

1. Total Responses

- An owner occupier - 14
- Living in a home rented from the council or a housing association - 4
- Living in a home from a private landlord - 9
- A business owner – 0
- Skipped question – 0
- Total responses - 28

2. Respondent area



- Live in the area shown on the map – 7

- Live near the area shown on the map – 21
- Own a business in, or near, the area shown on the map – 0
- Total - 28

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

- 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%)

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

- 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%)

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 – 19 (68%)
- Agree – 3 (11%)
- Neither Agree nor Disagree – 2 (7%)
- Disagree – 2 (7%)
- Strongly Disagree – 1 (4%)
- Don't Know – 0 (0%)

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

- Strongly Agree – 17 (61%)
- Agree – 5 (18%)
- Neither Agree nor Disagree – 2 (7%)
- Disagree – 1 (4%)
- Strongly Disagree – 2 (7%)
- Don't Know – 0 (0%)

Additional comments:

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"

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

- 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%)

Additional comments:

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"

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 – 15 (54%)
- Agree – 7 (25%)
- Neither Agree nor Disagree – 1 (4%)
- Disagree – 1 (4%)
- Strongly Disagree – 3 (11%)
- Don't Know – 0 (0%)

Selective licensing would improve the condition of private rented properties:

- Strongly Agree – 15 (54%)
- Agree – 7 (25%)
- Neither Agree nor Disagree – 2 (7%)
- Disagree – 1 (4%)
- Strongly Disagree – 2 (7%)
- Don't Know – 0 (0%)

Selective Licensing would improve energy efficiency of properties:

- Strongly Agree – 10 (36%)
- Agree – 5 (18%)
- Neither Agree nor Disagree – 7 (25%)
- Disagree – 1 (4%)
- Strongly Disagree – 3 (11%)
- Don't Know – 1 (4%)

Selective Licensing would reduce antisocial and nuisance behaviour:

- Strongly Agree – 12 (43%)
- Agree – 4 (14%)
- Neither Agree nor Disagree – 6 (21%)
- Disagree – 1 (4%)
- Strongly Disagree – 3 (11%)

- Don't Know – 1 (4%)

Selective Licensing would improve the area in general:

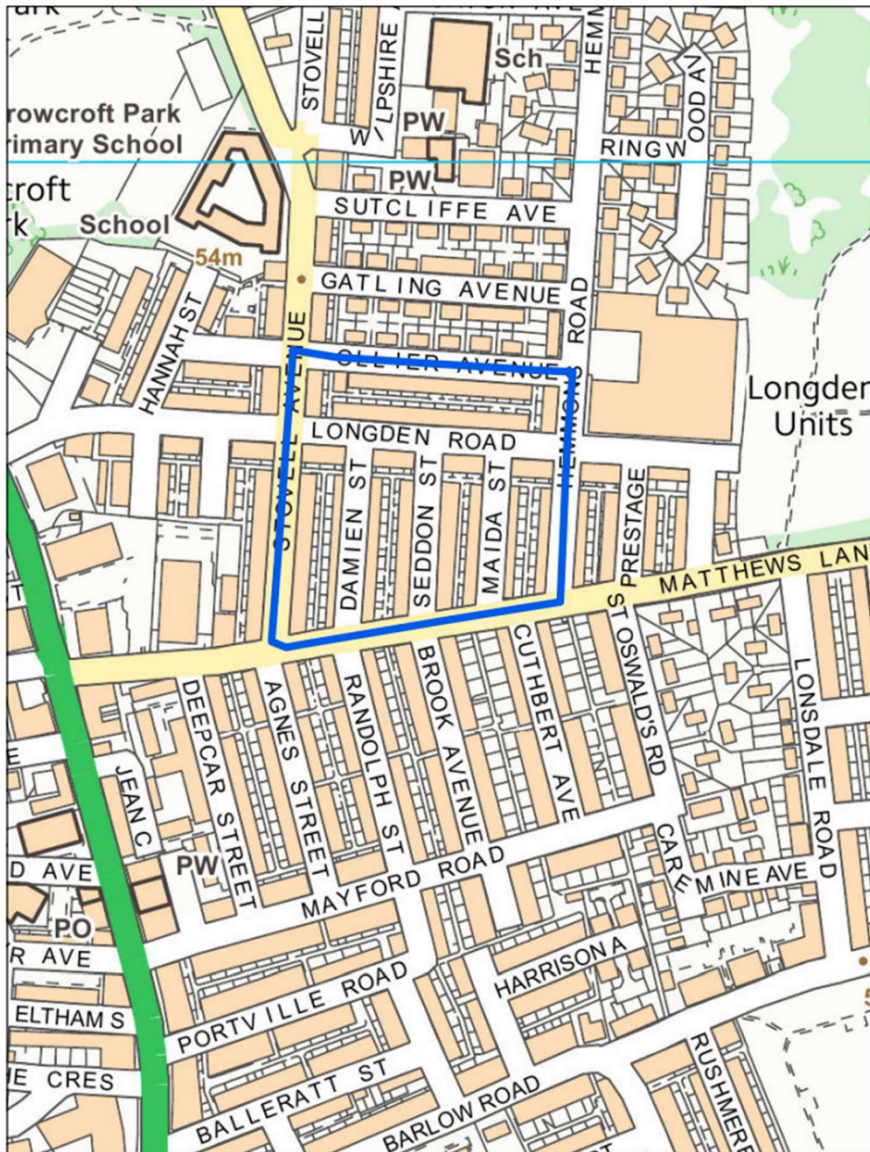
- Strongly Agree – 13 (46%)
- Agree – 7 (25%)
- Neither Agree nor Disagree – 3 (11%)
- Disagree – 1 (4%)
- Strongly Disagree – 2 (7%)
- Don't Know – 1 (4%)

8. Final comments:

Theme	Count	Examples
General Disagreement	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 step"
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"

Landlord Survey – Raw Data:

Proposed area of selecting licensing
Levenshulme



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1. Total Responses

- A landlord of properties in the area shown on the map - 14
- A landlord of properties near the area shown on the map - 1
- An estate, managing or letting agent of properties in the area shown on the map - 1

How many properties do you have?

- Own Houses – 16
- Manage/ Let Houses - 8

- Total Houses – 9

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

- High levels of crime - 0 (0%)
- High levels of antisocial behaviour – 3 (19%)
- Problems with rubbish and fly tipping – 8 (50%)
- Properties in poor condition – 1 (6%)
- Properties that are not energy efficient – 1 (6%)
- Overcrowded properties – 2 (13%)
- People moving in and out of the area often – 1 (6%)
- Poorly managed private rented properties – 1 (6%)

Other potential Issues:

- Council Responsibility – 1 (e.g. "Rubbish/ Environmental")

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

- Antisocial behaviour – 2 (13%)
- Problems finding tenants – 0 (0%)
- Problems getting references – 1 (6%)
- Residents who are struggling to pay rent due to increases in the cost of living – 1 (6%)
- Rent arrears – 0 (0%)
- Overcrowding – 0 (0%)

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

- Strongly agree – 1 (6%)
- Agree – 2 (13%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 5 (31%)
- Strongly Disagree – 7 (44%)

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

- Strongly Agree - 1 (6%)
- Agree – 0 (0%)
- Neither Agree nor Disagree – 0 (0%)
- Disagree – 1 (6%)
- Strongly Disagree – 14 (88%)

Additional comments:

Theme	Count	Example
General Disagreement	5	"Show me evidence that licencing improves standards"
Expense	5	"Totally pointless and a money making scam but the Council"
Information and Communication	2	"There should be more transparency in dialogue to reduce the problems which arise for the need of licenses for landlords"
General Agreement	1	"Although an added expense for me, it can only be good for the wellbeing of the area"

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

- Strongly Agree - 0 (0%)
- Agree - 0 (0%)
- Neither Agree nor Disagree - 2 (13%)
- Disagree - 2 (13%)
- Strongly Disagree - 12 (75)
- Don't Know - 0 (0%)

Additional comments

Theme	Count	Example
Wrong Area	6	"No area is right. the licencing makes no difference whatsoever"
General Disagreement	2	"No need as council already has powers"
Expense	1	"I don't believe there will be a change and infact this is just money making scheme for them"

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
Information and Communication	4	"Education/ more interaction with authorities without added fees"
Expense	3	"Grants should be made available"

Council Responsibility	3	"An annual inspection by the Council which should not be charged at 800 pounds but a much less fee which is justifiable and affordable"
General Agreement	1	"Landlord don't want to pay to be told how to or what they should be doing. Bad landlords should be fine"

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

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The way landlords or letting agents manage their tenants?	0	1	2	4	9
The condition of private rented properties?	0	1	3	4	7
Energy efficiency of properties?	0	2	2	5	7
Antisocial behaviour or nuisance?	0	1	2	5	8
The area in general?	0	0	0	0	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The way landlords or letting agents manage their tenants?	0%	6%	13%	25%	56%
The condition of private rented properties?	0%	6%	19%	25%	44%
Energy efficiency of properties?	0%	13%	13%	31%	44%
Antisocial behaviour or nuisance?	0%	6%	13%	31%	50%

9. Final comments:

Theme	Count	Example
General Disagreement	5	"Anti social behaviour will continue to an issue regardless of licenses"
Expense	5	"Any fees charge to landlords are passed on to tenants"

Council Responsibility	3	"An annual inspection by the Council should be done but totally disagree with amount of fee being charged and the area that is being targeted"
Information and Communication	2	"Landlords who do not comply with needs of their tenants should be assisted with a scheme to support them to comply with managing their properties"
General Agreement	1	"I am an electrician and have one rental which runs nicely. I am horrified by some of the properties i sometimes have to visit"