



## **Economy Scrutiny Committee**

Date: Thursday, 9 March 2023

Time: 2.00 pm

Venue: Council Antechamber, Level 2, Town Hall Extension

This is a **Supplementary Agenda** containing additional information about the business of the meeting that was not available when the agenda was published

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## **Membership of the Economy Scrutiny Committee**

**Councillors** - Johns (Chair), Good, Moran, Noor, Raikes, I Robinson, Shilton Godwin and Taylor

## Supplementary Agenda

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8. **Selective Licensing - Results of Public Consultation (2022)** 3 - 90  
Report of the Strategic Director – Growth and Development.

This report provides the committee with an evaluation of the recent public consultation undertaken in areas within Moss Side, Levenshulme, Longsight, Cheetham and Rusholme to establish whether the designation of a Selective Licensing scheme is required in these areas.

## Further Information

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For help, advice and information about this meeting please contact the Committee Officer:

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This supplementary agenda was issued on **Tuesday, 7 March 2023** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension (Library Walk Elevation), Manchester, M60 2LA

**Manchester City Council  
Report for Information**

**Report to:** Economy Scrutiny Committee – 9 March 2023

**Subject:** Selective Licensing – Results of Public Consultation (2022)

**Report of:** Strategic Director, Growth & Development

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### Summary

This report provides the Committee with an evaluation of the recent public consultation undertaken in areas within Moss Side, Levenshulme, Longsight, Cheetham and Rusholme to establish whether the designation of a Selective Licensing scheme is required in these areas.

### Recommendations

The Committee is recommended to:

1. Comment on the consultation findings for the introduction of selective licensing for privately rented properties in the identified areas of Moss Side: Claremont Road / Great Western St (Moss Side & Whalley Range), Matthews Lane (Levenshulme), The Royals (Longsight), Birch Lane (Rusholme), Laindon / Dickenson (Rusholme), Esmond / Avondale (Cheetham), Heywood St / Cheetham Hill Road (Cheetham) and Flats Over Shops (Cheetham).
  2. Note the 5 areas detailed in Maps 1 to 4 (Appendix 1) for designation in May, together with the licence conditions (Appendix 5) under the Housing Act 2004 Part 3 Selective Licensing:
    - Moss Side: Claremont Road / Great Western St
    - Levenshulme: Matthews Lane
    - Longsight: The Royals
    - Rusholme: Birch Lane
    - Rusholme: Laindon / Dickenson
  3. Note the decision to bring forward the three Cheetham areas (Areas 1, 2 & 3, Map 5 – Appendix 1) under the Housing Act 2004 Part 3 Selective Licensing in a future phase of the roll out of Selective Licensing in the city, subject to a further round of public consultation:
    - Heywood St / Cheetham Hill Road
    - Flats Over Shops
    - Esmond / Avondale
  4. Note that, following the decision to introduce a Selective Licensing scheme, a statutory public notification period of three months is required prior to the implementation of the scheme.
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**Wards Affected:**

Cheetham, Levenshulme, Longsight, Moss Side, Rusholme and Whalley Range

**Environmental Impact Assessment** - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

Selective Licensing (SL) provides an opportunity to target resources on identifying and tackling energy efficiency within rented properties, The Energy Performance ratings are required as part of the SL application process and properties found to be without an EPC or a rating below E are then subject to enforcement.

**Equality, Diversity and Inclusion** - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

An Equality Impact Assessment was previously carried out when the areas for this phase of the selective licensing roll out were identified. This indicated broadly positive outcomes on protected or disadvantaged groups and set out actions to address any potential adverse impacts.

<b>Manchester Strategy outcomes</b>	<b>Summary of how this report aligns to the OMS/Contribution to the Strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Good quality and well managed private rented homes will contribute to the sustainability of neighbourhoods, ensuring residents have a settled and stable platform to contribute and thrive.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Improving the city's private rented housing offer helps to attract and retain talent.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Increasing the supply of good quality affordable homes for private rent will provide the opportunity for Manchester residents to access quality accommodation in neighbourhoods where people are happier to settle for a longer period of time.
A liveable and low carbon city: a destination of choice to live, visit, work	The right mix of quality, energy efficient housing in the private rented sector is needed to support growth, meet carbon reduction targets, and ensure that our growing population can live and work in the city and enjoy a good quality of life.
A connected city: world class infrastructure and connectivity to drive growth	A balanced housing offer plays an important part within a well-connected city and its neighbourhoods. Improving housing available to rent helps to create neighbourhoods where residents will choose to live and where their housing needs are met.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

### **Financial Consequences – Revenue**

The initial required budget for the consultation process and administration of the scheme is £110,000 in total for the 8 areas. It is intended that the costs in relation to the administration, management and licence processing of the schemes will be fully recovered via the licence fee subject to the schemes proceeding. If the designation of any of the areas does not go ahead some of these costs will need to be funded by the Council.

### **Financial Consequences – Capital**

There are no direct capital consequences to the Council arising from this report.

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**Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the contact officers above.

- Manchester Housing Strategy 2022 - 2032
- Manchester Private Rented Sector Strategy 2020 - 2025
- Build Back Fairer in Greater Manchester: Health, Equity and Dignified Lives (Marmot Review), June 2021
- Build Back Fairer – Covid-19 Marmot Review: Housing, Unemployment and Transport - Economy Scrutiny Committee, 14<sup>th</sup> October 2021
- Extension to Selective Licensing Schemes – Public Consultation – Neighbourhood and Environment Scrutiny Committee, 2<sup>nd</sup> September 2020 & Executive, 9<sup>th</sup> September 2020
- Selective Licensing – Results of Public Consultation, Economy Scrutiny Committee – 9 December 2021

## **1.0 Introduction**

- 1.1 This report provides the Committee with an evaluation of the recent public consultation undertaken in areas within Moss Side, Levenshulme, Longsight, Cheetham and Rusholme to establish whether the designation of a Selective Licensing scheme is required in these areas.

## **2.0 Background**

- 2.1 Whilst housing conditions have generally improved over the past 20 years, we know that examples of poor quality persist – with marked concentrations in parts of the Private Rented Sector (PRS) across the city. The PRS has also grown significantly during that period and is now the dominant tenure in Manchester, accounting for 38% of the total housing in the city (c.90,000 homes).
- 2.2 Following the pandemic, Sir Michael Marmot’s Build Back Fairer in Greater Manchester: Health, Equity and Dignified Lives review in June 2022 concurred that housing conditions in the PRS in GM had deteriorated before the pandemic and that poor quality and overcrowded housing is harmful to health and widens health inequalities. This is particularly linked to the longer-term health consequences of living in unsafe, damp, mouldy properties with poor thermal comfort. The review also concluded that, in the aftermath of the pandemic, it is likely that the quality of some poorly managed private rented sector houses will continue to deteriorate.
- 2.3 A key element of our response to these challenges is set out in the city’s Private Rented Sector Strategy (2020-25) which directs Council resources on improving property and management conditions in the PRS, with emphasis on the poorest quality properties. The new Housing Strategy (2022-2032) reaffirms our commitment to “improve the safety, quality & management of private rented sector homes”. Both strategies identify continuing to roll out a programme of Selective Licensing (SL) as a key tool in delivering on our ambitions to improve the safety, quality and management of the PRS.

## **2.2 Selective Licensing**

- 2.3 The Housing Act 2004 gives the Council the power to introduce SL of privately rented homes within a designated area, to improve the management and condition of these properties to ensure they have a positive impact on the neighbourhood. SL is an additional intervention introduced to target the most challenging areas focusing on neighbourhoods which face the most acute problems with poor property condition, management, crime and anti-social behaviour (ASB). There are just over 2,000 private rented properties currently encompassed in SL across 6 live schemes in the city – albeit with the two remaining pilot schemes set to finish shortly in April.

2.4 For a SL designation to be considered within an area, it must first have a high proportion of properties in the private rented sector. The area must also be experiencing issues that may be affecting the local neighbourhood including one or more of the following conditions:

- Low housing demand (or is likely to become such an area) and the outcome of the scheme will contribute to the improvement of the social or economic condition of that particular area.
- A significant and persistent problem caused by anti-social behaviour<sup>1</sup>. The outcome of the scheme should be a reduction in, or elimination, of antisocial behaviour (caused by tenants in the private sector) in the designated area.
- High levels of migration. The outcome of the designation should be to preserve or improve the economic or social conditions of the area during the lifetime of the designation and ensure that a proper standard of management of privately rented property is maintained and that properties do not become overcrowded.
- Poor property conditions. The outcome of the designation should be a general improvement in property conditions in the designated area within the lifetime of the designation.
- High level of deprivation. The outcome of the designation should be (together with other measures) a reduction of the problems with housing in the private rented sector contributing to the high level of deprivation.
- High levels of crime. The outcome of the designation (together with the other measures) should lead to a reduction in crime in the area.

2.5 In addressing one or more of these issues, the outcome of the scheme should therefore contribute to the improvement of the social and/or economic conditions of the area.

### **3.0 Selective Licensing Rolling Programme**

3.1 Following a consultation exercise from the 19th of August to the 31st of October 2016, Manchester City Council (MCC) introduced four pilot Selective Licensing (SL) areas, encompassing approximately 2,000 private rented properties. Each scheme was designated for 5 years:

- Crumpsall – 13th March 2017 to 12th March 2022
- Moss Side – 8th Jan 2018 to 7th Jan 2023
- Moston – 23rd Apr 2018 to 22nd Apr 2023
- Old Moat – 23rd Apr 2018 to 22nd Apr 2023

3.2 The first pilot Selective Licensing scheme in Crumpsall came to an end following a five-year designation, which saw 372 properties licensed and 177 compliance inspections completed. In total 79 Category 1 hazards and 273 Category 2

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<sup>1</sup> Including ASB linked to environmental and waste management



hazards were identified by officers undertaking compliance inspections and in total 6 Civil Penalty Notices (CPNs) were issued equating to total fines of £36,000 for different housing related offences enforced during the scheme. The remaining three schemes (including the Moss Side scheme which ended at the start of the year) will be collectively evaluated later in the year.

3.3 In September 2020 the Council's Executive considered 12 areas to form the next phases of the rollout of SL across Manchester. The first four of these were designated in 2022 following a report to Economy Scrutiny in December 2021:

- The Ladders – Gorton and Abbey Hey – 773 PRS properties
- Hyde Road – Gorton and Abbey Hey – 94 PRS properties
- Trinity – Harpurhey – 430 PRS properties
- Ben Street area – Clayton and Openshaw – 105 PRS properties

3.4 The remaining eight areas proposed for the introduction of SL, which form this current phase of the roll out (based on the criteria detailed in Appendix 2), are:

- Moss Side & Whalley Range: Claremont Road / Great Western St – 346 PRS properties
- Levenshulme: Matthews Lane – 170 PRS properties
- Longsight: The Royals – 74 PRS properties
- Rusholme: Birch Lane – 70 PRS properties
- Rusholme: Laindon/Dickenson – 38 PRS properties
- Cheetham: Esmond/Avondale – 87 PRS properties
- Cheetham: Heywood St/Cheetham Hill Rd – 251 PRS properties
- Cheetham: Flats Over Shops: Cheetham Hill Rd – 86 PRS properties

3.5 In addition to this, we are committed to a further phase of the SL roll out which will be progressed in the near future. This will be more fully explored in the evaluation report for Scrutiny later in the year (see above).

#### **4.0 Selective Licensing Criteria - Evidence Base**

4.1 The areas which have been put forward for the introduction of SL in this report were originally identified via a "hotspot" mapping exercise looking at levels of deprivation, anti-social behaviour, crime and service requests relating to housing and environmental issues. This data was overlaid to identify areas with high levels of PRS homes, where these challenges were most concentrated. Views were then sought from local Neighbourhood & Enforcement Teams on boundaries for potential selective licensing areas within these 'hotspot' areas based on their local knowledge of the issues within each area. Views from Members on the proposed areas / boundaries were then sought via a series of panel sessions.

- 4.2 The statistics behind this were first presented in a report to Executive in September 2020 which subsequently approved officers to begin the process of rolling out SL schemes within 12 geographical areas which were identified via this exercise. In June 2022 the Economy Scrutiny Committee reviewed updated local statistics which confirmed that the remaining 8 areas proposed in this current phase of SL continue to meet the criteria put forward for their designation (see Appendix 2 for criteria).
- 4.3 In response to the longstanding issues highlighted by this evidence base there have already been a range of targeted efforts by MCC and partners to resolve the problems over recent years. Some examples include:
- In Moss Side: Claremont Road / Great Western St, an ongoing extra bin capacity trial and additional cleaning of streets has been organised to address high levels of litter and poor waste management.
  - In Levenshulme: Matthews Lane, a programme of community litter picks and door knocking to tackle fly-tipping incidents and ASB issues occurred in the first half of 2022. A partnership with the Housing Association Great Places, to tackle the spike in burglaries, has also been set up and is ongoing.
  - In Longsight: The Royals, a targeted working group was formed between Greater Manchester Police and the MCC Compliance Team from October - December 2021 to deal with high levels of fly tipping. A multiagency group, including GMP, Housing Providers & MCC Compliance is also in place gathering evidence which is being used to address issues with ASB and intimidation in the area.
  - In Rusholme: Birch Lane, multiple Manchester Active Events have been organised including road closures and family days to encourage community cohesion.
  - In the Esmond/Avondale/Shirley/Beckenham Road and Cheetham Hill Road areas of Cheetham a day of action was organised on the 15th of July 2019 to address poor waste management. Representatives from MCC North Neighbourhood Team, North Compliance Team, Biffa, 3GS, local Councillors and Greater Manchester Police attended. Over 400 residents were contacted, and commercial waste contracts and business premises were also visited.
  - In addition to this, between April 2021 and August 2022 367 investigations were undertaken by Biffa in the Cheetham ward – c.10% of which were on streets in the proposed SL areas. These investigations involved visiting fly tip hot spots, checking through discarded waste for evidence, such as letters, indicating where the waste may have come from, and serving Fixed Penalty Notices on those found to be responsible. The aim of the initiative was to try and change the behaviour of fly tippers through enforcement.
- 4.4 Unfortunately, despite these and other targeted efforts to address the issues faced in the 8 proposed areas, the evidence indicates that significant progress has not been made in dealing with the problems that have led to the areas being considered for SL (see Appendix 3). For example, those latest local statistics

demonstrate that all of the proposed areas are still experiencing higher than average levels of rubbish and fly-tipping for their wards. The proposed areas also continue to have higher than average levels of deprivation for the city (with the exception of Cheetham: Esmond / Avondale). ASB remains an issue across all areas but particularly in Longsight: The Royals (Longsight), Cheetham Hill Road: Flats above shops (Cheetham) and Claremont Road / Great Western St (Moss Side).

- 4.5 Further to this, Housing Compliance & Enforcement Officers - as part of the Councils Rogue Landlord team - have concentrated enforcement activity in respect to property condition / management on the increasing number of rogue landlords operating in the city. The team proactively inspects rented properties in the most deprived neighbourhoods and investigates portfolio landlords and managing agents who are of concern. The work also involves inspecting flats above shops which are generally found to be in poor condition with inadequate fire precautions.
- 4.6 In 2020 officers undertook a day of action with Greater Manchester Fire Rescue Service (GMFRS), Immigration Enforcement and Greater Manchester Police (GMP) on a block of the flats above shops on Cheetham Hill Road. Officers found an HMO property with severe overcrowding with respect to 7 males sharing 4 bedrooms, one of which was too small to be used as a bedroom. The landlord had failed to recognise his legal obligation to take reasonable safety measures to protect the tenants and was found to be wilfully blind to hazards in the property despite the fact that he was operating a shop on the ground floor of the property. The landlord was served with a civil penalty of £20,000.
- 4.7 In other similar cases officers often find tenants living in squalid and dangerous conditions and landlords who operate under the radar hoping to attract tenants who are vulnerable and at risk of exploitation. The tenants are often migrants, some of them who are vulnerable, either claiming housing benefit or in low paid employment. Some tenants also have unresolved immigration issues and are working illegally.
- 4.8 Unfortunately, whilst Housing Enforcement work has also been targeted into all of the proposed areas over recent years, it has become clear that these proactive resources (such as those identified in the examples above) are limited<sup>2</sup> and would not be able to replicate the scale of interventions that SL would be able to achieve. Furthermore, SL would not only offer the resource to enable inspections of such properties, but also provides the legislative framework to require landlords to provide access to properties for inspection (which has been a significant challenge up to this point) as well as the licensing requirements which are designed to bring forward improved management practices.

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<sup>2</sup> Particularly with the growing demands created by the increased focus on responding to instances of damp & mould.

4.9 All proposed areas therefore not only continue to meet the criteria put forward for their designation, but other alternative means of addressing those issues have not been sufficient in dealing with them to date. Given the lack of practical or beneficial alternatives, SL therefore represents a justifiable tool for the Council to use in responding to the issues set out in Appendix 2, in conjunction with a range of other actions that are currently being undertaken or are planned.

## 5.0 Public Consultation

### 5.1 Process and Method

5.2 Legislation requires a statutory consultation period of at least 10 weeks to gauge public opinion and gather feedback before a SL designation can be considered. The consultation on the 8 new proposed SL areas was launched on the 5<sup>th</sup> of October 2022 and ran until the 14<sup>th</sup> of December 2022.

5.3 Previously SL consultations in the city have focused directly on the specific areas to be designated (4 on both previous occasions). However, given the increased number of areas in this phase and the close proximity of areas contained within the same ward, it was considered to be more efficient to split the consultation across five ward groupings rather than the 8 individual areas (see Table 1).

**Table 1 – Ward groupings of Selective Licensing areas for the 2022 Consultation:**

Ward groupings	Area
Moss Side / Whalley Range	Claremont Rd / Great Western St
Levenshulme	Matthews Lane
Longsight	The Royals
Cheetham	Esmond/Avondale
	Heywood St / Cheetham Hill Rd
	Flats over shops: Cheetham Hill Rd
Rusholme	Birch Lane
	Laindon / Dickenson

5.4 The consultation was widely promoted at the start, and throughout, via a range of mediums including:

- 7,200 letters sent directly to all residents and landlords identified in the proposed areas with information on the proposals and instructions on how feedback could be submitted.
- A leaflet drop for all businesses identified in the proposed areas

- A press release<sup>3</sup> and launch coverage in the local press<sup>4</sup>, and social media
- A comms campaigns, with messages posted out to social media including Facebook and Twitter throughout the consultation period

5.5 In addition to this, a list of additional key stakeholders were notified of the consultation directly by email to ensure the Council met its statutory requirement to notify every organisation within the local housing authority area known, or believed, to provide advice on landlord and tenant matters. These included:

- National and regional landlord agencies who support and advocate for a number of private rented sector landlords across the country
- The Citizens Advice Bureaux
- Housing advice centres
- Homeless persons' units
- Law centres
- Local estate and management agencies
- Registered Providers operating in the city

5.6 To ensure that all reasonable steps to consult persons who are likely to be affected by the designation, the consultation included:

- A dedicated SL consultation webpage<sup>5</sup> providing information on the eight new proposed areas, key statistics and details on how to engage with the consultation
- An online consultation questionnaire on the SL webpage (see Section 5.2).
- A dedicated SL consultation email inbox for queries, email correspondence and the submission of formal representations.
- A contact telephone number was provided for those digitally excluded that wished to speak to someone and go through the consultation questions via telephone.
- Signposting to local libraries for access to PCs and hard copies of questionnaires
- Two local drop-in events per ward at community centres close to the proposed areas – equating to Ten consultation sessions in total<sup>6</sup>. These

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[https://www.manchester.gov.uk/news/article/9124/public\\_consultation\\_begins\\_around\\_the\\_expansion\\_of\\_landlord\\_licensing\\_across\\_manchester](https://www.manchester.gov.uk/news/article/9124/public_consultation_begins_around_the_expansion_of_landlord_licensing_across_manchester)

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[Public consultation begins around the expansion of landlord licensing across Manchester | Business Manchester & Property118 | Consultation to expand a city's selective licensing begins](#)

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[https://www.manchester.gov.uk/info/10084/private\\_landlords\\_information/8433/new\\_selective\\_licensing\\_a\\_rea\\_proposals\\_2022](https://www.manchester.gov.uk/info/10084/private_landlords_information/8433/new_selective_licensing_a_rea_proposals_2022)

<sup>6</sup> The second afternoon / evening drop-in session in Rusholme on the 23<sup>rd</sup> of November (3pm to 7pm at St Chrysostom's Church) was closed two hours early due a complication with the venue booking. This was

provided landlords, residents and business owners an opportunity to engage face-to-face with officers as well as support with completing the online survey.

- The option for landlords (who may live outside of the city) to schedule an online session with officers to discuss the proposals and ask questions.
- Emails to community & resident groups and partner organisations,
- Coordinated briefings to internal teams and joint working with Neighbourhood colleagues to ensure that officers on the ground can talk to the local community about SL and engage people to take part in the consultation.
- Similar briefings and consultation with local ward members
- Online sessions on a 1:1 basis offered to landlords.
- Officer attendance at relevant, local, community events.
- A programme of door-knocking across all areas to engage face to face with residents and support with completing surveys if requested<sup>7</sup>.

5.7 For an exhaustive list of the key milestones undertaken during the formal consultation process see the engagement calendar in Appendix 4.

### 5.8 Survey response rate

5.9 A total of 1,719 people engaged with the SL website and this led to 412 survey responses (see Table 2). The total number of responses for each ward is allied to the size of / how many PRS properties fall in each designation area.

**Table 2 – Survey responses by ward**

Respondents	Cheetham	Longsight	Levens - hulme	Moss Side & WR	Rusholme	Total
Landlords	62	4	16	17	7	<b>106</b>
Residents / Businesses	153	19	28	82	24	<b>306</b>
<b>Totals</b>	<b>215</b>	<b>23</b>	<b>44</b>	<b>99</b>	<b>31</b>	<b>412</b>

5.10 Overall, this represents a healthy response rate, particularly compared to other recent public consultations in the city:

- Active Travel consultation (city wide): 417 responses
- Budget consultation (city wide): 1,680 responses
- Wythenshawe Town Centre (targeted to the local area): 279

5.11 The healthy response rate reflects the engagement plan that took place over the 10-week consultation and the significant effort that went into ensuring that all

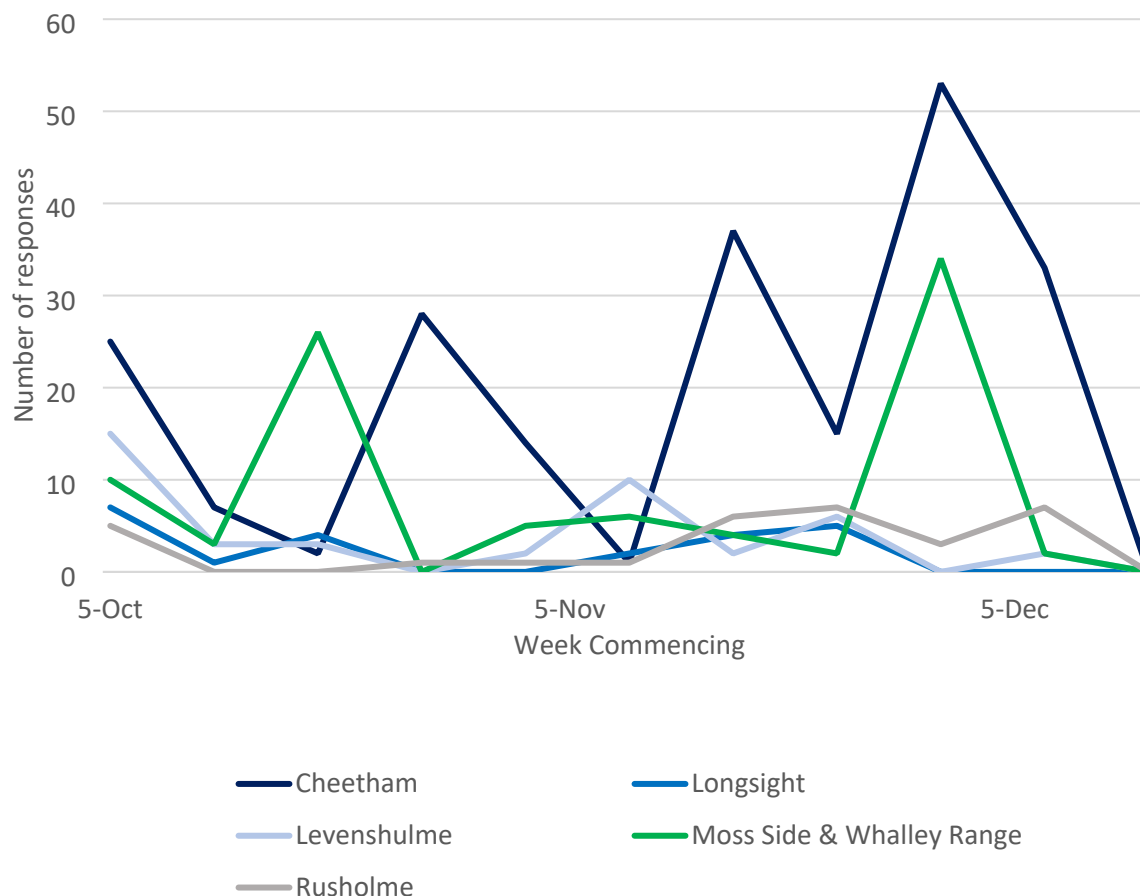
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publicised via a note at the venue and on MCC and Ward Councillor's social media. Officer's undertook door knocking in the two proposed Rusholme areas on the 9<sup>th</sup> of December to compensate for the shortened drop-in session.

<sup>7</sup> This included a number of bilingual officers in attendance to address language barriers where possible

reasonable steps to consult persons who are likely to be affected by the proposed designations. Indeed, spikes in the response rates across the 10 weeks (see Chart 1) can be directly attributed to bespoke engagement activity (see Appendix 4).

**Chart 1 – Survey responses during the 10-week consultation:**



For example:

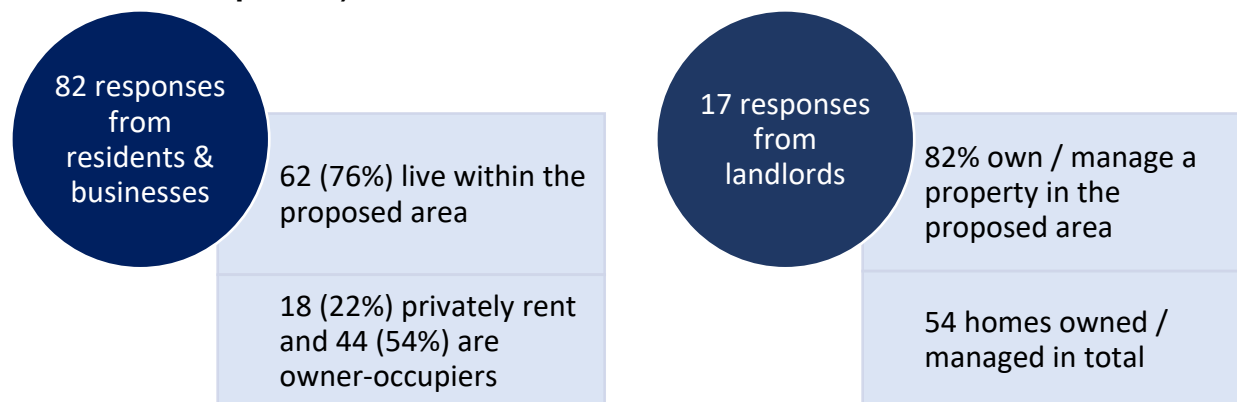
- Following the successful launch & promotion of the consultation (letters to residents & landlords, press releases and social media) some of the highest numbers of responses across all 5 areas were recorded in the first week (62 in total).
- The increase in the number of responses in Levenshulme in the week commencing the 9th of November is due to officers attending a community cost of living event.
- The increase in the number of responses for Moss Side & Whalley Range in the week commencing the 30th of November is due to officers attending the community Christmas Lights switch on and speaking with residents, a meeting with a community resident group and additional door knocking within the proposed area.

- The large number of responses recorded in Cheetham Hill, particularly around the last two weeks of the consultation, can be linked to a successful plan of additional engagement including a programme of door-knocking and leafleting.

## 6.0 Analysis of Survey Responses:

6.1 Following the closure of the consultation period on the 14<sup>th</sup> of December, the responses to the questionnaire have been evaluated and can be viewed in detail in Appendix 6 (resident and business surveys) and Appendix 7 (landlord surveys). These findings will also be published on the Council's website, whilst a summary of the key findings of the surveys follows.

### 6.2 Moss Side and Whalley Range - Claremont Road / Great Western St (346 PRS Properties)



- 6.3 The Moss Side & Whalley Range resident & business survey indicated the strongest support for the introduction of selective licensing out of all the areas surveyed. 9 out of 10 residents (90%) and almost 1 in 4 landlords (24%) agreed or strongly agreed with the introduction of selective licensing in the area. Similarly, 85% of residents and businesses respondents and 12% of landlord respondents agreed or strongly agreed that the specific area that has been proposed is the right area for selective licensing to be introduced. Finally, 86% of resident & business respondents and 30% of landlord respondents agreed or strongly agreed that the introduction of selective licensing would improve the condition of privately rented properties in the area.
- 6.4 Residents (91% of respondents) and landlords (59% of respondents) both considered rubbish and fly tipping as the area's main issue. In addition, 60% of residents and / or their families were affected by ASB, the highest survey outcome out of all the areas. 88% of residents & businesses surveyed agreed or strongly agreed that the introduction of selective licensing would improve the area of Claremont Road / Great Western Street in general.
- 6.5 71 open text comments were recorded as part of both surveys which flagged up a range of common themes from both residents and landlords including: general

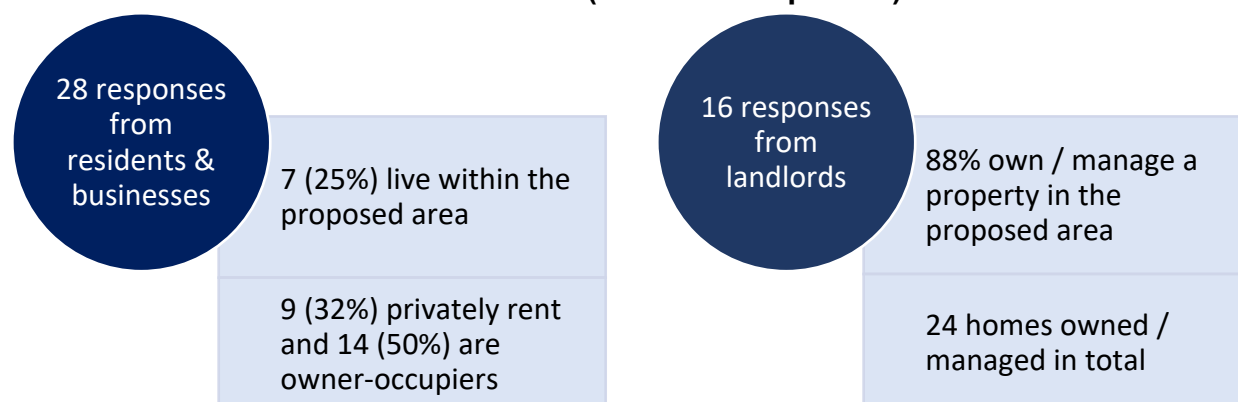


agreement, expense (for landlords), general disagreement, and expansion of the designation area. Most residents / businesses used the open text comments to support the scheme rollout (e.g. *"We have seen it work in Crumpsall and welcome a improvement to our neighbourhood"*) while most landlords expressed concern with the expense of the scheme (e.g. *"Selective Licensing incurs additional costs on the landlord, these will be passed on to the tenants through rent increases"*).

6.6 Landlords were also asked what support or services they think could be given to help with managing their homes to a high standard. 16 landlords responded and the top 3 suggestions were:

- Better information & Communication (5 mentions)
- Help with expenses (4 mentions)
- General disagreement (3 mentions)

### 6.7 Levenshulme – Matthews Lane (170 PRS Properties)



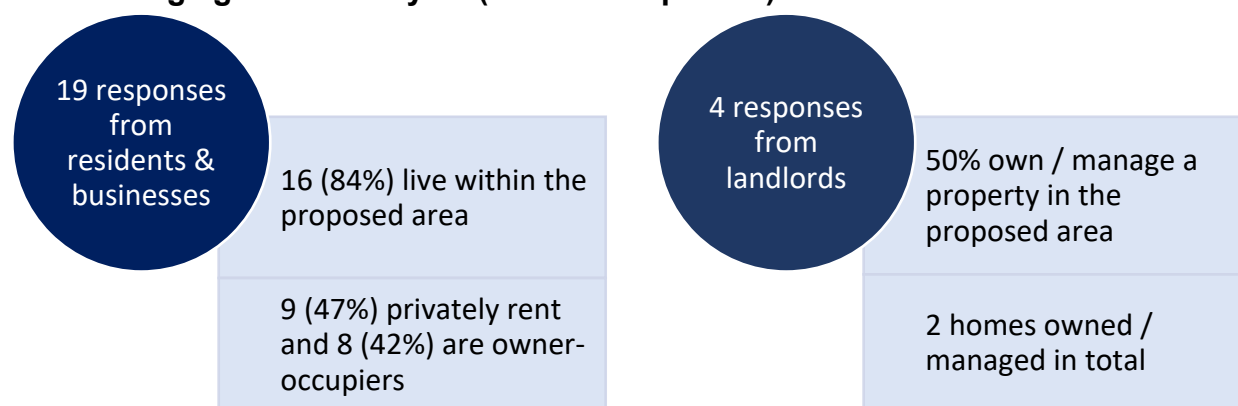
6.8 The area with the second lowest levels of support for SL indicated in the resident & business survey (after Cheetham) is Matthews Lane in Levenshulme. However, 79% of residents and business respondents still fundamentally agreed with the introduction of SL in Matthews Lane – a significant level of 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 & 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.

6.9 Residents & 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.

- 6.10 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 & 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*”).
- 6.11 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 & Communication (4 mentions)
  - Expense (3 mentions)
  - Council Responsibility (3 mentions)

### 6.12 Longsight – The Royals (74 PRS Properties)

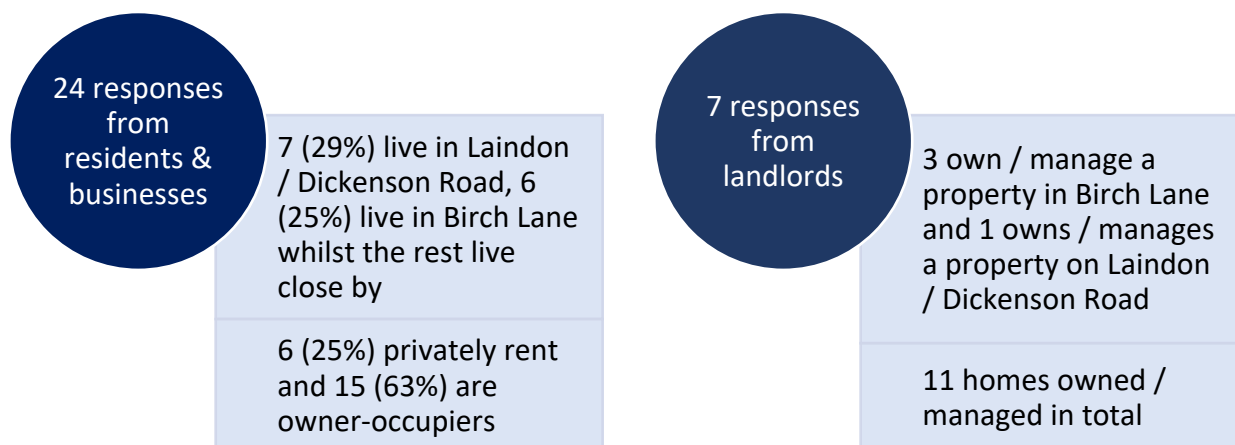


- 6.13 There was strong support from both residents & businesses (84% agreed or strongly agreed) and landlords (50%, albeit from a small sample) for the Council to introduce licenses for privately rented properties in the area. 68% of residents / businesses and 50% of Landlords agreed or strongly agreed 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.

- 6.14 Both residents / business (79%) and landlords (75%) listed rubbish & 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.
- 6.15 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).

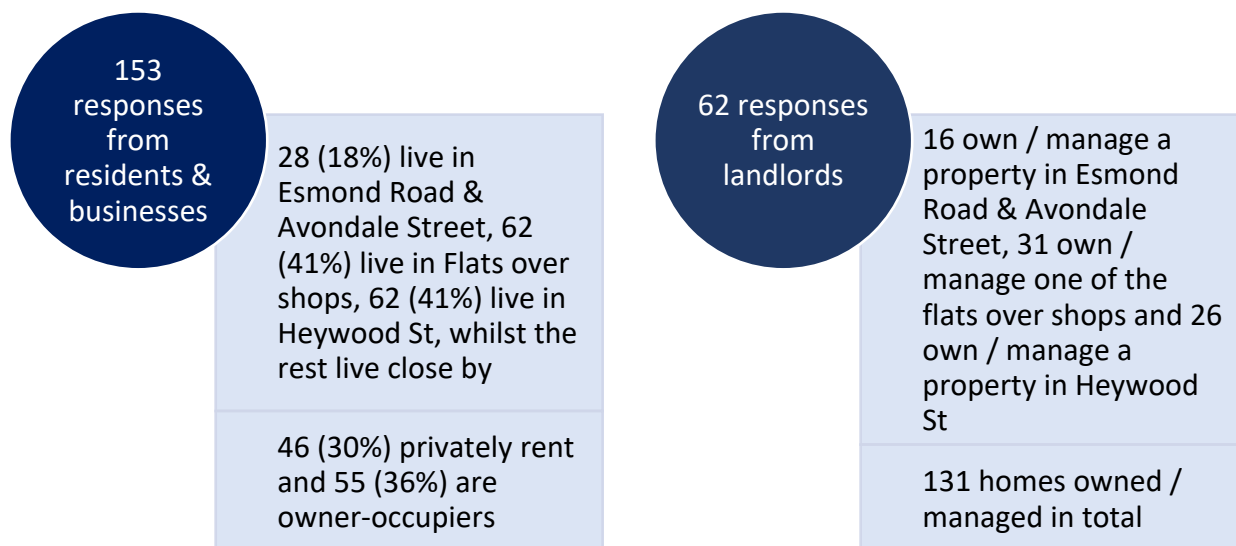
#### 6.16 Rusholme - Laindon/Dickenson Road (38 PRS Properties) and Birch Lane (70 PRS Properties)



- 6.17 Whilst 84% of residents & 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 Laidon / Dickenson Road and Birch Lane were the right areas for Selective Licensing to be introduced.

- 6.18 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 Laidon 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 Laidon Road / Dickenson Road (42% of respondents). Both residents and business and landlords were also concerned about high levels of ASB around Birch Lane.
- 6.19 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"*).
- 6.20 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 & Education
  - Council responsibility
- 6.21 Cheetham - Esmond/Avondale (87 PRS properties), Flats Over Shops (86 PRS properties) and Heywood St / Cheetham Hill Rd (251 PRS properties)**



- 6.22 The surveys in Cheetham (in particular the resident & business survey) resulted in more mixed results compared to the other four wards. Overall, the proportion of respondents who agreed, or strongly agreed, that the Council should have more control of how private landlords look after their properties and tenants was 37% (with 52% disagreeing or strongly disagreeing). Similarly, the proportion who agreed or strongly agreed that the Council should introduce licences for private rented properties in the area was 35% (with 53% disagreeing or strongly disagreeing). These findings are in sharp contrast with the responses to resident and business surveys in all the other proposed areas where support (agreement or strong agreement) for licensing was between 79% - 90%.
- 6.23 Resident & business respondents were most opposed to the introduction of selective licensing in Flats over shops on Cheetham Hill Road (which 49% disagreed or strongly disagreed was the right area to introduce SL) whilst the lowest level of objection was in the Esmond Road & Avondale Street area (which 42% disagreed or strongly disagreed was the right area to introduce SL). Landlords who responded to the survey (in far larger numbers than in any of the other wards) overwhelmingly strongly disagreed that the Council should introduce SL in any of the proposed areas. Again, opposition was strongest in Flats over shops (85% of respondents strongly disagreed), compared to Esmond Road & Avondale Street where 73% of respondents strongly disagreed.
- 6.24 The main issues identified by residents and businesses across all three areas were relatively similar – principally concerns about rental costs due to the cost-of-living crisis, problems with rubbish & fly-tipping and concerns about properties in poor condition and / or poorly managed private rented properties. Very few of the landlords who responded recognised any of the potential issues put forward by the survey in the proposed SL areas. Only problems with fly tipping and concerns about residents struggling to pay rent due to increases in the cost of living were highlighted across all three areas by any significant number of landlord respondents (c.10% on average).

- 6.25 76 open text comments were recorded (split almost 50/50 between residents & businesses and landlords). The majority of both resident / businesses and landlords used the open text comments to express general disagreement with the introduction of SL (e.g. *"I don't see any problem in the area"* from a resident or *"I'm not sure if SL is the right way to address issues in these areas"* from a landlord). Other concerns raised in the open text boxes were also similar across both surveys linked to cost of living for residents (e.g. *"This is not required. The community is already struggling with the Cost of Living rises"*) and the expense of the scheme for landlords (e.g. *"Unnecessary additional cost in a already difficult climate"*).
- 6.26 Landlords were also asked what support or services they think could be given to help with managing their homes to a high standard. 28 landlords responded and the top 3 suggestions were:
- Better information & Communication (9 mentions)
  - General Disagreement (7 mentions)
  - Expense (6 mentions)
- 6.27 The strength of the objection to selective licensing identified in the residents and business survey is notably out of kilter with other comparable surveys (and our wider evidence base) from this, and historic, rounds of consultation. With that in mind the findings from the public consultation in Cheetham require more careful consideration and analysis, in combination with further public consultation. This will be brought to this committee at a later date.

## 7.0 Formal Representations

- 7.1 Written representations have also been encouraged and a total of 14 have been received during the consultation, including the following:
- **National association and landlord trade bodies** - We received formal written representations from the National Residential Landlord Association, Propertymark and Safeagent. A meeting was also conducted with Propertymark during the consultation period. Queries / challenges primarily related to the size of the proposed licensing fee and elements of the proposed licensing conditions. Licence condition 10 which relates to a licence holder' finding alternative accommodation for tenants while major works are undertaken has been amended following consideration of representations (see Appendix 5).
  - **Landlord representations** – including several identically written representations from individuals in the Cheetham area. With the exception of one representation which supported the introduction of SL, all landlord representations strongly disagreed with introducing SL or that SL is an effective way of promoting higher standards in the PRS.

- **Cheetham petition** - A further representation was made in the form of 2 petitions which attracted 99 signatures in total from individuals primarily living on Kelvin Grove, Galsworthy Avenue, Faraday Avenue, Lytton Avenue, Huxley Avenue and Holst Avenue. In summary the petition objected to the proposals for the introduction of selective licensing on those streets citing a wide range of reasons including that PRS homes in the area are of a good standard, PRS homes in the area have no issues with ASB and if SL was approved, then the cost of the fee would be passed onto tenants via rental increases.
- **Representations from local residents and resident groups** – a resident group in Moss Side also submitted a formal representation in support of the scheme and the designation of the Claremont Road / Great Western St street area alongside some queries in relation to housing enforcement.

7.2 All written representations will receive a response, and a summary of representations and the Councils response to them will be available online as part of the consultation outcome process.

## 8.0 Internal and External Property Inspections

8.1 A proportion of the private rented properties that would be included in the SL area have been subject to internal and external inspections. This provides a benchmark to assist with monitoring the impact of the licensing scheme, as well as demonstrating current conditions and range of hazards identified.

### 8.2 External Inspections

8.3 536 external inspections, (approximately 50% of the total licensable properties) were completed across the 8 areas (see Table 3) - covering a range of buildings from terraced housing, flats above shops and building with multiple flats or apartments.

**Table 3 - External property inspections:**

Area	Total Number of PRS	Total number of external inspections (approximately 50% in each area)
Cheetham: Esmond / Avondale	87 PRS	43 properties
Cheetham: Flats Over Shops: Cheetham Hill Rd	86 PRS	37 properties
Cheetham: Heywood St/Cheetham Hill Rd	251 PRS	116 properties
Levenshulme: Matthews Lane	170 PRS	84 properties
Longsight: The Royals	74 PRS	37 properties



Moss Side & Whalley Range: Claremont Road / Great Western St	346 PRS	168 properties
Rusholme: Birch Lane	70 PRS	33 properties
Rusholme: Laindon/Dickenson	38 PRS	18 properties
<b>Total:</b>	<b>1122</b>	<b>536 properties</b>

\* a portion of the building inspected contained multiple PRS properties (flats)

- 8.4 The properties were RAG rated and inspectors looked at a range of things, including structure of the building, boundary walls, condition of gardens, and waste issues. A summary of the key findings follows.
- 8.5 **Moss Side and Whalley Range: Claremont Road / Great Western St** - 83% of properties inspected were found to have no or minor issues externally. Minor issues included leaking gutters and / or vegetation growth or a few slipped slates. 13% of properties were RAG rated Medium as these properties showed signs of the roof sagging or poor-quality roofs, erosion of stone cills and a gable swelling. 6 properties (4%) were rated high on external inspections, this included boarded and rotten windows, loose brickwork where further structural inspections are required. It was noted that there was evidence of fly tipping and a build-up of waste in the alleyways.
- 8.6 **Levenshulme: Matthews Lane** - The majority of the properties inspected (75 / 89%) were found to have no or extremely minor issues. These included vegetation to the chimney and flaking exterior paintwork or leaking gutters. 8 properties had some disrepair issues and were RAG rated Medium, which included, vegetation growing from the chimney, the roofs were in poor condition with slipped slates and flash banding repairs to the roof tiles and ridge tiles. Several of the properties had ill fitted windows or the windows that were in a poor condition. 1 property was RAG rated high, with the rear extension roof covered in felt and the main roof had multiple repairs carried out.
- 8.7 **Longsight: The Royals** - 70% of the properties inspected were found to have no or extremely minor issues. These included flashing in a poor condition, slipped slates and poor paintwork. 7 (19%) of properties were RAG rated Medium as they experienced flashing in very poor condition, large amounts of vegetation to the chimney stack and loose brickwork. 4 properties (11%) were rated high, this included a fire damaged/burnt out ground floor commercial property that appeared to be occupied above despite the damage, and properties with security railing at the windows and doors, that looked to be in a poor condition and rotten single glazed windows. There were also several reports of fly tipping in the area too as well as a void steel shuttered empty property.
- 8.8 **Rusholme: Laindon/Dickenson Road** - 17 out of the 18 properties (94%) inspected had no or minor issues with the main issue noted as being slipped



slates to a porch roof. The only property rated Medium had several slipped slates to the roof, no properties were rated high.

- 8.9 **Rusholme: Birch Lane** - 61% of all properties inspected externally had no or minor issues, this included slipped slates, vegetation growth to the chimney and loose flashing. 33% of properties were RAG rated Medium as they were showing signs of unsafe boundary walls, felt being placed over tile roofs and bay windows in poor conditions and several slipped slates to the roof. 2 properties (6%) were rated the highest rating as there was evidence of unsafe gable ends and leaning chimneys.
- 8.10 **Cheetham: Esmond / Avondale** - 88% of properties in the area (38/43), that were inspected, were identified as having no or minor issues externally. Minor issues include vegetation to the chimney stack or a few broken / missing tiles to the roof or poor flashing.
- 8.11 2 properties (5%) were classified with a medium RAG rating, meaning that there was loose flashing and missing ridge tiles or leaning chimney, where further investigation is needed. A further 2 properties (5%) were RAG rated high. These presented themselves as the most serious hazards and include more than 15% slipped slates to the roof, poor or ill fitted windows and loose barge boards.
- 8.12 **Cheetham: Flats Over Shops** - 100% of properties in the area, that were inspected, were identified as having no or extremely minor issues. 51% of the properties inspected were on Keane Court and Martingale Court, where only 1 property (3%) was identified as having a rainwater pipe that needed securing. In the remaining 49% of the properties that were not in Martingale Court or Keane Court, these were also in generally in good condition, with only 5 properties (14%) identified as having vegetation to the chimney stack, loose / missing slates or rotting fascia boards.
- 8.13 **Cheetham - Heywood St / Cheetham Hill Rd** - 74% of properties in the area were inspected and were identified as having no or extremely minor issues. Minor issues included loose flashing and ridge tiles and missing and loose slates along with vegetation growth and flaking paint work to the exterior and blocked gutters. During the inspection, there are several reports of fly tipping in and around the area. 23 properties (20%) were RAG rated as medium where it's reported that the roofs are in a poor condition which including missing roof tiles and sagging / bowing roofs, poorly fitted solar panels, vegetation to the chimneys. Other defects identified was missing pointing and poor / flaking exterior paintwork. 7 properties (6%) were RAG rated as high, and were classed as in poor condition, with failed and broken windows and some properties showing soffits and slates that are at risk of falling. 2 of the properties (2%) within the Red Rag rating were described as an eyesore.

#### 8.14 Internal Inspections

- 8.15 112 internal inspections (10% of the total licensable properties) were completed in the eight proposed SL area between November 2022 and February 2023. Inspections were undertaken using the housing health and safety rating system (HHSRS) which is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. The HHSRS assesses 29 categories of housing hazard. Each hazard has a weighting which helps determine whether the property is rated as having category 1 (serious) or category 2 (other) hazards. Councils have a duty to take action where hazards which are assessed as category 1 under HHSRS, and discretionary powers to deal with Category 2 hazards.
- 8.16 A total 404 Hazards were identified across all areas (11 Category 1 and 393 Category 2) which demonstrates a sample of the conditions and types of issues found (see Table 4).

**Table 4 - Internal property inspections:**

Area	HHSRS Inspections	Cat 1 Hazards	Cat 2 Hazards
Moss Side & Whalley Range: Claremont Rd / Great Western St	33	8	114
Levenshulme: Matthews Lane	17	1	53
Longsight: The Royals	8	0	29
Rusholme: Birch Lane	7	0	31
Rusholme: Laidon/Dickenson	4	2	18
Cheetham: Esmond St / Avondale St	9	0	26
Cheetham: Flats Over Shops	9	0	24
Cheetham: Heywood St	25	0	98
<b>TOTAL</b>	<b>112</b>	<b>11</b>	<b>393</b>

- 8.17 As detailed in Table 5, the most prevalent Category 1 issues identified via the HHSRS assessments were excess cold (36% of all Cat 1 hazards identified) and falling on level surfaces (18%). The most prevalent Category 2 issues identified were electrical hazards (18%), damp and mould (16%) and fire (15%). Taken altogether these 3 issues made up just under half of the total number of Category 2 hazards (48%) identified across all 8 areas. A summary of the key findings by area follows.

**Table 5 – Hazards identified:**

Hazards	Category 1	Category 2
Electrical hazards	1	69
Damp & Mould	1	63
Fire	2	58

Explosions		32
Food safety		24
Falling on stairs etc	1	21
Personal hygiene, Sanitation and Drainage		20
Carbon Monoxide		16
Uncombusted Fuel gas		16
Structural collapse and falling elements		15
Falling on level surfaces	1	14
Domestic hygiene, Pest and Refuse		12
Falls between levels		11
Entry by Intruders		10
Lighting		5
Position & Operability of Amenities etc.		4
Excess Cold	4	1
Excess heat		1
crowding and space		1
Crowding and space	1	0
<b>Total</b>	<b>11</b>	<b>393</b>

- 8.18 **Moss Side and Whalley Range: Claremont Road / Great Western St - 60** inspections were arranged for the area, but nearly half resulted in no access on visits, despite the use of formal notice of entry being used under the Housing Act 2004. 33 inspections were able to be completed as part of the consultation. A total of 8 Category 1 hazards were identified in 4 properties. Hazards relating to falls on a level, electrical safety, damp and mould, fire and excess cold were identified - resulting in 4 Environmental Protection Act notices and 1 improvement notice being served.
- 8.19 A further Improvement Notice and a Hazard Awareness notice was served for 2 properties with high level Category 2 hazards. 27 landlords were written to with hazards letters and or advice in relation to lesser hazards in their properties. One unlicensed HMO was identified. The unlicensed HMO landlord applied for Mandatory licensing after an inspection request (notice of entry) was sent to the landlord.
- 8.20 **Levenshulme: Matthews Lane - 17** properties were inspected; 2 properties were found to be in good condition and did not pose hazards that are considered a risk to the occupants or their visitors in the next 12 months. One property was found to have a category 1 hazard relating to falls on the stairs due to loose carpet. 15 properties had at least one category 2 hazards present on inspection. Some hazards identified were electrical hazards, damp and mould, explosions, combusted fuel gas, food safety and explosions.
- 8.21 **Longsight: The Royals - 8** properties were inspected internally, all properties had at least one category 2 hazard present. The hazards ranged from, falls on

stairs, fire safety, domestic hygiene, pests and refuse, damp & mould, excess heat, lighting, electrical hazards, and carbon monoxide. 6 landlords were written to with a hazard awareness letter and two landlords were advised on minor improvements. One of the properties in this area had previously been inspected as part of the Housing Compliance and Enforcement team's Rogue Landlord initiative.

- 8.22 **Rusholme: Laindon / Dickenson Road** – 4 properties in the area had internal inspections. One property had two category 1 hazards, relating to crowding and space and fire, and 5 category 2 hazards identified - namely damp and mould, carbon monoxide, food safety, explosions, and electrical safety. In this instance a suspended prohibition and an improvement notice was served. The 3 remaining properties found 18 category 2 hazards ranging from fire safety, damp, electrical hazards, food safety and domestic hygiene. Hazard letters were sent to the 3 landlords.
- 8.23 **Rusholme: Birch Lane** - 7 properties in the area had internal inspections, all properties were found with category 2 hazards, with multiple minor disrepair. The hazards in the area ranged from, falls on stairs, fire safety, structural collapse, damp & mould, personal hygiene, electrical hazards, and explosions. During the inspections, one unlicensed HMO was identified. 6 landlords were sent hazard letters in relation to the inspection.
- 8.24 **Cheetham: Esmond / Avondale** - 9 properties in this area had internal inspections and all properties were found with at least one category 2 hazard. The hazards in the area ranged from, falls on stairs, fire safety, structural collapse, damp and mould, food safety, electrical safety, and explosions. All landlords have been sent a hazard letter addressing the issues raised at the inspections.
- 8.25 **Cheetham: Flats Over Shops** – 9 properties had internal inspections during which every property presented with at least one Category 2 hazard. The hazards in the area ranged from, falls on stairs, fire safety, structural collapse, damp and mould, lighting, food safety, electrical safety, and combusted fuel gas and explosions, as well as matters relating position of amenities.
- 8.26 **Cheetham: Heywood St / Cheetham Hill Rd** - 23 of the 25 properties inspected were found to have category 2 hazards present. Only 2 properties did not have hazards identified that would pose a risk to the occupants or their visitors for the next 12 months. The hazards in the area ranged from, falls on stairs, fire safety, structural collapse, damp and mould, entry by intruders, food safety, electrical safety, combusted fuel gas and explosions. In all the properties that presented hazards letters were sent to the landlord informing them of remediation works required. Enforcement action was taken by means of 3 Smoke alarms and Carbon Monoxide Regulations Notices, 1 Environmental Protection Act Notice for rising damp and a Hazard Awareness Notice.

- 8.27 The total response to the hazards identified across all eight SL areas during the internal property inspections is summarised in Table 6. 2 properties were also identified as an unlicensed HMO's both are being investigated for failing to apply for a licence.

**Table 6 – Action Taken:**

Action	Total
Suspended Prohibition Notice	1
Improvement Notice	3
Smoke Alarm and CO Regulation Notice	3
Hazard Awareness Notice	2
Environmental Protection Act Notice	5
Hazard letter sent	99
Advice given	2
<b>Total</b>	<b>115</b>

## 9.0 Conclusions and next steps

- 9.1 The results of the formal consultation exercise show that the vast majority of residents and businesses who responded support the introduction of SL in the 5 proposed areas in Moss Side & Whalley Range, Longsight, Levenshulme and Rusholme, whilst support in the three proposed areas in Cheetham was more mixed, with a higher percentage of both landlords and tenants in the proposed areas not supporting the introduction of SL.
- 9.2 In total 66% of all resident / business respondents to the formal consultation said they strongly agreed or agreed that the Council should introduce licences for privately rented properties in the area. However, this figure is skewed by responses from Cheetham residents. Outside of Cheetham 79% to 90% of respondents agreed that the Council should introduce licences for privately rented properties. Furthermore, outside of Cheetham, 87% of resident and business respondents agreed that the Council should have more control over how private landlords look after their properties and tenants. 71% of residents and business respondents also agreed that the proposed areas are the right areas for SL to be introduced (again, not including respondents from Cheetham).
- 9.3 In accordance with previous public consultations on SL, the results show that the majority of landlords do not support the introduction of SL. In total, only 11% of all landlord respondents to the formal consultation (across all wards) said they strongly agreed or agreed that the Council should introduce licences for privately rented properties in the area. 71% of landlords disagreed that the council should have more control over how private landlords look after their properties and

tenants (with the exception of The Royals in Longsight). Similarly, 78% of landlord respondents disagreed that the designated areas are the right areas for SL to be introduced (again - with exception of The Royals in Longsight). Both residents and landlords agree there are issues in all of the areas – particularly linked to rubbish and fly-tipping. The issues most regularly highlighted by residents were:

- Rubbish and fly tipping.
- Personal and neighbouring properties in poor condition.
- Anti-social behaviour

9.4 The issues affecting properties and property management in the designated area, most regularly highlighted by landlords were:

- Rubbish and fly-tipping
- Properties in poor conditions
- Poorly managed privately rented properties

9.5 This correlates to the data that had been analysed prior to the consultation (and subsequently updated for this report – see section 4.0 / Appendix 3), which clearly identifies higher-than-average rubbish and fly tipping as a major problem across all of the proposed areas, along with issues with crime and antisocial behaviour.

9.6 536 external inspections (c.50% of licensable properties) have been completed across the 8 areas which have identified issues with the structures of buildings, boundary walls, the condition of gardens, and waste issues. 112 internal inspections (c.10% of licensable properties) have also been completed. Almost 10% of properties inspected had a category 1 hazard (whereby local authorities have a duty to take action) and an average of 3.5 category 2 hazards (which local authorities have discretionary powers to deal with) were identified per property that was inspected. In addition to demonstrating the currently poor condition of many PRS properties in the proposed areas, these inspections will also assist in monitoring the impact of SL should these areas be designated.

9.7 With all of the above in mind there is clearly both a rationale and a mandate (from residents & businesses) to designate all 5 of the areas outside of Cheetham. Whilst the analysis in this report concludes that all of the areas in Cheetham also meet the criteria which have been put forward for their designation and would benefit from SL, the mixed results from the consultation flagged up various concerns which merit further investigation to better understand the results. As such it is not recommended to designate the three Cheetham areas at this time. Instead, it is proposed to introduce these areas in a future phase of the roll out of SL after further public consultation.

## **10.0 Grounds for introducing Selective Licensing**

10.1 Selective Licensing will enable a resourced, targeted and systematic approach to addressing the issues that have been identified during the consultation process, data analysis and discussion with local neighbourhood teams and ward members. The licensing scheme will aim to deliver measurable improvement objectives in the following areas:

- Anti-social behaviour - linked to environmental and waste management. The outcome of the scheme aims to be a reduction in antisocial behaviour (caused by tenants in the private sector) in the designated area as set out in the licence conditions.
- Poor property conditions – The outcome of the designation will be a general improvement of property conditions in the designated area within the five years of the licensing period. This will be driven by property inspections of 50% of all private rented properties during the designation.
- High level of deprivation - The outcome of the designation aims to (together with other measures) reduce the problems with housing in the private rented sector contributing to the high level of deprivation in the area.
- High levels of crime - The outcome of the designation (together with the other measures) aims to reduce crime in the area.

10.2 The designation of SL will be a key part of the overall strategic approach in Manchester to improve the safety, quality & management of private rented sector homes. It also fits in with existing strategies including the Housing Strategy (2022-2032) and the Private Rented Sector Strategy (2020-2025) which both identify rolling out a programme of Selective Licensing in areas which would benefit from such an intervention as a key objective for the city. SL will also enable the Council to focus on the housing issues highlighted in our Family Poverty Strategy and the Build Back Fairer Marmot Review (including poor quality homes) as well as supporting a wide range of other MCC policies and objectives linked to:

- Regeneration & neighbourhoods management
- ASB and crime
- Waste and fly-tipping

## **11.0 Next steps**

11.1 Having followed a robust consultation process and considered all the feedback and representations received, the Director of Neighbourhoods intends to consult in May 2023 with the Executive Members with responsibility for Housing, Finance and Human Resources to formally designate selective licensing areas in the following 5 areas commencing May 2023:

- Moss Side: Claremont Road / Great Western St – 346 PRS properties
- Levenshulme: Matthews Lane – 170 PRS properties

- Longsight: The Royals – 74 PRS properties
  - Rusholme: Birch Lane – 70 PRS properties
  - Rusholme: Laindon/Dickenson – 38 PRS properties
- 11.2 Once formal designation is confirmed, landlords will be required to apply for a licence within the three-month statutory public notification period; failure to comply may result in legal enforcement action being taken against them. The indicative fee for a standard licence will in the region of £920. This will be finalised before the formal designation of the scheme. A reduced introductory fee will be charged to landlords who apply within the three-month statutory public notification period.
- 11.3 The income generated from licensing fees is intended to cover the consultation process, administration, management and running of the scheme. The Council does not generate surplus funds from selective licensing schemes. The income generated, the bulk of which is collected in years one and two, is required to manage and resource the scheme for its full 5-year designation.
- 11.4 Landlords will be encouraged to sign the Market Rental Pledge which is a public register that enables landlords to state their commitment to being a good landlord by following agreed practices that create a better private renting experience for tenants, and consider accreditation through local, regional or national professional landlord bodies.
- 11.5 The Council is legally required to undertake the following steps to notify the public and all those affected by the designation once confirmed. Within 7 days after the date on which the designation is confirmed or made:
- a) Place the public notice on a public notice board at one or more municipal buildings within the designated area, or if there are no such buildings within the designated area, at the closest of such buildings situated outside the designated area
  - b) Publish the notice on the internet site (c) Publish the public notice in at least two local newspapers circulating in or around the designated areas (6 editions)
- 11.6 Within 2 weeks after the designation is confirmed or made the local housing authority must send a copy of the notice to:
- a) Any person who responded to the consultation conducted
  - b) any organisation which, represents the interests of landlords or tenants within the designated area or represents managing agents, estate agents or letting agents within the designated area; and
  - c) every organisation that provides advice on landlord and tenant matters, including law centres, citizens' advice bureaux, housing advice centres, and homeless persons' units.



11.7 Following the designation of the five areas listed above, it is proposed that the following areas in Cheetham are brought forward as part of a future phase of the roll out of SL (subject to an additional round of public consultation at the time):

- Cheetham: Heywood Street - 251 PRS
- Cheetham: Flats above shops Cheetham Hill Road - 86 PRS properties
- Cheetham: Esmond/Avondale – 87 PRS properties

## 12.0 Recommendations

12.1 The Committee is requested to:

1. Comment on the consultation findings for the introduction of selective licensing for privately rented properties in the identified areas of Moss Side: Claremont Road / Great Western St (Moss Side & Whalley Range), Matthews Lane (Levenshulme), The Royals (Longsight), Birch Lane (Rusholme), Laindon / Dickenson (Rusholme), Esmond / Avondale (Cheetham), Heywood St / Cheetham Hill Road (Cheetham) and Flats Over Shops (Cheetham).
2. Note the 5 areas detailed in Maps 1 to 4 (Appendix 1) for designation in May, together with the licence conditions (Appendix 5) under the Housing Act 2004 Part 3 Selective Licensing:
  - Moss Side: Claremont Road / Great Western St
  - Levenshulme: Matthews Lane
  - Longsight: The Royals
  - Rusholme: Birch Lane
  - Rusholme: Laindon/Dickenson
3. Note the decision to bring forward the three Cheetham areas (Areas 1, 2 & 3, Map 5 – Appendix 1) under the Housing Act 2004 Part 3 Selective Licensing in a future phase of the roll out of SL in the city, subject to a further round of public consultation:
  - Heywood St / Cheetham Hill Road
  - Flats Over Shops
  - Esmond / Avondale
4. Note that, following the decision to introduce a selective licensing scheme, a statutory public notification period of three months is required prior to the implementation of the scheme.

## 13.0 Appendices

Appendix 1 - Selective Licensing Maps and Street List

Appendix 2 - Selective Licensing Criteria by Area

Appendix 3 - Local Data Statistics

Appendix 4 - Calendar of Stakeholder Engagement and Consultation

Appendix 5 - Proposed Licence Conditions

Appendix 6 - Residents & Businesses Consultation Surveys

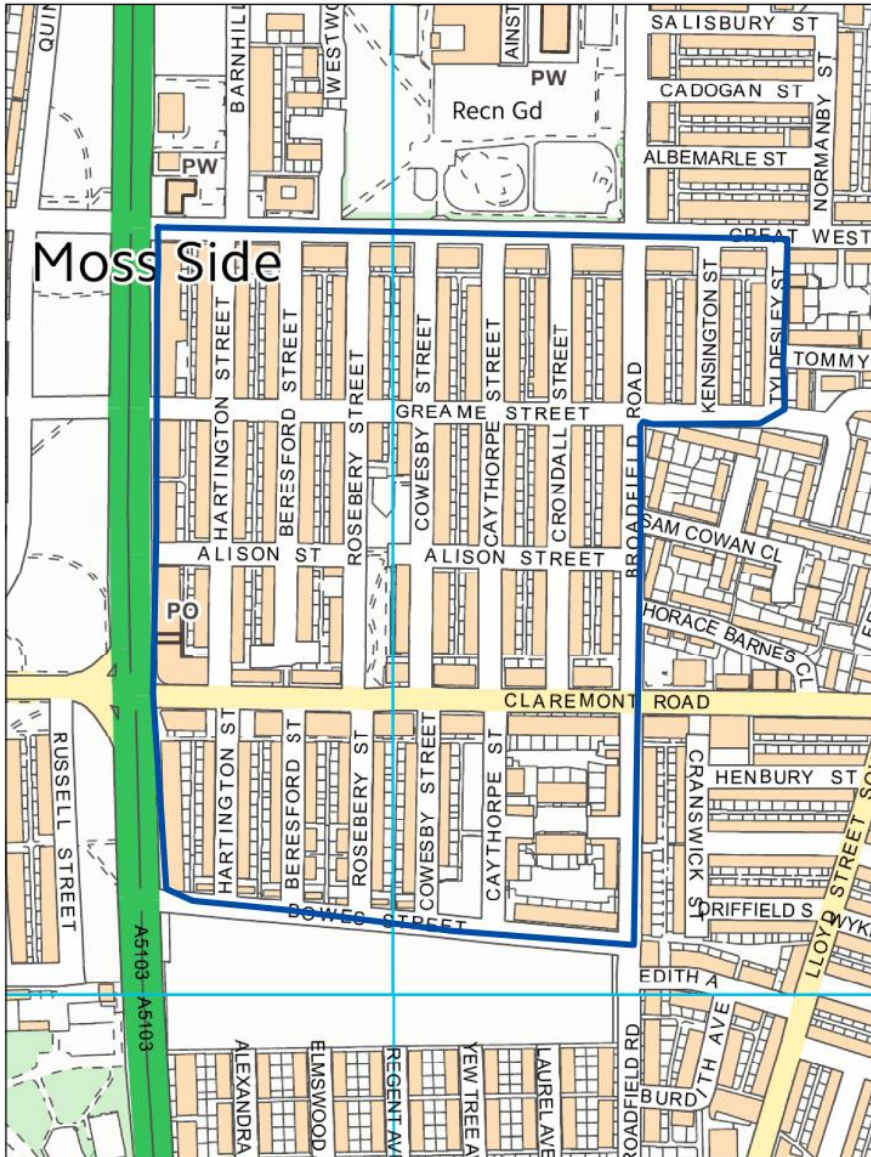
Appendix 7 - Landlords Consultation Surveys

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**Appendix 1 - Selective Licensing Designation Maps and Street Lists**

**Map 1 - Claremont Road / Great Western St (Moss Side & Whalley Range)**

Proposed area of selective licensing:  
Moss Side & Whalley Range



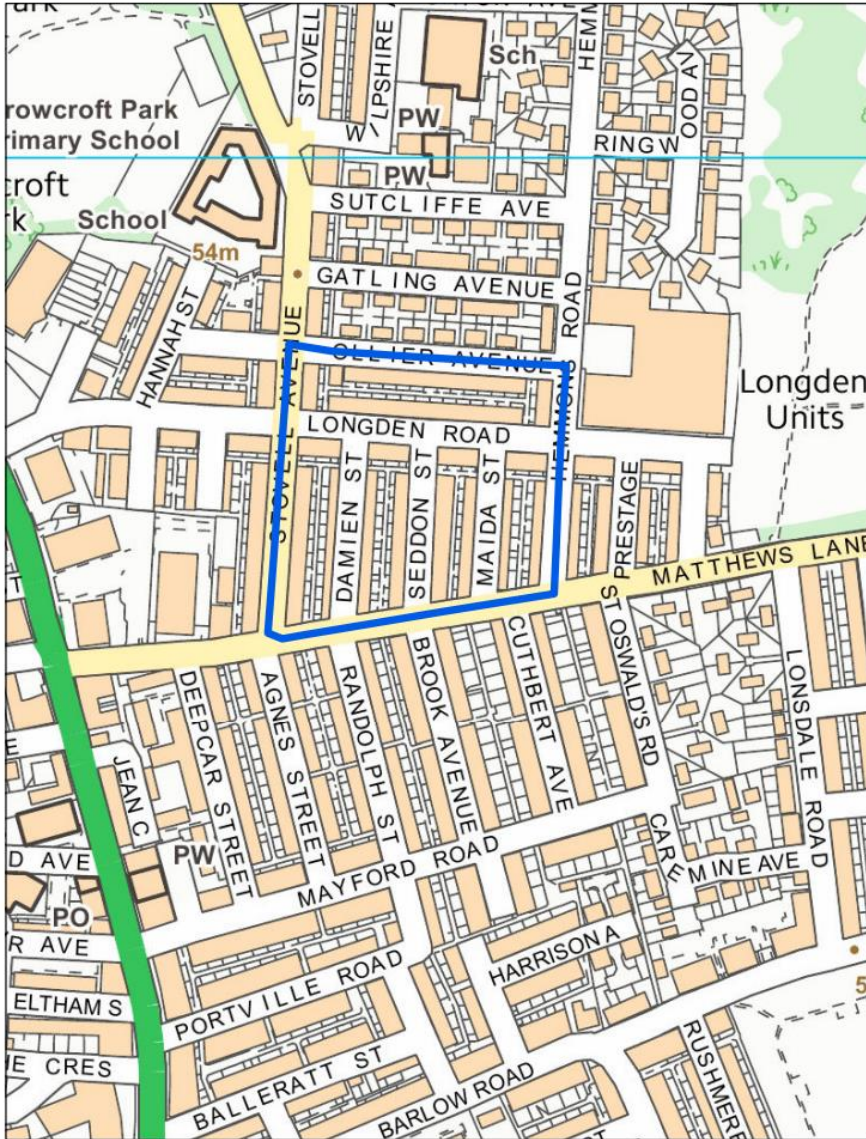
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Moss Side & WR	
STREET	Post code
1-160 BERESFORD STREET (ALL)	M14 4RX
	M14 4RY
	M14 4RZ
	M14 4SA
	M14 9RY
	M14 4SB
1-27 BOWES STREET (ODDS)	M14 4UZ

10-132 BROADFIELD ROAD (EVENS) 53-87 BROADFIELD ROAD (ODDS)	M14 4WF M14 WH
1-121 CAYTHORPE STREET (ALL)	M14 4UL
92-206 CLAREMONT ROAD (ALL)	M14 4RD M14 4RS M14 4RT M14 4TT M14 4TY
1-162 COWESBY STREET (ALL)	M14 4UG
1-106 CRONDALL STREET(ALL)	M14 4UB
1-17 GERRY WHEALE STREET (ALL)	M14 4UY
105-111 GREAME STREET (ODDS)	M14 4RN
94-204 GREAT WESTERN STREET (EVENS)	M14 4RA M14 4SN M14 4LH
2-164 HARTINGTON STREET (ALL)	M14 4RP M14 4RQ M14 4RU M14 4RW
97-245 PRINCESS ROAD (ODDS)	M14 4RB M14 4RE M14 4RH M14 4RL M14 7LT
1-166 ROSEBERY STREET (ALL)	M14 4UR M14 4US M14 4UT M14 4UU M14 4UX
1-41 TYLDESLEY STREET (ODDS)	M14 4JW
1-40 KENSINGTON STREET (ALL)	M14 4JP

**Map 2 – Matthews Lane (Levenshulme)**

Proposed area of selecting licensing  
Levenshulme



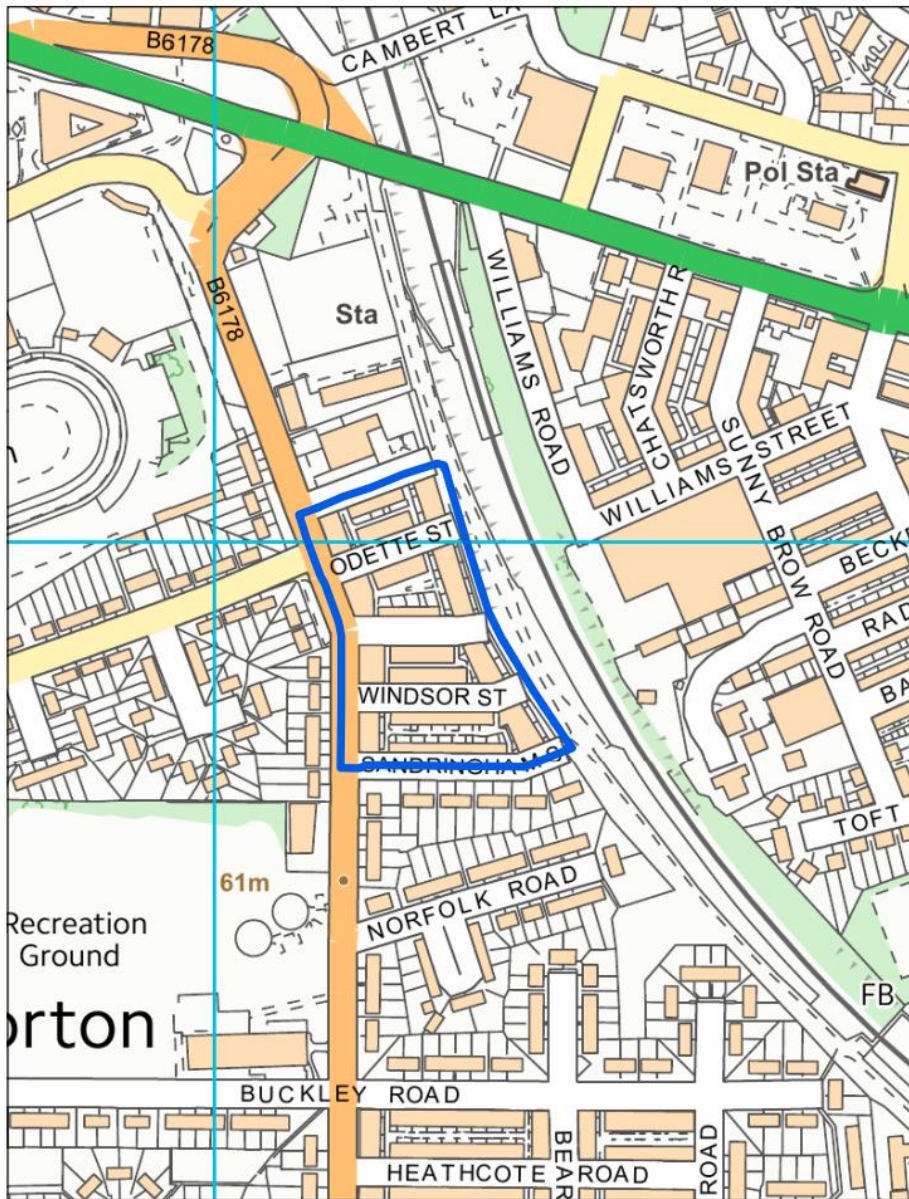
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Levenshulme	
STREET	Post code
1-48 DAMIEN STREET (ALL)	M12 4GW
72-118 HEMMONS ROAD (EVENS)	M12 4QG
37-94 LONGDEN ROAD (ALL)	M12 5ST
1-38 MAIDA STREET (ALL)	M12 4QQ
1-57 OLLIER AVENUE (ODDS)	M12 5SU
1-42 SEDDON STREET (ALL)	M12 4GP
81-135 STOVELL STREET (ODDS)	M12 5SE
	M12 4GN



### Map 3 – The Royals (Longsight)

Proposed area of selecting licensing  
Longsight

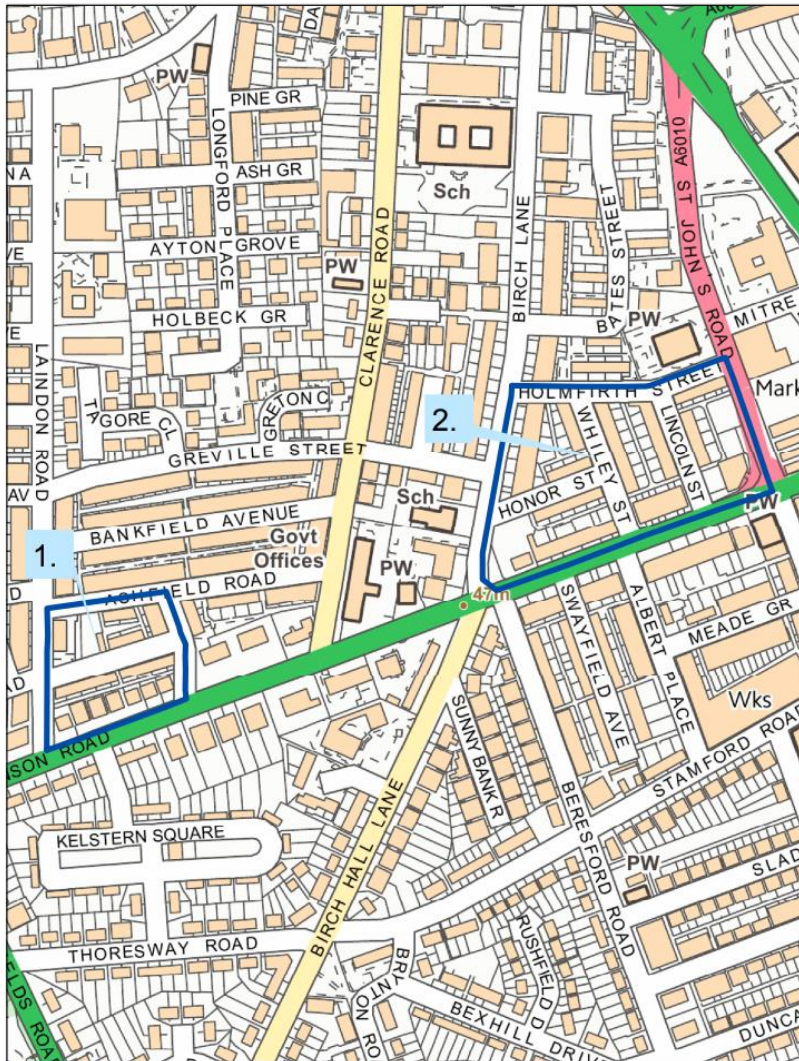


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Longsight	
STREET	Post code
1-18 BALMORAL STREET (ALL)	M18 7BT
1- 28 GLENCASTLE ROAD (ALL)	M18 7QH
1-45 MOUNT ROAD (ODDS)	M18 7BG M18 7BX
1-16 ODETTE STREET (ALL)	M18 7BS
1-33 SANDRINGHAM STREET (ODDS)	M18 7BY
1-22 WINDSOR STREET (ALL) 24-30 WINDSOR STREET (EVENS)	M18 7BU
2-18 MOUNTBATTEN STREET (EVENS)	M18 7BR

**Map 4 - Laindon / Dickenson (Area 1 - Rusholme) and Birch Lane (Area 2 - Rusholme)**

Proposed area of selective licensing:  
Rusholme



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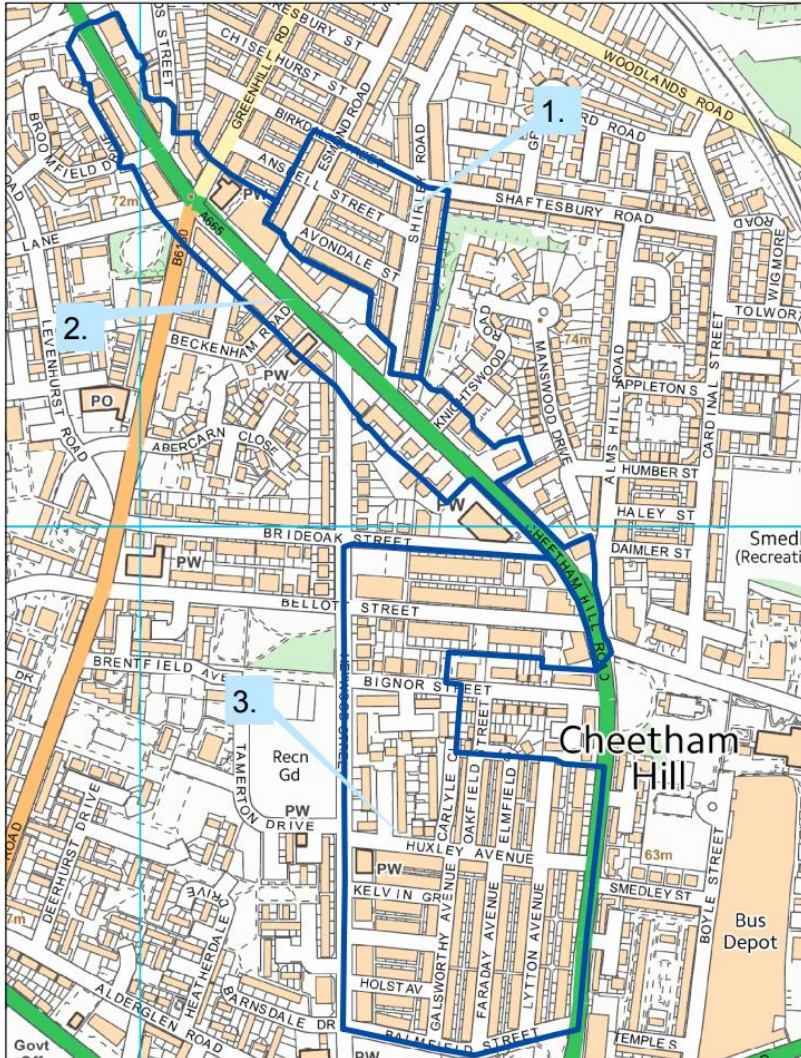
<b>Rusholme 1. Laindon &amp; Dickenson</b>	
189-209 DICKENSON ROAD (ODDS)	M13 0YW
10-16 ASHFIELD ROAD (EVENS)	M13 0ZW
2-10 AYLCLIFFE GROVE (EVENS)	M13 0ZG
2 -30 WILLESDEN AVENUE (ALL)	M13 0ZN
75-89 LAINDON ROAD (ODDS)	M14 5DQ

<b>Rusholme 2. Birch Lane</b>	
305-359 DICKENSON ROAD (ODDS)	M13 0NR
61-87 BIRCH LANE (ODDS)	M13 0WW
1-23 HOLMFIRTH STREET (ODDS)	M13 0NS
1-22 HONOR STREET (ALL)	M13 0WY
1-25 LINCOLN STREET (ALL)	M13 0WS
1-30 WHILEY STREET (ALL)	M13 0WR



**Map 5 - Esmond / Avondale (Area 1 - Cheetham), Flats Over Shops (Area 2- Cheetham) and Heywood St / Cheetham Hill Road (Area 3 - Cheetham)**

Proposed area of selective licensing:  
Cheetham



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<b>Cheetham 1. Avondale</b>	
1-25 ANSELL STREET (ALL)	M8 0WA
1-31 AVONDALE STREET (ALL)	M8 0NB
3-17 BIRKDALE STREET (ODDS)	M8 0WE
1-38 ESMOND ROAD (ALL)	M8 9LT M8 9NA
2-68 SHIRLEY ROAD (EVENS) 3-49 SHIRLEY ROAD (ODDS)	M8 0ND M8 0WB

<b>Cheetham 2. Flats over shops</b>	
28-74 BROOMFIELD DRIVE (EVENS)	M8 9EE
1-17 KEANE COURT (ALL)	M8 0AS



22-77 MARTINGALE COURT (ALL)	M8 0AR
2-6 WOODLANDS STREET (EVENS)	M8 9LL
358 WATERLOO ROAD	M8 9AB
431-515 CHEETHAM HILL ROAD (ODDS)	M8 0PF
300-452 CHEETHAM HILL ROAD (EVENS)	M8 9PA
	M8 9LR
	M8 9HJ
	M8 0SN
	M8 9LE
	M8 9LS
	M8 0PL

<b>Cheetham 3. Heywood</b>	
1-32 BEECHFIELD STREET (ALL)	M8 0SG
	M8 0PP
2-67 BELLOTT STREET (ALL)	M8 0PQ
38-50 BIGNOR STREET (EVENS)	M8 0SE
3-45 BRIDEOAK STREET (ODDS)	M8 0PN
1-21 CARLYLE CLOSE (ODDS)	M8 0LY
1-29 ELMFIELD ROAD (ALL)	M8 0SZ
	M8 0ST
1-62 GALSWORTHY AVENUE (ALL)	M8 0SU
1-16 HOLST AVENUE (ALL)	M8 0LS
	M8 0LX
	M8 0LW
	M8 0SD
3-57 HUXLEY AVENUE (ALL)	M8 0SJ
	M8 0SN
283-375 CHEETHAM HILL ROAD (ODDS)	M8 0SF
407-411 CHEETHAM HILL ROAD (ODDS)	M8 0PW
1-57 LYTTON AVENUE (ALL)	M8 0SQ
	M8 0SR
1-62 FARADAY AVENUE (ALL)	M8 0SS
1-18 WORDSWORTH AVENUE (ALL)	M8 0LR
1-28 KELVIN GROWV (ALL)	M8 0SX
1-28 OAKFIELD STREET	M8 0SY
1-60 THACKARAY CLOSE (ALL)	M8 0SA
1-28 SPENDER AVENUE (ALL)	M8 0SB
6-22 BALMFIELD STREET (EVENS)	M8 0SP
80 - 154 HEYWOOD STREET (EVENS)	M8 0DT

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**Appendix 2 - Selective Licensing Criteria by Area:**

Claremont Rd/Great Western Street - Moss Side (approximately 346 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Matthews Lane - Levenshulme (approximately 170 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Royals - Longsight (approximately 70 PRS properties)

- High levels of crime
- Anti-social behaviour – poor environmental and waste management
- Poor property conditions
- High level of deprivation

Birch Lane - Rusholme (approximately 70 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Laindon Road / Dickenson Road - Rusholme (approximately 38 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Esmond / Avondale - Cheetham (approximately 87 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High levels of crime

Heywood Street - Cheetham (approximately 251 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Flats above shops Cheetham Hill Road - Cheetham (approximately 86 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

## Appendix 3 Local Data Statistics 2022

	Claremont Road /Great Western St	Matthews Lane	Longsight: The Royals	Cheetham - Esmond/Avondale	Cheetham: Heywood St/Cheetham Hill Rd	Rusholme : Birch Lane	Rusholme: Laidon/Dickenson	Flats Over Shops: Cheetham Hill Rd	TOTAL	Manchester
<b>Measure:</b>										
Dwelling Stock (March 2022)	1177	264	138	162	631	129	83	131	2715	243014
Empty Homes	42	9	8	8	21	12	2	12	114	9838
of which: Long Term Empty	4	0	2	1	5	0	0	0	12	459
Occupied Homes	1135	255	130	154	610	117	81	119	2601	233176
<b>Tenure Estimates</b>										
MCC Private Rented Estimates (2022)*	28%	63%	51%	48%	41%	57%	47%	59%		40.9%
MCC Private Rent Estimate (Households) 2022	318	159	64	76	248	69	37	60	1031	100711
% of Households which are Private Rented in receipt of Universal Credit or Housing Benefit toward housing costs 1	60.7%	49.6%	64.6%	50.9%	34.4%	44.2%	59.7%	39.6%	49.8%	24.4%
Estimated Number of Private Rented Households on HB/UC	193	79	42	39	85	30	22	24	514	24588
% of City's Private Rented Sector within the licensing area 2	0.37%	0.18%	0.07%	0.09%	0.29%	0.08%	0.04%	0.07%	1.19%	
% of City's geographic area within the licensing area 2	0.15%	0.02%	0.01%	0.02%	0.09%	0.02%	0.01%	0.04%	0.36%	
<b>Deprivation, Crime, ASB and Service Demand</b>										
Weighted IMD Score 2019 (High Score = More Deprived) 6	55.27	46.40	54.27	33.17	45.18	42.84	42.84	47.11		40.00
Number of ASB Incidents per 100 households (most recent 12 months) 3/4	10.0	3.5	10.0	3.9	3.3	0.9	6.2	23.5	7.6	6.7
Number of Victim Based Crimes Per 100 households (most recent 12 months) 3/4	22.1	13.7	35.4	11.7	21.8	12.0	22.2	99.2	26.6	34.0
Requests for Service per 100 households: Housing Related 3/5	2.6	2.0	2.3	2.6	2.0	0.0	2.5	3.4	2.3	1.9
Requests for Service per 100 households: Fly Tipping 3/5	35.6	44.3	65.4	39.6	26.1	28.2	33.3	42.0	35.8	14.9
Requests for Service per 100 households: Street Cleaning/Other 3/5	5.6	8.6	10.8	11.0	4.1	1.7	4.9	12.6	7.0	4.2

<sup>1</sup> Based on % claimants in the best fit Output Area (2021)

<sup>2</sup> Where area comprises more than 20% of the geographic area or 20% of the total PRS – Secretary of State approval required

<sup>3</sup> Fly tipping, Street Cleansing, VBC and ASB includes data from October 2021 to September 2022

<sup>4</sup> Crime and ASB counts for 100m buffers around zones

<sup>5</sup> Requests for Service may include repeat calls

*Shading in red indicates that a figure is above the ward average<sup>5</sup>*

*Shading in orange indicates that a figure is above the city-wide average<sup>4</sup>*

<sup>5</sup> Nationally the private rented sector currently makes up 19% of the total housing stock in England (2021-22 English Housing Survey). Therefore, any area with a proportion of homes in the PRS above 19% is considered to have a high proportion of privately rented properties and shaded red, as per the government guide on SL for local authorities.

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Appendix 4 - Calendar of Stakeholder Engagement and Consultation

<h1>October 2022</h1>							September '22							November '22																																																																
							T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W																																																			
							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30								1	2						3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday																																																																								
29	30	1	2	3	4	5								Letters sent to Local Ward Members Emails sent to all stakeholders Letters sent to residents, landlords and businesses Online Consultation published Social Media campaign launched																																																																
6 Press release	7	8	9	10	11	12 Longsight Drop in Event AM																																																																								
13	14 Lonsight Drop in Event PM	15 Social Media Ad post on Facebook & Twitter for Longsight	16	17 Levenshulme Drop in Event AM	18	19 Moss Side/Whalley Range Drop in Event AM								Door kncking in Moss Side/Whalley Range																																																																
20	21	22	23	24	25 Social Media Ad posted on Facebook & Twitter for Rusholme	26 Cheetham Drop in Event PM								Cheetham Cost-of-Living Event																																																																
27 Moss Side/Whalley Range Drop in Event PM	28	29	30	31	1	2																																																																								

Targetted Engagement and Consultation	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9933cc; border: 1px solid black;"></span> All Areas	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black;"></span> Moss Side/Whalley Range
<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black;"></span> Longsight	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffb74d; border: 1px solid black;"></span> Rusholme
<span style="display: inline-block; width: 15px; height: 15px; background-color: #bbdefb; border: 1px solid black;"></span> Levenshulme	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black;"></span> Cheetham

# November 2022

October '22							December '22						
T	F	S	S	M	T	W	T	F	S	S	M	T	W
		1	2	3	4	5	1	2	3	4	5	6	7
6	7	8	9	10	11	12	8	9	10	11	12	13	14
13	14	15	16	17	18	19	15	16	17	18	19	20	21
20	21	22	23	24	25	26	22	23	24	25	26	27	28
27	28	29	30	31			29	30	31				

Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
27	28	29	30	31	1	2
3	4	5	6	7	8 Social Media Ad posted on Facebook & Twitter for Moss Side/Whalley Range	9 Meeting with Property Mark
10	11 Levenshulme Cost of Living Event	12	13	14 Rusholme Drop in Event Rusholme Door knocking Meeting with landlord	15	16 Cheetham Drop in Event AM Door Knocking in Cheetham
17 Meeting with GMP and other partners Social Media Ad posted on LinkedIn	18 Social Media Ad posted on Facebook & Twitter for Cheetham	19	20	21 Meeting with landlord	22 Meeting with landlord Meeting with Platt Claremont Residents Association & Upping It	23 Rusholme Door Knocking Rusholme Drop in Event PM Levenshulme Drop in Event PM
24 Longsight Door Knocking	25 Royals Residents Drop in Session	26	27 Social Media Ad posted on Facebook & Twitter for Levenshulme Consultation	28	29	30

### Targetted Engagement and Consultation

	All Areas		Moss Side/Whalley Range
	Longsight		Rusholme
	Levenshulme		Cheetham









# December 2022

November '22							January '23							
T	F	S	S	M	T	W	T	F	S	S	M	T	W	
					1	2					1	2	3	4
3	4	5	6	7	8	9	5	6	7	8	9	10	11	
10	11	12	13	14	15	16	12	13	14	15	16	17	18	
17	18	19	20	21	22	23	19	20	21	22	23	24	25	
24	25	26	27	28	29	30	26	27	28	29	30	31		

Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
<b>1</b> Social Media Ad posted on Facebook & Twitter	<b>2</b>	<b>3</b> Moss Side Christmas Lights switch on	<b>4</b>	<b>5</b> Moss Side residents group meeting	<b>6</b> Moss Side/Whalley Range Door Knocking	<b>7</b> Social Media Ad posted on LinkedIn
					Cheetham Hill Door Knocking	Cheetham Hill Door Knocking
<b>8</b> Royals Area Door Knocking	<b>9</b> Rusholme Door knocking	<b>10</b>	<b>11</b>	<b>12</b> Social Media Ad posted on all platforms	<b>13</b>	<b>14</b>
Leaflets posted in Cheetham	Leaflets posted in Cheetham					<b>End of Consultation</b>

**Targetted Engagement and Consultation**

 All Areas	 Moss Side/Whalley Range
 Longsight	 Rusholme
 Levenshulme	 Cheetham

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## Appendix 5

**PROPOSED SELECTIVE LICENCE CONDITIONS**

The licence holder (or their nominated agent where specified) must adhere to the following licence conditions in Schedule I and II. These conditions will be monitored by the Council and inspections will be carried out to ensure these are being complied with during the period of the licence.

Failure to adhere to one or more of these licence conditions could result in formal proceedings against you, with an unlimited fine, a civil penalty and/or the loss of your licence. The Council may also consider whether it is appropriate to make a Management Order to take over management of the premises.

Compliance inspections will be carried out to ensure the premises is safe, free from disrepair and well maintained by using the Housing Health and Safety Rating System. Any issues found will be dealt with via the enforcement means available under the Housing Act 2004 (as amended) and other relevant legislation.

**SCHEDULE I****Statutory conditions in Schedule 4 Housing Act 2004**

1. If gas is supplied to the licensed premises the licence holder must produce annually to Manchester City Council (the Council) for their inspection, a gas safety certificate obtained in respect of the house named on the licence within the last 12 months.
2.
  - a) The licence holder must keep electrical appliances and furniture supplied by him in a safe condition;
  - b) The licence holder must supply to Council, on demand, with a declaration by him as to the safety of such appliances and furniture;
  - c) The Licence holder must ensure that every electrical installation in the house is in proper working order and safe for continued use; and
  - d) The licence holder must supply to Council, on demand with a declaration by him as to the safety of such installations;
 (NB. "electrical installation" has the meaning given in regulation 2(1) of the Building Regulations 2010.)
3.
  - a) The licence holder must ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation, and keep each such alarm in proper working order (*Note: For the purpose of this condition a bathroom or lavatory is to be treated as a room used as living accommodation.*)
  - b) The licence holder must supply the Council, on demand, with a declaration by him as to the condition and positioning of such alarms.
4.
  - a) The licence holder must ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and to keep any such alarm in proper working order; (*Note: for the purpose of this condition a "room" includes a hall or landing and a bathroom or lavatory is to be treated as a room used as living accommodation.*)
  - b) The licence holder to supply the authority, on demand, with a declaration by him as to the condition and positioning of any such alarm.
5. The licence holder must supply to the tenant/occupiers of the house a written statement of the terms on which they occupy it.
6. The licence holder must demand references from persons who wish to occupy the house.

## SCHEDULE II

### General Conditions Applicable to all Selective Licences

1. The licence holder must ensure that the premises and its grounds are in a clean, safe and habitable state prior to new occupiers moving in.
2. The licence holder must supply to the Council an original of the following documents:
  - Electrical Installations Inspection Certificate on demand (this should be carried out every 5 years)
  - Portable Appliance Test (P.A.T) Certificate on demand where electrical appliances are provided
3. The following information must be included in the written statement of terms under which the premises is occupied:
  - The amount of rent payable and the mechanism for any rent increases
  - Tenancy start and end dates
  - The details of any deposit required and the deposit scheme in which it is held
  - Details of what the deposit covers and arrangements for the return of the deposit
  - The frequency of payments
  - The details of any utilities or other charges included in the rent
  - The responsibility for payment of the Council Tax
  - The responsibility for the payment of utilities and arranging for the provision of such
  - Tenants responsibilities in regard of the use, occupation and condition of the licensed premises
  - Notice periods for ending the tenancy/ licence to occupy
  - Clauses relating to nuisance and/or anti social behaviour
  - The location of any stop taps
4. Where the premises is alley gated the licence holder is responsible for providing the key to the tenant free of charge at the start of the tenancy.
5. The licence holder must ensure occupiers are aware of behaviour that may constitute nuisance and/or antisocial behaviour, what is acceptable use of the premises and what the likely consequences of causing nuisance or ASB may be.
6. The licence holder must take all reasonable steps to deal with nuisance and/ or antisocial behaviour perpetrated by occupiers and/ or visitors to the premises. This includes taking proactive action (e.g. warnings, legal action) as soon as the licence holder becomes aware of a problem and by co-operating fully with the relevant agencies e.g. MCC or GMP.
7. The licence holder must provide the occupants of adjoining properties with direct contact details in case of an emergency or to enable them to inform the licence holder of problems affecting their properties.
8. The licence holder must ensure occupiers are aware of how to report any faults or disrepair to the landlord and provide anticipated timescales for undertaking repairs when reported.
9. The licence holder must give the occupiers reasonable notice of arranged access requirements to carry out work to the premises. Save in the case of an emergency, a minimum of 24 hours notice must be given in writing and as far as practicable access will be arranged at a convenient time for the occupier.
10. Except in an emergency any major works that may have a significant impact on the tenant's quiet enjoyment of the property shall not be undertaken until suitable alternative accommodation has been found for the tenant (whether by the tenant, the licence holder or otherwise) for the duration of such works, unless the tenant agrees otherwise in writing.

11. The licence holder must ensure that the premises has adequate security measures on all exit doors and windows and that all keys are provided to occupiers. Where a burglar alarm is fitted to the premises, the licence holder will change the code at the onset of each new period of occupation.
12. The licence holder must ensure that the full range of recycling and refuse bins are available at the start of a tenancy.
13. The licence holder must ensure that the occupier is made aware of the arrangements for the collection of refuse and bulky goods and that the occupier is requested to return the refuse containers within the boundary of the premises on the day of collection. The licence holder must co-operate with the Council to address problems caused by occupiers failing to dispose of refuse in the correct manner.
14. The licence holder must make adequate checks during a tenancy and during void periods to ensure that the premises and anywhere within the premises boundary is being kept in a clean condition and all refuse is disposed of in an appropriate manner. The Licence Holder must ensure that old furniture, bedding, rubbish or refuse from the house is not left on, or immediately outside, the house or private land (unless for the purposes of collection).
15. The licence holder must make appropriate arrangements for the disposal of any waste at the end of a tenancy and produce waste transfer notes for inspection on request.
16. The Licence Holder must inform the Council in writing or via email of any changes in their address and contact details within 28 days of any changes.
17. The licence holder must make all sufficient and reasonable enquires to satisfy themselves that any persons involved with the management of the house including themselves to the best of their knowledge are "fit and proper persons" for the purposes of the Act. Any change in these circumstances that they become aware of shall be notified to the local authority in writing within 28 days.
  - The Licence Holder must advise the Local Authority immediately if there will be any transfers in ownership, sale of the licensed property OR management of the property.
  - The Licence Holder must (if applying as a company/partnership etc) inform the Council in writing within 14 days of any changes affecting the company/partnership status, i.e. bankruptcy, changes in Directors, Partners or Company Secretaries.
18. Where the property is a House in Multiple Occupation, the Licence Holder must:
  - Ensure that the licensed premises comply with The Management of Houses in Multiple Occupation (England) Regulations 2006 SI 372 (Management Regulations), and any updated versions of this regulation and continue to do so throughout the period of the licence.
  - Comply with the Council's Standards for Houses in Multiple Occupation and associated guidance throughout the period of the licence unless otherwise specified in the licence and must maintain those standards throughout the period of the licence.
19. The licence holder is required to have in place suitable emergency and other management arrangements in the event of their absence. The name and contact details of the licence holder and/or manager must be supplied to each occupier and must also be on display in a prominent place.

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## 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 Dissagreement	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 Dissagreement	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

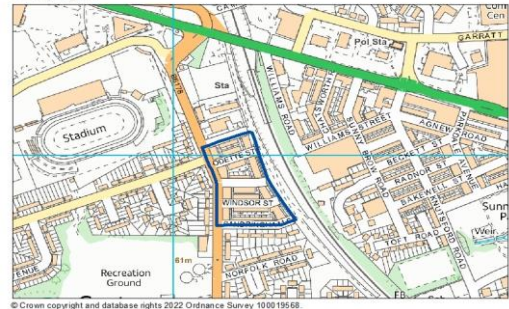
Area 1: Additional Comments		7 Responses
Theme	Count	Examples
General Disagreement	3	"Good landlords will leave if an extra license payment is needed"
General Agreement	2	"It would stop people just hanging around in front of my door"
Anti-Social Behaviour	1	"Had to buy a camera to put outside of flat 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

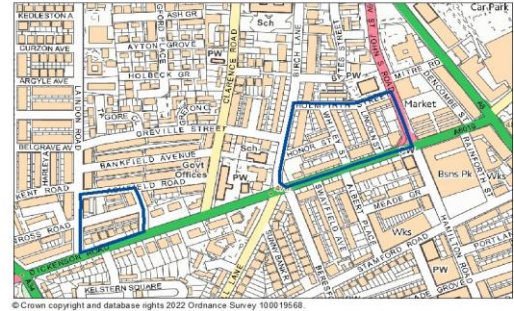
Area 1: Additional Comments		6 Responses
Theme	Count	Examples
General Agreement	3	"Ensure that All communities are aware what is acceptable"
General Disagreement	2	"You will just cause more problems and have less properties available for rent"
Too Expensive	1	"Energy efficiency improvements depends on 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: Laidon 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: Laidon 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: Laidon 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%

Proposed area of selective licensing: Rusholme



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%

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"

Proposals for having licences for privately rented properties in Moss Side & Whalley Range. Form for Landlords

1. Total Responses 17

Are you:	A landlord of properties in the area shown on the map?	A landlord of properties near the area shown on the map?	An estate, managing or letting agent of properties in the area shown on the map?
Responses:	14	3	0

Proposed area of selective licensing:  
Moss Side & Whalley Range



How many properties do you have?	Own Houses	Manage/ Let Houses	Total Houses
Sum of Responses:	106	50	54

2. Q3: Do you think the area has any of the following issues?

Potential Issue:	Response Count	Response Percentage
High levels of crime	2	12%
High levels of antisocial behaviour	3	18%
Problems with rubbish and fly tipping	10	59%
Properties in poor condition	3	18%
Properties that are not energy efficient	6	35%
Overcrowded properties	4	24%
People moving in and out of the area often	2	12%
Poorly managed private rented properties	4	24%

Question 3: Other potential Issues		
Theme	Count	Example
Tenant Responsibility	2	"It's the tenants causing rubbish issues"
Pests	1	"Rats and mice"
Improvement	1	"Houses have improved through the housing associations"



### 3. Q4: Have your properties been affected by these issues in the last three years?

Potential Issue:	Response Count	Response Percentage
Antisocial behaviour	2	12%
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	3	18%
Rent arrears	3	18%
Overcrowding	3	18%

### 4. Q5: The Council should have more control of how private landlords look after their properties and tenants

Agreement:	Strongly agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	3	3	3	4	4

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	18%	18%	18%	24%	24%

### 4. Q6: The Council should introduce licenses for private rented properties in the area

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	2	2	3	1	8

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	12%	12%	18%	6%	47%

Question 6: Additional Comments		11 Responses
Theme	Count	Example
Expense	6	"Selective Licensing just adds extra costs to the Landlord which will just end up being passed down to the tenants"
General Disagreement	4	"I do not believe that there is any substantial evidence that selective licensing makes any difference"
All properties	1	"If the council is going to control what happens to properties it should apply to all property owners"

**5. Q7: The area highlighted on the map above is the right area for selective licensing to be introduced**

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	0	2	6	0	8	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	0%	12%	35%	0%	47%	0%

Question 7: Additional Comments		7 Responses
Theme	Count	Example
Wrong area	4	"Other areas might be more suitable with more students"
General Disagreement	1	"In the 1990's there was lots of issues here, but it has improved so much since then"
Expense	1	"Selective Licensing incurs additional costs on the landlord, these will be passed on to the tenants through rent increases"
Gentrification	1	"This block especially the northern section has been gentrifying and generally has decent sorts living there"

**6. Q8: What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?**

Question 8: Comments		16 Responses
Theme	Count	Example
Information & communication	5	"A list of expected standards that should they be inspected, they would be expected to meet"
Expense	4	"Possible grant/funding to make properties more appealing"
General Disagreement	3	"One person's high standard and another are different things"
Council Responsibility	2	"Enforcing the Housing act"
Tenant Responsibility	2	"Let tenants know their responsibilities to look after the house"
Social housing	1	"Make social housing available for those who are not able to stay in private rented"

**7. Q9: 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?	1	6	1	3	6
The condition of private rented properties?	1	4	3	4	5
Energy efficiency of properties?	1	2	5	4	5
Antisocial behaviour or nuisance?	1	2	4	4	6
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	6%	35%	6%	18%	35%
The condition of private rented properties?	6%	24%	18%	24%	29%
Energy efficiency of properties?	6%	12%	29%	24%	29%
Antisocial behaviour or nuisance?	6%	12%	24%	24%	35%

**8. Q10: Final Comments:**

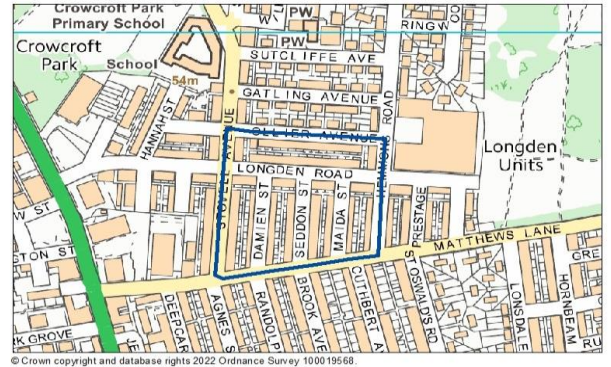
Question 10: Area 1 Comments		13 Responses
Theme	Count	Example
Expense	6	"Selective Licensing is just a money making scheme for the Council"
Council responsibility	3	"Council should then pay for it"
General Disagreement	3	"This is an agenda to get the scruffy and socially vulnerable out of the area by causing landlords to
Information & Communication	2	"I'm happy for the scheme to go ahead but would like support in the form of draft tenancy agreements"
Tenant Responsibility	2	"Not fair to leave totally on the landlord, it's also the tenants need to do their bit"

Proposals for having licences for privately rented properties in Levenshulme. Form for Landlords

1. Total Responses 16

Are you:	A landlord of properties in the area shown on the map?	A landlord of properties near the area shown on the map?	An estate, managing or letting agent of properties in the area shown on the map?
Responses:	14	1	1

Proposed area of selective licensing: Levenshulme



How many properties do you have?	Own Houses	Manage/ Let Houses	Total Houses
Sum of Responses:	16	8	9

2. Q3: Do you think the area has any of the following issues?

Potential Issue:	Response Count	Response Percentage
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%

Question 3: Other potential Issues		
Theme	Count	Example
Council Responsibility	1	"Rubbish/ Environmental"

## 3. Q4: Have your properties been affected by these issues in the last three years?

Potential Issue:	Response Count	Response Percentage
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. Q5: The Council should have more control of how private landlords look after their properties and tenants

Agreement:	Strongly agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	1	2	0	5	7

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	6%	13%	0%	31%	44%

## 4. Q6: The Council should introduce licenses for private rented properties in the area

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	1	0	0	1	14

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	6%	0%	0%	6%	88%

Question 6: Additional Comments		11 Responses
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 & 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"

## 5. Q7: The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	0	0	2	2	12	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	0%	0%	13%	13%	75%	0%

Question 7: Additional Comments		8 Responses
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"

## 6. Q8: What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

Question 8: Comments		11 Responses
Theme	Count	Example
Information & 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"
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"

**7. Q9: 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%

**8. Q10: Final Comments:**

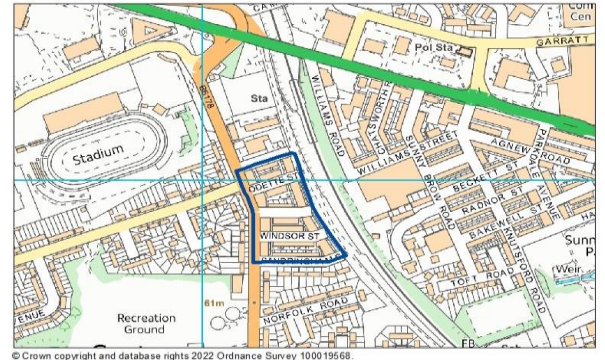
Question 10: Area 1 Comments		12 Responses
Theme	Count	Example
General Disagreement	5	"Anti social behaviour will continue to an issue regardless of licenses"
Expense	5	"Any fees charge to landlords are passed on to tenants"
Council Responsibility	3	"An annual inspection by the Council should be done but totally disagree with amount of fee being
Information & 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"

Proposals for having licences for privately rented properties in Longsight. Form for Landlords

1. Total Responses 4

Are you:	A landlord of properties in the area shown on the map?	A landlord of properties near the area shown on the map?	An estate, managing or letting agent of properties in the area shown on the map?
Responses:	2	2	0

Proposed area of selective licensing: Longsight



How many properties do you have?	Own Houses	Manage/ Let Houses	Total Houses
Sum of Responses:	3	1	2

2. Q3: Do you think the area has any of the following issues?

Potential Issue:	Response Count	Response Percentage
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%

Question 3: Other potential Issues		
Theme	Count	Example
Council responsibility	1	"Unclean roads"



**3. Q4: Have your properties been affected by these issues in the last three years?**

Potential Issue:	Response Count	Response Percentage
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. Q5: The Council should have more control of how private landlords look after their properties and tenants**

Agreement:	Strongly agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	2	1	1	0	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	50%	25%	25%	0%	0%

**4. Q6: The Council should introduce licenses for private rented properties in the area**

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	2	0	0	1	1

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
	50%	0%	0%	25%	25%

Question 6: Additional Comments		2 Responses
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"

**5. Q7: The area highlighted on the map above is the right area for selective licensing to be introduced**

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	2	0	0	1	1	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	50%	0%	0%	25%	25%	0%

Question 7: Additional Comments		2 Responses
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"

**6. Q8: What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?**

Question 8: Comments		3 Responses
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"

**7. Q9: 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?	2	0	0	1	1
The condition of private rented properties?	1	2	1	0	0
Energy efficiency of properties?	0	1	2	0	1
Antisocial behaviour or nuisance?	1	1	2	0	0
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	50%	0%	0%	25%	25%
The condition of private rented properties?	25%	50%	25%	0%	0%
Energy efficiency of properties?	0%	25%	50%	0%	25%
Antisocial behaviour or nuisance?	25%	25%	50%	0%	0%

**8. Q10: Final Comments:**

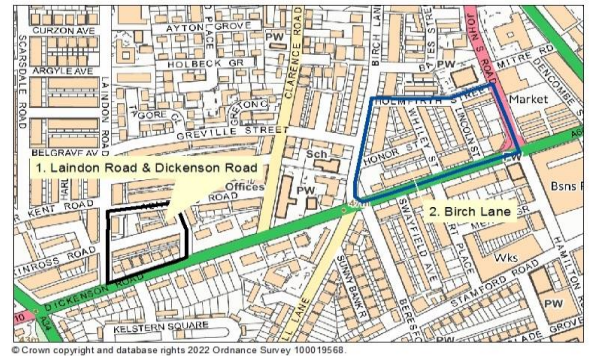
Question 10: Area 1 Comments		13 Responses
Theme	Count	Example
Expense	2	"Money making scheme that doesnt benefit the area at all"
General Disagreement	1	"Difficult to answer as LL has a long term tenant and doesn't experience any major issues with the tenant"

Proposals for having licences for privately rented properties in Rusholme. Form for Landlords

1. Total Responses 7

Are you:	Area 1: Laindon Road & 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

Proposed area of selective licensing: Rusholme



How many properties do you have?	Area 1: Laindon Road & 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. Q3: Do you think the area has any of the following issues?

Potential Issue:	Area 1: Laindon Road & Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:	Area 1: Laindon Road & Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
High levels of crime	0	0	5	0%	0%	71%
High levels of antisocial behaviour	0	1	5	0%	14%	71%
Problems with rubbish and fly tipping	1	1	4	14%	14%	57%
Properties in poor condition	0	0	5	0%	0%	71%
Properties that are not energy efficient	1	1	4	14%	14%	57%
Overcrowded properties	0	0	5	0%	0%	71%
People moving in and out of the area often	0	0	2	0%	0%	29%
Poorly managed private rented properties	0	0	5	0%	0%	71%

## 3. Q4: Have your properties been affected by these issues in the last three years?

Potential Issue:	Area 1: Laindon Road & Dickenson Road			Area 2: Birch Lane			Outside of the areas but close by:		
	Area 1: Laindon Road & Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:	Area 1: Laindon Road & Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:	Area 1: Laindon Road & Dickenson Road	Area 2: Birch Lane	Outside of the areas but close by:
Antisocial behaviour	0	0	5	0%	0%	71%			
Problems finding tenants	0	0	6	0%	0%	86%			
Problems getting references	0	0	5	0%	0%	71%			
Residents who are struggling to pay rent due to increases in the cost of living	0	0	5	0%	0%	71%			
Rent arrears	0	0	6	0%	0%	86%			
Overcrowding	0	0	5	0%	0%	71%			

## 4. Q5: The Council should have more control of how private landlords look after their properties and tenants

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
		0	0	1	0	6

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
		0%	0%	14%	0%	86%

## 4. Q6: The Council should introduce licenses for private rented properties in the area

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	Area 1: Laindon Road & Dickenson Road	0	0	0	0	6
Area 2: Birch Lane	0	0	0	1	5	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	Area 1: Laindon Road & Dickenson Road	0%	0%	0%	0%	86%
Area 2: Birch Lane	0%	0%	0%	14%	71%	0%

Question 6: Additional Comments			3 Responses
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"	

## 5. Q7: The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
Area 1: Laindon Road & Dickenson Road	0	0	0	0	6	0
Area 2: Birch Lane	0	0	0	0	7	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
Area 1: Laindon Road & Dickenson Road	0%	0%	0%	0%	86%	0%
Area 2: Birch Lane	0%	0%	0%	0%	100%	0%

Question 7: Additional Comments		2 Responses
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"

## 6. Q8: What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?

Question 8: Comments		4 Responses
Theme	Count	Example
Police responsibility	1	"Law is strict enough"
Information & 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"

## 7. Q9: 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	0	0	2	5
The condition of private rented properties?	0	1	0	2	4
Energy efficiency of properties?	0	0	1	3	3
Antisocial behaviour or nuisance?	0	0	0	3	4

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The way landlords or letting agents manage their tenants?	0%	0%	0%	29%	71%
The condition of private rented properties?	0%	14%	0%	29%	57%
Energy efficiency of properties?	0%	0%	14%	43%	43%
Antisocial behaviour or nuisance?	0%	0%	0%	43%	57%

## 8. Q10: Final Comments:

Question 10: Area 1 Comments		1 Responses
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"

Question 10: Area 2 Comments		1 Responses
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"

## Proposals for having licences for privately rented properties in Cheetham. Form for Landlords

## 1. Total Responses 62

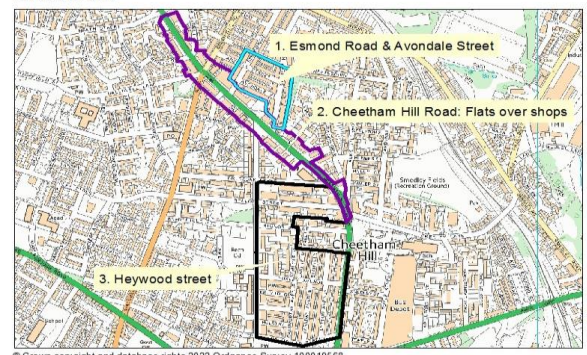
Are you:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street	Outside of the areas but close by:
A landlord of properties?	12	24	20	7
An estate, managing or letting agent of properties in the areas?	2	4	4	2
An estate, managing or letting agent of properties near the areas shown on the map?	2	3	2	3

How many properties do you have?	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street	Outside of the areas but close by:
Own Houses	38	17	28	3
Manage/ Let Houses	32	14	41	5
Total Houses	60	21	50	8

## 2. Q3: Do you think the area has any of the following 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	3	4	3
High levels of antisocial behaviour	3	2	3
Problems with rubbish and fly tipping	5	7	8
Properties in poor condition	1	1	1
Properties that are not energy efficient	0	2	1
Overcrowded properties	0	1	0
People moving in and out of the area often	0	1	0
Poorly managed private rented properties	1	2	1

Proposed area of selective licensing: Cheetham

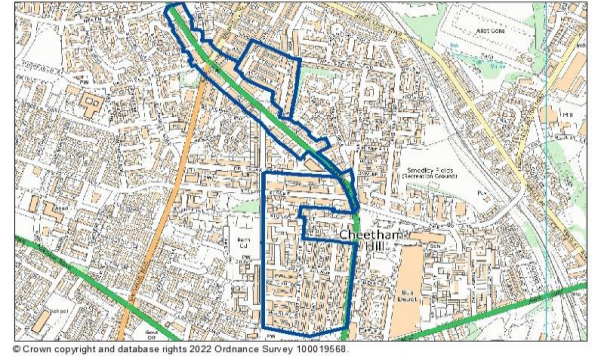


Potential Issue:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street
High levels of crime	5%	6%	5%
High levels of antisocial behaviour	5%	3%	5%
Problems with rubbish and fly tipping	8%	11%	13%
Properties in poor condition	2%	2%	2%
Properties that are not energy efficient	0%	3%	2%
Overcrowded properties	0%	2%	0%
People moving in and out of the area often	0%	2%	0%
Poorly managed private rented properties	2%	3%	2%

**3. Q4: Have your properties been affected by these issues in the last three years?**

Potential Issue:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street
Antisocial behaviour	1	1	1
Problems finding tenants	0	0	0
Problems getting references	1	2	2
Residents who are struggling to pay rent due to increases in the cost of living	6	7	7
Rent arrears	1	3	4
Overcrowding	0	0	1

Proposed area of selective licensing: Cheetham



Potential Issue:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street
Antisocial behaviour	2%	2%	2%
Problems finding tenants	0%	0%	0%
Problems getting references	2%	3%	3%
Residents who are struggling to pay rent due to increases in the cost of living	10%	11%	11%
Rent arrears	2%	5%	6%
Overcrowding	0%	0%	2%

**4. Q5: The Council should have more control of how private landlords look after their properties and tenants**

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	1	0	3	4	53	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	2%	0%	5%	6%	85%	0%



## 4. Q6: The Council should introduce licenses for private rented properties in the area

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
Area 1: Esmond Road & Avondale Street	1	0	1	3	45	2
Area 2: Flats over shops on Cheetham Hill Road	2	0	0	0	53	2
Area 3: Heywood Street	1	0	2	2	50	0
Outside of the areas but close by:	2	0	0	1	42	4

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
Area 1: Esmond Road & Avondale Street	2%	0%	2%	5%	73%	3%
Area 2: Flats over shops on Cheetham Hill Road	3%	0%	0%	0%	85%	3%
Area 3: Heywood Street	2%	0%	3%	3%	81%	0%
Outside of the areas but close by:	3%	0%	0%	2%	68%	6%

Question 6: Additional Comments		17 Responses
Theme	Count	Example
General disagree	9	"We are against the selective licensing, area has no problems or any anti social behaviour" "Something needs to be done about the issues before licensing is introduced" "No need of requiring licenses"
Too Expresnive	7	"Unnecessary additional cost in a already difficult climate" "Cost of living, you should be helping people not extra licensed fees at current time"
Police Responsibility	4	"Anti social behaviour and crime should be controlled by police" "The law already exists to deal with the problems which selective licensing is to brought in to deal with"
Fees passed to tenant	2	"Our property is kept in excellent condition. Any additional costs would have to be passed to tenant" "This action will raise rent prices and people will suffer"
Target of minority community	1	"You only wana do it becuse it's migration specifically Pakistani"

## 5. Q7: The area highlighted on the map above is the right area for selective licensing to be introduced

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
Area 1: Esmond Road & Avondale Street	1	1	2	3	47	3
Area 2: Flats over shops on Cheetham Hill Road	2	1	0	2	50	4
Area 3: Heywood Street	1	1	2	5	47	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
Area 1: Esmond Road & Avondale Street	2%	2%	3%	5%	76%	5%
Area 2: Flats over shops on Cheetham Hill Road	3%	2%	0%	3%	81%	6%
Area 3: Heywood Street	2%	2%	3%	8%	76%	0%

Question 7: Additional Comments		17 Responses
Theme	Count	Example
General Dissagree	8	"This consultation is shambles and it did not achieve anything productive" "There are no problems in any of these areas"
Expense	4	"Selective licensing will increase the rental cost in the area which is already lower than most of Manchester. This will have a devastating impact on the tenant more than anyone else" "Stop been greedy, you wana more money from poor people"
ASB	3	"Alot of crime happens in the upperside of Cheetham Hill" "If businesses were doing better, and bus lanes and parking wasn't an issue, as well rubbish and ASB then landlords would not mind paying for a licence"
Tenant Responsiobility	2	"Landlord trys there best to maintain a high standard of property but its many tenants who are ruining properties"
Target of minority communities	1	"Only because it's Pakistani area"
General Agreement	1	"Agree that these the the worst areas where issues are accumulating"

**6. Q8: What support or services do you think could be given to landlords to make sure they manage their houses to a high standard?**

Question 8: Comments		28 Responses
Theme	Count	Example
More information/ advice	9	"Advice line and guidance" "A positive meeting on how to make improvements not introducing selective license as landlords are
General Dissagree	7	"Listen to Landlords"
Expense	6	"Checks without fees and increase in rental income"
Tenant Responsibility	4	"They should help tenants/residents recycle waste. for example, people throw general waste in the green
Street cleaning	4	"Council should clean the alleyways and repair footpath and road"
Police responsibility	2	"The law already exists for landlords to have their problems up to a good standard"

**7. Q9: 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	0	3	13	43
The condition of private rented properties?	0	1	6	10	43
Energy efficiency of properties?	0	1	3	12	44
Antisocial behaviour or nuisance?	0	0	2	12	44
The area in general?	0	0	5	11	43

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The way landlords or letting agents manage their tenants?	0%	0%	5%	21%	69%
The condition of private rented properties?	0%	2%	10%	16%	69%
Energy efficiency of properties?	0%	2%	5%	19%	71%
Antisocial behaviour or nuisance?	0%	0%	3%	19%	71%
The area in general?	0%	0%	8%	18%	69%

**8. Q10: Final Comments:**

Question 10: Area 1 Comments		10 Responses
Theme	Count	Example
Expense	4	"Will only increase rent landlords chase" "The cost of licensing would increase rent therefore tenants would not be able to afford to rent the property which would result in empty properties"
General Dissagree	3	"No issues" "Stop licensing"
Innapropriate comment	1	-
Council responsibilities	2	"Bring back free rubbish collection for bulk items" "Road surface are very poor"

Question 10: Area 2 Comments		8 Responses
Theme	Count	Example
General Dissagree	3	"I'm not sure if SL is the right way to address issues in these areas"
Expense	1	"The cost of licensing would increase rent therefore tenants would not be able to afford to rent the property which would result in empty properties"
More Support	1	"Landlords need more support to generate more business"
Commercial Area	3	"This area is commercial so why is this in the proposal"

Question 10: Area 3 Comments		13 Responses
Theme	Count	Example
General Dissagree	7	"Nothing we are happy stop this license" "Stop this"
Expense	3	"The cost of licensing would increase rent therefore tenants would not be able to afford to rent the property which would result in empty properties"
Tenant Responsibility	2	"There is no problems the only problems is caused by tenants who are in rent arrears"
ASB	1	"Him paying a fee won't impact kids causing ASB/flytipping etc"
Other council responsibility	1	"Roads are very poor"