

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



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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"

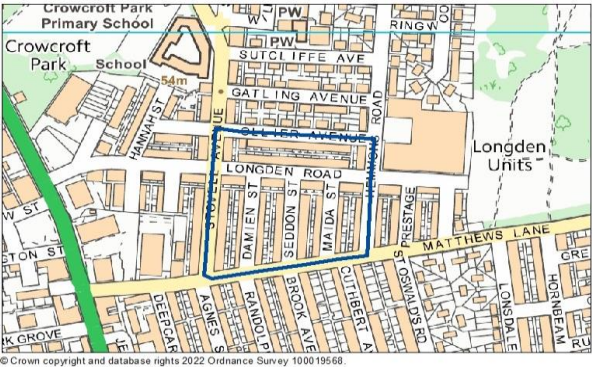
Proposals for having licences for privately rented properties in Levenshulme. Form for Landlords

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

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

Proposed area of selective licensing:
Levenshulme



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	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:

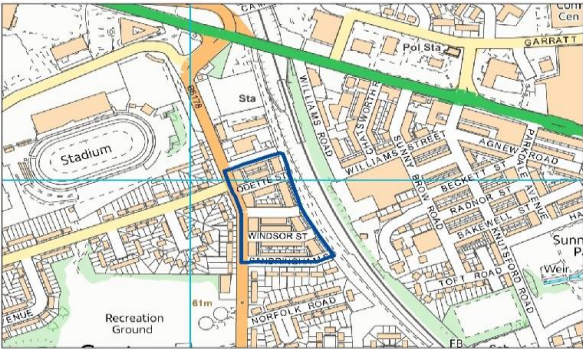
Question 10: Area 1 Comments		12 Responses
Theme	Count	Example
General Disagreement	5	"Anti social behaviour will continue to an issue regardless of licenses"
Expense	5	"Any fees charge to landlords are passed on to tenants"
Council Responsibility	3	"An annual inspection by the Council should be done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

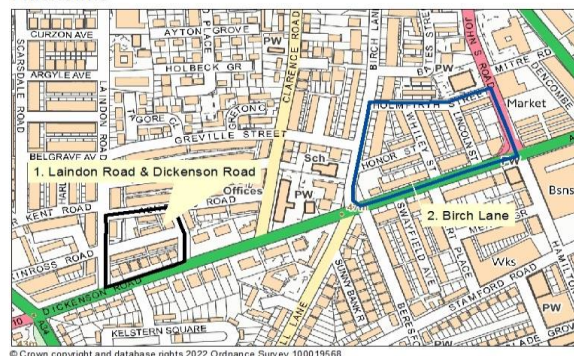
Proposals for having licences for privately rented properties in Rusholme. Form for Landlords

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 yo 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:
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	0

Agreement:	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Don't Know
	0%	0%	14%	0%	86%	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: Laindon Road & Dickenson Road	0	0	0	0	6	0
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%	0%
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	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

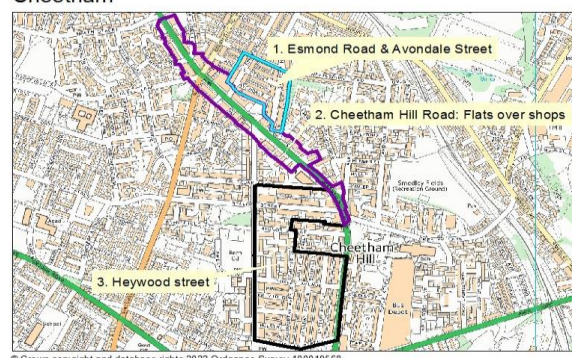
Are you:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street	Outside of the areas but close by:
A landlord of properties?	12	24	20	7
An estate, managing or letting agent of properties in the areas?	2	4	4	2
An estate, managing or letting agent of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

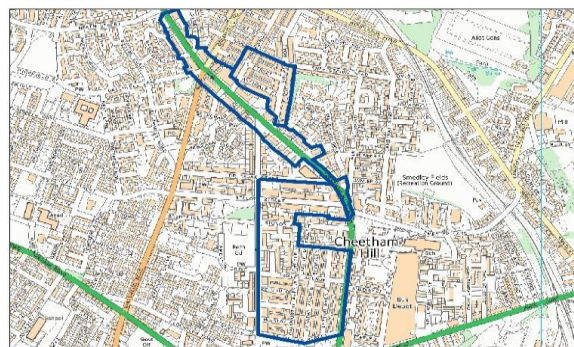


Potential Issue:	Area 1: Esmond Road & Avondale Street	Area 2: Flats over shops on Cheetham Hill Road	Area 3: Heywood Street
High levels of crime	5%	6%	5%
High levels of antisocial behaviour	5%	3%	5%
Problems with rubbish and fly tipping	8%	11%	13%
Properties in poor condition	2%	2%	2%
Properties that 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"
General Dissagree	7	"A positive meeting on how to make improvements not introducing selective license as landlords are
Expense	6	"Listen to Landlords"
Tenant Responsibility	4	"Checks without fees and increase in rental income"
Street cleaning	4	"They should help tenants/residents recycle waste. for example, people throw general waste in the green"
Police responsibility	2	"Council should clean the alleyways and repair footpath and road"
		"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	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"