



**Committee:** CABINET

**Date:** TUESDAY, 16 APRIL 2024

**Venue:** MORECAMBE TOWN HALL

**Time:** 6.00 P.M.

## A G E N D A

1. **Apologies**

2. **Minutes**

To receive as a correct record the minutes of Cabinet held on Thursday 7 March, 2024 (previously circulated).

3. **Items of Urgent Business Authorised by the Leader**

To consider any such items authorised by the Leader and to consider where in the agenda the item(s) are to be considered.

4. **Declarations of Interest**

To receive declarations by Councillors of interests in respect of items on this Agenda.

Councillors are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Councillors should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Councillors are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

5. **Public Speaking**

To consider any such requests received in accordance with the approved procedure.

6. **Reports from Overview and Scrutiny**

None.

Reports

7. **Projects and Performance: Q3 2023-24** (Pages 3 - 8)

**(Cabinet Member with Special Responsibility Councillor Hamilton-Cox)**

Report of Chief Executive

8. **Review of the Consultation on Landlord Licensing and the enforcement of housing standards in the West End of Morecambe.** (Pages 9 - 204)

**(Cabinet Member with Special Responsibility Councillor Caroline Jackson)**

Report of Chief Officer Housing & Property (report published on 12 April 2024).

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Phillip Black (Chair), Caroline Jackson, Joanne Ainscough, Gina Dowding, Tim Hamilton-Cox, Peter Jackson, Jean Parr, Catherine Potter, Nick Wilkinson and Jason Wood

### **(ii) Queries regarding this Agenda**

Please contact Liz Bateson, Democratic Support - email [ebateson@lancaster.gov.uk](mailto:ebateson@lancaster.gov.uk).

### **(iii) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

MARK DAVIES,  
CHIEF EXECUTIVE,  
TOWN HALL,  
DALTON SQUARE,  
LANCASTER, LA1 1PJ

Published on 8 APRIL 2024.

<b>CABINET</b>
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**Projects and Performance: Q3 2023-24  
16 April 2024**

**Report of Chief Executive**

PURPOSE OF REPORT				
To provide members with an update on performance and projects during quarter three of 2023-24 (October - December 2023).				
Key Decision	<b>N</b>	Non-Key Decision		Referral from Cabinet Member
Date of notice of forthcoming key decision	N/A			
This report is public				

**RECOMMENDATIONS OF COUNCILLOR HAMILTON-COX**

That Cabinet

- (1) Consider the update on performance and projects for Quarter 3 2023/24.

**1.0 INTRODUCTION**

- 1.1 The primary purpose of this report is to present information relating to the council's strategic projects and key performance indicators for the period October-December 2023, which can be found within the appendices.

**2.0 PERFORMANCE REPORTING**





- 2.1 The highlight report at Appendix A provides a broadly consistent set of information across Q3 – Q4 2022-23 and Q1 – Q3 2023-24.
- 2.2 Since Q2 2023-24 direction of travel indicators are included against each performance measure to show if the KPI has improved, is broadly the same or has worsened. The typical definition of 'broadly the same' is within 3% variation on the comparative quarter. Most indicators compare to the previous quarter, those marked with an asterisk compare to the like quarter from the previous year.
- 2.3 The direction of travel indicators show that 3 KPIs have improved, 11 are broadly the same and 4 have worsened. The comments in the appendix provide explanation on the direction of travel.

**3.0 PROJECT REPORTING**




- 3.1 The highlight report at Appendix B shows a short narrative and Red – Amber – Green status updates for three elements of the project, these being Plan, Cost and Scope. Prior to Q2 23-24 only one status per project was reported on. The new approach should offer a better picture of each project.

- 3.2 Of the 14 projects where full update reports have been received, three are reporting ‘amber’ (minor) delays with their project plans (progress) and six have reported ‘amber’ (minor) deviations in the cost of the project. No projects are reporting concerns about their ability to deliver the planned scope (benefits). No projects have reported ‘red’ (significant) variations.
- 3.3 The highlight report shows the majority of the council’s Strategic Projects are progressing as planned at the end of Quarter 3 2023-24.
- 3.4 No projects have completed or closed during this quarter.







<p><b>RELATIONSHIP TO POLICY FRAMEWORK</b></p> <p>Monitoring of strategic projects and key performance indicators provides a link between the Council Plan 24-27 by providing progress updates.</p>	
<p><b>CONCLUSION OF IMPACT ASSESSMENT</b>  <b>(including Health &amp; Safety, Equality &amp; Diversity, Human Rights, Community Safety, HR, Sustainability and Rural Proofing)</b></p> <p>None directly identifiable, due to the high-level nature of this report.</p>	
<p><b>LEGAL IMPLICATIONS</b></p> <p>There are no legal implications directly arising.</p>	
<p><b>FINANCIAL IMPLICATIONS</b></p> <p>There are no financial implications directly arising.</p>	
<p><b>OTHER RESOURCE IMPLICATIONS</b></p> <p><b>Human Resources / Information Services / Property / Open Spaces:</b></p> <p>There are no further implications directly arising.</p>	
<p><b>SECTION 151 OFFICER’S COMMENTS</b></p> <p>The Section 151 officer has been consulted and has no further comments</p>	
<p><b>MONITORING OFFICER’S COMMENTS</b></p> <p>The Monitoring Officer has been consulted and has no further comments</p>	
<p><b>BACKGROUND PAPERS</b></p> <p>None.</p>	<p><b>Contact Officers:</b> Claire Dubelbeis, Projects and Performance Manager  <b>Telephone:</b> 01524 582505  <b>E-mail:</b> <a href="mailto:cdubelbeis@lancaster.gov.uk">cdubelbeis@lancaster.gov.uk</a>  <b>Ref:</b></p>

 <p><b>LANCASTER CITY COUNCIL</b> Promoting City, Coast &amp; Countryside</p>	<p><b>Corporate Performance updates – 31<sup>st</sup> December 2023 (Q3)</b></p>	<p><b>Status key – Performance</b> (compared to previous reporting period)</p>			
		 The KPI has improved	 The KPI is broadly the same	 The KPI has worsened	<p>The measures marked with a * compare to like quarters of the previous year, and not the previous quarter.</p>
<p><b>Priorities Key</b></p>					
I	An Inclusive and Prosperous Local Economy (Economy)	H	Healthy and Happy Communities (Social)		
S	A Sustainable District (Environmental)	R	A Co-operative, Kind and Responsible Council (Governance)		



### An Inclusive and Prosperous Local Economy (Economy)

Priority	Measure	2022-23		2023-24			Comments and direction of travel
		Q3	Q4	Q1	Q2	Q3	
I	% of minor planning applications determined within 8 weeks or agreed time (National Target 70%)	89.93	91.61	88.57	87.14	89.79	Figures consistent with previous months and shows the good work of officers. 
I	% of other planning applications determined within 8 weeks or agreed time (National Target 70%)	88.14	88.40	95.55	93.27	90.90	Whilst slightly lower than previous quarters both Graduate Planners we had in post left the council in Quarter 3. Whilst these posts are now filled, there was a period of time with no Graduate Planners. We would expect this figure to rise to previous quarters figures by Quarter 1 2024-2025. 
I	% of major planning applications determined within 13 weeks or agreed time (National Target 60%)	83.33	100	100	87.50	100	Another brilliant achievement for the team, which consisted in the determination of 12 major applications. This included the refusal of a scheme for 644 new homes off Bailrigg Lane in South Lancaster by Gladman developments, and reserved matters approval for 70 new homes off Scotforth Road in South Lancaster. 

### A Sustainable District (Environmental)

Priority	Measure	2022-23		2023-24			Comments and direction of travel
		Q3	Q4	Q1	Q2	Q3	
S	% of household waste recycled (quarter behind)	38.3	38.3	34.7	39.1	39.2	This quarter's figure highlights a positive increase when compared with Q3 in 2022/2023. 
S	Kg of residual waste per household (quarter behind)	90.5	94.3	84.9	90.8	90.5	This quarter's figure is considered positive when compared with Q3 in 2022/2023. 
S	Diesel consumption of council vehicle fleet (ltrs)	104,184	113,298	114,907	117,060	116,318	There is a slight decrease from last quarter, but the figure is broadly the same. 
S	Cost/m2 (£) energy across corporate buildings (quarter behind)*	£6.48	£12.69	£12.94	£9.16	£9.52	Energy costs have increased significantly during the 23/24 period. Comparison with Quarter 3 from previous year shows electricity consumption has seen a moderate increase whilst gas consumption has shown a moderate reduction. Further analysis would be required to determine the cause for this change. Also noted that data has been re-baselined through current financial year. 
S	Gas KWH usage in council buildings (quarter behind)*	116,123	777,515	824,978	223,109	98,752	Comparison with Quarter 3 from previous year shows a moderate reduction in gas consumption. Further analysis would be required to determine the cause for this change. 
S	Electricity KWH usage in council buildings (quarter behind)*	604,981	1,000,721	1,188,505	601,585	643,048	Comparison with Quarter 3 from previous year shows electricity consumption has seen a moderate increase. Further analysis would be required to determine the cause for this change. 


### Healthy & Happy Communities (Social)

Priority	Measure	2022-23		2023-24			Comments and direction of travel
		Q3	Q4	Q1	Q2	Q3	
H	Number of people statutorily homeless	15	24	27	27	76	The increase is due to a number of factors which impact on the availability of housing within the private and social housing sector and the lack of access of affordable housing competing local housing markets which mean we are unable to prevent homelessness within the 56 days under the homeless legislation resulting in statutory main duty acceptances. 
H	Number of Disabled Facilities Grants completed	84	75	63	91	93	Referrals for Disabled Facilities Grants are received from the County Council, Occupational Therapy service who have the duty to assess residents to determine their needs for adaptations. Throughout 23/24 the number of referrals has reduced significantly as a result of the county council focusing on other districts to clear backlogs. These backlogs do not exist in Lancaster. This lack of referrals resulted in a lower than forecasted level of grant 

									approvals and subsequent completions at the start of the year. The Home Improvement Agency has undertaken an extensive promotional campaign in 23/24 to raise awareness of grants and encourage direct referrals. As a result, based on current grant approvals the number of completed grants at the end 23/24 is expected to be as forecasted.	
		H	Number of properties improved	89	63	137	71	66	The cool, wet weather and the impact of the cost of living crisis saw an increase in the number of complaints about damp and cold houses. These cases are often complicated, as there is not one single cause, meaning they can be difficult to resolve.	↓
I		H	% of premises scoring 4 or higher on the food hygiene rating scheme	90.4	91.1	93	92.5	92.7	98.7% scored 3 or higher (3 = satisfactory)	→
		H	Number of admissions to Salt Ayre Leisure Centre*	217,166	263,320	227,950	249,184	222,044	The throughput for Q3 2023 has increased by 4,878 in comparison to Q3 2022. This is attributable to increased membership levels in addition to school sessions and swimming Galas.	→
		H	Average number of days taken to re-let Council houses (Internal KPI <28 days)	26.36	27.92	19.76	18.21	18.48	This quarter's figure is consistent with last quarter and remains within Council Housing's internal KPI of 28 days.	→

### A Co-operative, Kind and Responsible Council (Governance)

Priority	Measure	2022-23		2023-24			Comments and direction of travel			
		Q3	Q4	Q1	Q2	Q3				
	R	Average number of days' sickness per full-time equivalent (measure revised in Q1 23-24)	-	-	2.91	2.76	2.92	The average FTE employee total has reduced this quarter due to service restructures and redundancies and therefore this has impacted on the KPI average sickness figure, which has as a result increased.	→	
	R	% occupancy rates for commercial properties	98.53	98.53	98.18	97.38	97.39	The occupancy rate remains more or less unchanged from last quarter. The occupation of our commercial properties continues to be at a high level overall.	→	
	H	R	Average time taken to process new Housing Benefit claims (days)	16.08	16.8	Revised Q1 figure 24.5 (prev 26.51)	26.8	17.54	There has been a significant improvement in this KPI this quarter. This is due to a combination of staff resource and managing the high demand from last quarter, as well as a reduced amount of incoming work this quarter likely due to the festive period.	↑

 Promoting City, Coast & Countryside	<b>Corporate programmes and projects updates – 31<sup>st</sup> December 2023 (Q3)</b>		<b>Status Key – Projects</b>		
	<b>Priorities Key</b>		<b>R</b> Red – The project has experienced some major issues. Plan – the go-live date has slipped, Cost – over or under budget by more than 20%, Scope – several of the expected benefits may not be realised.	<b>C</b> Complete or Closed	<b>N</b> Not Started
<b>I</b> An inclusive and Prosperous Local Economy (Economy)	<b>S</b> A Sustainable District (Environmental)	<b>H</b> Healthy and Happy Communities (Social)	<b>A</b> Amber – The project has experienced some issues. Plan – has slipped but won't affect go-live date, Cost – over or under budget by less than 20%, Scope – one or more benefits may not be realised.	<b>G</b> Green – The project is on track (within the project tolerance)	<b>H</b> On hold
<b>R</b> A Co-operative, Kind and Responsible Council (Governance)			<b>X</b> No data available / data not requested due to stage	* Projects in the Concept stage will not usually have updates	

### An Inclusive and Prosperous Local Economy (Economy)

Priority	Project Name	Update	Stage	Updated	Status		
					Plan	Cost	Scope
I	Heritage Action Project	No update available.	Delivery	N/A	X	X	X
I S	<a href="#">Canal Quarter Phase 3</a> (part of Canal Quarter programme)	Masterplan and phasing formally adopted as corporate policy by Full Council in July 2023. Work progressing on the Coopers Field scheme with regard to ground investigation and scheme viability. Nelson St tender preferred developer returns made and scored by officers. Work progressing on Heron / Works "Canalside" with Maple Grove. 1 Lodge Street refurbishment work progressing under HAZ for Lancaster Musician's Co-op. 113 St Leonardsgate refurbishment completed.	Delivery	23/01/24	G	G	G
I S	<a href="#">Our Future Coast</a>	Good progress has been made at both sites. The Community Led Design Committee sat on the 17th October for Hest Bank, and workable designs came out of the session. Jenny Browns Point Steering Group met on 6th November and community drop in on the 16th, at the latter event we had nearly 80 attendees.	Delivery	04/01/24	G	G	G
I	<a href="#">Fair Work Charter</a>	The project has been launched at the Training Providers Network and will soon be launched at the Business Support Providers Network. This will be included as an agenda item at each meeting. We are currently looking at how to incentivise businesses to sign up.	Delivery	03/01/24	A	G	G
I	<a href="#">1 Lodge Street Urgent Structural Repairs</a>	The works to 1 Lodge St commenced late in Q3 following competitive tender. Works to date have focused on internal and roofing strip out. Grants were awarded to the Lancaster Musician's Co-operative (LMC) by the Lancaster High Streets Heritage Action Zone and UKSPF programmes, both to support the external repairs and improvements. Along with COF funds these are all funds that require LMC spend within 2023/24. For that reason the defrayal of these funds is being prioritised over LCC capital funds. The works are due to complete in the summer. Works to demolish the outrigger and a single storey garage to the rear of the Coach House, along with the erection of the temporary buttresses to 1 Lodge Street and temporary fencing, was awarded UKSPF fund.	Delivery	26/01/24	G	A	G
I	<a href="#">Centenary House</a> (formerly reported on as Morecambe Co-op Building Renovation)	Selected a procurement route to meet grant condition of being contractually committed to BLRF grant funded works by 31 March 2024. Northwest Construction Hub's small works framework is the most advantageous route.	Delivery	23/01/24	G	G	G
I	R Frontierland	The Project Board approved the consultation and engagement strategy. Consultation has been undertaken and results are being analysed and a report drafted to present to the Project Board in early Q4. Options for Procurement and Community wealth building are also being presented to the Project Board.	Delivery	23/01/24	G	G	G
I	<a href="#">Heysham Gateway</a>	Consultants have continued to prepare progress work to develop the masterplan and delivery strategy for both the city and county council's land interests on Imperial Road and the wider Heysham Gateway area. Over autumn / winter period they have completed ground investigation works, prepared draft masterplan, environmental and transport documents. Officers from county and city have engaged in discussions / workshops on critical environmental / delivery strategy matters.	Detailed Design	23/01/24	G	G	G
I	<a href="#">Canal Quarter - Coopers Field</a>	Some delays to programme seen. Project programme recast alongside PRP & Eric Wright Construction. Now expect planning validation July 24 through to approval November 24. Site investigations undertaken and awaiting EWCs formal issue of report and findings. Design meetings ongoing and team continue to identify preferred option, although further refinement and on-going work required in Q4.	Detailed Design	25/01/24	A	A	G
I	H Eden Project Morecambe	Subsidy Control evidence was successfully submitted to DLUHC in quarter 3 with Eden and partners working closely to respond to any follow on requirements promptly. In the next quarter the project should hopefully move to the next stage.	Feasibility	23/01/24	X	X	X
I S	<a href="#">Lune Flood Protection, Caton Road</a>	Moving to design and delivery with initial onsite surveys and investigations being undertaken. Gateways identified to enable outline design to be produced and ensure that project is still achievable with budget.	Feasibility	08/01/24	G	G	G
I	H Williamson Park (Café and Play Development)	This project is currently on hold.	On hold	N/A	H	H	H

### A Sustainable District (Environmental)

Priority	Project Name	Update	Stage	Updated	Status		
					Plan	Cost	Scope
S	Burrow Beck Solar Farm (part of Carbon Neutral Programme)	Since the last reporting period, the grid connection has been accepted from Electricity North-West. Surveys, reports, impact assessments, informal consultation and high-level designs have all been completed to support the full planning application which was submitted in December 2023.	Feasibility	03/01/24	X	X	X
S	Roof Mounted Solar Array – Gateway, White Lund (part of Carbon Neutral Programme)	This project is currently on hold.	On hold	N/A	H	H	H

### Healthy & Happy Communities (Social)

Priority	Project Name	Update	Stage	Updated	Status		
					Plan	Cost	Scope
H R	<a href="#">Mellishaw Park</a> (part of Homes Programme)	The progress against the plan continues, with residents expected to return to Mellishaw Park at the start of April.	Delivery	23/01/24	G	A	G
S H	<a href="#">My Mainway</a> (part of Homes Programme)	Progress continues. Work has been undertaken to finalise the planning application for the school site, including detailed discussions with formal consultees to the application and a resident engagement session. Prior approval for the demolition of the school was given at the end of the quarter.	Detailed Design	25/01/24	G	A	G
S H	Extra Care Scheme (part of Homes Programme)	This project is currently on hold.	On hold	N/A	H	H	H
H	LATCo - Housing Companies (part of Funding the Future)	Morehomes for the Bay incorporated and Business Plan approved. Options for schemes being considered but none currently in progress.	On hold	N/A	H	H	H

### A Co-operative, Kind and Responsible Council (Governance)

Priority	Project Name	Update	Stage	Updated	Status		
					Plan	Cost	Scope
R	<a href="#">Outcomes Based Resourcing (OBR)</a>	In October 23, five workstreams were founded to focus on distinct elements of the OBR project before the 24-25 budget is set. The workstreams have produced several outcomes that have been incorporated into the budget setting process.	Delivery	22/01/24	A	A	G
I H R	<a href="#">UK Shared Prosperity Fund (UKSPF)</a>	Projects allocated funding in earlier stages of the UK Shared Prosperity Fund are all part way through delivery and reporting on project outcomes. All Year 1 and Year 2 UKSPF funding is now committed to projects. The diversity of projects will deliver a balanced programme across the district. Further commissioning and targeted calls for grant applications are scheduled for Year 3 (April 2024-March 2025) the UK Shared Prosperity Fund programme. Rural England Prosperity Fund projects were awarded funding in 2023. Further commissioning and targeted calls for REPF grant applications are scheduled for (April 2024-March 2025).	Delivery	22/01/24	G	A	G
R	<a href="#">High-Capacity Fibre Cable Network Provision</a> (part of Digital Programme)	We are continuing to review the route for the fibre backbone avoid areas where the ducts are already full. Sub-contractors have begun working on installing the backbone infrastructure. Lancashire County Council Highways Department have given us a list of assets that they would like to connect with our fibre network, we are currently working with them on how this can be achieved and at what cost. We are experiencing some delays working with the "Streetworks Department" part of the "Highway Regulation Team" at Lancashire County Council, but we aim to resolve this soon. Conversations are continuing with other local organisations to see where we can work together but as the project is still at an early stage of deployment, we have little we can show to anyone (other than our backbone route)	Detailed Design	23/01/24	G	G	G
R	5G Strategy (part of Digital Programme)	This project is currently on hold.	On hold	N/A	H	H	H



**CABINET**

**Review of the Consultation on Landlord Licensing and the enforcement of housing standards in the West End of Morecambe.**

**9<sup>th</sup> April 2024**

**Report of Chief Officer Housing and Property**

<b>PURPOSE OF REPORT</b>			
To review the outcome of the public consultation on the introduction of licensing in a defined area in the West End of Morecambe and make a decision on the approach to enforcement of housing standards.			
<b>Key Decision</b>	<input type="checkbox"/>	<b>Non-Key Decision</b>	<input checked="" type="checkbox"/>
		<b>Referral from Cabinet Member</b>	<input type="checkbox"/>
<b>Date of notice of forthcoming key decision</b>	26 <sup>th</sup> March 2024		
<b>This report is public.</b>			

**RECOMMENDATIONS OF Councillor Caroline Jackson**

- (1) Note the outcome of the public consultation on the proposal to introduce landlord licensing in a defined area in the West End of Morecambe.
- (2) Agree to not implementing landlord licensing but to concentrate on a more intelligence led, targeted enforcement approach.
- (3) Agree to a public consultation on the introduction of a Good Landlords Charter
- (4) Agree to the commissioning of a full stock condition survey to support the work in the Homes Strategy.

**1.0 Introduction**

1.1 Selective Licensing is a regulatory scheme implemented by local authorities to improve the quality of private rented housing in specific areas. Under selective licensing, landlords must obtain a license from the local council to legally rent out their properties within a designated area. These areas are typically identified as having significant problems with housing standards, antisocial behaviour or low demand for housing. Additional licensing is another tool used to regulate houses in multiple occupation (HMOs) beyond those already covered by mandatory licensing requirements.

1.2 To obtain a licence, landlords must meet certain criteria, which may include property management standards, tenant vetting procedures and adherence to safety regulations.

Landlords must also pass a fit and proper person test. Failure to comply with the licensing requirements can result in penalties such as fines or prosecution.

1.3 The aim of licensing is to raise property standards, enhance tenant safety and well-being and tackle issues such as overcrowding, poor maintenance and anti-social behaviour within rental properties. Critics, however, argue that licensing can impose financial burdens on landlords and may not effectively address underlying issues in the rental market.

1.4 In 2017, Lancaster City Council consulted on the introduction of additional and selective licensing in the West End of Morecambe. The decision made by Cabinet at the time was not to go ahead but to follow a more targeted enforcement approach. There was a commitment to review this decision in the future, with the inclusion to re-consult included as an action within the Homes Strategy 2020.

## **2.0 Proposal Details**

2.1 A review of the decision made by Cabinet in 2018, and a further public consultation was carried out in the summer / early autumn 2023. This looked at whether to introduce selective and additional licensing in the West End of Morecambe or take a different approach. This area was identified because of the concentration of private rented sector properties accompanied by the higher than average reports of poor housing conditions, antisocial behaviour and crime.

2.2 Full details of the proposal, including the geographic area under consideration can be found in '*The Case for Selective Licensing*' included in the background papers.

## **3.0 The Consultation**

### **3.1 Summary of the Consultation Response**

3.1.1 A public consultation was held between July and October 2023 that sought views from all stakeholders including landlords, tenants, owner occupiers, business operators and other stakeholders. An online questionnaire was published on Keep Connected alongside a series of six face to face consultation events, and another four online events. Letters publicising the consultation were distributed to every address in the designated area, and leaflets were hand delivered to residential addresses, business addresses and to public meeting spots, for example local doctors' surgeries. A short door to door survey was carried out in the streets with the highest concentration of private rented accommodation to promote the consultation and ask the views of private residents. A summary of the consultation is included in the background papers as '*Summary document for Consultation*'.

3.1.2 The online questionnaire received 216 responses which are summarised in the document (included in the background papers as '*Online Consultation Summary Report*'), and the door to door survey received 139, (included in the background papers as '*Door to Door Survey Summary Report*'). Some of the consultation events were well attended, with up to 40 people, while others attracted just one or two participants. The face-to-face events were found to be more popular.

3.1.3 Feedback indicated mixed support for the introduction of the scheme with an acknowledgement that improvements were needed in the private rented sector and that licensing could make a positive contribution to this.

3.1.4 However, concerns were raised about its broad, untargeted approach and its potential financial burden on landlords. Some landlords felt they were being penalised, while so called 'rogue landlords' who were already evading detection, might continue to do so.

3.1.5 Private tenants worried that any additional costs would be passed on to them as rental increases, in a market where many were already struggling. Some also feared being evicted. However, tenants did want to see improvements to standards of management and repair in their properties.

3.1.6 A major theme from the consultation was the shortage of supply of affordable housing. Some respondents felt that the introduction of selective licensing could have a detrimental impact on the supply of housing. This is of particular concern at a time when nationally, private landlords are leaving the market because of additional costs to their business such as changes to tax rules, higher interest rates and general increases in costs of repair and maintenance. Additionally, respondents raised the potential influence of Eden North on the local housing market and opportunities to increase revenue through Air B+B charging.

## **3.2 The Local Authority's response to the consultation.**

3.2.1 One key advantage of licensing to the local authority is that it identifies the location and extent of the private rented sector and provides a named responsible person. This increased intelligence would allow more targeted support and information exchange with landlords.

3.2.2 However, it should be noted that The Renters (Reform) Bill, currently going through Parliament, is proposing to introduce a compulsory property register for the private rented sector which, if implemented, will address this need.

3.2.3 The costs to compliant landlords over the five year lifetime of the scheme are low, and it is important to clarify that all properties being rented out should already meet legal standards so this should create no extra cost. Landlords reported hidden costs, such as increased mortgages and insurance premiums, but no evidence of this was provided.

3.2.4 Many of the risks discussed above are the same as those identified in the 2017 consultation, but a significant change is the increased demand for housing in Morecambe and an associated increase in homelessness. The possibility of rent rises and financial pressure on tenants, along with some tenants becoming too much of a risk for licensed landlords mean the scheme has the potential to negatively impact those residents it is designed to benefit.

3.2.5 Any loss of support and collaboration with good and well-intentioned landlords would be a disadvantage, particularly when better engagement has developed throughout the consultation. A recent landlord forum (February 2024) was attended by approximately 70 people, and further meetings are planned. Maintaining this collaboration is critical when the private rented sector is an increasingly important source of accommodation.

## **4.0 Proposal.**

4.1 In March 2018, Cabinet decided that a targeted enforcement approach should be adopted in the West End of Morecambe. Implementation of this approach saw an increase in targeted proactive inspections, alongside improvements to the private rented sector and better engagement with landlords and other agencies. Unfortunately, some of this progress was lost during the pandemic, and problems with crime, anti-social behaviour and poor

housing conditions continue to be associated with the rental market in the West End of Morecambe.

4.2 Ensuring the quality and safety of rental properties remains a priority, so this proposal outlines an updated alternative enforcement approach aimed at improving standards in the private rented sector without introducing licensing.

4.3 Evidence showed that similar issues exist outside the proposed designated area so this approach will provide wider benefits.

### **Proposed alternative approaches:**

#### 4.2.1 Voluntary Accreditation.

Consult on the implementation of a 'Good Landlord Charter'. This would be a voluntary scheme for landlords who want to commit to higher standards than they are currently required to by law. Members of the Charter would need to show they met member criteria to help deliver on the key characteristics of good renting.

Greater Manchester Combined Authority is currently consulting on a Good Landlord Charter. More details can be found in the background papers.

The team are conscious of proposals contained within the Renters Reform Bill ([Guide to the Renters \(Reform\) Bill - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644442/Guide_to_the_Renters_Reform_Bill_-_GOV.UK_(www.gov.uk).pdf)), however at present there is no certainty over what will be finally included or when this will pass through Parliament, the team will continue to monitor proposals so that the charter is aligned as much as practically possible to any future 'landlord portal'.

#### 4.2.2 Education and Support

Provide Education and Support in the form of educational resources and training programs for landlords on their responsibilities. Offer support services such as access to professional advice and guidance to help landlords meet regulatory requirements and maintain high standards.

#### 4.2.3 Risk Based Inspections

Risk based inspections. Conduct targeted inspections based on risk rather than blanket licensing requirements.

#### 4.2.4 Tenant Empowerment

Providing tenants with information about their rights and avenues for reporting concerns, and working with advocacy groups.

#### 4.2.5 Enforcement.

Continue to use a graduated enforcement approach starting with informal warnings to remedy issues, then escalate actions for persistent offenders including fines, penalties and legal action. Steps are underway to increase the housing capacity in legal services.

#### 4.2.6 Stakeholder Collaboration:

Foster collaboration between regulatory authorities, housing advocacy groups and other stakeholders. Engage landlords and tenants in the development and implementation of enforcement strategies to ensure their effectiveness.

#### 4.2.6 Stock Condition Survey

Lancaster City Council's most recent stock condition survey was in 2004. An updated survey would be of wider benefit in delivering on the Council's Home Strategy and could also be used to highlight areas for intervention. A pot of externally awarded funding has been identified to commission a full stock condition survey.

**5 Options and Options Analysis [including risk assessment]**

**Option 1:** Do nothing

**Option 2:** Introduce a selective landlord licensing scheme in the West End of Morecambe.

**Option 3:** Update an alternative enforcement approach, build on landlord and tenant engagement and explore the introduction of a Good Landlord Charter

	<b>Option 1:</b> Do Nothing	<b>Option 2:</b> Introduce a selective landlord licensing scheme in the West End of Morecambe	<b>Option 3:</b> Update an alternative enforcement approach, build on landlord and tenant engagement and explore the introduction of a Good Landlord Charter
Advantages	The council operates a minimum service to meet its statutory obligation. No additional costs	Intelligence gathering will identify all privately rented properties and prepare for the possible introduction of a landlord register.  The need for a licence holder will identify a responsible person for each property.  All licence holders will have to meet a fit and proper person test  A properly administered licensing scheme should be cost neutral to the council but deliver positive benefits to the	Intelligence gathering will identify all privately rented properties and prepare for the possible introduction of a landlord register.  Not restricted by licensing legislation  Targeting of problem properties/landlords rather than blanket approach  Takes into account feedback from the consultation.  Avoids risk of contributing to a reduction in supply of housing in the PRS.

		<p>housing stock and local area.</p> <p>Residents, potential residents and investors will be reassured of the council's commitment to making improvements to the private rented sector.</p> <p>A licensing scheme would complement existing regeneration programmes.</p>	<p>Avoids risk of additional costs being passed onto tenants with associated risk of homelessness.</p> <p>Avoids risk of stigmatising the area but promotes positive renting.</p> <p>Consistent with enforcement outside the defined boundary where a landlord owns properties elsewhere in the district.</p> <p>Builds on links and collaboration with responsible landlords</p> <p>Provides advice and support for tenants and landlords</p>
Disadvantages	<p>Missed opportunity to use additional powers to improve housing conditions in the West End.</p> <p>Investors interested in Morecambe may not be reassured of the council's commitment to improvement of the area as a whole.</p> <p>Problems continue to increase</p>	<p>The scheme is restricted to one area. The boundary is not flexible.</p> <p>Licensing is restricted to five years.</p> <p>Administering a licensing scheme might take resources away from supporting landlords and tenants.</p> <p>Targets all landlords irrespective of their history of compliance, so time will be spent licensing good landlords.</p>	<p>No revenue raised from licensing fees so must be covered by existing resource.</p> <p>Miss out on the opportunity to use additional legal powers from licensing.</p> <p>Membership of a landlord register is currently voluntary, and the legislation to make it mandatory might not be implemented.</p> <p>Membership of a Good Landlord Charter is voluntary.</p>

		Risk of alienation of private landlords.	
Risks	<p>Failure to meet the corporate priority to improve the quality of accommodation.</p> <p>Escalation of issues without additional resource to tackle them.</p>	<p>Decrease of supply and alienation of private landlords.</p> <p>Risk of encouraging private landlords to leave the market resulting in a decrease in supply of PRS and associated increase in homelessness.</p> <p>Increase in difficulties for tenants in finding accommodation and an associated increase in homelessness.</p> <p>Costs of scheme to landlords passed on to tenants in increased rent, when rents are already high.</p> <p>Enforcement requirements are difficult to predict and could result in additional cost burden to the Council.</p> <p>Landlord and other opposition could make it difficult to deliver the scheme</p> <p>Problems identified in the proposed area could displace elsewhere with no specific resource available to address this.</p>	<p>Relies on collaboration with good landlords.</p> <p>Low take up of Good Landlord Charter.</p> <p>Enforcement requirements are difficult to predict and could result in additional cost burden to the Council.</p>

		<p>Complaints from landlords about increased regulation.</p> <p>Stigmatisation of the area. Discouragement of investment in the defined area.</p> <p>Costs to defend a scheme if faced with judicial review</p>	
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**6.0 Officer Preferred Option (and comments)**

The officer preferred option is option 3 as this builds on work to develop relationships with private landlords and tenants to maximise the supply of good quality, affordable accommodation, and concentrates resource where it is most needed.

**7.0 Conclusion**

While any form of landlord licensing may initially appear to be a straightforward solution to improving standards in the private rented sector, its implementation comes with significant drawbacks including administrative burdens, and potential unintended consequences such as disincentivising landlords from participating in the market and passing on costs to tenants.

By contrast, a targeted approach offers a more nuanced and flexible strategy for addressing non-compliance and poor standards as well as safeguarding tenants’ rights. By focusing resources on properties with a history of compliance or safety concerns, this approach can achieve improvements in housing standards without burdening compliant landlords.

This approach proposed fosters a culture of cooperation and shared responsibility among landlords, tenants, and other stakeholders.

**RELATIONSHIP TO POLICY FRAMEWORK**

**Health and Happy Communities – Access to Quality Housing**

**A Co-operative, Kind and Responsive Council – Partnership, Listening and Empathy**

**Lancaster City Council – Homes Strategy 2020-2025**

**CONCLUSION OF IMPACT ASSESSMENT**

**(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, Human Resources, Sustainability and Rural Proofing)**



Diversity – There is a risk that the designation of a licensing scheme would have an adverse impact on people on low income and with insecure housing tenure. This may still be the case with a targeted enforcement approach, but the impact would be reduced.

Human Rights – There will be no impact if the implementation is undertaken correctly.

Community Safety – The proposed approach should have a positive impact on community safety.

Sustainability – None.

Rural proofing – None.

**LEGAL IMPLICATIONS**

Any enforcement should be taken in line with existing enforcement policies and, where necessary, input from legal services. Capacity within legal services for housing litigation is being increased.

**FINANCIAL IMPLICATIONS**

The revenue budget for 2024/25 assumes income from Selective Licensing fees, off-set by additional staffing costs. As income generated through licence fees should be on a cost-recovery basis, over the period of the licence, the financial impact of all options presented should be cost neutral. Therefore, if the Officer Preferred Option (option 3) is approved, any additional resource requirement must be funded from within existing revenue budgets.

The full stock condition survey (expected to cost in the region of £100K) can be funded from external grants, received in part to aid the provision of good quality, affordable housing for those settling in the UK. It would facilitate intelligence gathering to allow targeting of support towards poor quality properties and support the release of empty homes to increase the supply of private sector housing locally.

**OTHER RESOURCE IMPLICATIONS, such as Human Resources, Information Services, Property, Open Spaces:**

None

**SECTION 151 OFFICER’S COMMENTS**

The S151 Officer has been consulted and has no further comments to add.

**MONITORING OFFICER’S COMMENTS**

The Monitoring Officer has been consulted and has no further comments to add.

**BACKGROUND PAPERS**

[Good Landlord Charter - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](http://www.greatermanchester-ca.gov.uk)

**Contact Officer:** Fiona Macleod  
**Telephone:** 01524 582649  
**E-mail:** [fmacleod@lancaster.gov.uk](mailto:fmacleod@lancaster.gov.uk)

[Selective licensing in the private rented sector: a guide for local authorities - GOV.UK \(www.gov.uk\)](#)



# THE CASE FOR SELECTIVE AND ADDITIONAL LICENSING IN MORECAMBE

June 2023



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## **1.0 Introduction**

Lancaster City Council are consulting on a proposal to introduce a targeted selective and additional licensing scheme in Morecambe's West End and Heysham North Wards to tackle the issues being experienced in its private rented sector (PRS). Property licensing is a tool that assists local authorities to manage the private rented sector more effectively and improve property conditions, therefore allowing private renters to access safer accommodation.

## **1.1 Background**

In 2017, Lancaster City Council undertook a consultation on whether to introduce a landlord licensing scheme in a selected area of Morecambe.

The decision was made not to go ahead with the scheme at the time, but the Council committed to undertake a review of this decision. The review was delayed because of the Covid Pandemic, but this report will now update and reconsider the original report on whether the area under consideration meets the conditions for selective and additional licensing, and if so, what boundaries a licensing scheme should fall within.

The report will focus on data from two wards in Morecambe, Heysham North and West End wards. Lancaster City Council saw several ward boundary changes in May 2023, one of which was the replacement of Harbour ward with the West End ward. Although Harbour ward no longer exists, much of the data included in this report was collected prior to the boundary change, so still refers to Harbour.

## **1.2 Lancaster District**

Lancaster City Council is the second largest Lancashire authority in geographic terms, and has a population estimate in 2021 of 142,162. Population growth has been under-pinned by strong net-migration. Lancaster has around 64,600 dwellings, of which 90% are either owner occupied or private rented, but the local authority retains a notable proportion of the dwelling stock. There are a high proportion of properties in the lowest council tax bands in comparison to the national average.

Both wards in Morecambe under consideration have high numbers of houses in multiple occupation, many of which were converted from guests houses to create small self-contained flats. The private rented sector is an important source of housing in the wards, with some streets seeing up to 70% privately rented.

## **1.3 Policy Framework**

Lancaster City Council's vision is for the Lancaster district to thrive as a vibrant regional centre in the northwest of England, making the most of the district's many attributes as a great place to live work and visit. The Council has set a corporate plan and priorities, along with a strategy for how it aims to serve the district. These priorities include promotion of healthy and happy communities by developing housing to ensure people of all incomes are comfortable, warm, and able to maintain their independence.

Good quality rented homes are known to have a positive impact on the health and wellbeing of tenants, and this also extends to the local community and environment.

The government wants to see a strong, healthy, and vibrant private sector housing market and is reviewing current legislation through The Renters' Reform Bill which is currently going through parliament and includes a number of significant changes.

Lancaster City Council's Homes Strategy sets out the strategic direction for housing activity in the Lancaster district for 2020 – 2025, taking account of the identified housing need and supply alongside the quality of new and existing housing stock. Chapter 11 (page 49) sets out the Council's ambitions for improving the private rented sector and outlines the challenges that are faced, including around climate change. The associated action plan includes a review of whether the council should implement selective licensing in Morecambe as part of the overall strategy.

In 2019 the Council published a homelessness strategy for the years 2020 – 2023 which emphasized the importance of developing the private rented sector as a safe and affordable source of housing.

It is within this context that licensing is being considered.

#### **1.4 An Overview of Selective Licensing and Additional Licensing**

Mandatory licensing of the Private Rented Sector only extends to the licensing of particular Houses in Multiple Occupation (HMOs). However, local authorities have also been given the power to introduce extra mandatory licensing of the PRS, in the form of selective licensing and/or additional licensing for HMOs to tackle problems such as low housing demand or significant anti-social behaviour (ASB). The specific criteria for introduction of such schemes are listed later in this section.

Additional Licensing applies only to HMOs and extends the definition of those already subject to mandatory licensing to cover a broader definition of HMOs, for example buildings converted into self-contained flats.

The Housing Act 2004 directs that for additional licensing to be introduced, the authority must consider that a significant proportion of the HMOs in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise to one or more particular problems for those occupying the HMOs or for members of the public.

Selective licensing allows Local Authorities to licence all privately rented properties in a designated area. Initial schemes for selective licensing introduced blanket licensing across entire districts. Since April 2015, authorities must obtain confirmation from the Secretary of State for schemes covering greater than 20% of a geographical area or constituting 20% or greater of the districts PRS. Schemes that fall below 20% coverage do not need this approval.

The Housing Act 2004 has two sets of general conditions that should be satisfied for a local authority to designate an area for selective licensing. The first set of conditions can be found in Part 3 of, section 80, (3):

*that the area is, or is likely to become, an area of low housing demand; and(b) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, contribute to the improvement of the social or economic conditions in the area*

The second set of conditions can be found in Part 3 of the Housing Act 2004, section 80, (6):

*that the area is experiencing a significant and persistent problem caused by anti- social behaviour;*

*(a) that some or all of the private sector landlords who have let premises in the area (whether under leases or licences) are failing to take action to combat the problem that it would be appropriate for them to take; and*

*(b) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, lead to a reduction in, or the elimination of, the problem.*

*“Private sector landlord” does not include [F1a non-profit registered provider of social housing or] a registered social landlord within the meaning of Part 1 of the Housing Act 1996 (c. 52).*

In March 2015, the government extended these conditions to permit licensing where:

*The area contains a high proportion of properties in the PRS, being properties which are occupied under assured tenancies or licenses to occupy, and one or more of specified further conditions also apply:*

***Housing conditions:*** *the local housing authorities considers it appropriate and intends to carry out inspection of a significant number of properties to determine the existence of category 1 and 2 hazards, with a view to taking any necessary enforcement action;*

***Migration:*** *the area has “recently experienced or is experiencing an influx of migration into it”; a significant number of properties are occupied by migrants; and the designation will assist the local housing authority to preserve or improve conditions in the area, ensure properties are properly managed, or prevent overcrowding;*

***Deprivation:*** *the area is “suffering from a high level of deprivation, which affects a significant number of the occupiers of [the] properties” and the designation will contribute to a reduction in deprivation;[3]*

***Crime levels:*** *the area “suffers from high levels of crime”; criminal activity affects persons occupying the properties; and the designation will contribute to a reduction in crime levels “for the benefit of those living in the area”.*

### **1.5 What does licensing mean for landlords in the designated areas?**

Licensing means that landlords/agents who privately rent properties in the designated areas of the district would need to license each rented property prior to renting it out making them a “licence holder”. They must then comply with the conditions of their licence.

As part of the application process, checks are made to ensure that potential licence holders are “fit and proper” under the requirements of the Housing Act 2004 (Part 3) to manage properties. Further to this, they must declare that the property has an appropriate number of occupants (i.e. is not overcrowded), has up-to-date safety certificates, appropriate fire alarms, and other similar checks are made to ensure that the property is acceptable for renting out to tenants.

The conditions of the licence contain several stipulations designed to protect tenants, such as ensuring they have all the information necessary (e.g. a copy of the tenancy agreement, instructions on refuse disposal etc.), and a clear understanding of their rights and responsibilities.

During the five years of the designation, the Council will be undertaking a programme of inspections to ensure that licence conditions are being followed by licensed landlords,

and to identify landlords who have not licensed their property. Where issues are found, the Council will work with the landlord in question to deal with the problem. Where serious issues are found, or landlords are not willing to comply with the licence scheme, the Council has the power to prosecute or impose civil penalties as necessary.

The Councils intention is to inspect all properties within the 5-year period of the designation. Applications will be subject to a risk assessment based on any indications of serious issues; and will be visited as a priority at the application stage if the assessment indicates this is required.

## ***1.6 The intended benefits of Selective Licensing, Additional Licensing***

Through landlords complying with the licence conditions, the intention is that this will result in a level playing field for the properties in the proposed designation - with licence holders treated the same and tenants having clear expectations about the property they are renting.

The Council believe that a joined-up approach with other housing enforcement powers has a greater impact on tackling poorly managed or unsafe properties, and the development of positive working with landlords. This is intended to make private renting a more attractive option, creating homes that people want to live in.

Licensing can help to improve neighbourhoods and communities by addressing some of the issues that have been identified within the research. This should result in better property standards and ensure that both tenants and landlords are aware of what is expected of them.

Landlord licensing gives the Council the ability to identify and take the strongest action against criminal and non-compliant landlords whose unprofessional or poor property management causes problems for the tenants, putting them at unacceptable risk and destabilising neighbourhoods.

Outcomes that may be expected of the new proposed licensing schemes are as follows:

- Improved housing conditions for those in the private sector;
- A reduction in significant and persistent problems caused by anti-social behaviour;
- An increase in good landlords and an elimination (or at least a significant reduction) of rogue landlords

## **2.0 Areas considered for Selective and Additional Licensing Feasibility**

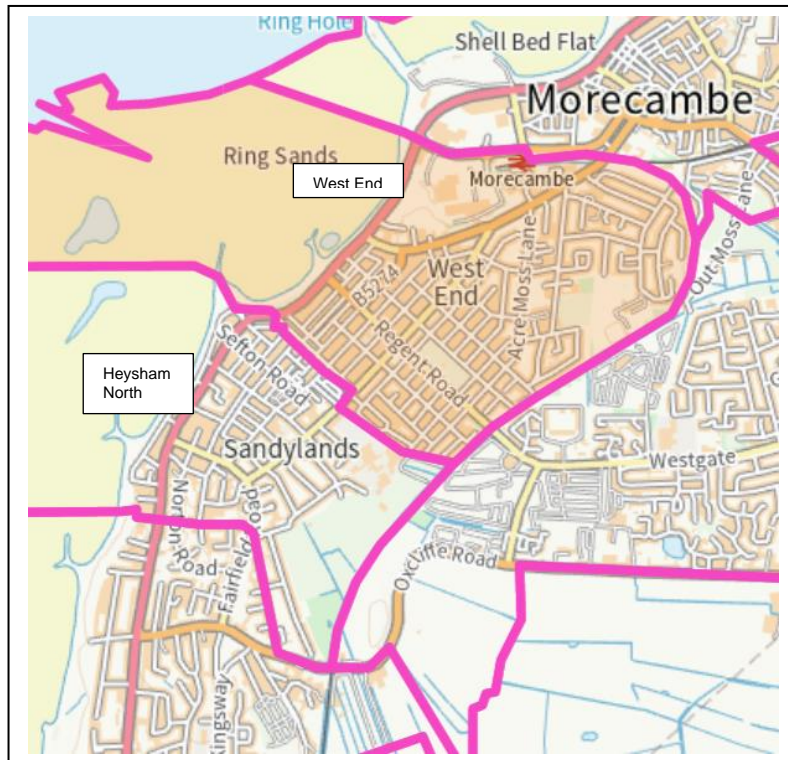
### *2.1 Geographical Area*

The following section will consider the composition of the area considered for licensing. Statistics regarding the geography, population and housing will be used to provide an overview of the area and its people. In addition, data on housing benefit numbers and the size and distribution of the PRS market will provide an indication of how appropriate a designation for licensing would be in this area. Information used in this section has primarily been collated from the 2021 Census data with other sources referenced throughout.



Our analysis is focused on two wards – West End and Heysham North, known locally as The West End of Morecambe. Geographically, the two wards lie side by side, with Heysham North to the south. Boundary changes in 2023 created the new West End ward from what was previously Harbour ward. Many of the statistics will refer to Harbour ward, but the boundaries are comparable.

Heysham North and West End Wards are largely residential. However, there are several smaller shops, occupying the ground floor of buildings along the main roads especially along Regent Road.



Map of West End and Heysham North Wards: The pink line marks the boundaries.

### 2.2 Population

The 2011 and 2021 census, provide the following data for population in the two wards:

Ward	Population 2011 census	% of district population 2011	Population 2021 census	% of district population 2021
Harbour	7775	5.6%	7728	5.4%
Heysham North	4740	3.4%	4801	3.4%

Source: Census 2021

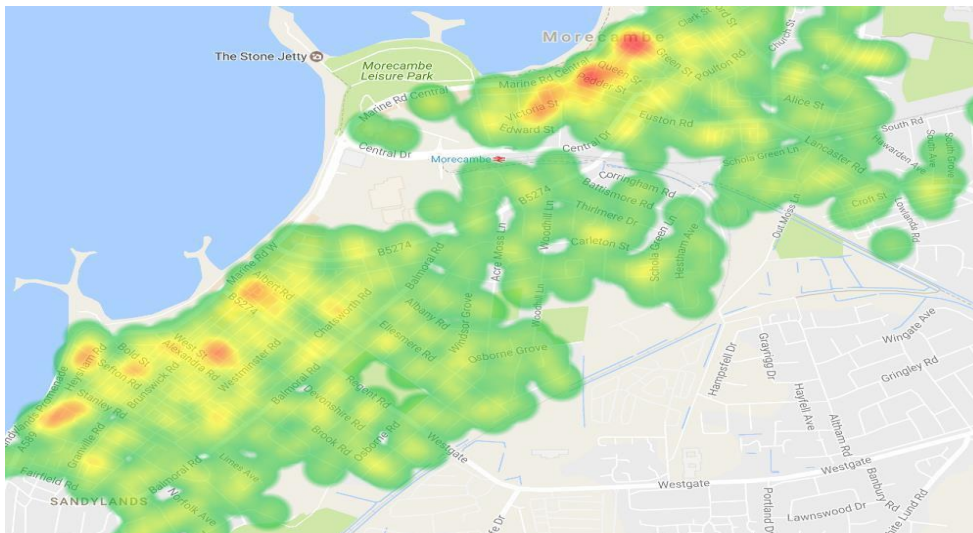
The total population of the two Wards under consideration is 9% of the population of Lancaster District.

2.3 Population Density

Area	Hectares	People per hectare
District	57,585.64	2.4
Harbour	108	59.1
Heysham North	79	67.1

Source: Census 2021

The two wards make up less than 1% of the districts area yet contain 9% of its population. Both wards have a high population density. When the Census data is examined on an Output Area level it is possible to see where population is densest:



Source: Selective Licensing Feasibility Study 2017, Williams.

The heat map demonstrates that the densest population is found in Heysham, West End and Poulton wards.

2.4 Mosaic data

Experian has used a variety of data sources, including credit scoring, to develop intelligence regarding demographics, lifestyles and behaviour. They have created 14 groups with 66 different categories and applied these categories to geographical areas. The wards considered for this study are all classed as ‘Transient Renters’ – single people privately renting low cost homes for the short term.

## 2.5 Housing

The 2021 census, provides the following data for the number of households in the two wards:

Ward	No. households	% of district households
Harbour	3380	5.6%
Heysham North	2106	3.5%

Source: 2021 Census

Of the 59,978 households counted in the 2021 census for the Lancaster District, 9.1% were listed in the area considered for licensing.

Both wards have a mixture of accommodation types:

Accommodation type	Heysham North	% of total	Harbour	% of total
<b>Whole House or Bungalow</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Detached	73	5%	153	7%
Semi-detached	616	45%	1550	67%
Terraced	670	49%	621	27%
<b>Total</b>	<b>1359</b>	<b>65%</b>	<b>2324</b>	<b>69%</b>
<b>Flats Maisonette, other</b>				
In a purpose-built block of flats	417	56%	553	52%
Part of a converted or shared house	294	39%	396	37%
Part of another converted building	18	2%	33	3%
In a commercial building eg over a shop	15	2%	60	6%
A caravan, mobile, temporary structure	2	0.2%	17	2%
<b>Total</b>	<b>746</b>	<b>35%</b>	<b>1059</b>	<b>31%</b>

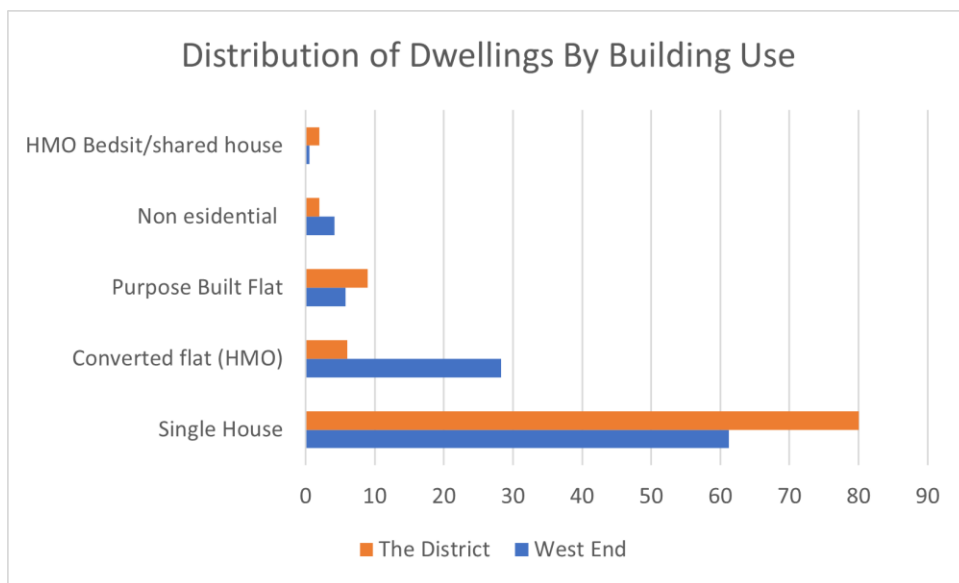
Source: 2021 Census

On average 67% of accommodation is listed as 'Whole house or bungalow, with 33% listed as 'flat, maisonette or apartment. Both wards have high concentrations of large terraced housing, formally used as holiday accommodation. The greater concentrations of these properties can be found in the West End of Morecambe, made up of the border between Heysham North and Harbour wards. A significant number of properties listed as flats or apartments have been converted from terraced properties to self-contained flats.

The larger of these properties can contain as many as eight flats, though typically there will be three flats per property. When considered at output area level, there are a number of postcodes within the three wards where over 70% of the accommodation is listed as a flat or apartment.

The following graph compares the number of converted flat type HMOs in the West End with the rest of the district. This shows a significantly higher number. This type of HMO will not be included in mandatory HMO licensing, but it would be included under a selective and/or additional licensing scheme.

The number of HMO bedsit/shared house type of HMO is higher across the district. This reflects the student housing stock in Lancaster, which is currently regulated through mandatory HMO licensing.



Source: Lancaster House Condition Survey 2004

### 2.6 Tenure

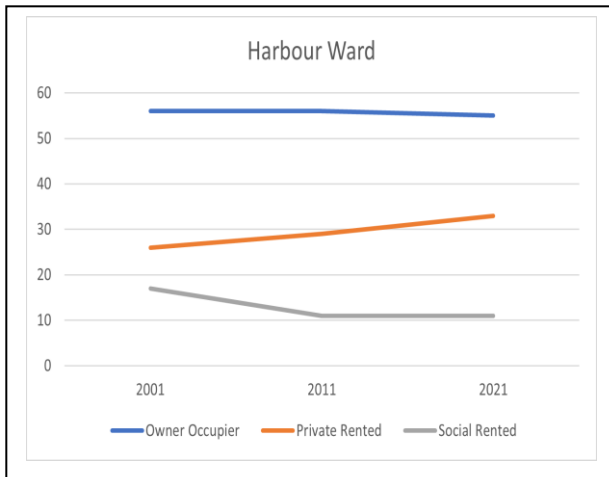
Census returns for tenure are broken down into three categories – Owner Occupier, Private Rent and Social Rent. A comparison of the 2001, 2011 and 2021 censuses provides the following data:

#### Changes in Tenure between 2001 and 2021

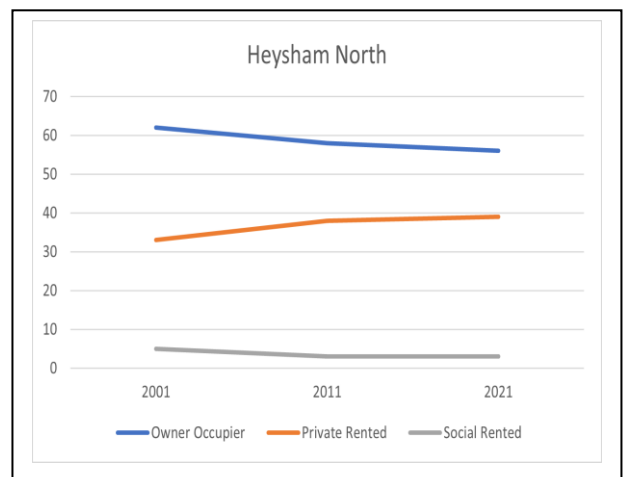
	% owner occupier				% private rent				% social rent			
	2001	2011	2021	+/-	2001	2011	2021	+/-	2001	2011	2021	+/-
Harbour	56%	56%	55%	-1%	26%	29%	33%	+7%	17%	11%	11%	-6%
Heysham North	62%	58%	56%	-6%	33%	38%	39%	+6%	5%	3%	3%	-2%

Source: Census 2001,2011, 2021

Harbour Ward

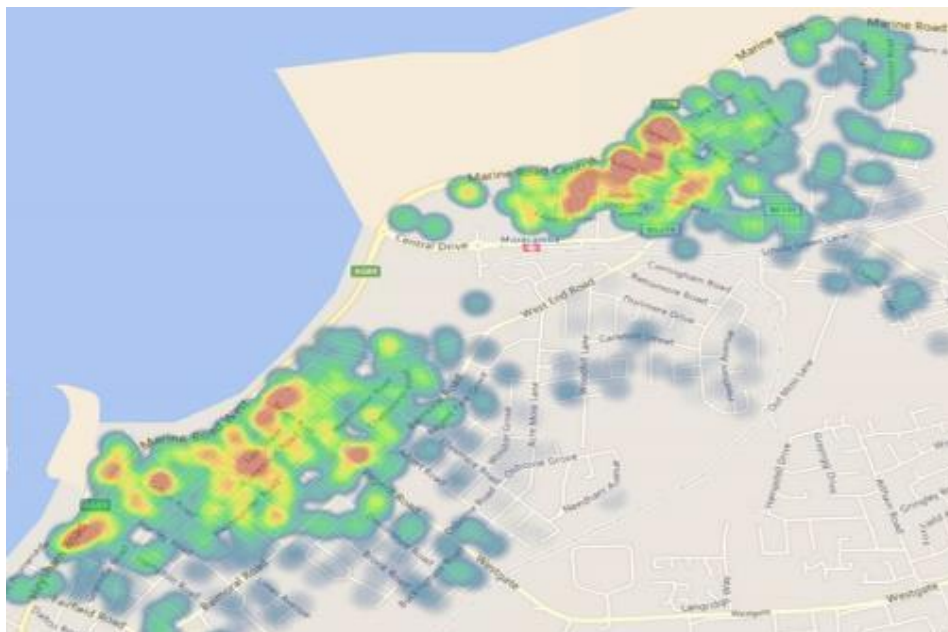


Heysham North Ward



In twenty years, there has been a decrease in both the number of houses owned and in the amount of social housing. At the same time there has been an increase in the number of people living in private rented accommodation.

The percentages for private rented accommodation reveal more when considered at a

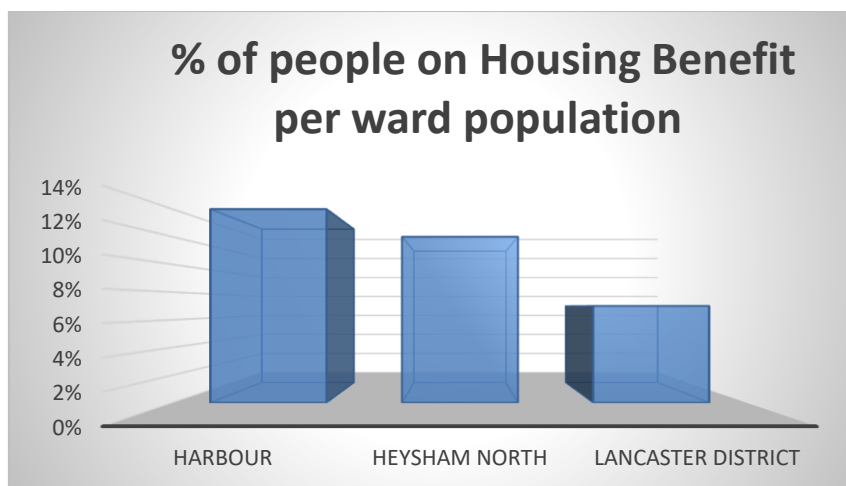


Census Output Area (COA) level. By looking at the tenure statistics for private rented accommodation on a COA level, the percentage varies massively. For Harbour Ward alone, there is a range of between 5% - 80% of people living in PRS accommodation. The heat map shows where the greatest concentrations of tenure listed as privately rented can be found. Source: Selective Licensing Feasibility Study 2017, Williams

The heaviest concentration of PRS housing can be found in two areas – the centre of Poulton ward and in the West End, covering Harbour ward and the border of Heysham North.

## 2.7 Housing Benefit

This graph shows the proportion of households receiving support with their housing costs. Support can be claimed by persons if they are living on a low income and are liable to pay rent.



Source: Data from Department of Work and Pensions (DWP) 2022

A high proportion of the district's PRS housing benefit claimants live within the two wards - 24% of PRS housing benefit claimants, compared to 6% of the district's population. A designation of licensing, made in this area is likely to contain a high proportion of PRS accommodation.

## 2.8 Summary

The data presented shows that the two wards under consideration represent a relatively high proportion of the districts:

- Population
- Private rented sector housing
- Housing Benefit claimants

It is within this context that any decision to designate an area of Morecambe for licensing will be made. Conditions remain similar to those presented in the 2017 report, and there has been a continuation in the trend of the increase of the private rented sector. The data in this section clearly identifies that a substantial portion of the area considered is made up of PRS housing.

## **3.0 Evidence in Support of Licensing in Morecambe**

In order to identify the areas where licensing will be most effective and in order to provide adequate justification for a designation, we have considered a number of factors which come under the general conditions set out in the Housing Act 2004. This section will consider these factors under the following headings:

- Housing Demand
- Anti-Social Behaviour
- Housing conditions

- Migration
- Deprivation
- Crime levels

Where possible, data that has been used as supporting evidence, is current. However, in some instances the available data is from the last census. Where this is the case, there is an acknowledgement that the numbers quoted will have changed. In these instances, the data should be used as an indication rather than an accurate reflection of the situation.

### **3.1 Housing Demand**

The first set of conditions that might be satisfied when making a designation for licensing are:

*(a) that the area is, or is likely to become, an area of low housing demand; and*

*(b) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, contribute to the improvement of the social or economic conditions in the area.*

In support of the first condition listed above we have considered data for the following:

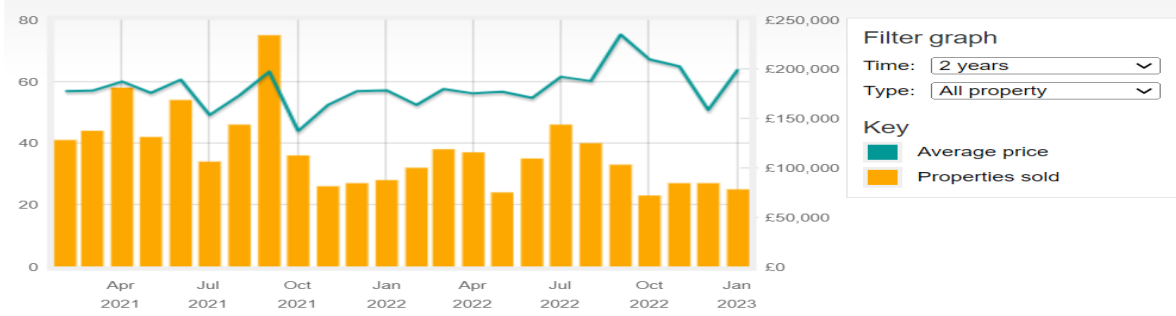
- House prices
- Number of empty homes

#### **3.1.1 House Prices**

House prices are a good indicator of housing demand. Areas of low housing demand will typically have lower than average house prices and fewer sales than other areas in a district. High instances of ASB, low employment or vagrancy will all have an impact on house prices.

Using Right Move, we have made a comparison between the two largest population centres in the district – Lancaster and Morecambe, and specifically between the LA1 and LA3 postcodes. House prices in general are higher in Lancaster compared to Morecambe. The two graphs below show a comparison of average house prices in LA1 (Lancaster), LA3 (Morecambe) over the last two years (to January 2023).

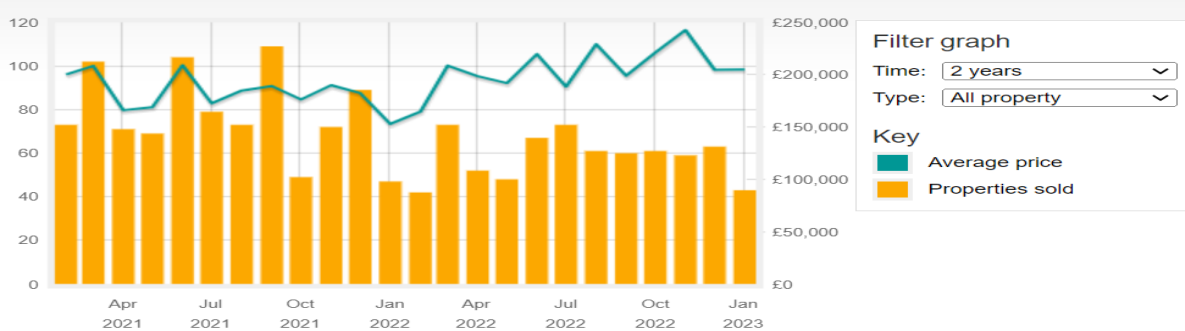
House Price Trends for the postcode LA3 over a period from March 2021 to January 2023.  
Source: Rightmove



This table shows the average price and the amount (in brackets) of properties sold for the last available 6 months:

	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
Detached	£273,433 (9)	£318,031 (13)	£281,083 (6)	£229,400 (5)	£287,000 (3)	£418,750 (4)
Semi Detached	£216,808 (13)	£201,833 (12)	£212,591 (11)	£229,059 (16)	£217,750 (8)	£186,033 (9)
Terraced	£154,217 (9)	£187,100 (5)	£166,250 (4)	£133,250 (4)	£120,520 (6)	£169,250 (6)
Flat	£94,217 (9)	£88,333 (3)	£68,500 (2)	£65,455 (2)	£95,685 (10)	£105,333 (6)
Residential	£0 (0)	£0 (0)	£0 (0)	£0 (0)	£0 (0)	£0 (0)
<b>All</b>	<b>£187,882 (40)</b>	<b>£235,057 (33)</b>	<b>£209,869 (23)</b>	<b>£202,809 (27)</b>	<b>£158,628 (27)</b>	<b>£199,871 (25)</b>

House Price Trends for the postcode LA1 over a period from March 2021 to January 2023:  
Source : Rightmove



This table shows the average price and the amount (in brackets) of properties sold for the last available 6 months:

	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
Detached	£408,333 (3)	£545,000 (3)	£447,306 (8)	£1,071,900 (4)	£437,500 (5)	£436,250 (4)
Semi Detached	£266,662 (25)	£207,367 (12)	£216,466 (18)	£223,386 (18)	£228,777 (11)	£222,136 (11)
Terraced	£201,721 (23)	£182,174 (32)	£183,170 (23)	£169,257 (28)	£187,362 (33)	£181,357 (21)
Flat	£144,900 (10)	£152,727 (13)	£150,000 (12)	£141,083 (9)	£143,393 (14)	£116,414 (7)
<b>All</b>	<b>£229,182 (61)</b>	<b>£198,973 (60)</b>	<b>£221,110 (61)</b>	<b>£242,669 (59)</b>	<b>£204,674 (63)</b>	<b>£204,927 (43)</b>

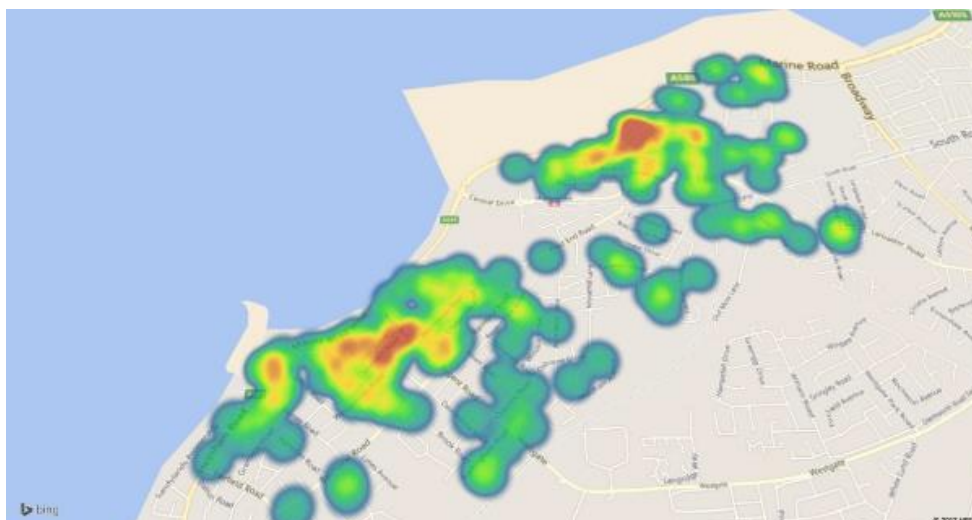
The average value can be broken down by property type:

House prices for both postcode areas have increased at a similar rate, and the average house price for Lancaster in 2017 is about £225,560, the average for Morecambe is £182,493. On average, LA1 house prices are 19% higher.

House prices in Lancaster are consistently higher than in the three wards considered, although the differential is less than was seen in the 2017 report on licensing.



3.1.2 Empty Homes



Long term empty properties have a negative impact on a neighbourhood. If an empty property falls into a state of disrepair, problems such as damp and rot can spread to adjacent houses. Apart from the physical impact that this will have on properties in immediate vicinity, it will also affect the value of properties in the area and the overall desirability of the neighbourhood as a whole. Added to this, empty properties can quickly become a magnet for vagrancy and anti-social behaviour, such as vandalism and substance misuse.

In the district, there are currently 2921 empty property accounts. In the two wards considered, there are 301 empty properties:

Ward	total empties	% of ward	% for the district	average length of time empty (days)
Harbour	167	5.2	5.72	690
Heysham North	134	4.95	4.98	1021

Source: Council Tax Data 2023

The two wards have 9% of the housing for the district, however, they have 15% of all empty properties. The average length of time that properties are long-term empty in the district is 1390 days. However, the average length of time a property is empty in Harbour and Heysham North is 1200 days. These figures demonstrate that because of the higher proportion of empties there is a risk of a negative impact on housing demand and on the community, but there is no evidence that properties remain empty for longer in the wards under consideration.

## 3.2 Anti-Social Behaviour

Anti-social behaviour is the common term used to describe incidents or actions that cause damage or affect the quality of life of people, and includes activities such as:

- Fly tipping
- Graffiti
- Noise
- Vandalism

This section will explore trends between ASB and Private Rented Sector housing in the two wards. The Government's guidance states:

*'In considering whether the area is suffering from anti-social behaviour which a landlord should address regard must be had as to whether the behaviour is being conducted within the curtilage of the rented property or in its' immediate vicinity.'*

There is some difficulty in establishing this, as data on ASB doesn't state where the activity has taken place and anecdotal evidence cannot be submitted as it is likely to identify individual people or landlords.

A further problem in linking ASB to PRS housing is that often PRS housing is found in proximity to pubs and clubs where late night drinking will occur. There is likely to be a higher level of recorded ASB, but it could be argued that responsibility lies with the owners of the licensed premises. It is difficult to make a direct link between ASB and PRS housing, but it is possible to make a comparison of the levels of reported ASB between areas with a large concentration of PRS housing and areas of social housing or owner occupiers. Where there are incidents in social housing, the local authority or housing association have long-established mechanisms for dealing with ASB.

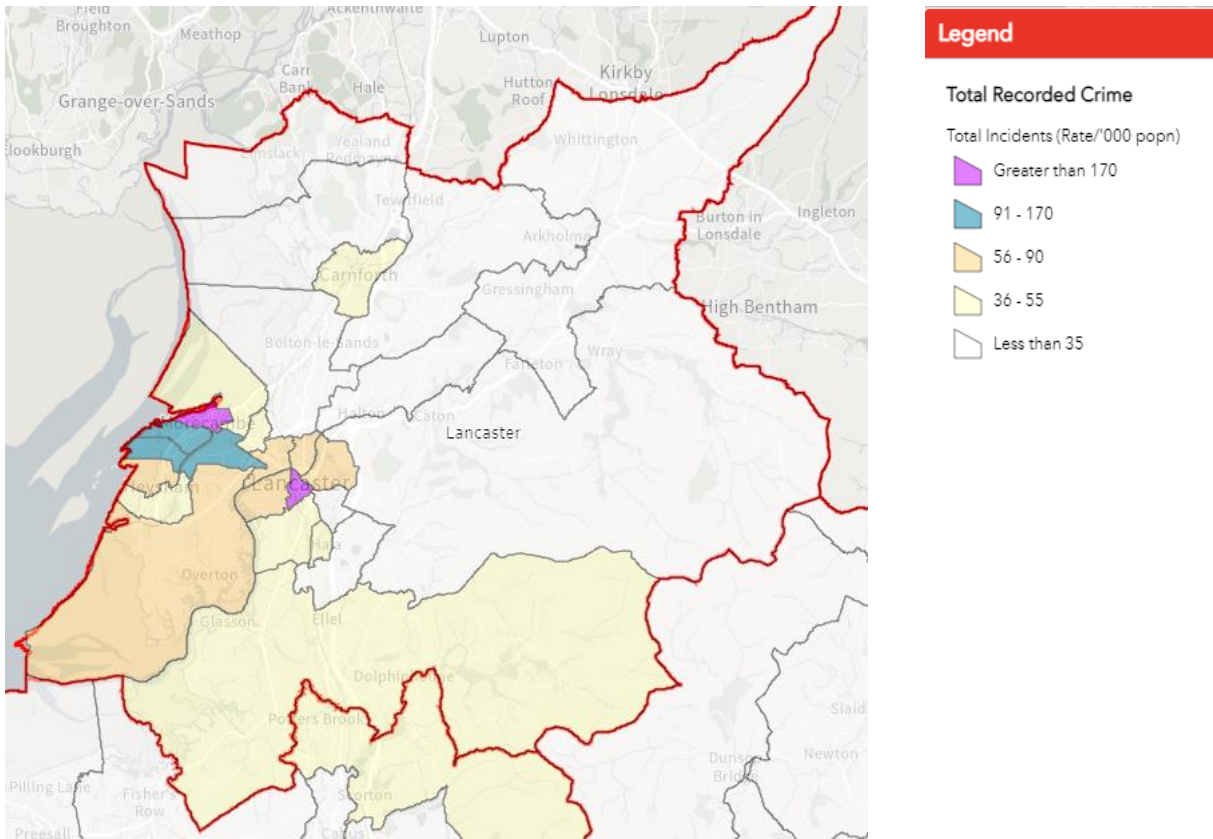
Information in this section has been collated from Lancashire's Multi-Agency Data Exchange (MADE) and Police UK . It is collected from a number of partners. It covers a number of indicators which partners can use to plan strategically in order to make Lancashire a safer place to live. We have considered the following indicators:

- Anti-Social Behaviour – Personal
- Anti-Social Behaviour – Nuisance
- Anti-Social Behaviour – Environmental

Private landlords are not directly responsible for the behaviour of their tenants. However, they are responsible for managing instances of ASB if they are caused by their tenants in the vicinity or 'curtilage' of their property.

### 3.2.1 Ward-level Anti-Social Behaviour

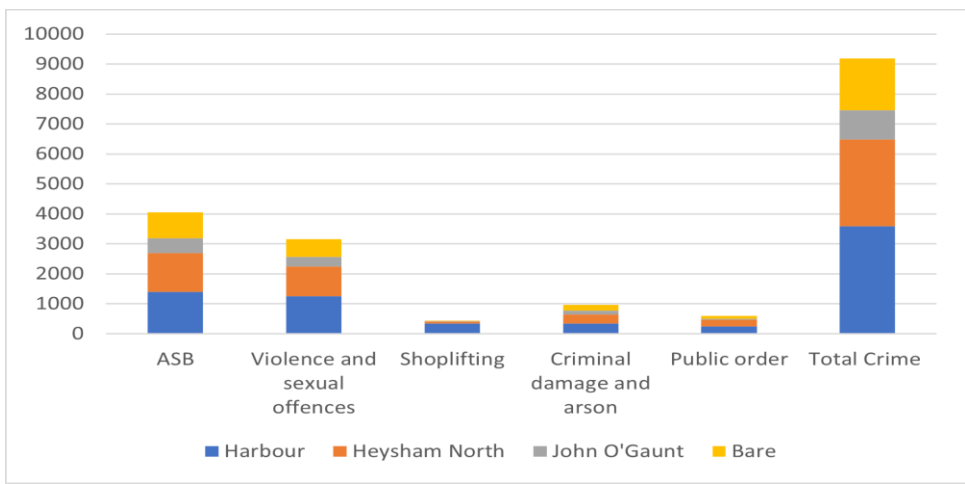
The following map shows the number of calls to the Police on ASB for the April 2022 to March 2023 period for the Lancaster district. The district is outlined in red, and the wards with the highest reported ASB are shown in pink. These are Poulton and Castle wards. The next highest are shown in blue – showing a cluster for Heysham North, Harbour and Westgate wards.



Incidents of reported ASB in Lancaster. Source Police.UK

Poulton and Castle wards had the highest totals for ASB incidents in 2021. However, it should be noted that both these wards cover the centre of Morecambe and Lancaster. A large proportion of the incidents recorded in these areas will be related to late-night drinking.

The following graph shows a comparison of crime data for a 3 year period, between 2020 and 2023 in the two wards under consideration for licensing, compared with two other wards in the district, one in Morecambe (Bare) and one in Lancaster (John O’Gaunt). This shows that there are higher numbers of recorded crimes in the two wards under consideration, and higher reports of ASB.



Source: Police UK 2020 to 2023

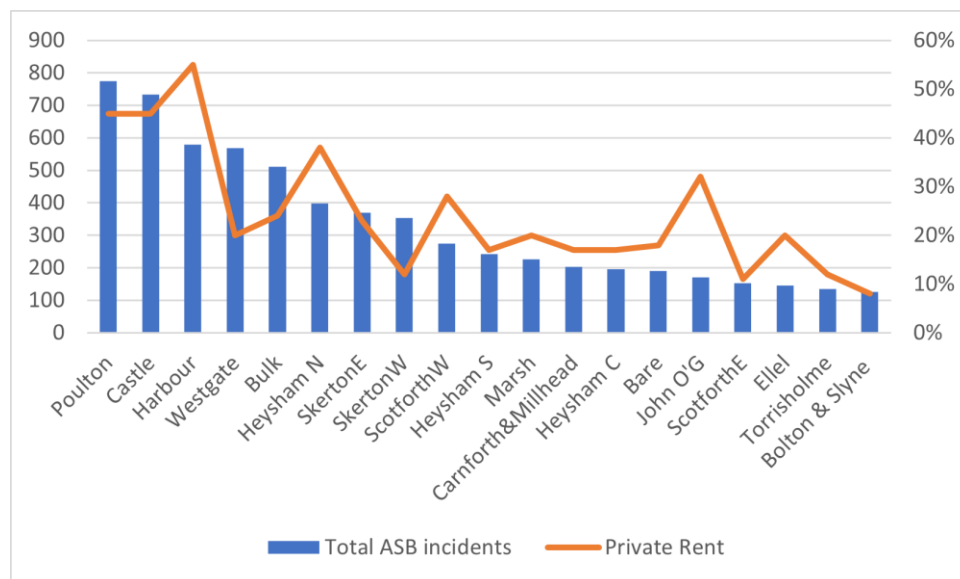
However, a high number of ASB incidents is not justification for introducing licensing without there being some correlation with PRS housing.

To further explore a link between ASB and private rented property, ASB data was compared with census data for tenure. Initially, this was viewed this on a ward by ward level, comparing all the wards in the district. Using MADE, the total number of ASB incidents in the calendar year 01/01/2021 - 21/12/2021 were compiled, and this data was then cross-referenced against 2021 census data regarding tenure. The following table considers the data for Wards with more than 100 recorded ASB incidents:

Ward	Jan-21 - Dec-21			
	ASB incidents reported to the police	% Private rental	%Social Rent	% Owner
Poulton Ward	774	45%	12%	43%
Castle Ward	733	45%	6%	41%
Harbour Ward	580	55%	11%	33%
Westgate Ward	568	20%	19%	60%
Bulk Ward	511	24%	21%	53%
Heysham North Ward	398	38%	11%	56%
Skerton East Ward	370	23%	18%	58%
Skerton West Ward	354	12%	32%	56%
Scotforth West Ward	275	28%	7%	63%
Heysham South Ward	242	17%	9%	73%
Marsh Ward	227	20%	16%	62%
Carnforth & Millhead Ward	203	17%	7%	75%
Heysham Central Ward	195	17%	7%	76%
Bare Ward	191	18%	2%	80%
John O'Gaunt Ward	170	32%	5%	62%
Scotforth East Ward	152	11%	16%	73%
Ellel Ward	145	20%	4%	73%
Torrisholme Ward	135	12%	1%	86%
Bolton & Slyne Ward	126	8%	2%	80%

The graph below compares the total ASB incidents reported to the police in 2021, with the percentage of private rented sector accommodation in the same ward. This demonstrates a relationship between ASB and PRS housing and illustrates that where there is a high percentage of PRS housing, there are greater incidences of ASB. However, there are exceptions to this trend, for example in the Skerton wards, there is a low percentage of PRS, but it does have a high percentage (38%) of social housing in the district. Elsewhere, there are instances where there is a high percentage of PRS but low ASB – for example John O'Gaunt ward where there is a high percentage of student housing. This might be explained by the Universities having strict policies on ASB and dealing with many

complaints prior to them being reported to the police.



Relationship between reported ASB and concentration of private rented accommodation.  
Source Police UK and Census 2021

### 3.2.2 LSOA-level Anti-Social Behaviour

To discern whether the relationship between ASB and PRS housing is a consistent trend, or coincidental, we considered data for Lower Super Output Areas (LSOA), on a smaller geographical footprint. The two wards are made up of 8 LSOAs – 4 each in Harbour and Heysham North. Again, data was compiled from MADE to show the total number of ASB incidents in a calendar year and the rate of incidence, per thousand people.

The same data as seen in the 2017 report has been presented as this was the most up to date data available.

Ward	LSOA Code	population	All ASB	ASB per 1000 population	% private rent
Heysham	E01025117	1406	294	209.10	58%
Harbour	E01025110	1714	286	166.86	52%
Heysham	E01025120	1405	157	111.74	39%
Heysham	E01025118	1115	70	62.78	23%
Harbour	E01025112	1906	197	103.36	23%
Heysham	E01025119	1348	89	66.02	19%
Harbour	E01025111	1807	54	29.88	13%
Harbour	E01025113	1224	55	44.93	12%

The three LSOAs with the highest ASB incidence per 1000 population also have the highest percentage of PRS housing. Conversely, the three LSOAs with the lowest ASB incidence, also have the lowest percentage of PRS housing. The following graph illustrates the trend:



Source: census 2021 and Police UK

#### Relationship between reported ASB and private rented housing in LSOA.

A number of the nuisance incidents listed above are likely to take place '*within the curtilage of the rented property*'. Where this is the case, landlords become responsible for the management of the anti-social behaviour of their tenants. Where the landlord is the local authority, it has a statutory responsibility to manage the ASB. Private landlords will often address the situation by evicting the tenant. However, this would be dependent on the landlord being prepared to do so. The evidence presented above suggests that not all landlords have been effective or active in managing ASB. This could be because the landlord is absent or a rogue landlord.

#### Environmental Nuisance

Lancaster City Council's Public Realm Service has used a data capture and mapping exercise to determine which areas in the district present particular problems with fly tipping, and identified Harbour, some parts of Heysham North and Poulton wards in Morecambe as hotspots. Between 2019 and 2022, 43% of complaints to the Council about fly tipping were in these three wards.

The Keep Britain Tidy report on Understanding Waste Management in Houses of Multiple Occupation: A Tenant Perspective, 2021, found that HMOs presented specific waste management challenges. In addition to generating more waste than other property types, anecdotal evidence from local authorities suggests these properties often produce low recycling rates, high levels of recycling contamination, as well as incorrect presentation of waste and fly tipping.

This was corroborated through interviews with staff from Lancaster City Council's Environmental Services section as being an issue in Morecambe's West End. Problems experienced that were associated with HMOs were found to include:

- A lack of adequate storage and storage space

- Difficulty for upper floor tenants to access the back yard of the building where the bins were kept.
- Lack of vehicle ownership to transport bulky matters, resulting in an increase in fly-tipping of items such as old mattresses.
- Lack of money to pay for the service to collect bulky matters.
- Rubbish bags put outside on the wrong day, and left for long periods of time.
- Seagull populations breaking open poorly stored bin bags.
- Contaminated recycling

The Keep Britain Tidy report makes a number of suggestions for interventions, and some of those are already being implemented in Morecambe's West End. For example, the distribution of bags designed to be seagull proof, increased collection rounds, 'bring sites' where residents with limited storage can bring their waste. However, staff found that there was no clear messaging from landlords and letting agents to their tenants on waste management, with some tenants not knowing what the rubbish collection arrangements were, or even on what day it would be collected.

Waste management by landlords in their properties by providing adequate storage and advice for new tenants, as well as being vigilant to problems arising, would be a key part of any licensing conditions.

One of the recommendations from the research published by Keep Britain Tidy is to increase enforcement of HMO licensing schemes.

### 3.3 Housing Conditions

The general conditions for selective licensing state:

*the local housing authorities considers it appropriate and intends to carry out inspection of a significant number of properties to determine the existence of category 1 and 2 hazards, with a view to taking any necessary enforcement action;*

For the criteria of this condition to apply, there would have to be significant evidence of landlords failing to manage their properties. Data was gathered from Lancaster City Council's database covering the number of category 1 and 2 hazards reported or found by enforcement officers. Additional data covered the number of statutory notices issued and complaints to the city council regarding PRS housing.

#### 3.3.1 Category 1 and 2 Hazards

The Housing Health and Safety Rating System (HHSRS) is a risk-based evaluation tool that is used to protect against potential hazards in the home. HHSRS is used in rented property and assesses 29 housing hazards and the affect that they may have on the health and safety of occupants. If one of the hazards is spotted on an inspection, it is assessed in terms of the likelihood of an incident arising and the likely harmful outcome. Serious concerns will have a high score and are a category 1 hazard. The frequency of hazards in a property is a good indication of poor housing conditions overall. Category 2 hazards also indicate disrepair, but items are less serious.

Using data from Lancaster City Council's database we compiled data for Category 1 hazards that have been resolved in the district over the last 4 years. The data covers incidents reported for privately rented and housing association properties. The following chart shows only the wards where there have been the highest number of category 1 hazards resolved in the last 4 years.

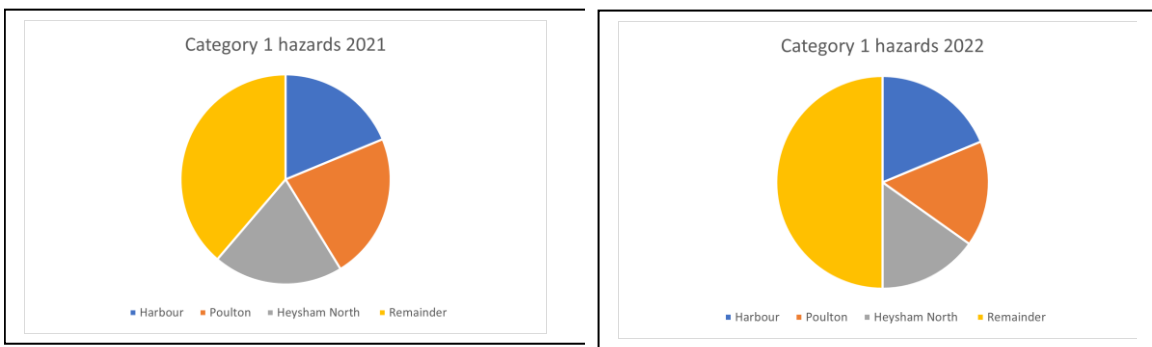
Harbour, Heysham North and Poulton had the highest instances of hazards in dwellings being serious enough to be category 1 hazards. Combined, the three wards had in some years over 50% of all category 1 hazards recorded in the last 4 years in the district. The yellow portion represents all other 24 wards in the district.

The ward with the fourth highest total, John O'Gaunt, had less than half the number of hazards as Harbour. All four wards have high percentages of PRS housing, however, it is noticeable how much less the occurrence of Category 1 hazards is in John O' Gaunt. Again, this may be due to landlords in this area being associated with the university.

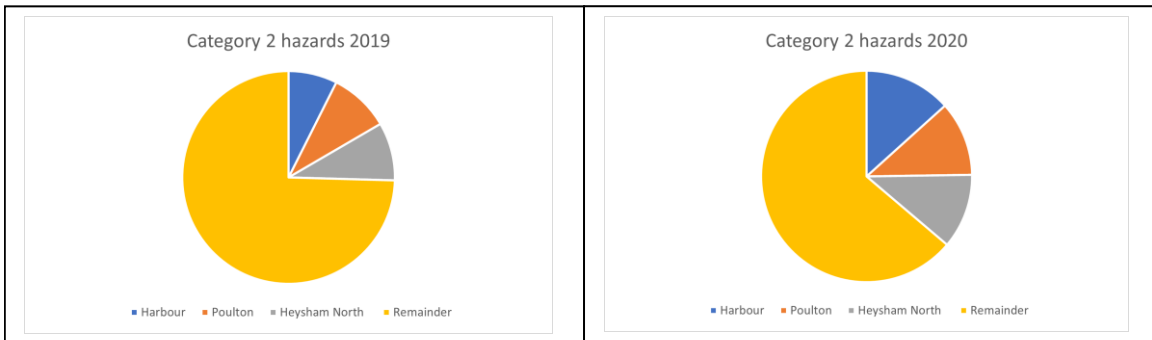
Again, data from Lancaster City Council's database was used to compile data for Category 2 hazards that have been resolved in the district over the last 4 years. The following chart shows only the wards where there have been the highest number of category 2 hazards resolved in the period.



**Category 1 hazards resolved for the years 2019 to 2022.**



**Category 2 hazards resolved for the years 2019 to 2022.**



Once again Harbour, Poulton and Heysham North make up a large proportion of the number of category 2 hazards resolved. However, their dominance is less marked. Category 2 hazards are less serious than category 1, which illustrates that the complaints from properties are about more serious disrepair issues in Harbour, Heysham North and Poulton, than in the rest of the district. This could indicate that the properties are in a poorer condition.

### 3.3.2 Tenant Complaints

Number of disrepair complaints by year					
	2018/19	2019/20	2020/21	2021/22	2022/23
<b>District</b>	<b>275</b>	<b>339</b>	<b>324</b>	<b>276</b>	<b>365</b>
Harbour	52	46	47	38	57
Heysham N	45	57	45	26	55
% complaints in district in these wards	35%	30%	28%	23%	31%

The number of complaints about housing disrepair across the district remains relatively stable, with a slight drop during the Covid pandemic. The wards under consideration make up a disproportionate percentage of the overall complaints, which is an indicator that management of these properties is less effective.

### 3.4 Migration

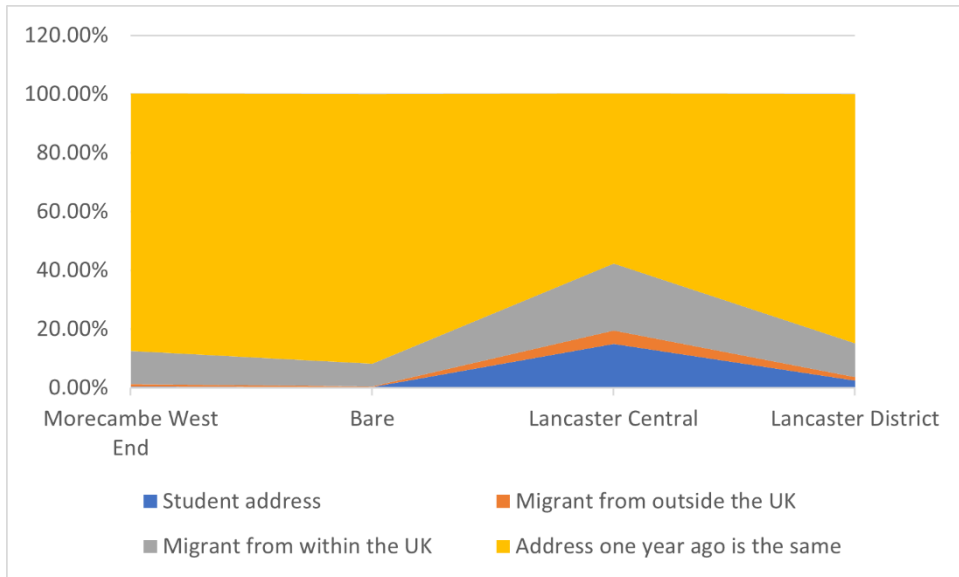
Migration refers to the movement of people from one area to another. It includes migration within a country and isn't restricted to migration from overseas. Movement of people into an area is likely to have an impact on services and accommodation in the area. Licensing would seek to ensure that the economic conditions are preserved or improved and that those who are moving into the area are not being forced into low quality accommodation or subject to over-crowding. This section will consider evidence regarding the movement of people into the area, from elsewhere in the UK, or from abroad.

Between 2019 and 2021, migrants were almost three times more likely to be in private rented accommodation than the UK born. Both EU and non-EU migrants had significantly lower home ownership rates (42% and 49% respectively compared to the UK born (70%). Residents born in post-2004 accession countries had the lowest home ownership rate at 22% and the highest percentage of private rental accommodation (52%).

The graph below illustrates that there is more migration into the West End of Morecambe than into Bare in the east of Morecambe. This could reflect the high levels of owner occupation and older population of Bare, compared with the high proportion of private rentals in the West End. Research in the Chief Medical Officer's report suggests that Morecambe is a net importer of people with poorer health, unemployment and precarious labour, and that the availability of low-cost accommodation is driving migration of a less healthy and less well-educated population into the area.

However, Morecambe's west end shows less migration than Central Lancaster, and than the district as a whole.

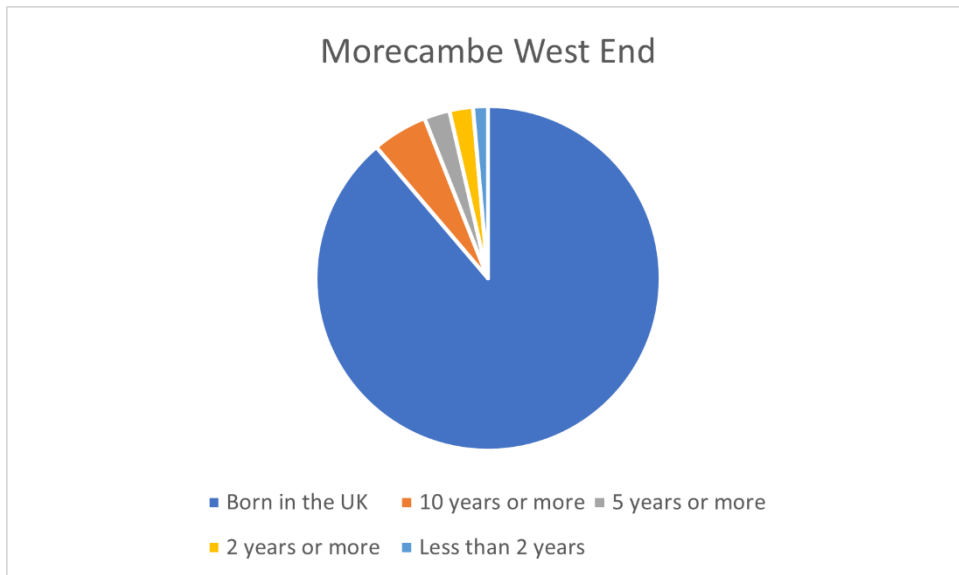
Migration Figures



Source: Census 2021

Migration from outside the UK into the West End of Morecambe is low, as illustrated by the following graph that shows the majority of residents of the West End were born in the UK, and few have arrived in Morecambe less than two years after arriving in the UK.

Migration from outside the UK into the West End of Morecambe.



Source: Census 2021

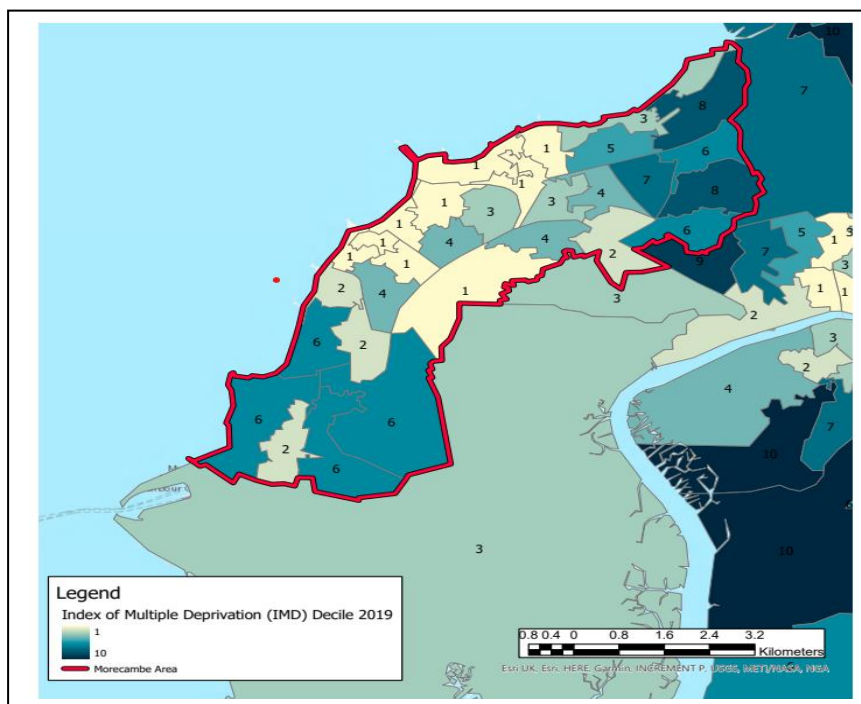
### 3.5 Deprivation

The Index of Multiple Deprivation (IMD) is a government study of deprived areas in English local council areas. The study covers seven aspects of deprivation:

- Income
- Employment
- Health deprivation and Disability
- Education Skills and Training
- Barriers to Housing and Services
- Crime
- Living Environment.

Source: Ministry of Housing, Communities and Local Government 2019

Rates of income deprivation, child poverty and older people living in deprivation are significantly worse than the England average. There is a split in the town with areas along the seafront and Morecambe's west end experiencing higher deprivation than the east. The Map shows the IMD across the Morecambe area. The IMD ranks every small area in England from 1 (most deprived area) to 32,844 (least deprived area).

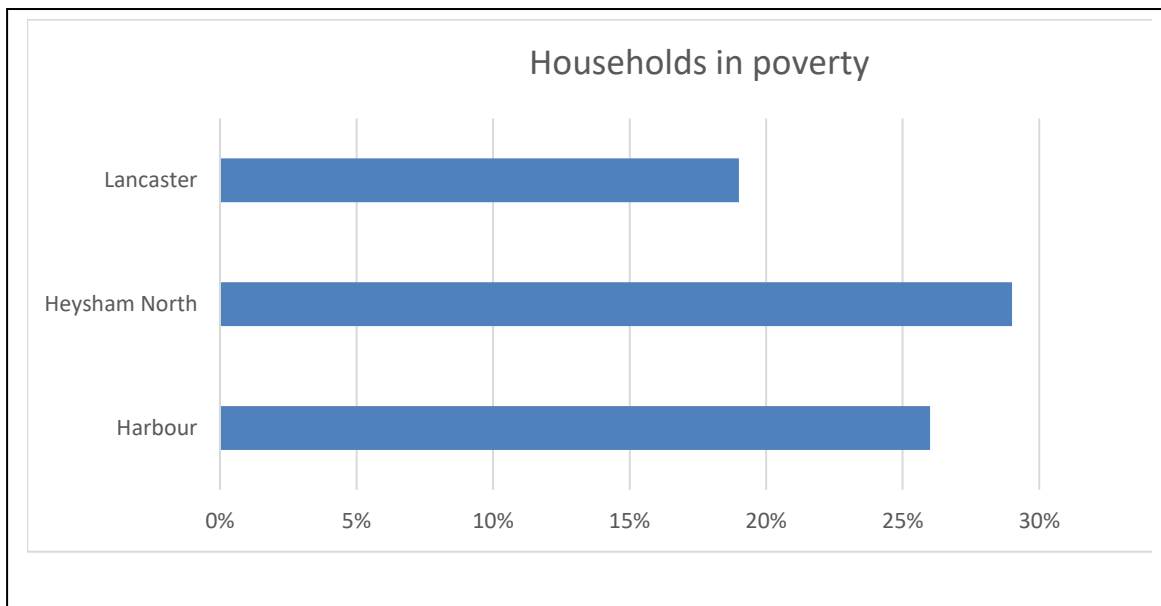


Source: Chief Medical Officer's Annual Report 2021

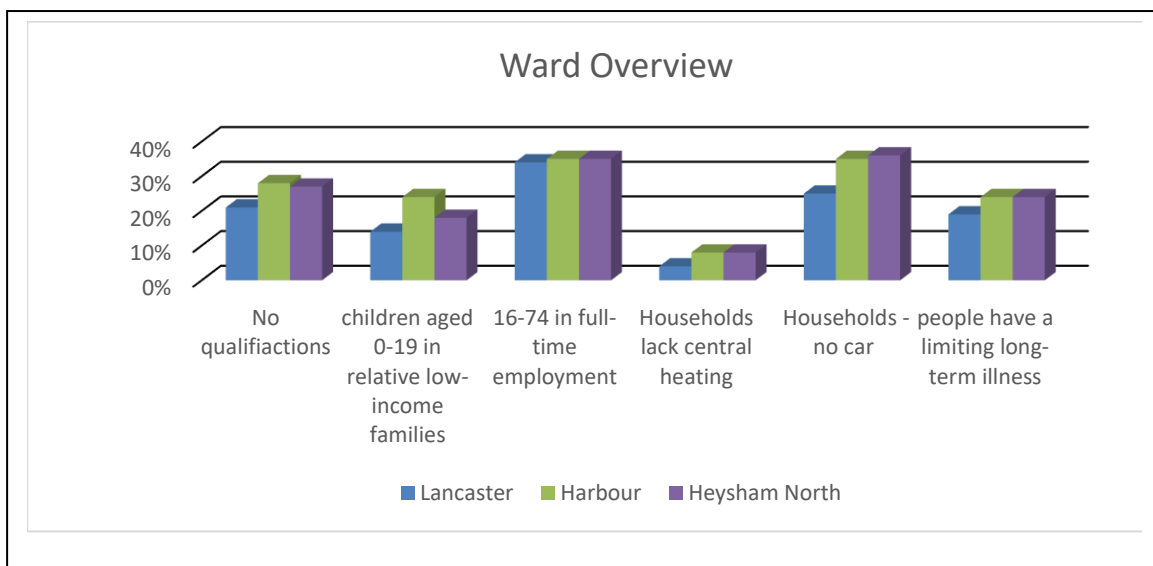
Map showing spread of Indices of Multiple Deprivation

Deprivation is a significant indicator of adverse health conditions. Morecambe experiences high levels of deprivation, driven by the economic and social challenges it faces, and fueled by the decline of the tourism industry and the ensuing problems with the local economy. Harbour and Heysham North wards include among the 10% most deprived neighbourhoods in the country and the rates of income deprivation, child poverty and older people living in deprivation are all significantly higher than the national average (Gov.uk, 2015). Life expectancy within the Lancaster district is lower than the England average, and Morecambe is significantly lower than the overall Lancaster district. Residents are likely to experience poorer health earlier in life.

Unemployment is high, one in 10 people in Morecambe claim unemployment benefits (9.5%), higher than in Lancaster (5.5%), and England (6.6%).(Whitty 2021).



Source: Census 2021



Source: Office for National Statistics (ONS) Mid-Year Estimates 2022

Like many seaside towns, Morecambe experiences an in-migration of young people driven by several factors, including the availability of cheap, private-rented housing (Whitty, 2021). After the decline of the tourism sector, former seaside resorts faced a surplus of temporary accommodation and a lack of overnight visitors. Many of Morecambe’s hotels and guest houses supplemented falling visitor numbers by converting to privately rented flats or houses in multiple occupation (HNOs) which helped combat issues regarding seasonality and decreased demand.

As discussed earlier, Harbour and Heysham North wards have a much higher proportion of private rented housing than the English average - 33% and 39% respectively compared to a national average of 16.8% (Office for National Statistics 2021), an estimated 23% of all private rental sector homes nationally did not meet the decent home

standard compared to 18% of owner occupied homes and 12% of social rented homes.

Of all housing types in the private rented sector, HMOs provide some of the poorest quality housing and house a disproportionate number of vulnerable residents. The relationship between housing, physical health and life expectancy is well documented and HMOs may pose a greater threat to the mental health of residents than other forms of housing because of greater insecurity, less control and poorer social networks. HMOs have also been linked to increased antisocial behaviour and a decline in owner occupation in the communities where they are situated. They can also have a negative impact on the local area from poor upkeep, unkempt gardens and waste disposal issues. Areas with high numbers of HMOs generally have a more transient population which can lead to less stable and cohesive communities.

The availability of HMOs in Harbour and Heysham wards has created a housing market for vulnerable population groups with limited access to affordable accommodation.

The greater concentrations of the most deprived LSOAs in Morecambe are grouped and are located towards the seafront in areas with a large proportion of terraced housing, many of which have been converted into self-contained flats.

### 3.6 Crime

The March 2015 extension of conditions for Selective Licensing states:

*‘the area “suffers from high levels of crime”; criminal activity affects persons occupying the properties; and the designation will contribute to a reduction in crime levels “for the benefit of those living in the area”*

High levels of crime in two wards would meet one of the required conditions for licensing. The government’s guidance doesn’t require a link to be made between high levels of PRS housing and crime, only that the area in question has a high level of crime.

The overall crime rate in Morecambe in 2022 was 109 crimes per 1000 people.

In order to make this determination, data was collected from MADE. Similar to ASB, a comparison was made of crime levels across the district and within the three wards.

#### 3.6.1 District level crime

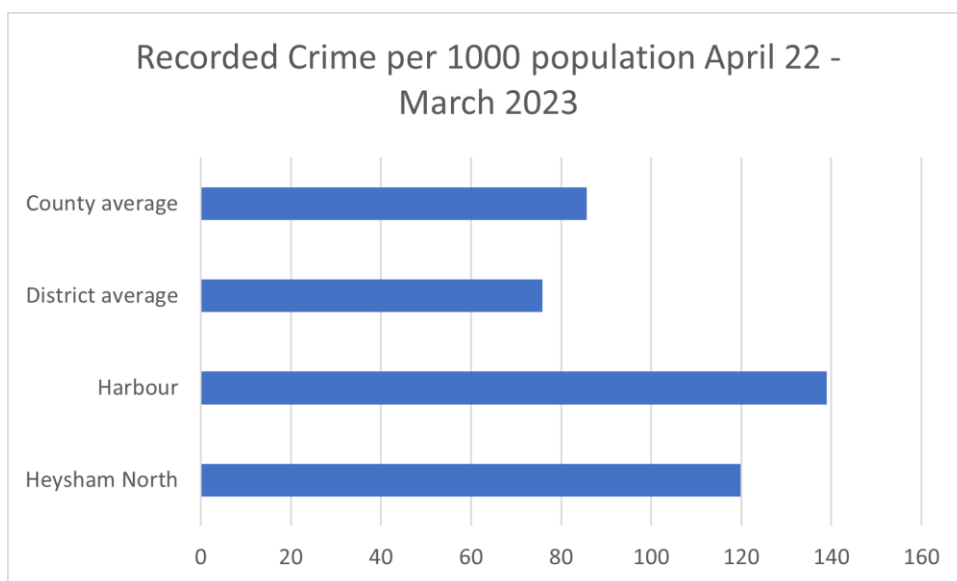
Below is a comparison of recorded crimes for each ward, over a 4 year period, then for the last 2 years. The table shows all recorded crimes, but makes no distinction between the category or severity of crimes committed.

Ward	2013	2014	2015	2016	2021	2022
Poulton	804	1049	1169	1111	1202	1012
Duke's/Castle	694	1072	1054	1064	1245	1192
Harbour	583	705	725	729	1162	1077
Bulk	505	752	675	647	946	834
Heysham North	483	539	636	629	627	575
Skerton East	370	595	540	627	646	696
Westgate	453	630	558	561	905	994
Skerton West	381	505	571	534	617	600

Of the 5 wards with the highest recorded crime in Lancaster, two are the wards considered for licensing. Reported crime has remained steady in Heysham North, but there has been an increase in Harbour. It is not possible to provide an explanation without more detailed statistics, but it does show a trend.

### 3.6.1 Ward-level Crime

The Lancashire County Council local area community safety statistics show that reported crime in Heysham North and Harbour wards is higher than the average for the district and the county.



## 4.0 Conclusion

This report has reviewed and updated the document 'The Case for Selective Licensing in Morecambe' prepared in 2017. The criteria for introducing discretionary licensing have once again been discussed and examined using more recent evidence.

The data continues to show a larger than average private rented sector and lower house prices in West End and Heysham North wards, indicating that demand for housing is not as strong as elsewhere in the district. Although less marked than in 2017 there is still a 19% price differential between the LA1 and LA3 postcodes. There remains a higher proportion of empty properties in Heysham North and West End wards, but the time they stay empty is reducing.

There is a significant relationship between the targeted area and the criteria to be considered before introducing discretionary licensing. Rates of reported anti-social behaviour and other crimes are higher where the private rented sector is concentrated, and both Heysham North and West End wards generate more complaints about poor property conditions than elsewhere in the district. All the indices of deprivation record higher than average levels of poverty and unemployment, and life expectancy in Heysham North and West End wards are lower than the national average and the rest of the district.

In his 2021 report, The Chief Medical Officer saw Houses in Multiple Occupation (HMO's) as a key challenge to the town. He observed that the lack of management of some HMOs can lead to increased problems with county lines, addiction and antisocial behaviour which can negatively affecting both the sense of community and reputation of the town.

Selective and additional licensing are not tools that can be used in isolation but must be part of an overall strategy. The Council's current Homes Strategy shows a clear ambition for the town. In the Chief Medical Officer's report and during his visit to Morecambe in 2020, he acknowledged the future opportunities as well as the challenges for the residents of Morecambe. He cited the benefits of culture and tourism and in particular discussed how Eden Project North aims to create significant opportunities to impact positively on the town. He also recognised that Morecambe has a strong sense of community, creativity and resilience, shows strong partnership working and sees a number of local groups and organisations working with residents. Over the last few years many people across the town have participated in community conversations, and a key theme of these has been to ensure there is good quality, affordable housing available for the residents of Morecambe.

### **5.0 The proposal.**

Working within this strategic framework, the proposal is to introduced a discretionary licensing scheme in parts of the West End and Heysham North wards.

Much of the data discussed in this report also points towards Poulton ward as experiencing similar problems, but in order to keep the initial scheme manageable, the proposal is to start with a single smaller area, and review its success before extending licensing any further.

The proposed scheme will have two parts:

Additional Licensing will require all landlords of all HMO's within the designated area, to make an application to the local authority for a licence. HMOs are defined as properties occupied by 3 or more people who are not related, and include what are known under the Housing Act 2004 as Section 257 HMOs – that is blocks of self-contained flats not converted in accordance with the appropriate building standards.

Selective Licensing will require all landlords of privately rented accommodation within the designated area to make an application to the local authority for a licence.

Licences will last for a five year period, and will include a fit and proper person test as well as licence conditions. There will be a charge for the licence.

All members of the public are invited to comment on the proposal as part of this 10 week consultation.



## 7.0 References

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18. English Indices of deprivation 2019

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19. Exploring Waste Management in HMOs: A Tenant Perspective. Research Report February 2021

[Exploring Waste Management in HMOs with local authority partners | Keep Britain Tidy](#)

**Lancaster City Council**  
**Selective and Additional Licensing.**  
**Summary of Proposals**

**The link to the Consultation**

[Selective licensing | KeepConnected \(lancaster.gov.uk\)](#)

**Introduction**

Lancaster City Council is currently consulting on our updated licensing proposals, designed to ensure safer and better conditions in the private rented sector in the West End and Heysham North areas of Morecambe.

It is believed that in some streets in these wards over 70% of properties are privately rented, and as demand for housing increases, private renting becomes the only option for many households, including those who are vulnerable and on low incomes.

We believe that property licensing provides benefits to landlords, tenants and the wider community. Most landlords are responsible and offer good quality housing for their tenants and we recognise this. However, there is still a small and significant minority who do not fulfil their obligations, putting tenants at risk from unacceptable conditions as a result. The council can be much more proactive in targeting these landlords and raising standards for tenants, as well as supporting good landlords by implementing discretionary licensing schemes.

A previous consultation for a selective and additional licensing scheme was held in 2017 where the decision was to pause implementation of licensing in favour of a targeted enforcement approach. There was a commitment to review this decision and if necessary consult again on introduction of a licensing scheme.

Alongside existing initiatives and working with our partners, the proposed licensing scheme will enable identification of a responsible person and apply conditions where necessary. It will also enable targeting of those who do not maintain and manage their properties properly and thus bring about overall improvements to housing and to neighbourhoods across the area selected.

**We would like to hear from everyone, including tenants, landlords, managing and letting agents, businesses, voluntary organisation, local residents and other interested parties to have your say on our plans for private property licensing in Morecambe.**

### **How to have your say.**

The full consultation study, The Case for Licensing in Morecambe, highlights the scale of problems relating to poor housing conditions, anti-social behaviour (ASB) and crime associated with Morecambe's private rented sector, and the evidence to support the council's proposal to introduce new licensing schemes.

This summary is supported by the draft licensing conditions, draft indicative fees and frequently asked questions.

The consultation is open to everyone, in particular to all residents within the selected area, as well as people who visit or work in the borough. We also welcome feedback from organisations and community groups, and we are consulting widely with landlords, agents, tenants, local businesses, regional and national landlord association, the police, Lancashire Fire and Rescue, and all other interested stakeholders.

We are keen to hear your views on our proposals, and you can do so by one of the following methods

- Complete the property licensing consultation questionnaire.  
[Selective licensing | KeepConnected \(lancaster.gov.uk\)](https://www.lancaster.gov.uk/Selective-licensing-KeepConnected)
- Complete a paper questionnaire (please contact 01524 582000, Housing Standards to request a paper copy)
- Attending one of our consultation events for landlords and residents (dates to be confirmed and publicised).

### **The Private Rented Sector.**

The private rented sector (PRS) in the Heysham North and West End wards of Morecambe is large and continuing to grow. Our review has shown that poor housing conditions, and higher recorded levels anti-social behaviour and crime are associated with areas where there is a large PRS.

### **What are property licensing schemes?**

These schemes enable local authorities to regulate private rented properties in their areas. This is done through the issuing of a licence, usually to the landlords which contain conditions that relate to its management, use and maintenance

License conditions are wide-ranging and can include requirements relating to gas, electric and fire safety, maximum permitted occupation, management of refuse and recycling, energy efficiency, management of ASB and security measures.

There are three types of property licensing scheme that are applicable to the private rented sector:

**Mandatory HMO licensing** is a national scheme which applies to all larger HMOs occupied by five or more persons in tow or more households.

**Additional HMO licensing** applies to small HMOS and HMOs in converted buildings which are not covered by mandatory licensing.

**Selective licensing** applies to all other private rented properties that are not subject to either mandatory or additional licensing.

Additional and selective licensing are discretionary and can be implemented where specific criteria can be shown to be met.

Licensing schemes last for up to five years, after which they expire.

A fuller explanation of the three different types of licensing can be found in the full consultation document.

### **Current property licensing schemes in Lancaster District.**

Lancaster City Council operates the mandatory licensing scheme as this is the national scheme required by the Housing Act 2004.

Under all licensing schemes, before being issued with a license, all landlords must demonstrate that they are a fit and proper person to manage the property. Under selective and additional licensing it is planned to inspect every licensed property during the five years of the scheme.

All licenses are issued with a set of property specific conditions which must be complied with in line with specific timescales which enables the council to better regulate higher risk properties in the district, ensure that housing conditions improve and work with landlords to promote better standards of routine property management.

The licensing schemes enable the council to better target the minority of landlords who fail to ensure that they manage their properties appropriately which leaves tenants at risk. Securing improvement of these properties not only improves the lives of tenants, but also the wider community.

### **Property licensing benefits to landlords, tenant and the local community.**

#### **Benefits for landlords.**

Licensing enables the council to identify and take a more robust approach to the minority of 'rogue' landlords who fail to invest in their property and meet their legal obligations. Poor performing landlord will be provided with support and training to help them proactively manage their properties.

This benefits responsible landlords by providing a level playing field and improving the reputation and professionalism of the sector.

#### **Benefits for tenants**

Licensing provides the resource that allows the council to adopt a much more proactive and risk-based approach to tackling poor housing condition and raising standards in the private rented sector.

Licensing encourages good practice and makes properties safer for tenants who occupy them.

### **Benefits for the local community**

If privately rented properties are poorly managed it can have a negative impact on the wider neighbourhood. Licensing increases the number of landlords managing their properties effectively, including the enforcement of tenancy condition to combat neighbourhood nuisance by tenants or people visiting their properties.

All property licenses will contain a condition that the holder must provide adequately sized bins and sufficient recycling containers for the occupiers.

An increase in noise complaints may be linked to overcrowded properties, and licensing enable the council to limit the number of occupants in a property and reduce overcrowding.

Improvement of significant numbers of poorly managed privately rented properties can help to reduce deprivation in the area.

### **Where an what type of private rented properties with the new licensing scheme cover.**

We are proposing to introduce additional licensing and selective licensing.

### **Evidence to support a new licensing scheme.**

The data is contained in the full consultation document and is summarised as:

### **Proposed license conditions**

Licenses will have conditions attached. The Housing Act requires several specific conditions to be included in a licence. The other conditions are discretionary, and the council will apply these where applicable to the property in accordance with legal requirements. Some of the conditions to be applied will require.

- References are obtained from prospective tenants
- Inspections of the property are carried out regularly to identify any problems relating to the condition and management of the property
- Licence holders should ensure all gas installations and appliances and electrical appliances are in a safe condition and have valid safety certificates available and that carbon monoxide and smoke alarms provided are working.
- There are tenancy management arrangements in place to prevent or reduce anti-social behaviour by persons occupying or visiting the property.

### **Proposed licence fees.**

Licence applicants will be required to pay a fee for each property that needs a licence. A draft of the proposed licensing fees is available as part of the consultation documents.

### **Licensing and how it fits with wider council strategies.**

Landlord licensing is not a tool that can be used in isolation but is part of the overall Homes Strategy.

**Alternative options to licensing that have been considered.**

Following a consultation in 2017, a targeted enforcement approach was adopted. However, there were still issues of landlord engagement with this approach, and it continued to be difficult to identify a responsible person. We have recently seen more 'out of town' landlords enter the market which can make landlord engagement more complicated.

We also hold an annual landlord forum and publish a regular landlord newsletter which all landlords are invited to contribute to.

# Have your say

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## **SURVEY RESPONSE REPORT**

02 June 2023 - 01 October 2023

**PROJECT NAME:**

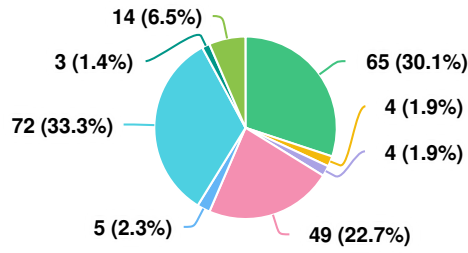
Selective licensing





SURVEY QUESTIONS

**Q1 Please select one of the following to proceed:**



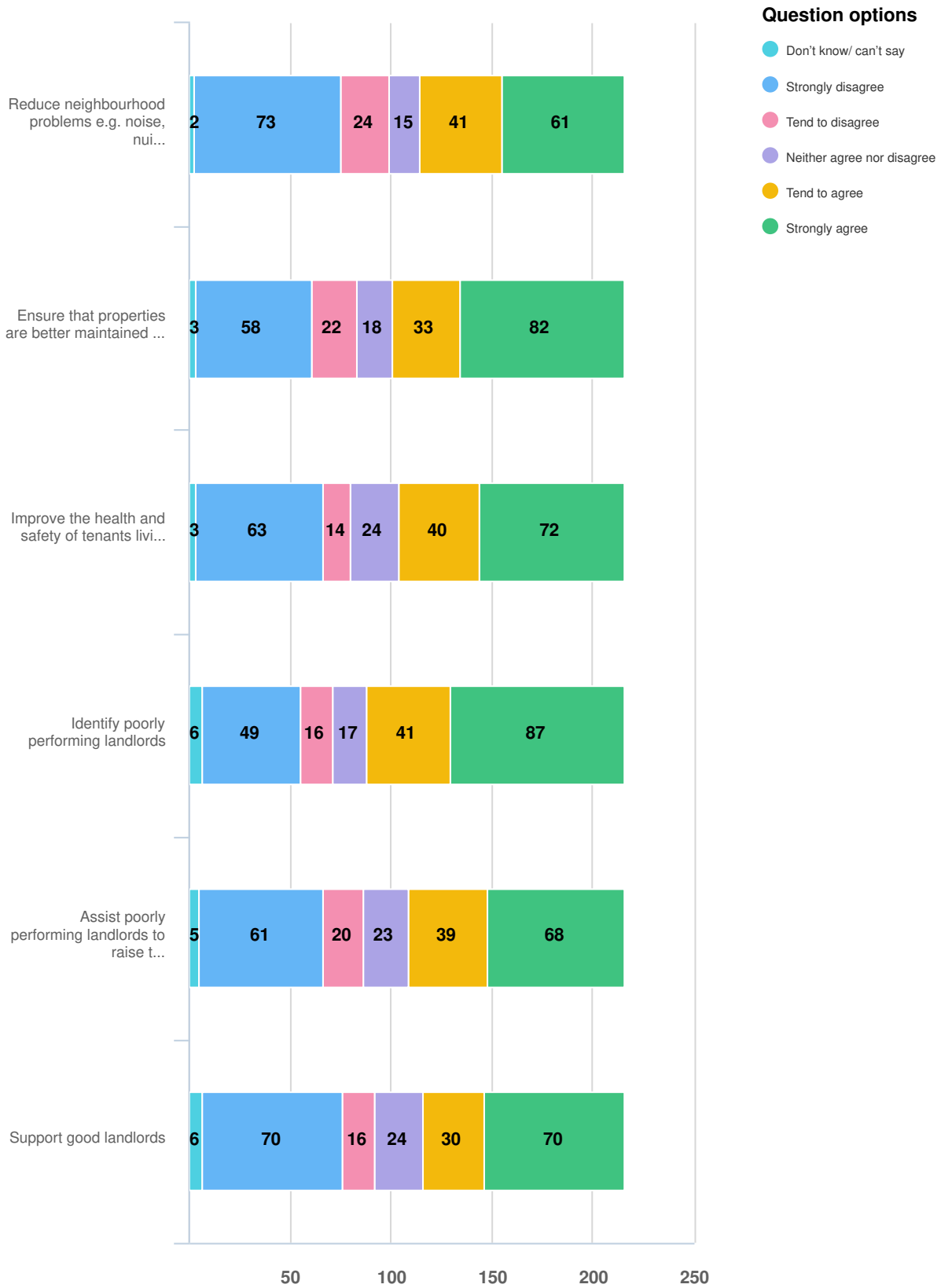
**Question options**

- I am a landlord of a property (or properties) in Morecambe
- I am a managing agent of a property (or properties) in Morecambe
- I am both a landlord and a managing agent of a property (or properties) in Morecambe
- I am NOT a landlord and a managing agent of a property, I am a private tenant in Morecambe
- I am NOT a landlord and a managing agent of a property, I rent my home from the council or a housing association
- I am NOT a landlord and a managing agent of a property, I own my own home (individually or shared, with or without a mortgage)

▲ 1/2 ▼

Mandatory Question (216 response(s))  
Question type: Dropdown Question

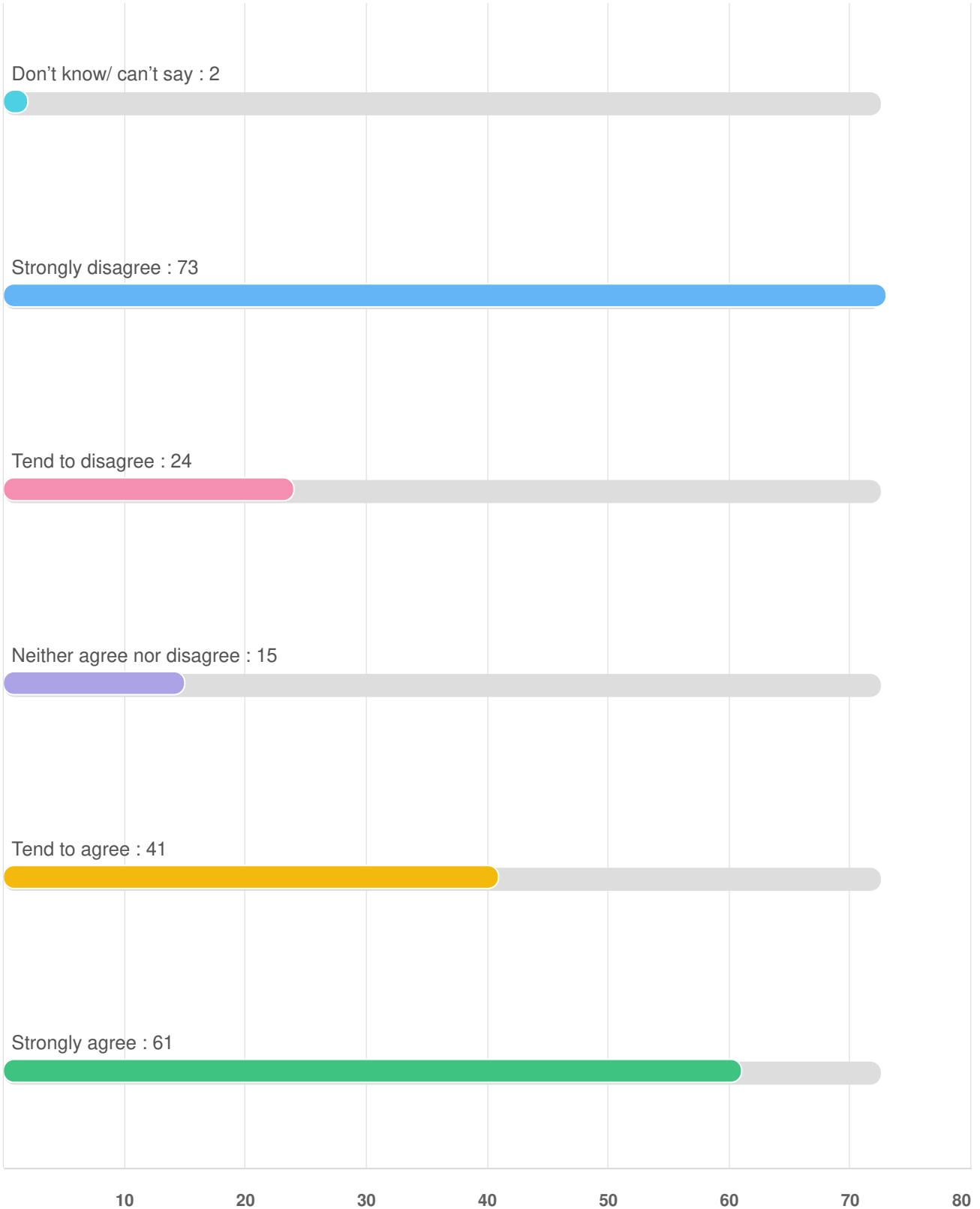
**Q2 To what extent do you agree or disagree that Additional and Selective Licensing will help**



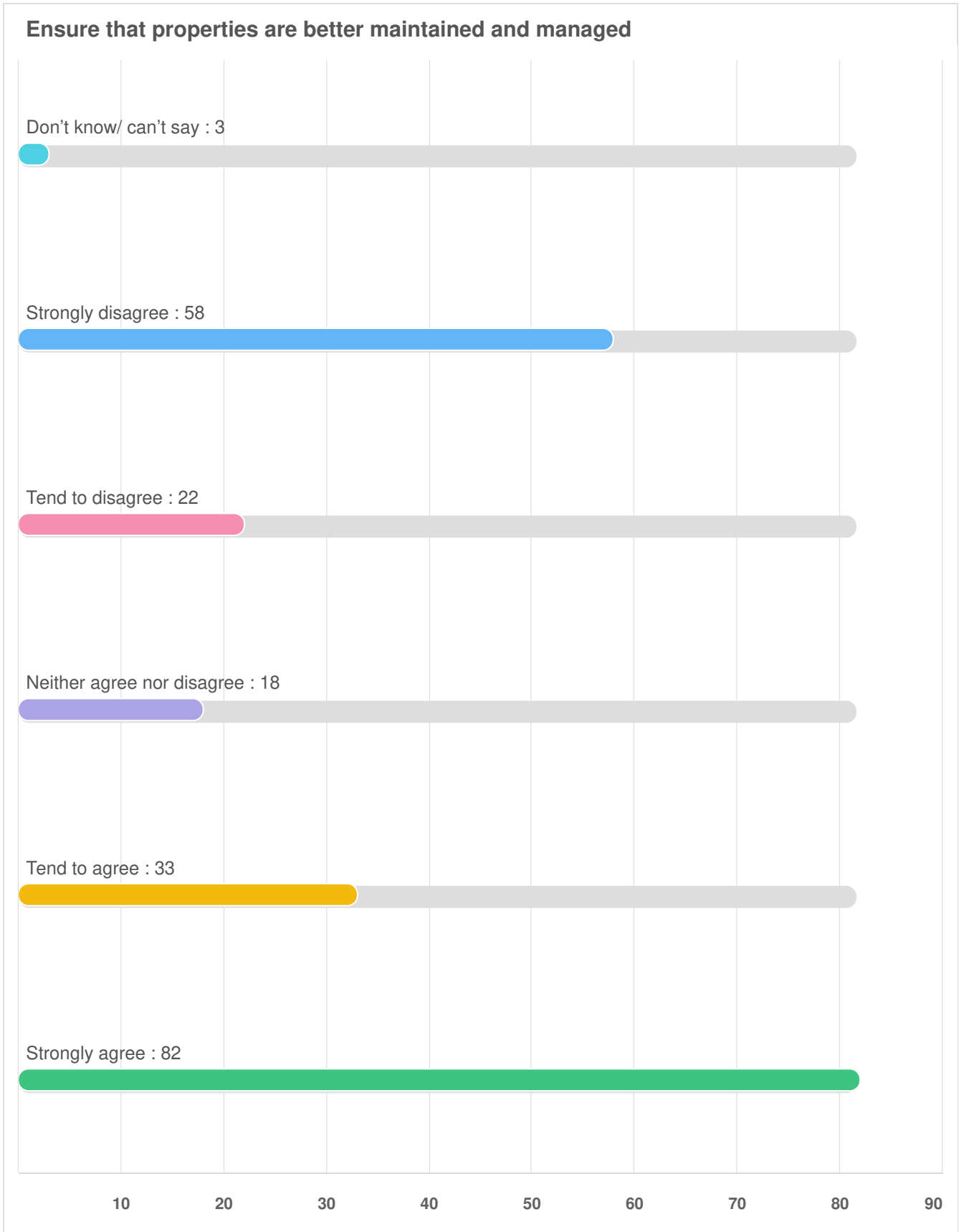
Mandatory Question (216 response(s))  
Question type: Likert Question

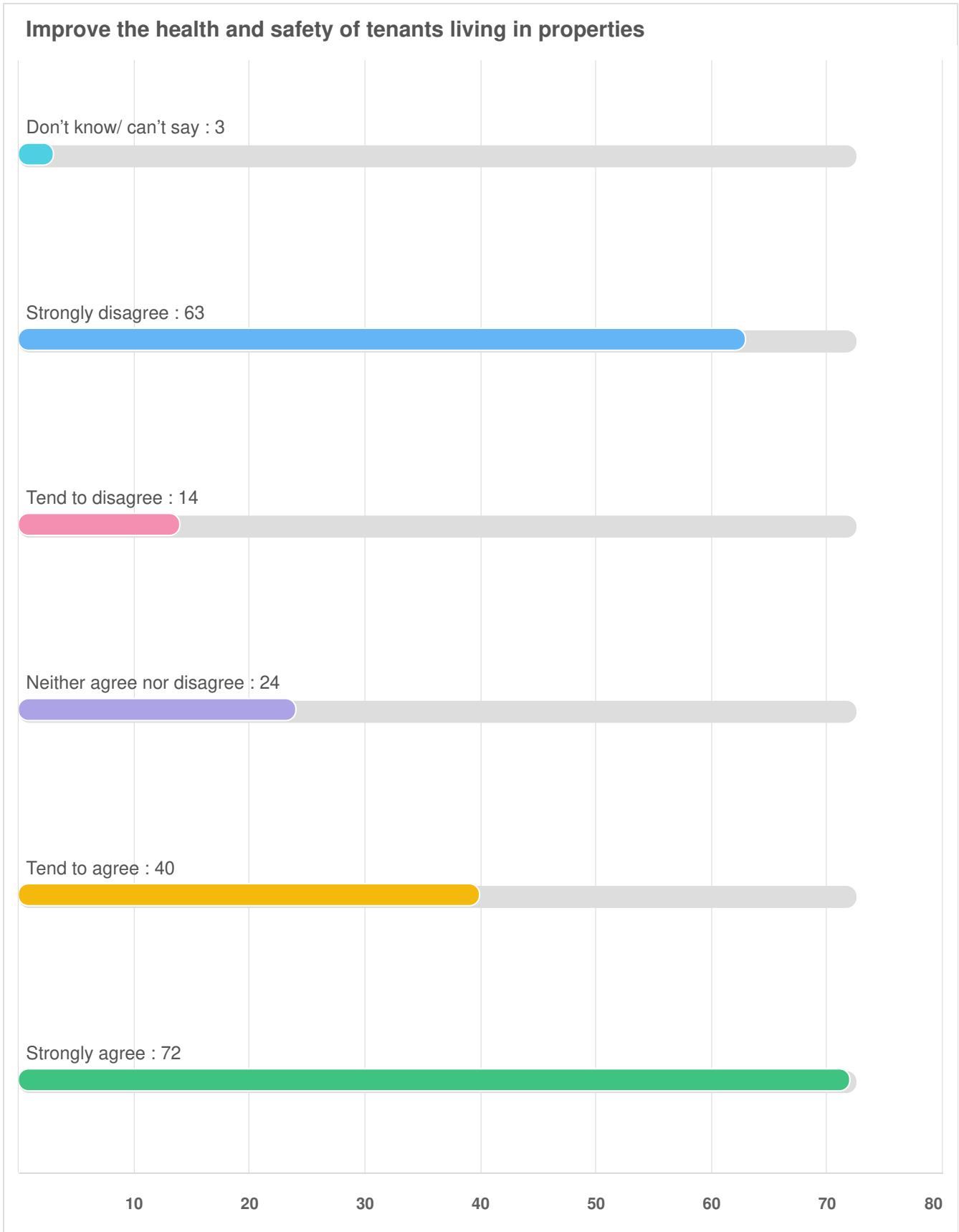
**Q2 | To what extent do you agree or disagree that Additional and Selective Licensing will help**

**Reduce neighbourhood problems e.g. noise, nuisance and rubbish**

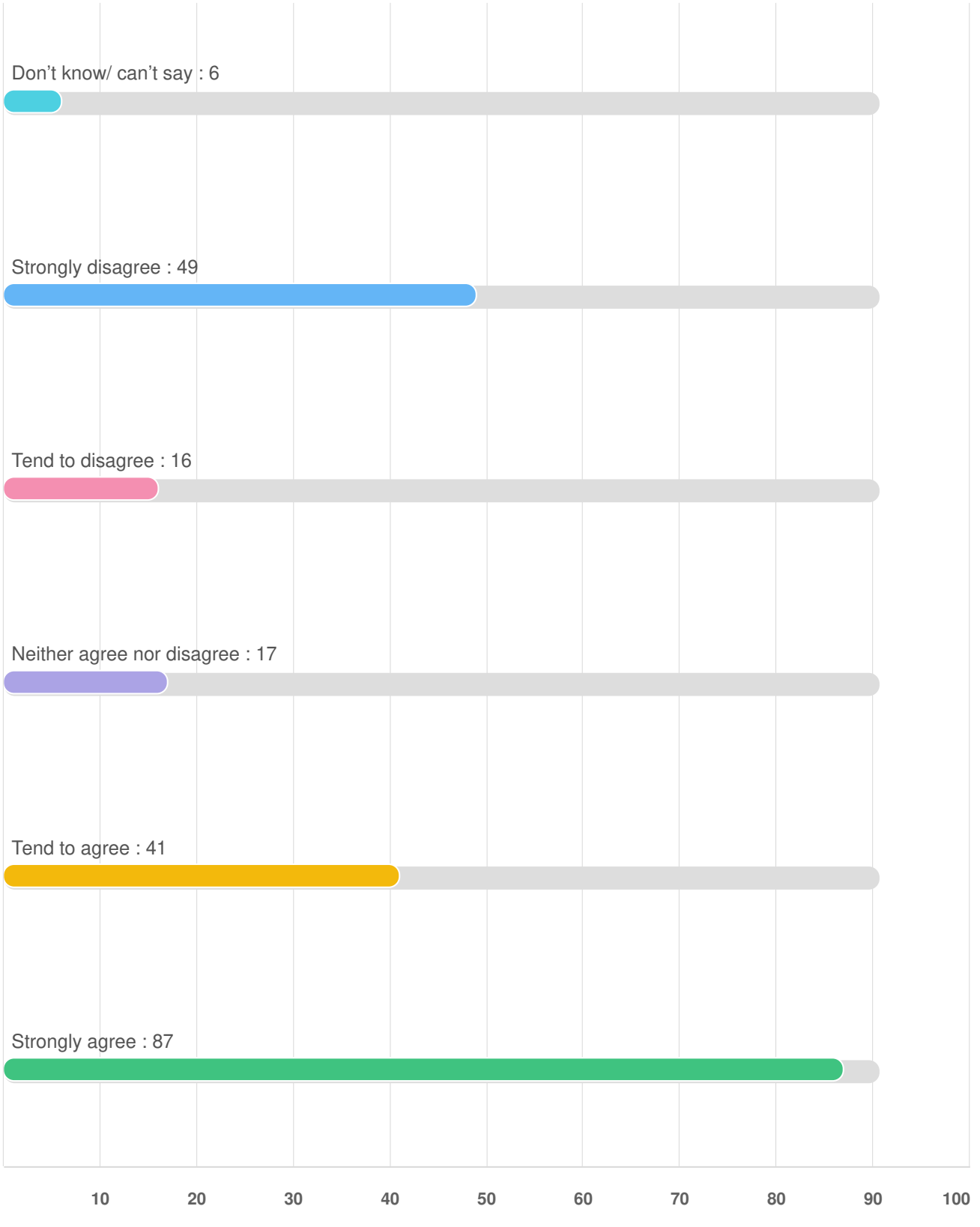




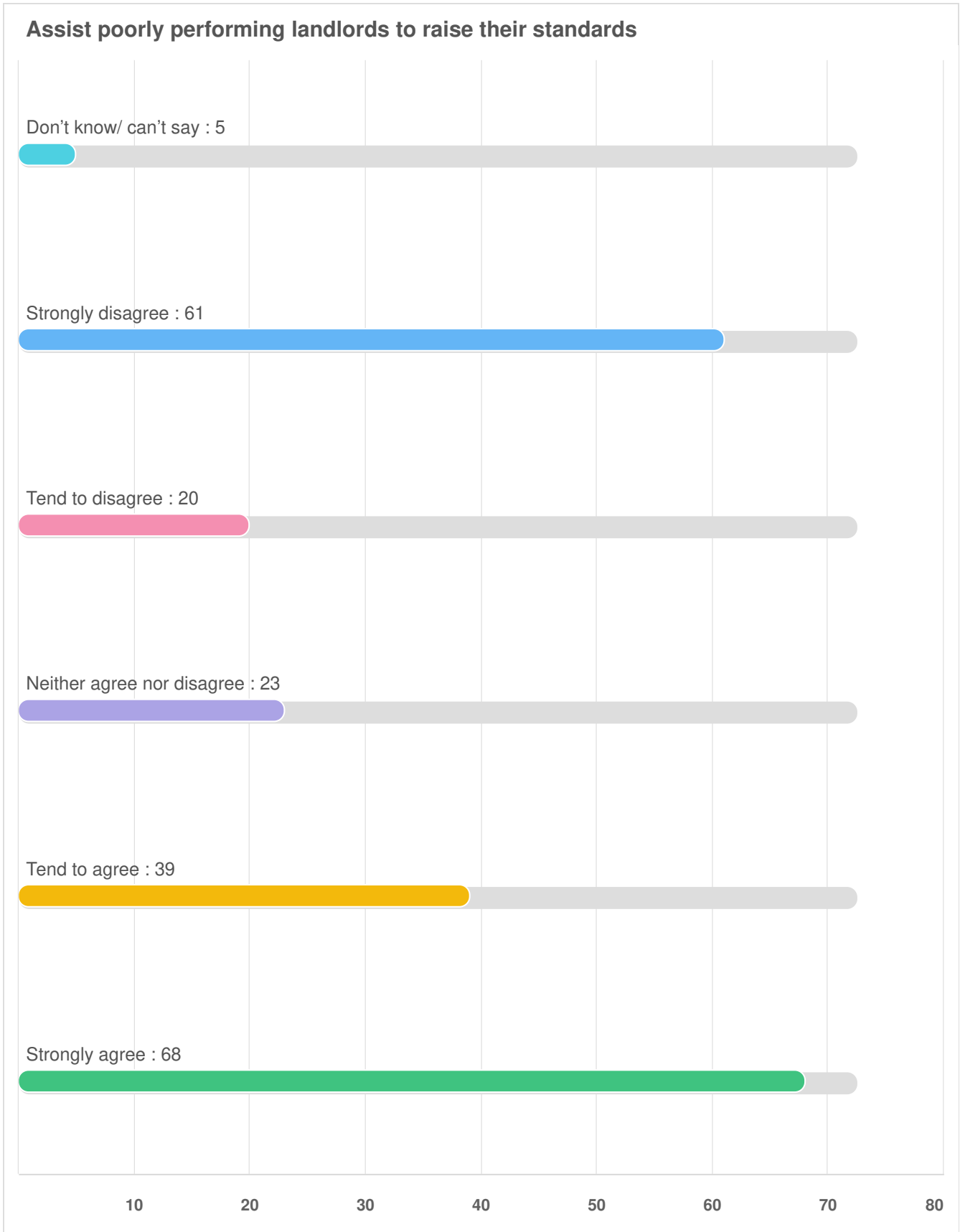


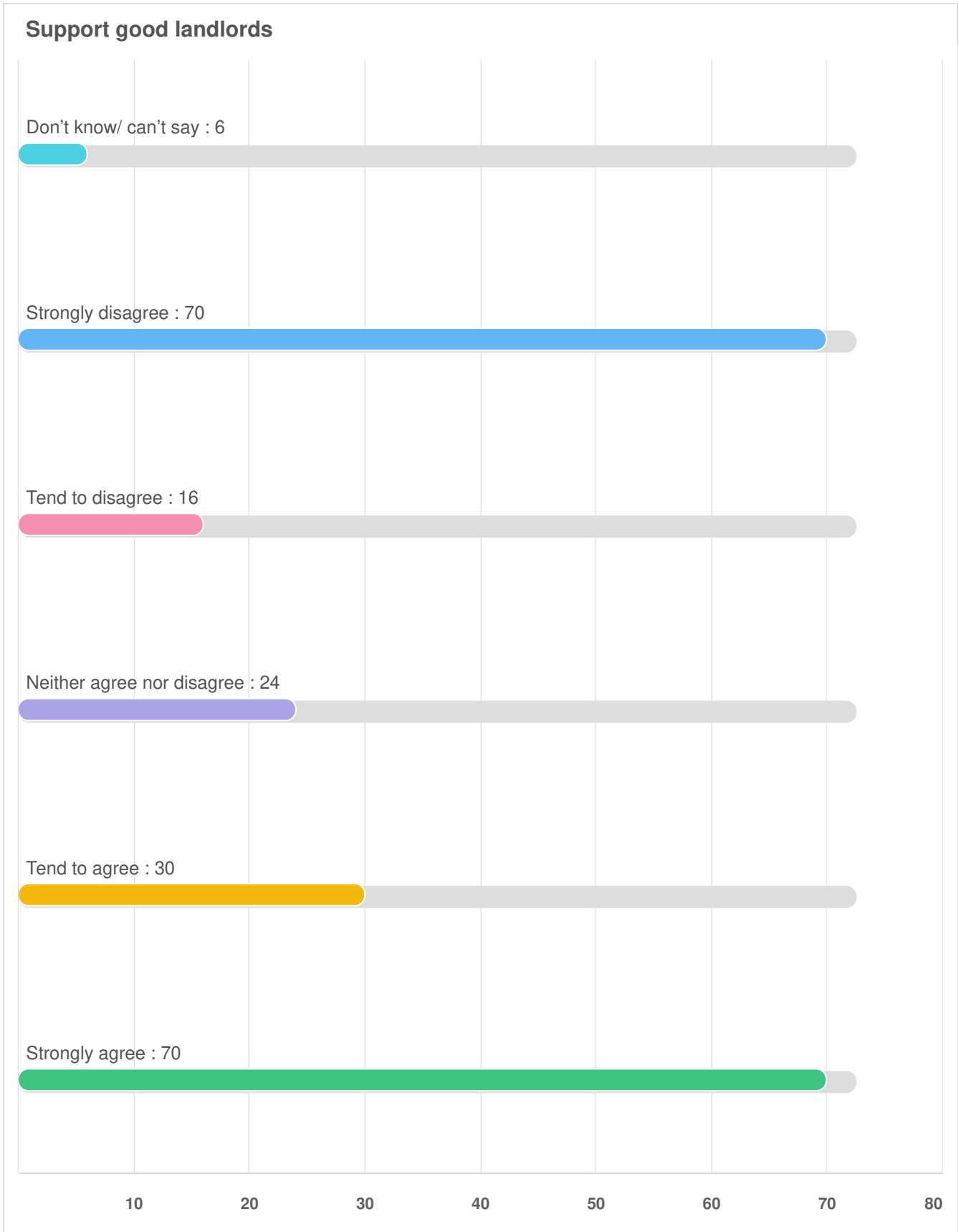


### Identify poorly performing landlords

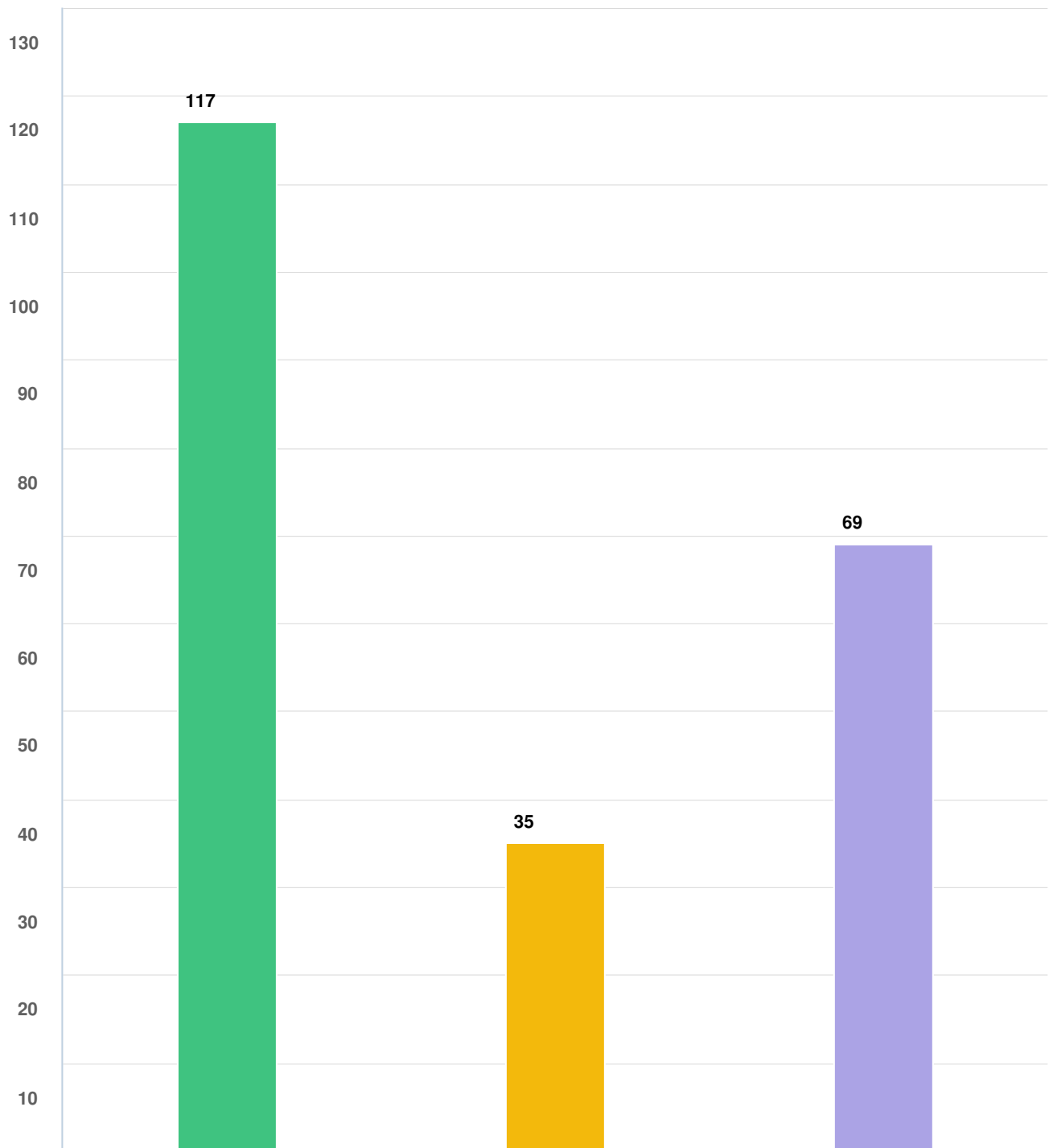








**Q3** | If the council introduces 'Additional and Selective Licensing', which areas should it cover? View the full list of the proposals in the document section.



**Question options**

- Don't know/unsure
- A smaller area within West End & Heysham North wards
- The whole West End & Heysham North wards

Mandatory Question (216 response(s))  
 Question type: Checkbox Question

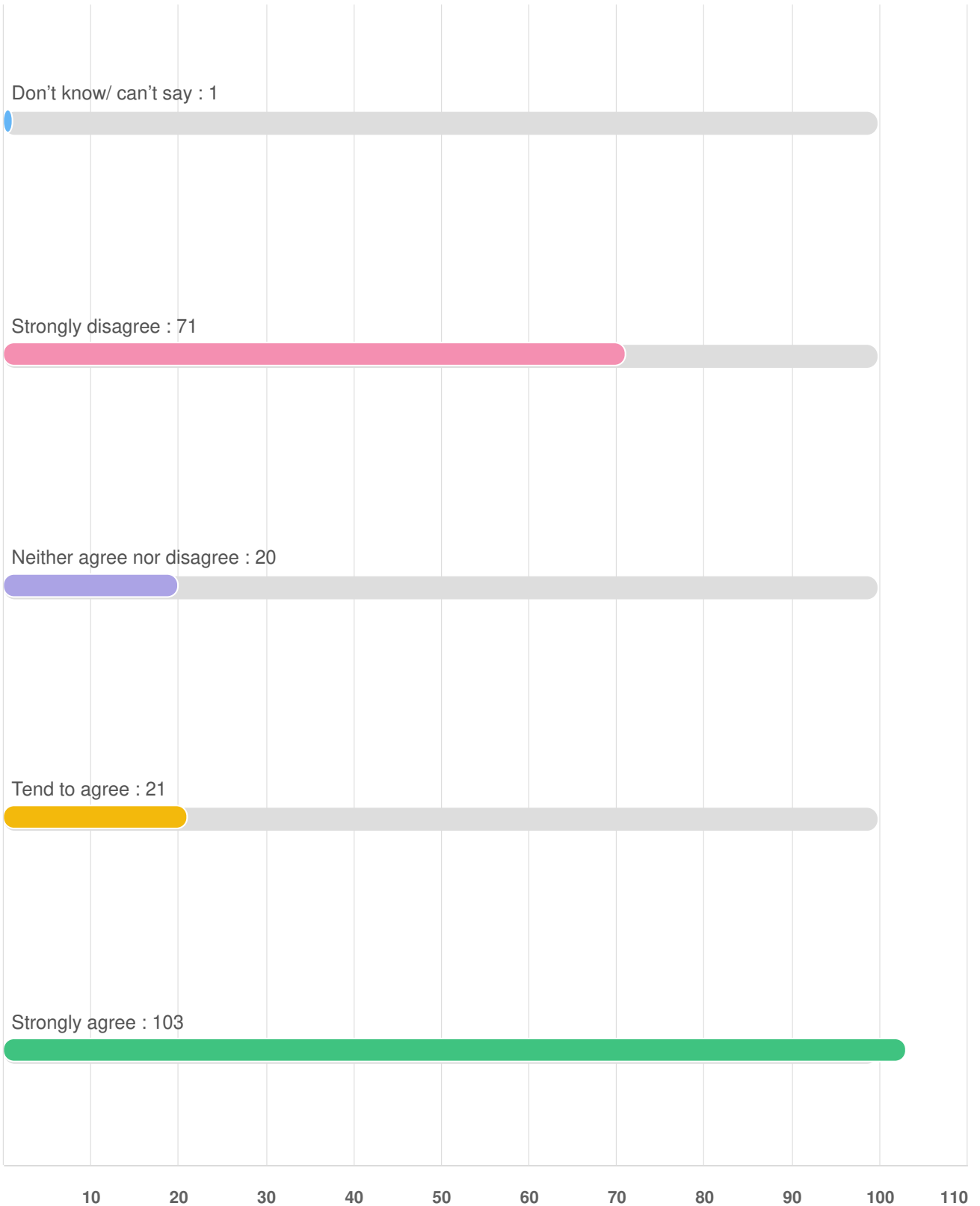
**Q4** To what extent do you agree or disagree that licences under the proposed scheme should contain the following conditions: Please tick one option for each line



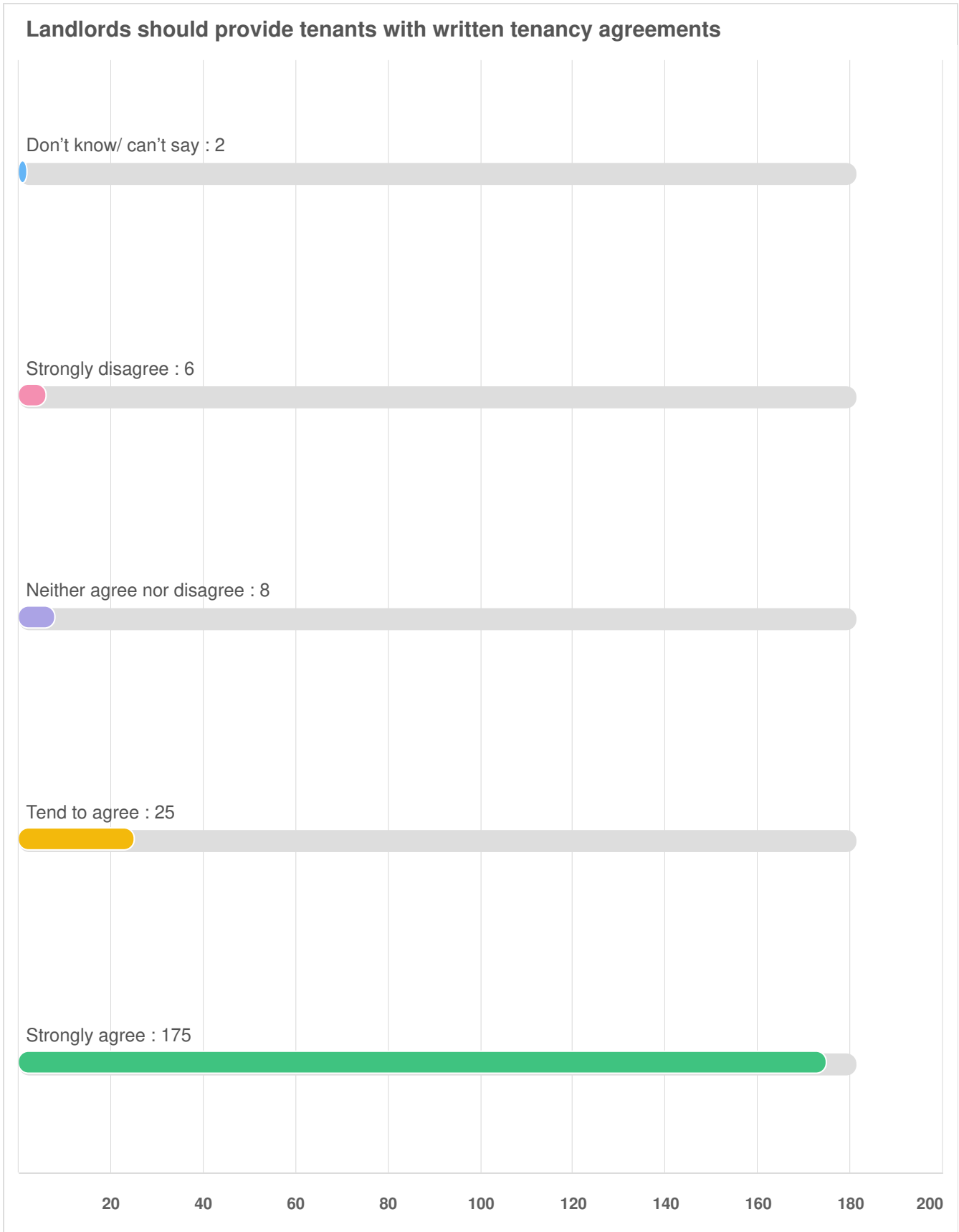
Mandatory Question (216 response(s))  
 Question type: Likert Question

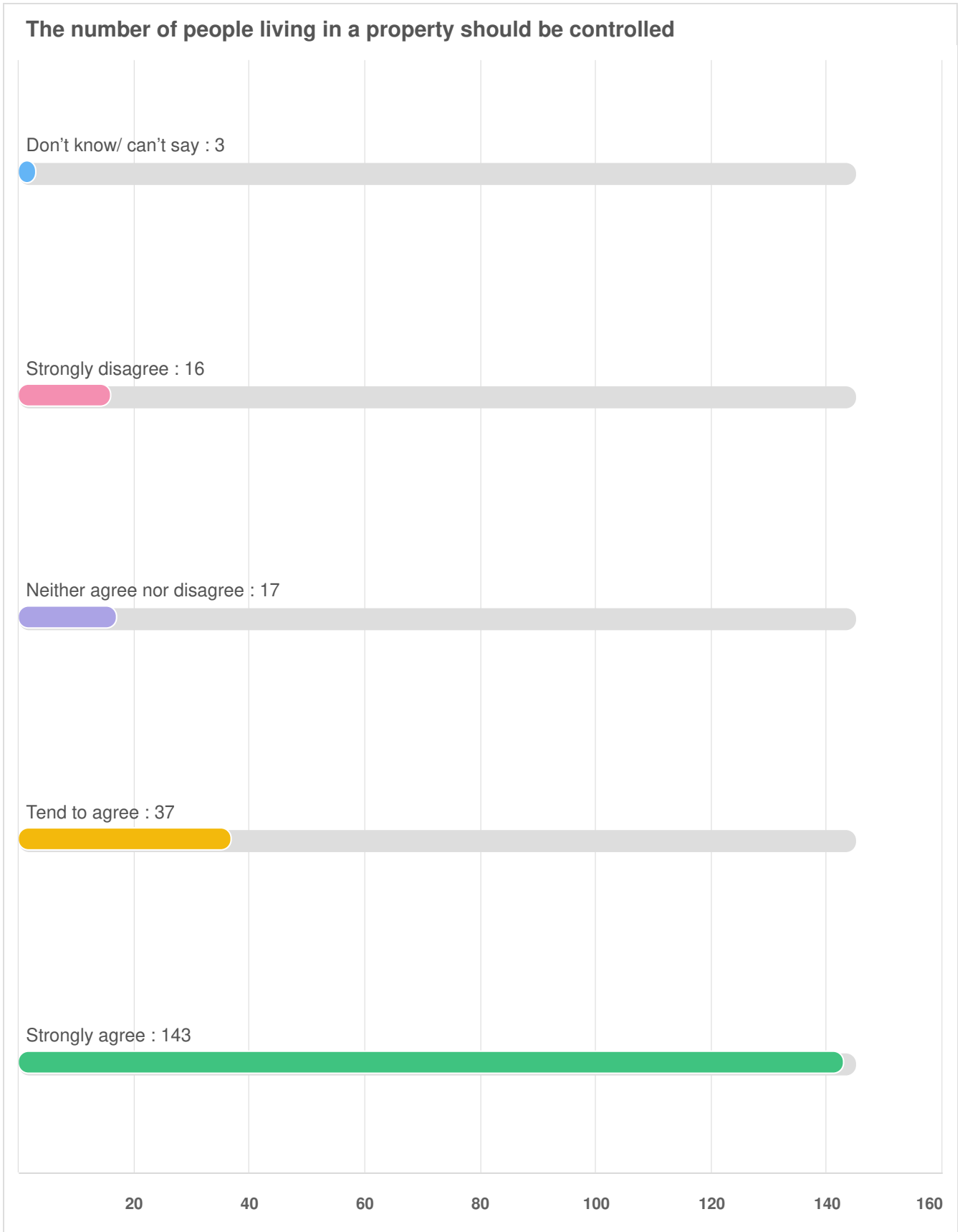
**Q4 | To what extent do you agree or disagree that licences under the proposed scheme should contain the following conditions: Please tick one option for each line**

**Landlords should adequately manage anti-social behaviour by their tenants**

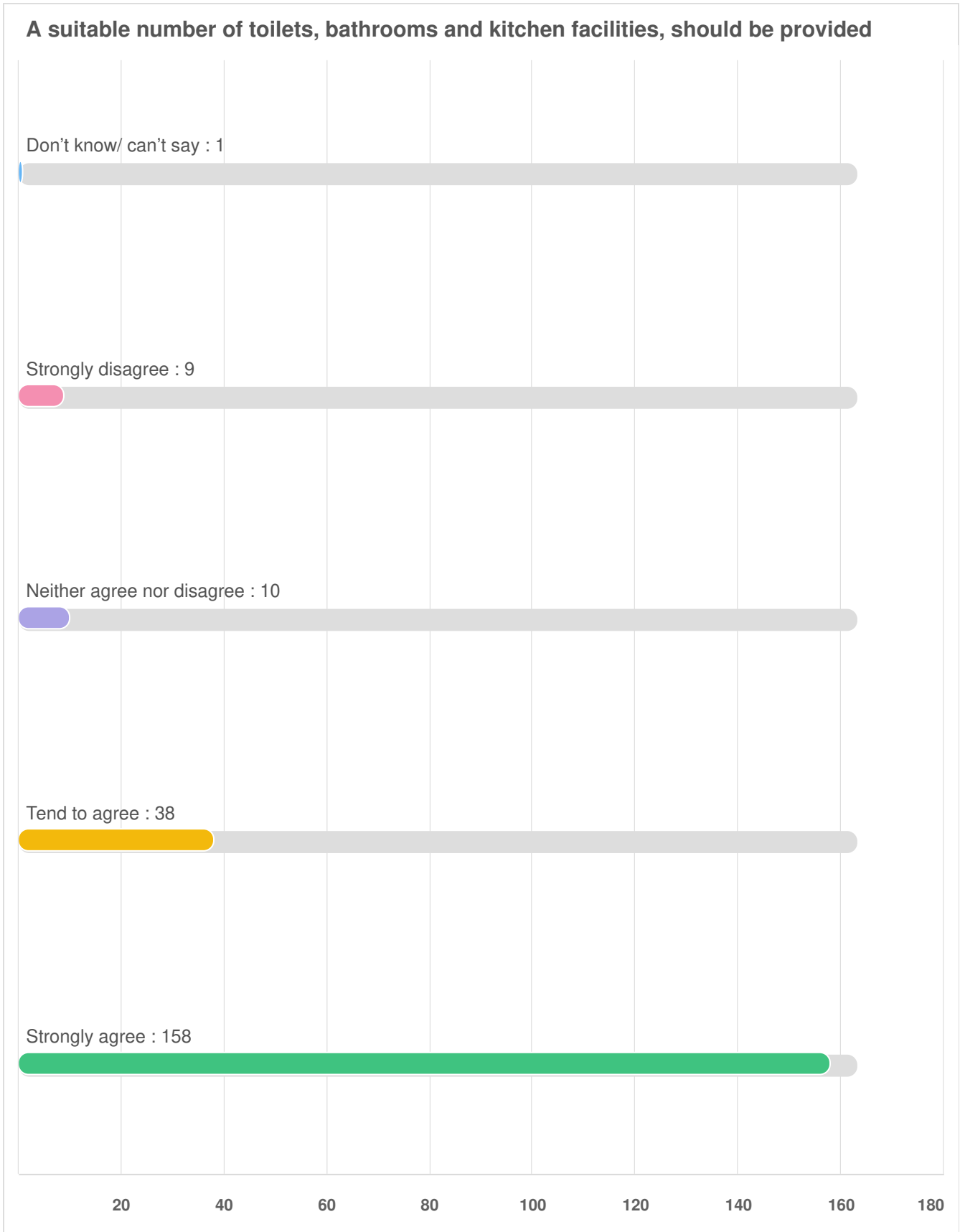


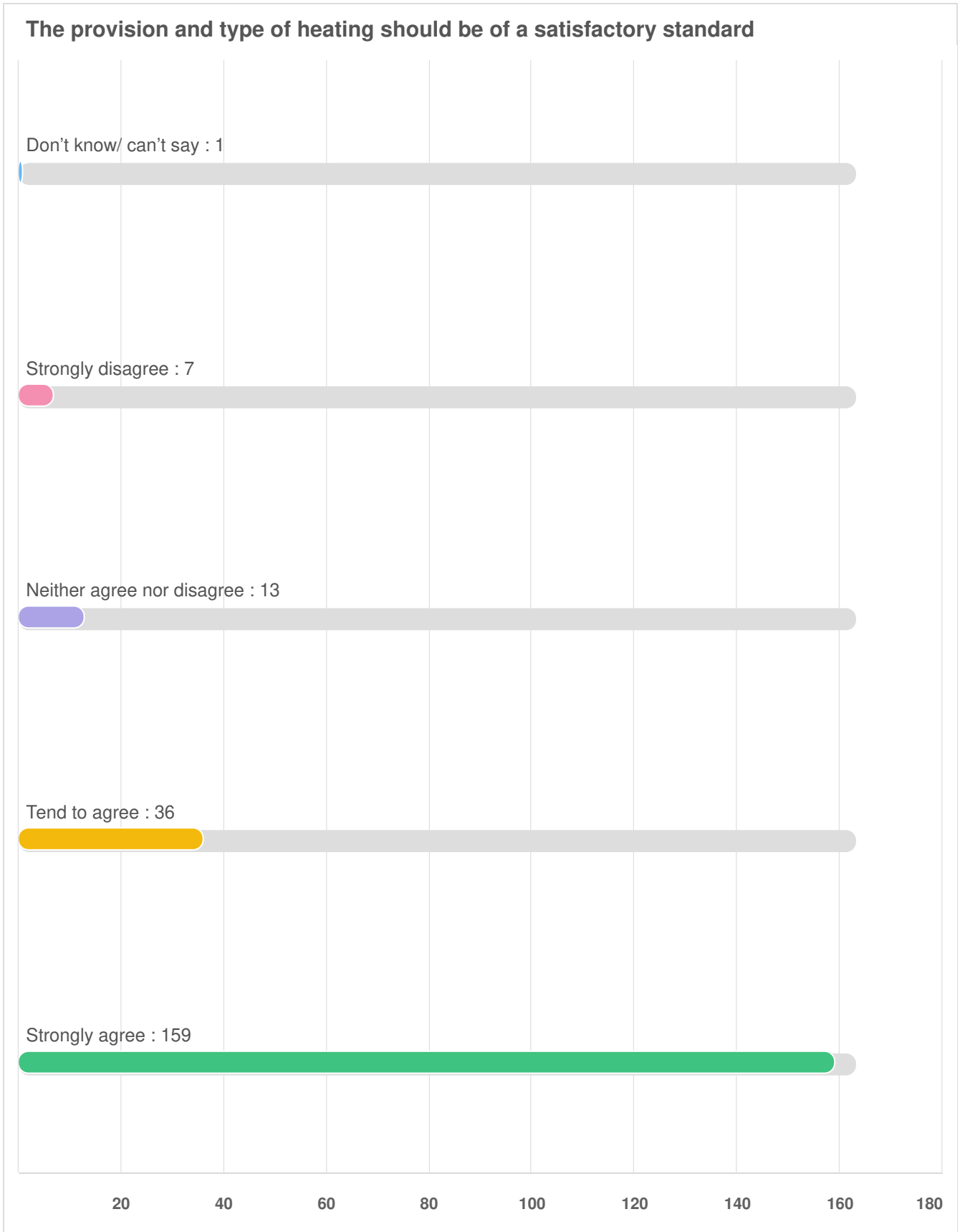


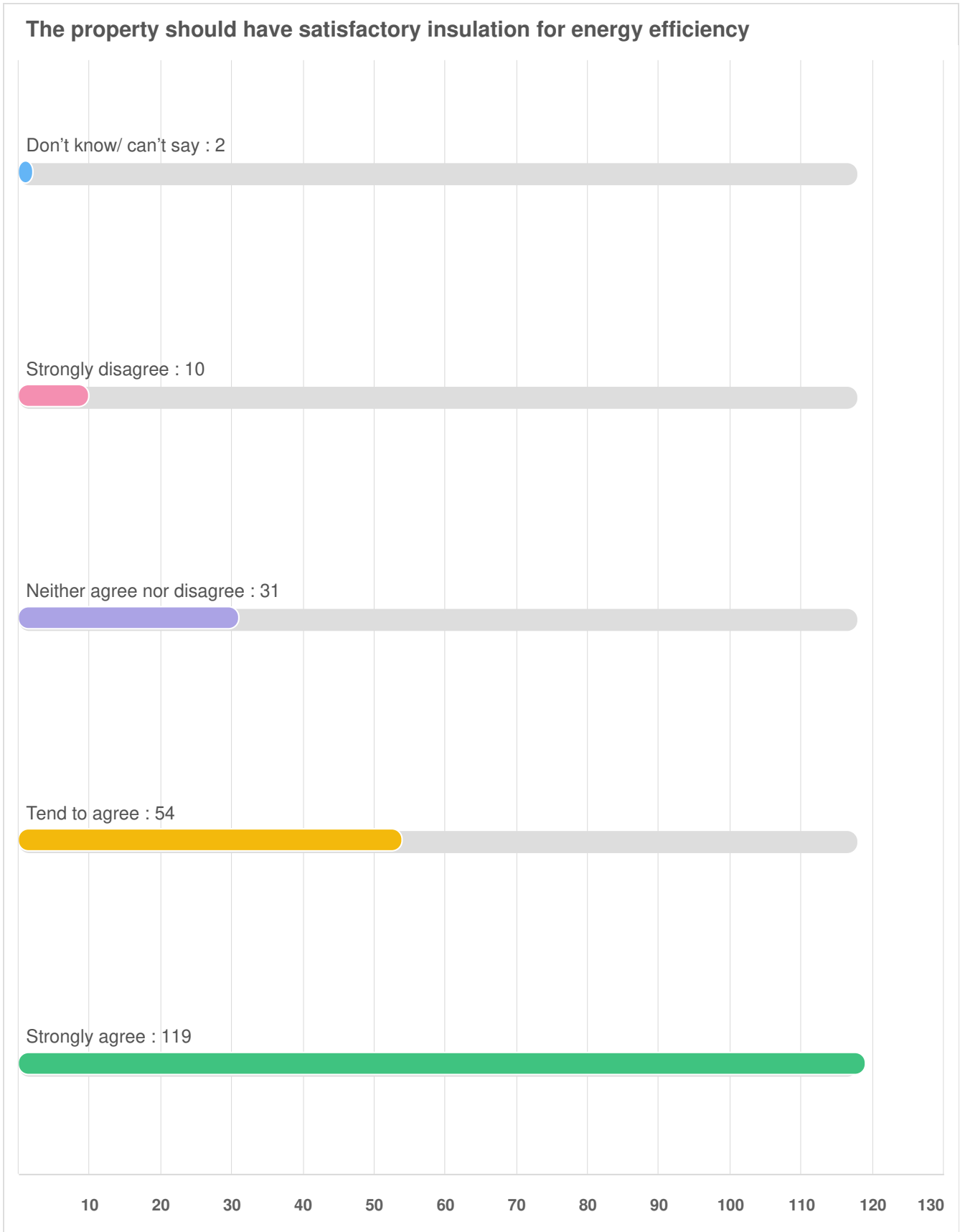




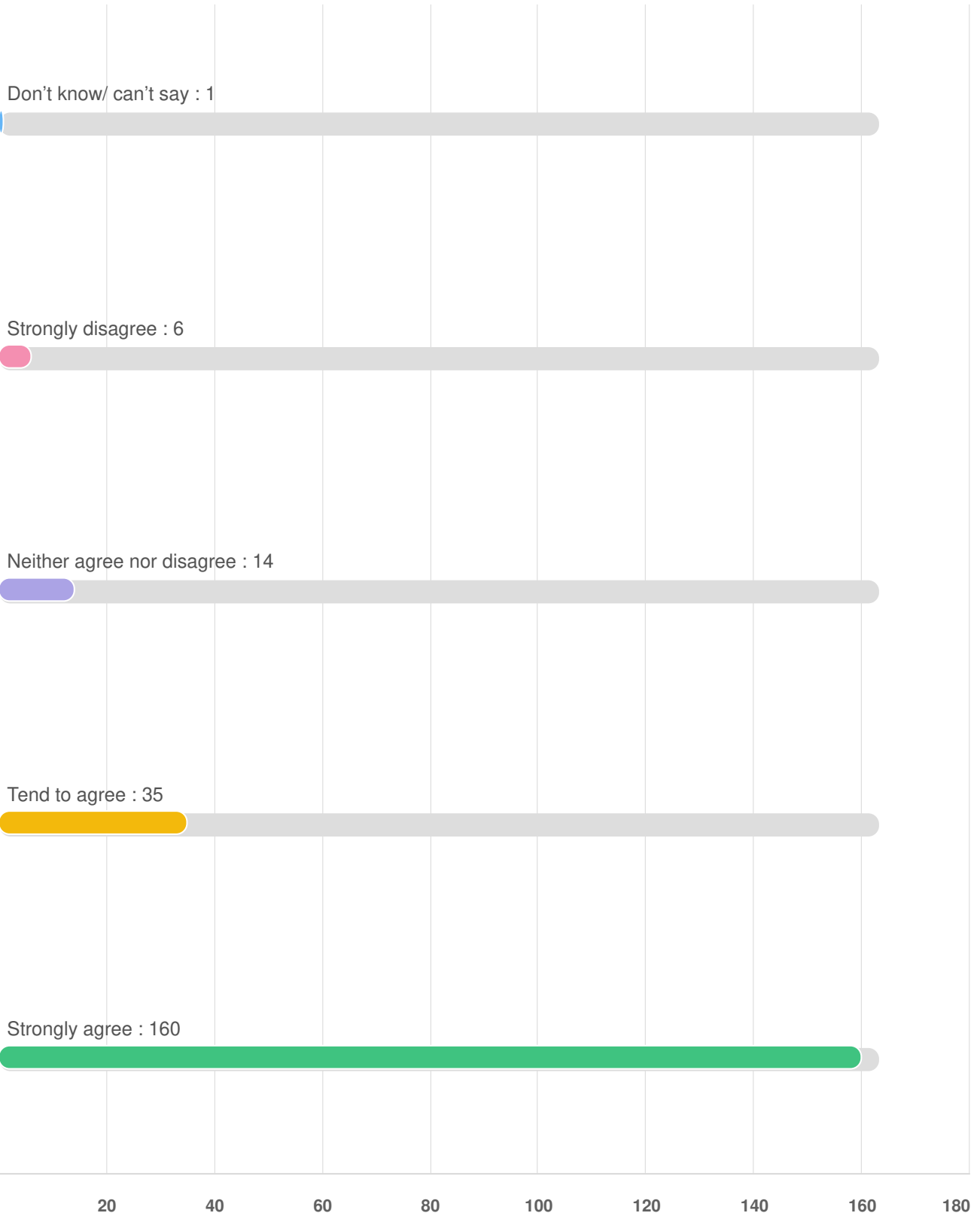


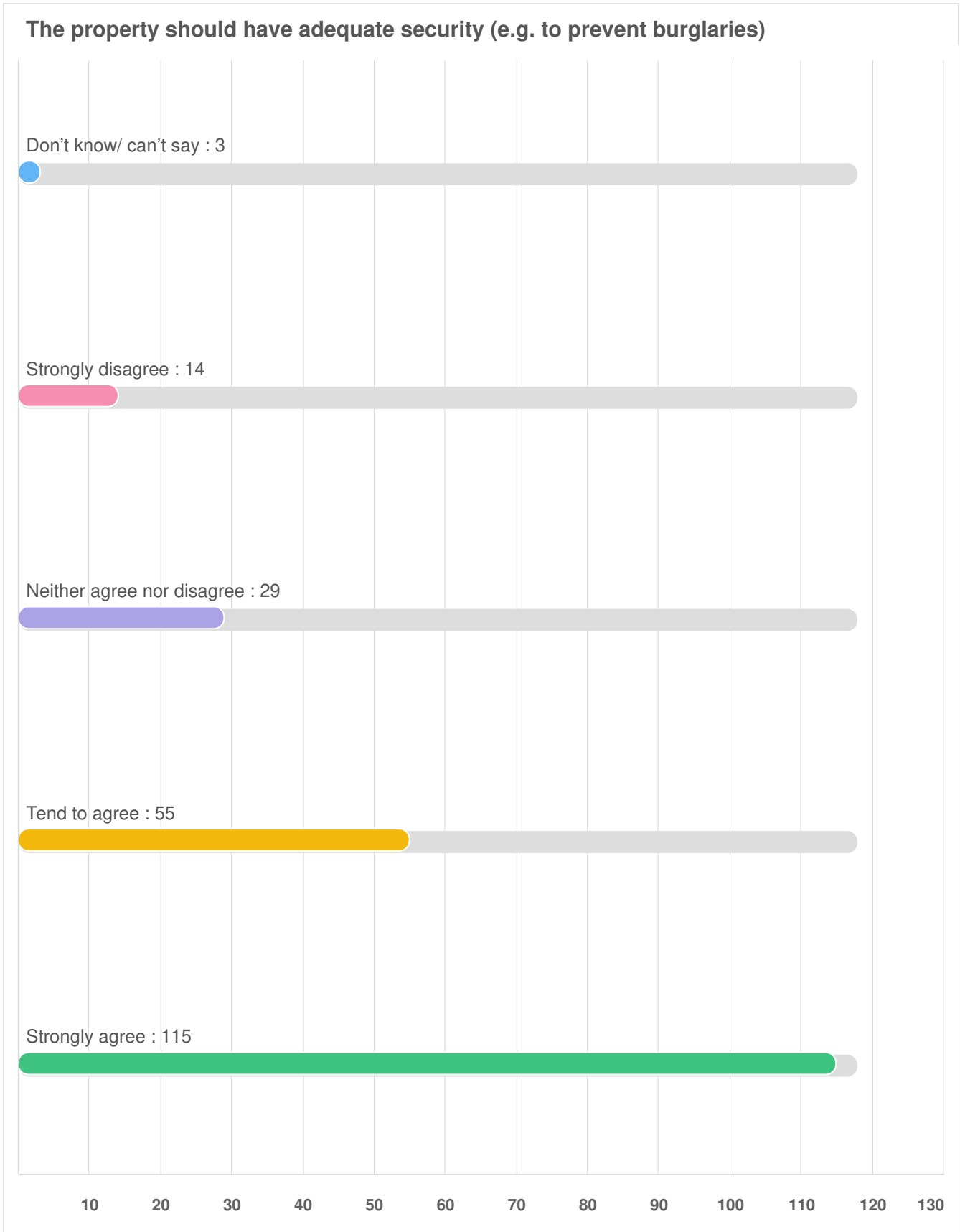






**The means of escape from fire and other fire precautions should be of a satisfactory standard**





### Landlords should make satisfactory arrangements for the storage of refuse and recycling

Don't know/ can't say : 1



Strongly disagree : 31



Neither agree nor disagree : 22



Tend to agree : 43

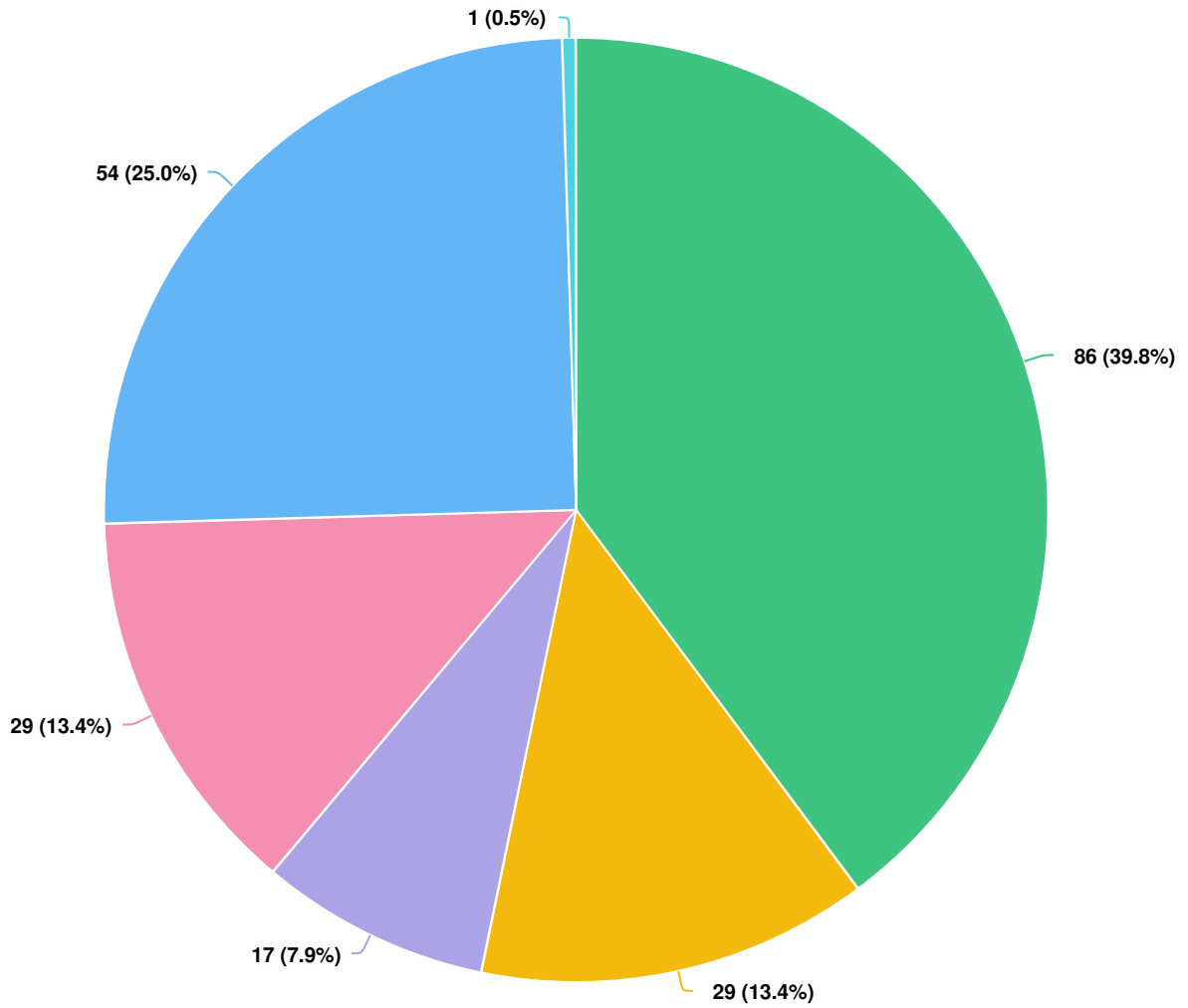


Strongly agree : 119



10 20 30 40 50 60 70 80 90 100 110 120 130

**Q5** | To what extend do you agree or disagree that the proposed licensing conditions are reasonable and appropriate for improving the standards of housing and the management of properties in the West End?



**Question options**

- Don't know/ can't say
- Strongly disagree
- Tend to disagree
- Neither agree nor disagree
- Tend to agree
- Strongly agree

Mandatory Question (216 response(s))  
Question type: Dropdown Question

**Q6 | If you have any further comments about the proposals for Additional and Selective Licensing, please use the box below**

Anonymous

6/02/2023 01:40 PM

[REDACTED]

Anonymous

6/02/2023 04:32 PM

Any extra rules and regulations will only put up the rents for tenants. And the council won't have enough staff to monitor the scheme.

Anonymous

6/02/2023 10:57 PM

I would be behind anything which could improve the conditions of rental properties in the West End

Anonymous

6/04/2023 02:08 PM

Any licencing or rules brought in actually need to be enforced. Landlords need to be held accountable for their properties and tenants. The quality of housing in the west end is shocking in parts. Landlords need to be forced to getting them up to a decent standard.

Anonymous

6/05/2023 10:45 AM

In principle this is a great idea. But it's proof will be in the delivery and execution. Fly tipping remains a huge problem and if this addresses it myself and many others would be delighted. Until then I remain cautious. Thank you

Anonymous

6/05/2023 03:15 PM

We have an issue in the west end and in my area sefton road is a real problem with properties being bought and groups of people with alcohol issues all being housed in one property. We also have a real issue with rubbish because of insufficient rubbish recycling bins. Any extra powers would be welcome

Anonymous

6/05/2023 07:15 PM

I strongly disagree with the scheme. Good landlords manage properties already bad landlords don't. Selective licensing will not change this just create bad feeling with the good landlords. I will make sure I pass on the cost to every tenant as can't afford to also absorb this cost. I have not increased rents due to financial crisis but my mortgage payments have increased more than my income from rent. I will look to dispose of properties which will be bought by out of towers that most definitely will not manage the properties as I have. I was accredited but find I was always targeted first for any checks. This will be a terrible mistake if it goes ahead.



Anonymous

6/05/2023 10:12 PM

My landlord is sound and takes care of everything don't need to charge her to do what she is already doing

Anonymous

6/05/2023 10:41 PM

This is just another way of raising money to cover up the councils shortage of resources and not anything to do with landlords that meet all criteria in giving tenants home with all the correct certificates that comply. Why do the council enforcement officers not go after the fly tippers or why do cameras in the areas not catch the anti social Behaviour and immediately get a police response? The council believe selective licensing will be the answer well all I can say is that it will not be welcomed by any of my tenants as they will immediately get the cost passed on to them and if this is to much for them to pay then the property will be put up for sale and evictions will happen which will make even more homelessness in the area but will that bother the so called brains behind this ridiculous idea of charging good landlords? No they will be tucked up in a nice warm home this winter while the lesser of society struggle to heat and feed there homes .. all this time wasted and innocent people lives ruined whether a landlord or tenant. Where are the council enforcement officers and what do they do ? They certainly do not knock on doors and find out anything about who is living in properties so until council work Better within there own departments and find out the truth this selective licensing is just a cash cow

Anonymous

6/06/2023 07:54 AM

With all the above-mentioned I 'tend to agree' on. I strongly believe the only rental properties should be those owned by the councils. Greedy landlords set rental prices at astronomically figures. Where people could potentially mortgage the house/property for a fraction of a cost. Parking is also a Major issue. Lots of houses being turned into multiple flats, but no one has taken into consideration the additional vehicles that will be added to the road.

Anonymous

6/06/2023 08:40 AM

It will not stop rogue landlords and drive out good landlords

Anonymous

6/06/2023 09:05 AM

If I'm honest I can't actually believe this is being proposed. You are penalising great landlords. Ultimately you will force the good landlords to sell up and increase the amount of homeless cases. With the market the way it is I wouldn't find anywhere else to live as I'm on Universal Credit. I have a 11 year old son and we are settled where we are.

Anonymous

6/06/2023 09:13 AM

- Selective Licensing is aimed at targeting the bad landlords, who will do whatever they can to avoid liability. They'll probably employ

'agents' to act as landlords and hide behind shell companies. meanwhile, the good landlords will pay up - There is also the likelihood that all landlords will shunt the cost onto the tenants - landlords will cut their losses with problematic tenants rather than risk censure, increasing the risk of homelessness. Landlords who ordinarily would provide a home for such people would be reluctant to do so - from experience of attempts to change culture, on balance Selective Licensing would appear to be the only tool that can deal with rogue landlords at this time, and therefore should probably be used. - Mandatory licensing is the only answer. Landlords seem to be the only group of individuals who can have access to vulnerable individuals without a need for DBS checks or any other safeguards.

Anonymous

6/06/2023 11:31 AM

Landlords already ensure provisions are correct, those that don't won't change due to selective licensing. You already can deal with bad landlords but you only ever contact accredited or good landlords. It is a farce. A money making scheme that will be detrimental to tenants, I will pass on any costs.

Anonymous

6/06/2023 12:37 PM

It should be made easier to remove trouble tenants

Anonymous

6/06/2023 04:53 PM

This will be a cost that my Landlord will automatically pass on to ourselves and it will not be a benefit as I have a suitable home and a good responsive landlord

Anonymous

6/06/2023 11:30 PM

Landlords have no legal power over the anti social behavior of anyone. All this will do would be to put the onus onto a landlord to get involved with something they cannot and should not control. Fire safety, gas safety, tenancy agreements and electrical management are already covered under existing laws Being a landlord is currently difficult enough as it is, and a significant number of landlords have left the market locally in the last 3 years. Landlords do not need another incentive NOT to be a landlord . Charging them for something that's already covered by law and having the potential of [REDACTED] [REDACTED] meddling in their business does not sound attractive for someone considering to invest large amounts of money into property.

Anonymous

6/07/2023 06:00 AM

Citizens Advice helps many residents with problems to do with landlords and many of our clients are located in the West End. We support any proposals to ensure that people have secure tenure in a safe, warm home. If you would like further information or case studies from us please contact [REDACTED]  
[REDACTED]

Anonymous

6/07/2023 09:01 AM

Sort out council housing first - complaints about residents not dealt with - I live in an area which is rife with ASB, crime, drugs, fly tipping, noise ect and these are council tenants - nothing has been done despite several reports made.

Anonymous

6/07/2023 01:20 PM

A complete waste of time. Have the council nothing else better to do? Council needs to get its own act in order first.

Anonymous

6/07/2023 02:39 PM

Landlords already follow guidance and can be contacted by private housing. Your question and answer are leading the response in licensing favour. Such as q3 you should be able to answer no areas to be included

Anonymous

6/07/2023 03:21 PM

I am in a Council flat and the estate is badly managed and rubbish everywhere. Will this help with managing Council estates ?

Anonymous

6/07/2023 06:01 PM

Good landlords are already compliant and look after their tenants and property, rogue landlords will still manage to avoid getting a licence, already enough rules and regulations in place to keep tenants safe

Anonymous

6/08/2023 02:32 PM

Neighbourhood selective licensing does work in localities experiencing high levels of privately rented properties, anti social behaviour and social disadvantage

Anonymous

6/09/2023 10:35 AM

I don't believe this is the right approach and don't believe it will work. It appears to be an attempt to further incur costs to the good landlords that they have no gain or benefit, or a improvement in reputation which I'm sure a good landlord is not concerned about or wouldn't pay a fee to obtain.

Anonymous

6/13/2023 12:29 PM

The council already have the powers to deal with the issues. In my experience housing associations cause several ASB and fly tipping issues in the West End and when asking them to deal with them they are not willing to get involved. The problems could be improved by having more resources and more officers are required in the private housing service.

Anonymous

Too many landlords don't even live in the area and never visit their

6/19/2023 06:15 PM

properties. They should definitely be held responsible for all of the above points but also ensuring the outside of the property is well maintained. This should include gardens.

Anonymous

6/22/2023 07:17 PM

The conditions trying to be set are already conditions set by law eg correct epc rating, requirement for gas safety certs, requirement for electrical certs, tenancy deposit schemes, how to rent leaflet to be given on new tenancy, carbon monoxide alarms. Therefore if tenants and councils and other statutory organisations can already prosecute Rogue landlords for not having these items in place why need a licensing scheme.

Anonymous

6/25/2023 12:07 PM

I suggest you tackle housing association that charge much more than private in west end and don't manage anything. also lived before in Council flat and it was dreadful. Sort your own things out first.

Anonymous

6/30/2023 09:46 AM

I am in favour of landlord licensing as this generates a clear division between professional institutional landlords and buy to let landlords. I do feel that by being a professional landlord with high quality management and a significantly higher number of units we are penalised in relation to initial cost and cost of additional units.

Anonymous

7/03/2023 01:51 PM

How would a landlord control antisocial behaviour? With central government making evictions harder. Plus tenants have nowhere to go. So they have to wait until a section 21 runs out, an eviction is applied for, then bailiffs turn up. Only at that point so the council find people alternative accommodation. So just how can a landlord control antisocial behaviour when that process is so long. Plus why is antisocial behaviour not a policing issue? Private landlords are meant to control something police are trained and paid to do?

Anonymous

7/03/2023 03:33 PM

I have lived in my property for 10 years the council have already informed my landlord about work that needs doing like new windows and they still haven't been done

Anonymous

7/03/2023 04:09 PM

The council do not have any properties available for tenants that are in need. This proposal will force more Landlords to sell up as they are already sick of the amount of red tape and fees involved in being a landlord. The west end of Morecambe is far improved on what it used to be and licensing is completely unnecessary. The council do not have enough staff to deal with further licensing. Are you bringing licensing in just to justify someone's job? Maybe if the council made

their staff come back into the office after Covid that things may get done. What actually seems to be happening is the bare-minimum from people logging on at home.

Anonymous

7/03/2023 04:24 PM

As a respectable landlord who maintains the property and looks after the wellbeing of tenants why should I pay for those that don't? My tenants are in receipt of housing benefit and if this fee was to be actioned then it would be passed onto my tenants as I can't afford to cover this cost as our overheads/mortgage payments have already risen sharply in the last 12 months. This results in the taxpayer covering this ridiculous proposal. Would it not be better to target rogue landlords and not tarnish all with their bad reputation?

Anonymous

7/03/2023 08:28 PM

West end is a mess at the moment. Always rubbish everywhere. Landlords having druggies in their properties. Get these lowlifes sorted out please. We are looking at moving because of the area. Parking is really bad in this area too that needs to be sorted out.

Anonymous

7/03/2023 08:53 PM

Bad landlords should be high lighted and delt with accordingly not just blanket everyone with the implications and costs.

Anonymous

7/04/2023 12:19 AM

You should be okay with having a written tenancy agreement that covers the first 6-9 months with terms continuing provided tenant pays rent indefinitely. Tenants should not be made responsible for glass.

Anonymous

7/04/2023 02:28 AM

It's another added cost that won't change anything for a Landlord that manages there properties well. The cost will have to get passed onto the tenants along with massively increased taxes, finance costs and up coming changes to EPC requirements. I'm already considering selling up and changing direction which will mean fewer houses available for rent.

Anonymous

7/05/2023 02:27 PM

there will be a lot of unfit and unsafe housing in the west end that tenants are frightened to report in case they become homeless

Anonymous

7/06/2023 07:34 PM

HMO are currently Licenced and not managed correctly and look to be in a poor standard of repair, Whilst HMO are currently licenced i see many housing people with drug related problems what is the council doing re these.The council proposals are yet another level of rules being imposed on top of the central governments requirements

with yet more cost being picked up by the landlord which will be passed onto the tenants or will leave the rental market giving the council more housing problems. If the HMO licences worked I would be more inclined to agree with the licensing being imposed. When the West End's rental properties were greatly expanded through the council and housing associations compulsorily purchasing properties from families you have made the problem of rental property worse. Should a landlord be responsible for tenants' electrical appliances? What right does a landlord have to check a tenant's equipment? Who would be responsible for repairing TVs, radios and fridges/freezers?

Anonymous

7/11/2023 09:33 AM

All this will do is drive up rents as landlords will want to recover the fees you want them to pay. If you want a scheme like this, it should be free and paid for out of the council tax. Also, the fees are excessive and the suspicion cannot be dismissed that it's actually a stealth-tax revenue-raising exercise. If you want extra money to fund your scheme and won't touch your reserve funds, then charge EVERY landlord in EVERY area a far smaller fee. You should stop picking on the people in the West End to fund your scheme through higher rents. They are the poorest people in the area and you want them to find even more money. SHAME ON YOU.

Anonymous

7/11/2023 11:47 AM

I think that this would be a good thing, but may lead to the disposal of rental properties that get put up for sale in Morecambe. This wouldn't necessarily be a bad thing to get rid of landlords who aren't interested in improving the standard of living for their tenants, but would likely lead to some displacement of residents if the purchasers buy it as a family home. If the new buyers have to spend a lot of money to get the property to specification, this could increase rents. It's likely that the displacement would need to be managed. As a resident, I think if it displaces those residents who are frequently fly tipping or engaging in anti-social behaviour, then I wouldn't be too upset - but I appreciate they need somewhere to go. Where I do think this intervention should end is in people being able to use their spare rooms as short-term holiday accommodation, I think this intervention is designed to target a specific problem of bad landlords and antisocial behaviour, not helping residents pay their bills by taking advantage of seasonal trade for visitors to Morecambe.

Anonymous

7/13/2023 09:48 PM

All of the above questions in Q4 are already in place by us landlords who follow good practice and regulations, we do not need a license to prove it, some of the worse properties in the West End are owner-occupied so why just penalize landlords??, you will force out the good local small landlords who care for their tenants and properties and the rogues who you already have the powers to enforce if you

wanted too will just carry on , .

Anonymous

7/14/2023 02:25 PM

Tackling poorly maintained properties and ineffectual rubbish disposal is of high priority. They bring the area down.

Anonymous

7/14/2023 06:07 PM

There needs to be suitable consequences AND action, taken jointly with landlords and authorities, including the police

Anonymous

7/15/2023 02:10 PM

There is no need for licensing in the Morecambe area and will only impact the Eden project negatively if it effects both shared accommodation and serviced accommodation letting as using the properties in this way is the only way both Morecambe will improve and in turn, the area will improve as a result of this anyway.

Anonymous

7/18/2023 04:41 PM

My landlord is going to put my rent up because of your scheme. I believe that Cllr Jackson is pushing this through for her own agenda and not the benefit of private tenants.

Anonymous

7/19/2023 12:06 PM

This is just a council scheme designed to print money. It won't achieve any of its objectives, it will actively punish good landlords and leave them unable to continue essential works, and I oppose Councillors wasting my council tax money on it.

Anonymous

7/19/2023 03:05 PM

This is an important initiative that should cover the entire district, rather than just parts of Morecambe and Heysham. There are too many people in sub-standard property -

Anonymous

7/19/2023 04:22 PM

Be very careful that you don't price the less financially able people from affording accommodations. Forcing "Slumlords" to improve properties will force rates up even further.

Anonymous

7/20/2023 12:13 AM

The level of this cost will take money away from jobs needed to be done. Simply making matters worse not better.

Anonymous

7/20/2023 11:33 AM

People are struggling enough as it is, bringing this in would make people like us homeless as we can't afford higher rent!

Anonymous

The only concern could be that with interests rates increasing

7/20/2023 02:59 PM

meaning mortgages going up, these additional licences may tip landlords over to sell their properties and so give notice to their tenants. I personally do not know easy it would be for a family to then find another property locally especially if this family has pets. It's something to consider.

Anonymous

7/20/2023 10:09 PM

Additional licensing will drive out smaller private landlords from the market reducing the number of quality affordable lettings in the area resulting in increased pricing and more difficulty for tenants looking to secure an affordable let.

Anonymous

7/23/2023 10:19 AM

Please tell how much council will charge landlords and what service this charge will provide

Anonymous

7/24/2023 02:48 PM

If Selective Licensing where introduced one inspection at any time during the 5 years is a waste of time and the landlords money.

Anonymous

7/25/2023 09:00 PM

My landlord told me about this as I hadn't been informed by the council. If this was to be implemented then they have told me my rent will have to increase due to the knock on affect with the cost of this, the increase in insurance, the increase in mortgage payments due to less providers offering mortgages to landlords in this scheme on top of their already increased costs of maintaining the property. I am a single pensioner with dementia who's lived in this property for 17 years on housing benefit, I can't afford anymore, I would have to move. Please think long and hard about the impact on good landlords and tenants.

Hayleycooper

8/09/2023 08:55 PM

I believe it can be quite challenging for landlords and management agents to effectively address issues of antisocial behaviour. If we are discussing the importance of taking appropriate actions, such as eviction or thorough tenant referencing, to minimise the risk posed by antisocial tenants, then I completely agree. However, if there is another aspect to this issue that I am not aware of, I am unsure how landlords or agents can personally handle antisocial behaviour and I think Landlords should receive more support in this respect from the council. Thankfully, I have encountered very few situations where I needed to evict an antisocial tenant. Unfortunately, I believe there is a strained relationship between councils and landlords that is negatively influenced by the scarcity of social housing. Tenants are often advised by the council to stay in their property until a possession order is granted and bailiffs are involved. This situation makes it extremely challenging for landlords to maintain a profitable and



sustainable rental business. Additionally, it adds to the existing difficulties in dealing with antisocial behaviour because it takes so much time and money to actually enforce the possession order because of the advice given. I believe adopting a more collaborative approach would be gratefully received by good landlords in respect to this.

Anonymous

8/11/2023 07:10 PM

Laws and regulations for anti-social behaviour, dangerous or hazardous property, dog fouling, littering, fly tipping, over crowding etc are already available but not used by the authorities to control anything. This will be just a lazy, cynical money earner for the council. As usual, good landlords will get battered with more costs, more constrictive regulation and bad landlords just won't care. Even more landlords will just sell up or go AirBnB. If the council actually enforced the things they already have the power to control and enforce, I'd have more faith. Also, costs will be passed on to tenants, one way or another, so they will suffer.

Anonymous

8/14/2023 05:43 PM

There is no consistent approach. This feels like landlord victimisation and a way to make money. There are areas with lower PRS and High ownership where ASB is extremely high! How would you propose to manage this? Where is the mobey you plan to raise going to go to improve crime, littering, fly tipping etc. Landlords can't be held accountable for their tenants behaviour. Many landlords do provide good properties, do all the checks etc because these are our properties and our livelihoods we do everything we can to find suitable tenants but occasionally we do get duped. I agree there are rogue landlords and yes there should be a penalty for those but don't put us all in the same basket good landlords shouldn't be penalised with these high fees this is just another way to make money and force landlords out of the market. Morecambe and heysham deteriorated because LCC let it go. If morecambe were regenerated with tourism, jobs would be available. Look at the social housing areas in morecambe, these are more deprived than PRS the streets are a mess with weeds and litter and crime is on the increase perhaps stop targeting landlords and look within at how effectively you spend the money and how you create growth. There is no example of any pride in this town anymore and that's not a landlords fault.

Anonymous

8/14/2023 06:51 PM

Why do you need to charge landlords for this licensing at a time when most landlords are struggling and so many are giving up because it makes no economic sense to continue - it just seems to be another local tax. If its necessary, then as long as the landlords property is up to standard it should be automatic and Free.

Anonymous

8/15/2023 03:19 PM

There are many rules already in-place to ensure that rental properties are of a sufficient standard. The issue is that the council has failed in its 'targeted enforcement approach'. Levying another tax for the job the council is already supposed to perform has nothing to do with the quality of the rental properties. The questions and available responses of this questionnaire demonstrates as much. If there has been a failure the 'targeted enforcement approach' demanding more money from landlords won't change the situation. The councils need to prove they are capable of doing the job before they ask for more taxes to implement new rules when they have been unable to enforce the existing laws.

Anonymous

8/15/2023 07:53 PM

Placing responsibility on to a landlord for the behaviours of a tenant is not well thought out. Lancaster City Ciuncils own tenants are often the cause of most anti social behaviour and yet they do nothing about it and claim it's a police matter. Stop landlord bashing and work with Police and social services to provide services where needed

Anonymous

8/15/2023 08:57 PM

Question 3 is a loaded question and aimed at giving you a remit to impose the lesser of two evils. There should be an option for non-imposition of this area full stop, but I trust you have done this deliberately to represent your responses in a manner that suits your agenda

Anonymous

8/18/2023 10:18 AM

LICENCE CONDITIONS Tenant Referencing We are supportive of the requirement to obtain references for prospective tenants. safeagent is actively involved in promoting good practice in tenant referencing. We would be happy to discuss our work in this area with the Council. Tenancy Management safeagent agents are expected provide and fill in a tenancy agreement on behalf of the landlord. they will always make sure the terms of the tenancy are fair and help the tenant to understand the agreement. They will always provide clear information to the tenant about any pre-tenancy payments and what these cover. They will explain any requirement for a guarantor and what the guarantor role entails. At the end of a tenancy, they will always serve the tenant with the correct period of notice as set out in the tenancy agreement. Under safeagent's service standards, agents are required to take a deposit to protect against possible damage. They are required to explain the basis on which the deposit is being held and the purpose for which it is required, as well as to confirm the deposit protection arrangements. When joining safeagent, agents are asked to provide details of the number and value of the deposits they have registered with the scheme. Agents are asked to authorise safeagent to contact the scheme to verify this information. During the course of a tenancy, safeagent agents will check the condition of the

property and draw up a schedule to outline any deductions to be made from the tenant's deposit. They will return the deposit in line with timescales and processes required by the statutory tenancy deposit schemes. safeagent agents are also required to:

- Have a designated client account with the bank
- Operate to strictly defined Accounting Standards
- Be part of a mandatory Client Money Protection Scheme.

These requirements provide additional security for client monies held, over and above the requirements of the Lancaster City licensing scheme. Again, this is an area where increased safeagent membership would be of benefit to the Council and local tenants. Licence Conditions Relating to the Property We welcome Lancaster City Council's drive to improve property standards. We believe that safeagent's standards go a long way to ensuring compliance with license conditions. Under safeagent's service standards, safeagent agents are expected to visit any property to be let with the landlord and advise on any action needed before letting the property. This includes any repairs and refurbishments needed to put it into a fit state for letting. They will also go with possible new tenants to view unoccupied property. Tenants can, therefore, be confident that safeagent agents have provided advice to the landlord concerning any repairs or refurbishments which are necessary. safeagent agents are expected to explain both the landlord's and the tenant's the rights and responsibilities. To guard against misunderstandings, they will arrange for the preparation of a schedule of the condition of the property. safeagent agents are required to ensure that tenants are provided with copies of safety certificates on gas and electrical appliances before they commit to the tenancy. They will provide details of the condition of the property, plus a list of its contents. The property will have undergone all required safety checks on furnishings, and gas and electrical services. Thereafter, safeagent's standards require agents to carry out property inspections periodically, as agreed with the landlord, in line with normal good practice. safeagent and our firms would anticipate inspections to be carried out every 6 months as a minimum, to identify any problems relating to the condition and management of the property. In line with common practice, records of such inspections would contain a log of who carried out the inspection, the date and time of inspection and issues found and action(s) taken. Under a licensing scheme, this information could be shared with the council in an appropriate format. This requirement exceeds the licence conditions which require "annual inspections" only. Tenants will be fully aware of access arrangements. safeagent agents are expected to arrange in advance a time for access, in order to inspect the condition of the property in accordance with the tenancy agreement. safeagent agents will arrange to have routine maintenance work carried out, up to a limit agreed with the landlord. The agent will refer expenditure above that limit to the landlord. Training We would welcome any proposal that

agents who are license holders should undergo training. Membership of safeagent means that agents already have access to an extensive training package, engagement with which should reduce the need for the local authority to intervene. Although not a condition of safeagent membership, safeagent offers accreditation through an online foundation course as well as qualifications such as BTEC Level 3 in Lettings and Management practice. safeagent offers training to those who have been involved in lettings and management for some time as well as those who are just starting out. Training is available for principals of firms as well as employees. Thus, safeagent's Virtual Learning Environment (VLE) is designed to cater for a wide range of professional development needs. Training is easily accessible and can be undertaken when it suits the trainee. Any candidate completing the safeagent Foundation Lettings Course successfully also has the opportunity to use the designation 'safeagent qualified'. safeagent Foundation Lettings Course (Wales) is also approved training recognised by Rent Smart Wales, the Welsh Government's regulatory body as meeting the requirements for agents to have complying with their licensing requirement. One advantage of this approach is that it makes it easy to ascertain (through on-line monitoring) that participants have in fact undertaken the required training, prior to or immediately after accreditation. Modules available cover:

- Pre-tenancy issues
- Responsibilities and liabilities
- Setting up a tenancy
- During a tenancy
- Ending a tenancy
- General law concepts, statute vs contract
- Relationships
- Obligations
- Process
- Considerations for corporate tenants
- Continuing Professional Development (CPD)

In addition, safeagent provides mini online courses designed to cover a number of elements in more detail, as appropriate to the learner's role, include topics such as: Assured Shorthold Tenancies (ASTs) Client Money Consumer Protection Regulations (CPRs) Deposits Disrepair Electrical Appliances & Safety Gas Appliances & Safety Houses in Multiple Occupation (HMOs) Housing, Health & Safety Rating System (HHSRS) Inventories and schedules of condition Joint Tenancies Notice Requiring Possession We would further suggest that discounted fees for safeagent agents would provide an incentive to positive engagement with training that is fully compatible with the requirements of the licensing scheme. Anti-Social Behaviour For our members, dealing with actual and perceived anti-social behaviour in the PRS is a day to day activity. However, in general, we have concerns about the assumed link between the amount of PRS accommodation in the neighbourhood and the incidence of ASB. There may be some correlation between incidences of ASB and the prevalence of PRS accommodation on the area. However, correlation does not imply causation. The causes of ASB are many and varied. It is not, in our view, reasonable to expect agents and landlords to play a disproportionately large part in tackling them. Furthermore, we would strongly advise against any proposals which imply a parity of

approach between the PRS and the social rented sector. Social landlords are publicly funded (and regulated) to develop and manage housing on a large scale. Their social purpose brings with it wider responsibilities for the communities in which they work. As private businesses, PRS landlords and their agents, whilst having clear responsibilities to manage their properties professionally cannot reasonably be expected to tackle wider social problems. Suitability of Licence Holder We note the requirement that the council would only issue a licence if it is satisfied that the proposed licence holder is a 'fit and proper' person and that there are suitable management arrangements in place. We believe that this requirement highlights the importance of lettings and management agents belonging to recognised accrediting bodies like safeagent, who themselves apply a fit and proper person test. All principals, partners and directors of a safeagent firm are asked to make the following declaration on application: – "I confirm that: for a period of 10 years prior to this application I have had no conviction for any criminal offence (excluding any motor offence not resulting in a custodial sentence) nor have I been guilty of conduct which would bring the Scheme or myself into disrepute; I am not an undischarged bankrupt nor is there any current arrangement or composition with my creditors; I am not nor have I been a director of a company which has within the period of 10 years prior to this application entered into liquidation whether compulsory or voluntary (save for the purpose of amalgamation or reconstruction of a solvent company) nor had a receiver appointed of its undertaking nor had an administration order made against it nor entered into an arrangement or composition with its creditors; nor have I at any time been disqualified from acting as a Director of a company nor subject to a warning or banning order from the Consumer Markets Authority or the Department for Business, Enterprise and Regulatory Reform. If I am subject to any current claim or am aware of any impending claim for professional negligence or loss of money or if I have been the subject of any investigation by the Consumer Markets Authority and/or local Trading Standards Office, full details of the circumstances are set out in a report enclosed with the application; all information provided by me in connection with this application is, to the best of my knowledge, correct" We believe this certification is broadly in line with Lancaster City council's licensing conditions and is another example of where promotion of safeagent membership through discounts could help to ensure compliance. Complaints All safeagent firms are required to have a written customer complaints procedure, available on request. Our guidance sets out how the first step for complainants is to ask the firm they are dealing with for a copy, which will outline the method by which they can seek to resolve any issues. In line with statutory requirements, all safeagent members must also be members of a recognised redress scheme. Firms are required, at the request of the complainant, to refer the complaint to a redress scheme once their in-

house procedure has been exhausted. They are also required to comply with any award determined by the redress scheme, within the timescale prescribed. Under co-regulation schemes elsewhere in the UK, safeagent has undertaken to review any complaints that have been adjudicated upon by any of the redress schemes. Under such an arrangement, safeagent can report to the Council on the number of complaints reaching this stage and on the adjudications made. Non-compliance with a redress scheme's adjudication would eventually lead to disqualification of the agent from safeagent. We would be happy to come to a similar arrangement with Lancaster City.

**MEASURING THE SUCCESS OF THE SCHEME** We believe that regular information on implementation of the scheme should be made available in a clear and consistent format. Reports to local landlord and agent forums, representative bodies and other stakeholders should include at minimum:

- The estimated number of private rented properties that require licensing under the selective or additional licensing scheme
- The number of applications received in respect of these properties
- Progress in processing (granting, querying or refusing) the licence applications received
- Analysis of the reasons for any queries or refusals and the extent to which remedial action is identified and taken as a result
- Analysis of the outcomes of ongoing inspections and the extent to which remedial action is identified and taken as a result
- Progress reports across the whole 5 year period covered by the scheme.

This should help to enable the Council to work in partnership with landlords, agents, representative bodies and other stakeholders to ensure the success of the scheme. We welcome the Council's intention to:

- Set up a facility for licensed landlords and tenants to report irresponsible landlord/agent activity and also to access advice about dealing with anti-social activity in the private rented sector
- Carry out a publicity campaign about appropriate standards in the private rented sector and how residents of the borough can report any concerns
- Use its improved knowledge of the private rented sector to tackle rogue landlords
- Take robust enforcement action on landlords who display rogue or criminal behaviours and publicise enforcement where suitable

Information on progress towards these objectives should also be in the public domain. In our view, reputable agents could have a key role to play in working with the Council to ensure success.

**CONCLUSION** It seems to us that many of the licencing requirements in the Lancaster City scheme highlight how important it is for landlords to work with reputable agents such as safeagent members. Offering a discount to licence holders who work with a safeagent accredited agent would help to promote this. safeagent would welcome a collaborative approach with Lancaster City Council, based on shared objectives. We believe that agents who are members of a recognised body are more likely to embrace Selective and Additional Licensing and less likely to generate complaints or breaches of their licence. Discounted fees for safeagent members would be a significant incentive to

positive engagement by agents. In return, the Council would experience reduced administration and compliance costs.

Anonymous

8/18/2023 06:43 PM

The objectives are laudable, but you are using landlords simply because it's a lever you can more easily access rather than it is the same approach

Anonymous

8/19/2023 12:47 PM

I have been a landlord in this area 5 years. I have no problem in having licensing to improve certain areas and standards. However the proposed fees are too much to pay on top of ever increasing costs, for a scheme in which you will have no choice but to participate. This could be enough for us to exit the rental market and take the opportunity offered by levelling up/Eden project etc to move our flats into the holiday market.

Anonymous

8/19/2023 09:50 PM

These are already requirements, just ensure people abide by them. Fund the governance of it by fining wrongdoers. This scheme will financially penalise good landlords who already meet the standard / this cost will have to be passed onto tenants.

Anonymous

8/23/2023 10:39 PM

You state that there is a minority of landlords not maintaining their properties, you have tried enforcement and that hasn't worked, so how will licensing work? You appear to be targeting all landlords, not just the bad ones. I strongly disagree that tenants should be forced to provide reference, this is discriminatory. You seem to be targeting private landlords, yet the recent news indicates that social landlords do not maintain their properties. Given the powers that Environmental Health already have, you should use them to address hazards.

Anonymous

8/24/2023 09:29 PM

Lancaster council has for years allowed the decline of housing stock in and around the areas targeted by this licensing helping 'rogue' landlords to benefit from the council's ineptitude to properly regulate them. It would seem that because of a select few you want to implement something that will have a major impact on the decent landlords. There are multiple streams of revenue mostly in the form of council tax where houses have been split up into flats, you must surely be able to manage your finances better than to tax landlords again and if you have a small percentage that you cannot govern then a licence will do nothing for that.

Anonymous

8/30/2023 12:15 PM

It's hard enough being a landlord at anytime. It is not my responsibility to police or regulate my tenants attitude to where they

live. We all pay tax to the local authorities for that to be done on an official basis. By you and the police. I'm trying my best to be a good landlord. I use a respectable letting agent. please do your job yourself don't come to me for advice. With respect Peter.

Anonymous

8/30/2023 07:04 PM

I live in the west end I unfortunately purchased a house without realising how awful it is. Full of HMOS and unscrupulous landlords, drugs, alcohol, dealing, prostitution, county lines gangs, shoplifting anti social behaviour, fighting and disturbances all night when normal residents who work have to get up early. In short it's a nightmare

Anonymous

8/31/2023 05:29 PM

Any raising of landlord's standards will increase the rents. Poor people have to live somewhere. Compared to the standards of 100 years ago, modern housing is pretty good.

Anonymous

9/15/2023 08:47 AM

Morecambe's rental housing stock will naturally improve as more good landlords invest in Morecambe due to the incoming investment of the Eden project. Another piece of paper that will be poorly managed and distract for other important work Lancaster City Council should be concentrating on is a very bad idea. Indeed some of your own housing stock on Ryelands estate foreinstance is in very poor condition. The planning department could also assist by encouraging landlords and developers instead of throwing obstacles in their way. LCC has abandoned pedestrian walkways pavements and cycle paths to the point they are in a very poor condition. It is for LCC to drive change and promote a good housing community culture by improving pavements , parks, play areas, green area, Underground parking or parking away from the Promenade. Develop the frontier land which is taking far to long. Whilst I realise resources are stretched in LCC departments such as planning, Environmental health and Urban infrastructure development. The council should focus on its current massive role in developing and improving Morecambe , rather than bring out a new in direct form of taxation to penalise good landlords.

Anonymous

9/16/2023 02:06 PM

The problem With selective licensing is that the landlords that don't want to create good standards will do the bare minimum and the good landlords end up being punished unnecessarily. The property's in Morecambe are huge and cost a lot to upkeep and so there needs to be a balance and landlords who are aiming to provide good standards and who do follow protocol should be supported and not penalised. Just need to be careful that's the case as if it makes thugs too difficult for good and genuine landlords then it will put them off investing in the area. With inflation and interest rates as they are it's difficult to run a sustainable busienss in an area with low rents and



expensive properties to maintain them we could end up pushing desperately needed good landlords out of the market and to places like Manchester and Leeds where higher returns are achievable. As long as the decent landlords are not penalised and it does just enforce the landlords and properties that are falling below standards that's okay. If you want to stop anti social behaviour then improve amenities, provide more law enforcement, and start to build pride of place in the area. Landlords have limited power over the people who live in their properties and what they get up to, beyond the standard checks we are allowed to do. It needs to be handled very carefully to make building a sustainable quality PRS portfolio easy and profitable for good landlords who genuinely want to improve the area and provide quality homes and only penalise those who are consistently missing the necessary standards. The conditions proposed in the licensing seem non senseical in the most part as are essentially all legal requirements anyway. You have to use AST's And need to follow safety standards for gas, electric etc. to legally rent out property in the uk. I can't really see anything that is not already a legal requirement so why would landlord who are not following the law, start following this licensing scheme? It needs a lot more thought. It's impossible for landlords to ensure there always bins there as if a tenant doesn't collect their own bin then a neighbour can steal it. That shouldn't be the landlords responsibility, a rant needs to look after themselves and get their own bin back. Just one example of where this does not make complete sense.

Anonymous

9/16/2023 02:09 PM

none

Anonymous

9/16/2023 02:22 PM

Who is going to pay for this nonsense. Stop the war on landlords and support them with bad tenants.

Anonymous

9/16/2023 03:27 PM

There are unlicensed hmos and extremely poor houses rented out in the west end. Drug dealing from them is endemic. Licensing will help massively

Anonymous

9/16/2023 03:32 PM

Why is this just this area. I have lived in my other house in Bare and encountered no end of issues with absent landlords relating to anti social behaviour, crime and dangerous living conditions of tenants. It is also pretty apparent in central Morecambe too.

Anonymous

9/16/2023 03:33 PM

This effort, if introduced, should be backed up by stringent enforcement or it will be a waste of time.

Anonymous

9/16/2023 03:57 PM

The landlords should make potential tenants aware of surrounding neighbours i.e. families with children/students/pets ect, to make aware of potential noises that may be heard during tenancy, especially if it is a building made of flats where sound can travel between floors

Anonymous

9/16/2023 05:07 PM

This scheme does not provide a better service for the tenant or the landlord. When tenants have behaviour issues the police are powerless, what makes you think by adding a license to landlords this will decrease. Council tax in the Morecambe area vastly outweighs the service the council are providing. This is yet another "pass the responsibility" of poor money management of taxes. Legislation does not support current landlord/tenant relationships, nor does it provide responses when landlords are in crisis when rents are not paid, or properties are damaged.

Anonymous

9/16/2023 05:22 PM

Should include rented food properties

Anonymous

9/17/2023 08:24 AM

Landlords should have some responsibility for the behaviour of tenants and take action for reports of anti social behaviour of tenants impacting other residents on the street. They rent out properties and don't care about fly tipping and antisocial behaviour but I am sure if this was on the street they resided they wouldn't be happy or tolerate. Landlords and councils and police should do more for long suffering law abiding residents that have to reside in these areas.

Anonymous

9/17/2023 10:29 AM

I feel it is adding more costs for landlords to pay out which will result in them not paying the fee, selling properties so they don't have the hassle or putting up rent prices to cover this extra cost So the only people suffering will be tenants as will see people loosing homes rents going up which people can't afford and not enough properties available

Anonymous

9/17/2023 12:14 PM

Licensing would penalise landlords who have a single property due to inheritance or who are letting a property they are trying to sell. We are in a very difficult economy and this would penalise people who are already struggling financially. You are targeting people from areas of economic difficulty. If licensing were brought in, it should apply to the whole of Morecambe and Lancaster, not just target poorer areas. Our landlords should be supported, not penalised. They need help with bulky waste disposal, for example - not penalising. In other districts bulky waste isn't anything like as expensive to dispose of as

it is here. As for the behaviour of tenants, how is that ever a landlord's business? We're talking about adults. It's up to them to be responsible for themselves, otherwise the police are called, as with any other household. I'm not responsible for anyone in another house, what a bizarre suggestion. Some landlords aren't even local. What are they supposed to do? Come down and tell people off? Do they have powers to enforce good behaviour? Can they threaten to evict? If so, that's just making people homeless or moving the problem to someone else. You need to think where does the power really lie.

Anonymous

9/17/2023 01:49 PM

Anti social behaviour should include allowing waste to be deposited in front gardens / yards or leaving waste bins on footpaths

Anonymous

9/17/2023 01:58 PM

I disagree with any licensing proposals. Landlords will pass the cost on to thier tenants and make rents increase more .

Anonymous

9/18/2023 08:25 AM

Where i have marked strongly agree this is due to the fact that we already comply with these requirements and already find them essential for health and safety reasons

Anonymous

9/18/2023 09:21 AM

A campaign and arrangements should also be made to develop the area (improvements of streets, parks, shops etc) and encourage working families to live within the area to bring in revenue. The area has been left to ruin by the vast occupancy of venerable individuals.

Anonymous

9/18/2023 10:57 AM

Repairs and doing the house up rules for hobbydiy landlords. Only be able to do repairs in working hours and not late evenings and weekends when landlord has a day off. That when they start a repair or a renovation they finish it and stop leaving things like kitchens and bathrooms half done not . If they do a job and destroy the decoration they should repair it. Need to be able to have pets with insurance. Trapped otherwise.

Anonymous

9/18/2023 11:57 AM

Question 2 asks if this would support "Good landlords" which I think is something of an oxymoron. I don't believe they exist.

Anonymous

9/18/2023 12:05 PM

I have selected 'strongly agree' to all questions, as my husband and I currently live in a rented home with what we consider to be a slum landlord. We feel strongly that all proposed conditions would help tenants like ourselves. It's abhorrent what we and others have to face

on a daily basis.

Anonymous

9/18/2023 12:17 PM

Housing shortage as it is, many landlords will pull out of the area terrible time to introduce it given costs landlords are facing with mortgage rises etc

Anonymous

9/18/2023 05:37 PM

Every body in every circumstance will benefit from the scheme as it will provide a better standard of living and help tackle many social problems.

Anonymous

9/18/2023 06:12 PM

There are a number of worries with this proposal and why I suggest it be trialed in a small area. Firstly the main worry that selective licensing will deter landlords from renting which will reduce the number of available housing and raise the rehousing burden on the local authority. Secondly antisocial behaviour is an environmental matter for the council and the local police, although landlords should cooperate and assist local authorities the local authority must not be seen to be passing the burden to the landlord by introducing selective licensing. I also worry that many people live in overcrowding because they have no where else to live and that in part is due to the shortage of suitable housing (a national issue as well as a local issue). If selective licensing is introduced it could make people homeless and increase the burden on the local authority. I suggest the consultation reports should address these concerns.

Anonymous

9/18/2023 06:20 PM

Council's should use their authority to investigate private landlords whenever the Tenant is claims Housing Benefit. Residents should have the right to know when Housing Benefit is being claimed at a specific address.

Anonymous

9/19/2023 11:50 AM

A sensible considered approach is required. Which is not a burden and not authoritarian and costly to good responsible landlords.

Anonymous

9/19/2023 11:46 AM

Rents should be reasonable and affordable

Anonymous

9/19/2023 03:56 PM

There are so many people living in these rented properties in the west end who don't give a dam about how their property looks or how they behave. Noisy , drug dealing , fly tipping , over crowding and having large dogs who foul the area. I own my own home and have to live amongst these type of people and I'm sick and fed up of it

Anonymous

9/19/2023 05:56 PM

It's very unfair to penalise landlords, who provide good quality properties, with more costs.

Anonymous

9/19/2023 06:19 PM

There should be a ban on any more HMO's being built in the West End we already have too many. We had major problems on our street with one such property in which a known drug dealer resided, the amount of disreputable people visiting at all hours, causing fights on the street and putting bricks through people's windows was horrendous. Despite numerous complaints to both the police and council it took over a year to get rid of them and only because he was deemed unsafe as someone was after him so he was removed elsewhere. I want to see properties made into family housing, if we want to make a food impression when Eden arrives we need family housing not HMO's.

Anonymous

9/19/2023 07:25 PM

Just that we should get a reasonable service for what we pay for with our rent and services are working properly

Anonymous

9/19/2023 09:56 PM

A consistent high standard of housing provision is desperately needed in all areas of Morecambe and parts of Lancaster, and one way of achieving this is through a more controlled licensing system, better communication with landlords and tenants alongside any national government housing controls/standards but fair to all parties.

Anonymous

9/19/2023 10:42 PM

I strongly agree with all the points noted in question 4. I am a landlord in Morecambe and meet all the mentioned criteria. I don't think charging landlords a license fee will fix all the anti social behavior problems in the West End of Morecambe. I think that landlords and their properties should be first assessed to see what standards they meet, and if they fall short look then look at licensing them. I know plenty of landlords that keep their houses in good condition and meet all of the above criteria. Why should they then be charged to meet standards they already meet. Landlords that are cash rich but provide a poor quality of housing can easily pay the license fee, but the council then do not have the manpower to go and enforce these licenses.

Anonymous

9/20/2023 02:21 PM

The west end has long been an area with high levels of crime and anti-social behaviour and this scheme may go somewhat towards reducing this

Anonymous

9/20/2023 02:43 PM

all that is going to happen is landlords are going to sell there houses making it header to rent. and pushing the prices up of rent. rent is already high with out adding the licensing free on top because there where its going to end up. landlords cant deal with anti social behavior this is the job of the polices and the council, what power could a landlord do? the state of a property is already policed

Anonymous

9/20/2023 04:15 PM

At least each neighbouring property should be furnished with the landlords/agents' contact details enabling the reporting of antisocial issues or property maintenance issues. Empty properties should be regularly checked by the landlord or their agents. Landlords should be made to carry out regular exterior upkeep of their properties. Tenants/renters should have a legal requirement to register with the council where they are living so as to stop landlords who do not apply for a license.

Anonymous

9/20/2023 10:09 PM

I don't see how Additional and Selective Licensing will help in any way of anti social behaviour of tenant's, its the tenants responsibly and sometimes the landlords don't have the right power to get bad tenants out I've lived next to anti social family and the landlord could not get the tenants out because they were classed has disabled. So I had to move away the landlord tried everything he could to get them out but the family ruined my housing standards not the landlord

Anonymous

9/21/2023 01:23 PM

For landlords who own multiple properties in this area they will be paying for a license for each property of which they do not receive rent that is significant. For landlord's who already take great care this is an additional cost to them. With landlords already selling their properties due to the current economic climate this is just another cost to add to their growing list. The housing crisis means that families are having to move in with each other and share small properties between them. Limiting the number of people that can live in a property will only increase homelessness. It would be beneficial if we knew where the licensing money was going and how this was being used to improve the west end.

Anonymous

9/21/2023 10:19 PM

Managing agents should get ratings same as food establishment mbp never check fire systems they do 2 yearly but don't check full systems they don't do repairs even if desperately needed ie front and back flooding. Check epc as this place got c it's a basement and drafty as anything no point putting heating on as draft cools it straight away

Anonymous

Check ecp ratings as I rent basement flat on sandylands from mbp

9/22/2023 07:23 PM

and they say its a c yet no installation between me and flat above and none on external walls I think they gave back hander and same with fire alarm test over 2 years been here only once have they done alarms but only in 3 flats and no sensors were checked mine was missed altogether even though I was in

Anonymous

9/23/2023 01:23 PM

The proposals sound positive. Having been a tenant for many years, a landlord for a time and now a home owner in the West End I have experience of being in each position.

Anonymous

9/24/2023 04:24 PM

Please put tennants at the heart of this. We live beside a property that has had no improvements in years

Anonymous

9/25/2023 11:34 AM

Everybody has a right to feel safe which isn't always supported by landlords .

Anonymous

9/26/2023 01:00 PM

I consider myself a good landlord, I keep rents low and confirm to all legislation, safety as a minimum. However any costs incurred by licensing will be passed on to tenants in the form of higher rents and I will be transparent to tenants that they are being charged for this. Tenants do not want council forced inspections where they have no right to refuse. This whole scheme is to generate revenue. If tenants have a problem and report by all means the council should get involved. I am aware of punitive fines for landlords if tenants refuse entry, I will need to raise rents to cover any such fine which is completely out of my control. This is another tenant tax and LCC should be ashamed for even considering it. It's punishing tenants and good landlords for a tiny minority of bad landlords.

Anonymous

9/26/2023 06:44 PM

None more to add.

Anonymous

9/26/2023 07:50 PM

Landlords should be more concerned and willing to take action against any anti social behaviour including noise nuisance and drug dealing and taking. The council should have appropriate support to enforce this not just someone who despite knowing the landlord habitually rents to troublesome tenants ignores complaints.

Anonymous

9/27/2023 06:19 AM

This will only discourage good landlords and bad ones will simply ignore it. Soon there will be no small good landlords and this will add to the lack of affordable housing.

Anonymous

9/27/2023 03:58 PM

There needs to be more scrutiny of licensing for holiday lets (e.g. AirBnB) with regards to noise, nuisance and particularly parking. These are particular problems especially at weekends in the West End when properties are let to large numbers of guests who all arrive in separate cars, swapping the local areas. It is our observation that these properties have not provided their own parking and inconvenience local residents as a result.

Anonymous

9/27/2023 09:38 PM

Where does selective landlord licensing sit within your overall housing strategy for the west end of Morecambe? Is there a formal housing strategy for the west end of Morecambe that landlords could have access to? It doesn't seem like this consultation has been broadly marketed to landlords and they are in a situation which is reactive. I have friends that have landlords that have tried to arrange further meetings which have been completely ignored. Broadly speaking I feel like this is a tax on landlords which won't really change the living conditions for tenants other than raising their rents as it's a business cost that will be paid by the Tennant's which are our customers essentially. It does seem that the antisocial behavior part of selective landlord licensing broadly applies to hmos which I don't believe there are a lot of in the West end as they are mainly blocks of flats. Is there any strategy in place to address antisocial behavior with owner occupiers? Have you done any research on the amount of antisocial behaviour in property that is owner occupied versus property that is rented? Once again I strongly disagree with selective landlord licensing in the West end of morecambe as I think it is mainly for profit and won't do much for anti-self should behaviour or tenants living conditions. [REDACTED]

Anonymous

9/28/2023 10:29 AM

I would like to know the councils housing strategy plan for Morecambe and surrounding areas, if you are wanting landlords to pay a fee and comply to open ended terms and conditions there must be a plan or action or strategy for the area? It's also seems unfair to hold the landlords responsible for anti-social behaviour - I don't believe there is or has been any support from the public services.

Anonymous

9/28/2023 10:40 AM

Poorly performing landlords already don't comply with rental responsibilities. Extra regulation won't make change they ways

Anonymous

9/28/2023 11:17 AM

I think this is an appalling idea. 1st of all no one has been made aware of this until my management company found out last night. This will incur too much cost. We have our flats as our income. We pay interest only mortgage. We've already been forced to sell out



others. Councils are running out of rentals yet forcing landlords to sell. Thus making evn less available properties. We maintain our flats to a high standard. We have always made alterations and kept them in good condition with appropriate heating & fire safety with regular checks. This will force us to sell. Also lowering the price of out flats. Meaning our return would be nothing. We're not rich just because we own flats. This is our lively hood and feeds our children.

Anonymous

9/28/2023 12:37 PM

I think that there need to be some consideration that tenants have a lot of control of their accommodation from the start, they can chose to not take a property if they feel it is not to their standards and also manage tenants you private accommodation to manipulate the council to get council flats by causing issue where there are non with the property

Anonymous

9/28/2023 02:35 PM

Landlords who are experienced or use a management agency are already ensuring the correct certificates, facilities are in good conditions and the tenants have issues resolved quickly. We should not be further penalised for having rented properties and some of the conditions would be unmanageable. If the council are unable to sort these issues themselves why expect the landlords to be picking this up.

Anonymous

9/28/2023 04:39 PM

Imposing additional cost/fees on to landlords will in many cases mean that these additional costs will be passed on to the tenants. Thus making rented property more expensive. It is currently a landlords market and difficult for tenants to find a property to rent at an affordable cost. These proposals will only result in higher rental costs.

Anonymous

9/28/2023 06:29 PM

Why are only advantages listed for the benefit of the tenant and not the disadvantages? Increased rental, impact on available rental properties being brought to the market etc. Survey seems very one sided.

Anonymous

9/28/2023 08:33 PM

I believe that the proposals will be entirely counter-productive: Landlords will be pressured to sell up or convert to AirBnB and homelessness will increase as a result - costs from this homelessness will fall primarily on the Council. Landlords are not in a position to prevent antisocial behaviour - the only sanction a landlord could impose would be to attempt eviction = not practical and also even if it were 'successful' it would have a significant humanitarian cost (increased homelessness), an increased cost to the council, and probably simply increase antisocial behaviour. Unreasonable extra

costs falling on the landlord will inevitably feed through to increased rents with knock-on negative effects on crime, homelessness, and anti-social behaviour.

Anonymous

9/29/2023 01:43 PM

point 3 displays complete bias and offers no alternative to the suggested scheme I wish to answer outside of the 3 boxes... please provide an option that considers the response: The council should scrap plans to introduce 'Additional and Selective Licensing' and update the forced submission of don't know/unsure. I do know. I disagree with the scheme.

Anonymous

9/29/2023 10:11 AM

It should be the whole community that is responsible for the policing of the community. It should not be the responsibility of the good Landlords to finance the policing of rogue landlords . You are indeed penalising them for doing a good job !

Anonymous

9/29/2023 04:03 PM

As a responsible landlord who lets a number of properties through a local letting agent, I am already meeting all my obligations. My properties all conform to good standards and new licensing will simply increase my costs, without affecting my properties or tenants. If this is brought In in will be forced to consider my investments in the town and will look to re invest elsewhere.

Anonymous

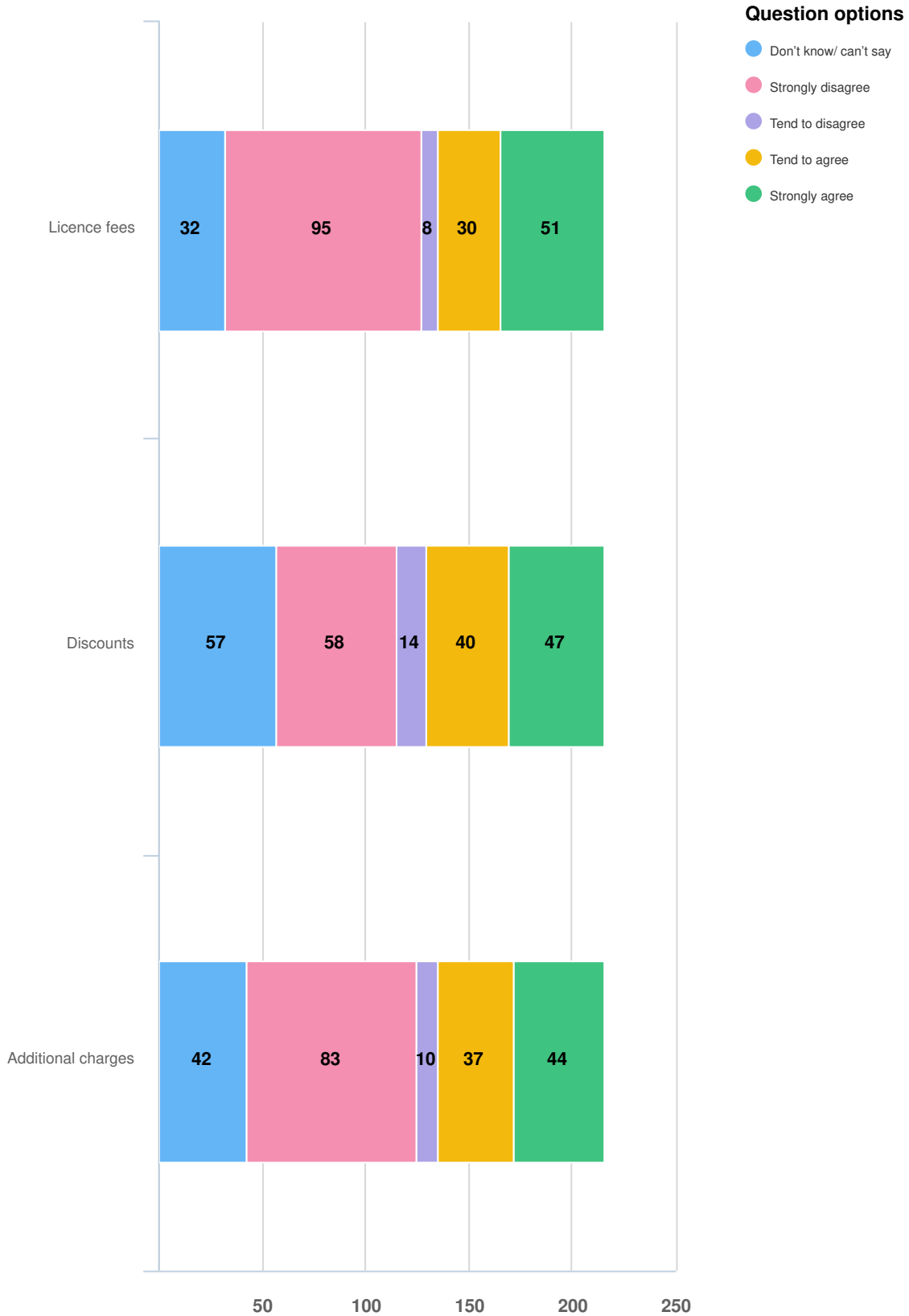
10/01/2023 08:21 PM

If this goes ahead the cost is going to be passed on to the tenants, most of which are already pushed to the limits & can't afford another increase in rent

**Optional question** (133 response(s), 83 skipped)

**Question type:** Essay Question

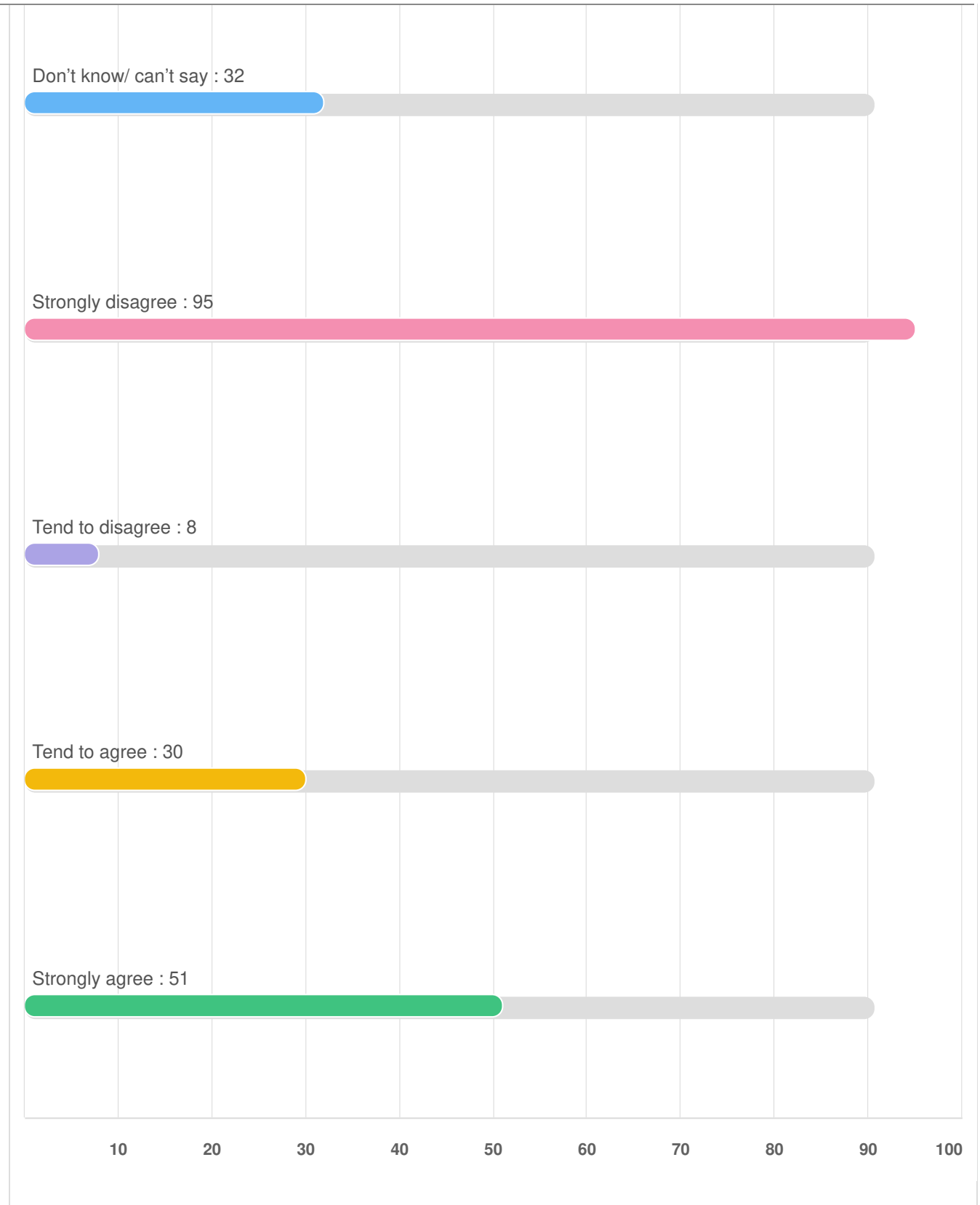
**Q7 | To what extent do you agree or disagree with the fees, discounts and additional charges under the scheme (you can view the list of fees in the document folder)**

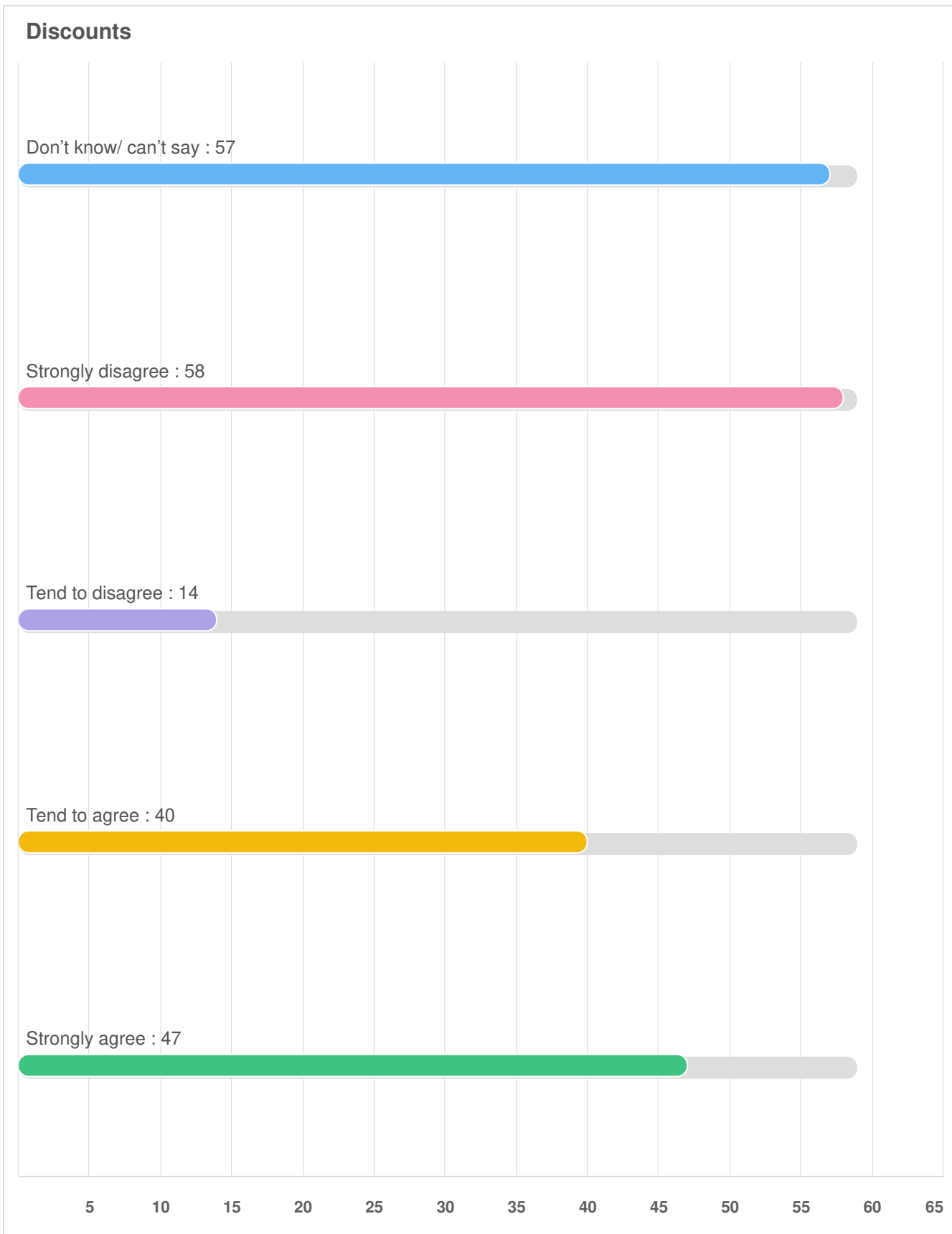


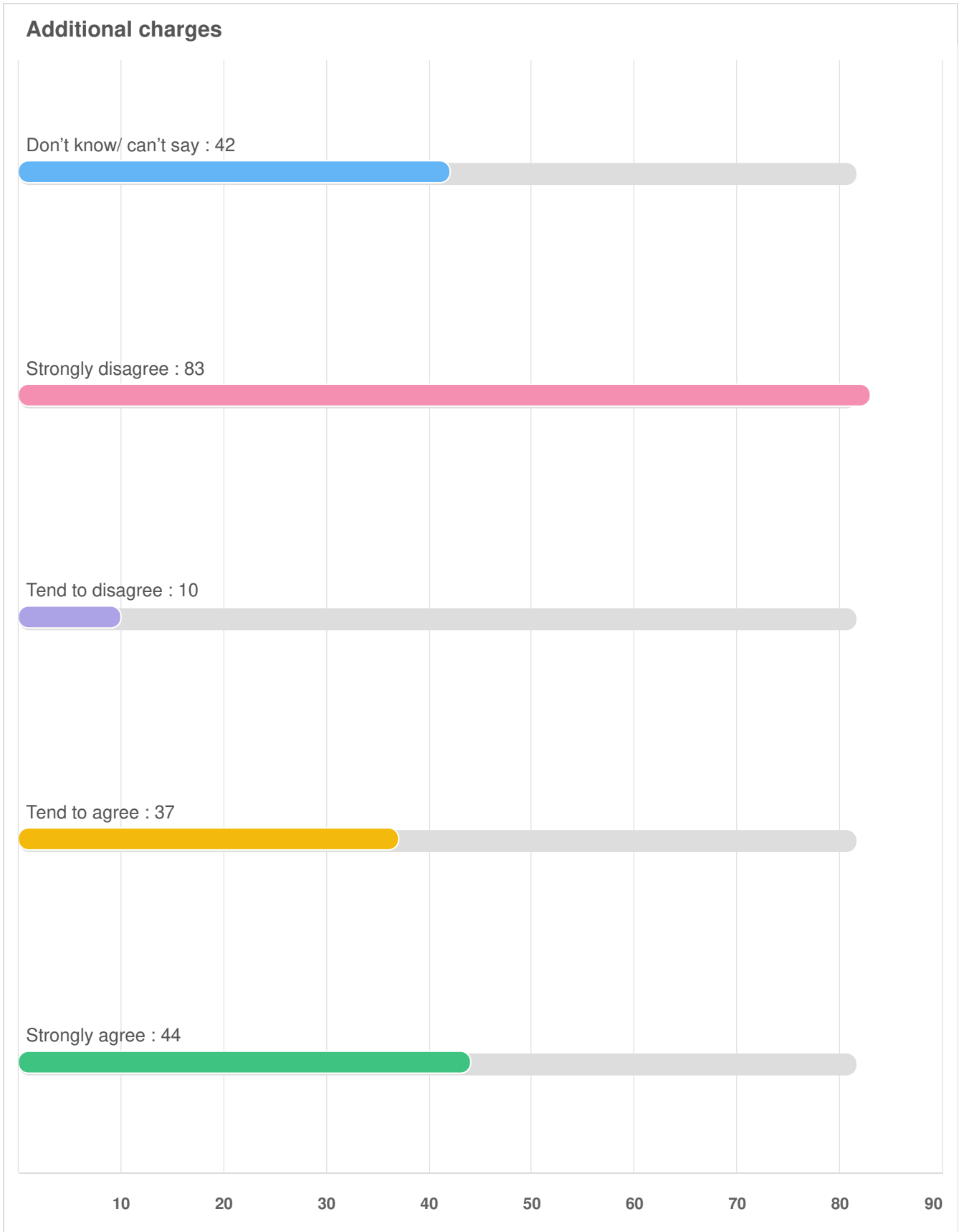
Mandatory Question (216 response(s))  
 Question type: Likert Question

**Q7 | To what extent do you agree or disagree with the fees, discounts and additional charges under the scheme (you can view the list of fees in the document folder)**

**Licence fees**







**Q8** | If you have any further comments about the proposed fees, discounts and additional charges, please use the box below

Anonymous

6/02/2023 01:40 PM

[REDACTED]

Anonymous

6/02/2023 10:15 PM

Are these one off fees or annual? What regulations will be put in place to prevent landlords passing the cost onto tenants.

Anonymous

6/03/2023 02:03 PM

This is making renting unviable for private landlords

Anonymous

6/05/2023 03:15 PM

More fees would stop people who wish to make quick money via cheap housing

Anonymous

6/05/2023 07:15 PM

Landlords that comply should not pay. Tenants will end up paying so you will punish the poorest people in the area

Anonymous

6/05/2023 10:12 PM

Should not charge my landlady as she keeps rent well cheap and worried cost will have to pass on fine to me.

Anonymous

6/05/2023 10:41 PM

What about council departments working together to find out who lives where and who owns and runs the houses

Anonymous

6/06/2023 09:13 AM

I'd offer a massive discount to cooperative landlords who had no judgements or action taken for category 1 hazards

Anonymous

6/06/2023 11:31 AM

Why should i pay 12 thousand pound ? I comply with everything you will force me to convert to air bnb or sell. When I have tried to help with a Council Scheme by taking people from Methodist action it ended up being terrible. They put in a paranoid schizophrenic that assaulted my other tenants. The Council told him not to leave as he would be voluntary homeless. It obviously ended in tears with him assaulting a tenants child and being put in prison. Sort your own properties out have you seen the state of the CO-Op at Regent Road its a disgrace. This is another ridiculous scheme.

Anonymous

6/06/2023 04:53 PM

We are a working family that are struggling to get by as it is and we pay £625 a month for a 3 bedroom house which is considerably cheaper than other rents so this fee will just be another expense for us plus it may mean the landlord sells the house



Anonymous

6/06/2023 11:30 PM

You will price landlords out of the trade. Everyone can see your starting with low prices but will raise them

Anonymous

6/07/2023 06:00 AM

We are conscious that large fees are likely to be passed onto tenants in the form of higher rents - not sure there is much you can do about this.

Anonymous

6/07/2023 01:20 PM

This is another way to raise cash for LCC. TOTALLY UNECESSARY

Anonymous

6/07/2023 02:39 PM

The cost is far too much especially if you are a large property owner. I have been improving the west end and managing my properties. Now I will be punished. A landlord as a minimum should obtain a license that covers all properties.

Anonymous

6/07/2023 03:21 PM

No one should have to pay out more money at the moment. If Council could just tidy the estate up it would help

Anonymous

6/07/2023 06:01 PM

it should be free if you're encouraging the rogue landlords to step up, charging is another excuse for them not to comply

Anonymous

6/08/2023 08:05 AM

students or their landlords should be charged for refuse collection

Anonymous

6/09/2023 10:35 AM

I Don't believe the bad landlords will pay for a licence, I don't believe it will be enforced, I can't find where it says what an accredited landlord is and what you have to do to become one, I can only assume that this is a further cost

Anonymous

6/19/2023 06:15 PM

Fines for allowing properties to fall into disrepair below a set standard.

Anonymous

6/22/2023 07:17 PM

An accredited landlord should not get a discount. If a landlord has all the appropriate documentation and property is in a great condition why should he still pay more. You are going to inspect after all

Anonymous

6/25/2023 12:07 PM

Another tax to cover Council costs

Anonymous

6/30/2023 09:46 AM

My preference would be that if we as a professional landlord can prove we have management policies and processes in place the rate should be reduced significantly. From reading through the proposal is it clear it is designed for landlords with 1-10 units and not landlords with high numbers of units who professionally manage. What the Council need to be aware is if we have, as we will, well over 100 units this will have a detrimental effect on the return and we may need to increase the rent to cover the cost which isn't good for the residents.

Anonymous

7/03/2023 01:51 PM

Rent relief on tax for landlords has gone. Landlords don't earn as much with mortgage rate increases. Add an extra charge to a tenancy and landlords put up rent. They will not magically swallow extra fees. When the council housing stock in the area is so low, there are virtually no pressure vate rentals available just what will an extra charge or process actually solve?

Anonymous

7/03/2023 03:33 PM

My landlord tried to put my rent up from 590 a month to 690 which I don't agree with especially when the property needs work and the landlord isn't doing it

Anonymous

7/03/2023 04:09 PM

This is a complete disgrace.

Anonymous

7/03/2023 04:24 PM

You need to cover this proposal cost from rogue landlords not the ones that look after their property!

Anonymous

7/03/2023 08:53 PM

Make highlighted problematic landlords pay not every body.

Anonymous

7/04/2023 02:28 AM

100% discount would be acceptable

Anonymous

7/06/2023 07:34 PM

For our propertys you would inccress our rents a further £8-00 a week

Anonymous

7/11/2023 09:33 AM

It will hurt the poorest people in area while.

Anonymous

7/11/2023 11:47 AM

I think fees could lead to landlords taking the easy way out of simply disposing of the property. If they have a significant amount to spend to bring it up to standard, them doing so should be sufficient.

Anonymous

7/13/2023 09:48 PM

any fees will be passed onto the tenants unfortunately, my costs have increased massively already, ( inflation, cost of living, insurance , mortgages) its ridiculous time to introduce extra costs when the new EPC regulations which again are only aimed at private landlords are due to change at a massive cost to myself, that's if we can afford it otherwise that another 4 families homeless as we have no choice but to sell up....and I believe if we are in a selective license area we cannot sell to another landlord for 5yrs, this could be the final nail in the coffin, for myself and other landlords i know who are providing good family homes

Anonymous

7/14/2023 02:37 PM

I wonder if there should be a greater difference in licence fees between single occupancy households/self-contained flats and HMOs, as I suspect the latter will bring in much greater income than the former?

Anonymous

7/15/2023 02:10 PM

I do not feel that fees are necessary for landlord who already have to pay for their mortgages, tax on their rental income, management fees, maintenance and utilities if the property is a house share. Landlords are already having to sell due to increasing interest rates on their mortgages so charging additional fees for just owning a rental property in this area would price even more landlords out of Morecambe.

Anonymous

7/19/2023 12:06 PM

This is just a council scheme designed to print money. It won't achieve any of its objectives, it will actively punish good landlords and leave them unable to continue essential works, and I oppose Councillors wasting my council tax money on it.

Anonymous

7/19/2023 04:22 PM

Should be no charge. Any fees will be passed on to tenants.

Anonymous

7/20/2023 12:13 AM

Housing is all about supply and demand. Selling off council houses has combined with higher demands for social housing has impacted the private sector.

Anonymous

7/20/2023 02:59 PM

It's a difficult balancing act. Could "good" landlords be rewarded with discounts, but who decides if the landlord is good. Maybe a tenant survey. If the issue is "difficult" these people have to live somewhere, so where? Unfortunately there are no easy answers to this but in my opinion the problem of HMOs is a serious one.

Anonymous

7/23/2023 10:19 AM

As stated above what do landlords get in return for registration of property

Anonymous

7/25/2023 09:00 PM

Good landlords should not have to pay for the bad ones.

Hayleycooper

8/09/2023 08:55 PM

I act for several landlords with a portfolio of properties in the affected areas, and the licensing will be very expensive for them. My is that the discount applies only to residences within the same building. Would there be a way of having a discount for portfolio landlords.

Anonymous

8/11/2023 07:10 PM

Landlords won't be any better off, tenants won't be any better off. Only Lancaster Council stands to gain (and even then, probably only short term)

Anonymous

8/14/2023 05:43 PM

Please advise how you intend to use said fees to improve crime, littering, fly tipping etc

Anonymous

8/14/2023 06:51 PM

It's just another way for the Council to take more money off already struggling landlords

Anonymous

8/15/2023 03:19 PM

There are many rules already in-place to ensure that rental properties are of a sufficient standard. The issue is that the council has failed in its 'targeted enforcement approach'. Levying another tax for the job the council is already supposed to perform has nothing to do with the quality of the rental properties. The questions and available responses of this questionnaire demonstrates as much. If there has been a failure the 'targeted enforcement approach' demanding more money from landlords won't change the situation. The councils need to prove they are capable of doing the job before they ask for more taxes to implement new rules when they have been unable to enforce the existing laws.

Anonymous

8/15/2023 07:53 PM

All licensing will do is push up rentals for tenants who are struggling enough as it is as Landlords pass on the cost of the license or any costs in having to deal with LCC on to the tenant. Poorly thought out by LCC

Anonymous

The council should stay out of the business of the private rented

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8/15/2023 08:57 PM

sector and focus solely on its own social housing

Anonymous

8/18/2023 10:18 AM

The fee seems reasonable, providing discounts are made available to landlords who engage accredited agents. We would request that Lancaster City Council list safeagent as a recognised professional accrediting body, and offer fee discounts to:

- Agents who are members of safeagent (where the agent is the licence holder)
- Landlords who engage agents that are members of safeagent (where the landlord is the licence holder)

We would suggest that this is justified because safeagent members and the landlords who engage them are less likely to be non-compliant and that, as a result, there would be reduced costs to the council. We would also suggest that safeagent membership mitigates the need for compliance visits to be carried out by the council. For example, the timing and content of visits could be risk based, recognising that the risk of non-compliance is much lower in the case of properties managed by safeagent agents.

**Licensing Period and Changes in License Holder**

We welcome the fact that a licence would normally be valid for five years. However, we would be concerned if any licence application made part way through the designated period was to incur the full fee. This is unfair and makes licenses granted later in the designated period poor value for money. In these cases, we believe the fee should be charged "pro-rata". This issue is highlighted in the government report "An Independent Review of the Use and Effectiveness of Selective Licensing" (MHCLG 2019)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/833217/Selective\\_Licensing\\_Review\\_2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/833217/Selective_Licensing_Review_2019.pdf)

This report describes how "Most licence fees do not take any account of the remaining time of the licensing designation. This can lead to landlords being required to pay the full cost five-year of licensing even if there is only a short time remaining before the designation expires (with no option to "carry over" where re-designation is intended). This negatively impacts on relationships with landlords, who perceive this as manifestly unfair. This issue can be partially mitigated by making the enforcement portion of the licence fee payable on a pro-rata basis" Charging of full fees for part periods is also anti-competitive, as it can add cost to the process of engaging or changing a license holding managing agent. Specifically, we often see cases where a reputable agent has to take on management of a property and the license, when there has been a history of management and/or compliance problems. We would suggest that, in cases where an agent steps in as licence holder/manager, the licensing fee should again be charged "pro rata". Alternatively, it should be made clear that licenses taken out part way through the period last for a full 5 years - and remain valid when the designation is renewed, or comes to an end.

Anonymous

8/18/2023 06:43 PM

It will cause rents to rise. There is no profit in being a landlord under current conditions. Any increasing costs will either be passed on to the tenants or cause landlords to leave the business. At the moment, for every one landlord buying, there are two selling so the pool of available property is going down. For tenants, this has the opposite to the intended effect.

Anonymous

8/19/2023 12:47 PM

We try very hard to be good landlords but the fees are too much. Perhaps significant discounts could be offered to those landlords in the area that already comply to the legislation etc.

Anonymous

8/19/2023 09:50 PM

These are already requirements, just ensure people abide by them. Fund the governance of it by fining wrongdoers. This scheme will financially penalise good landlords who already meet the standard / this cost will have to be passed onto tenants.

Anonymous

8/23/2023 10:39 PM

This is just a way for the council to get more money. It would be fairer if properties that are in good condition get a discount, as those landlords are clearly already doing what you require.

Anonymous

8/24/2023 09:29 PM

Put someone in charge of speaking to landlords in the area outlined, get to view the properties and find out who the good landlords are ( you already know the bad ones) Don't tax the good ones. If your ambition is to gentrify the area with the Eden project coming by trying to force out low income families then this is the wrong way to go about it.

Anonymous

8/30/2023 12:15 PM

See previous comments

Anonymous

9/15/2023 08:47 AM

There should be no fee and no license scheme. The cost will only put landlords costs up and therefore increase tenants cost for their rent. A very bad idea.

Anonymous

9/16/2023 01:29 PM

Why wasn't the charges listed in the question, I'm not savvy enough to switch between multiple things to see it and answer properly

Anonymous

9/16/2023 02:06 PM

The fees are ridiculous in yey current climate. It's likely most landlords will make about £100 per month on a but to let after paying for mortgages, management and maintenance. You could take 5/6

months profit if every property with the fees. Making the business model unviable. And pushing landlords out. I have really mixed opinion as if the worst landlords get forced out then us better ones can buy their properties cheaper and provide better standards, but a livenece on uevry property of hundreds of pounds seems too much. It should maybe be £500 per landlord for 5 years and £50 per property or something. Ideally it Shiism not cost landlords especially those who are hitting fair standards

Anonymous

9/16/2023 02:22 PM

Stop the war on landlords

Anonymous

9/16/2023 03:32 PM

Why haven't they been displayed here for ease of viewing.

Anonymous

9/16/2023 03:57 PM

Discounts if the flat has got inadequate soundproofing to prevent hearing neighbouring flats

Anonymous

9/16/2023 05:07 PM

You do your job first in supporting your community and creating a better Morecambe, then come to those who struggle to live day to day with tenants who are beyond the law!

Anonymous

9/17/2023 10:29 AM

This chargers will just be added to rental prices causing more people to not be able to afford their rent

Anonymous

9/17/2023 12:14 PM

As you can probably tell, I'm against the idea in the first place. I think making a charge just penalises landlords, and you are targeting landlords who particularly need support.

Anonymous

9/18/2023 08:25 AM

As a very small charity any fees would be a financial burden. All our tenants receive minimum Housing benefit so we would not feel comfortable passing these fees onto tenants

Anonymous

9/18/2023 12:17 PM

See above

Anonymous

9/18/2023 05:37 PM

Rents are already high enough so any fees incurred should not be passed onto the tenant

Anonymous

Again my main concern here is that selective licensing fees will

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9/18/2023 06:12 PM

discourage private landlords from renting and cause them to sell up.

Anonymous

9/18/2023 06:20 PM

Additional charges should be imposed on empty properties.

Anonymous

9/18/2023 06:29 PM

It's just another tax burden to landlords, landlords will either have to raise rents or withdraw their property from housing stock.

Anonymous

9/19/2023 12:18 PM

I disagree that landlords should have to finance a licensing scheme.

Anonymous

9/19/2023 05:56 PM

Problem houses should be placed in to special measures rather than everyone paying

Anonymous

9/19/2023 06:19 PM

The fees are too low for non accredited landlords and the fees for HMO's should be higher too.

Anonymous

9/19/2023 07:25 PM

The charges are nothing to do with me so I do not think it is my place to say anything about the charges it should be between you and the landlords but if you have a good landlord they should be helped as it means they are doing their best to provide a decent place for there tenants

Anonymous

9/19/2023 09:56 PM

Fee charging can set a good standard but it needs good management to make it work

Anonymous

9/20/2023 02:43 PM

Landlord already pay for most of the things you are saying you would like the fees to cover . for example EPC its looks more like a money making exercise then anything more, and passing on the blame because the council cant deal with the ant social behavay

Anonymous

9/20/2023 04:15 PM

If you overcharge the fees, landlords are unlikely to register their properties, so keeping the fees low will keep the entry to compliance financially easy.

Anonymous

9/20/2023 10:09 PM

That would make the housing situation much worse because landlords wouldn't want the extra cost or hassle so would probably sell or double the rent to cover the costs, up making the whole situation impossible



Anonymous

9/22/2023 07:23 PM

Fine them for not taking health and care of tenants seriously. I've been after flooding front and back to be sorted for Iver 2 years but you need a 3 day window for concrete to dry and we not had that in 2 years

Anonymous

9/23/2023 01:23 PM

The incomplete application fee: I appreciate you want to ensure complete information and discourage timewasters, but what about genuine error? It seems fair and appropriate offer the option for landlords to hand in applications in person, so the official can scan them for any obvious issues.

Anonymous

9/26/2023 01:00 PM

Just another tenant tax.

Anonymous

9/26/2023 06:44 PM

None more to add.

Anonymous

9/27/2023 03:58 PM

No comments

Anonymous

9/28/2023 10:40 AM

Paying any fees will reduce landlords affordability to put eventual improvements in properties and most likely will cause increase in rents to offset ever high cost running rental housing.

Anonymous

9/28/2023 11:17 AM

I strongly disagree to any charges being made. See why above.

Anonymous

9/28/2023 12:37 PM

Already it's becoming not worth to be a landlord

Anonymous

9/28/2023 02:35 PM

This should not be put into place and additional costs to the landlord

Anonymous

9/28/2023 04:39 PM

If monies have to be found to service the needs of a licensing scheme then it should come from the general rates already levied. This way it should not inflate/increase the private rents in the area

Anonymous

9/28/2023 06:29 PM

If the council feel so strongly about this they should offer this service FOC, it will be the tenant that will absorb the cost associated with implementing this.

Anonymous

9/29/2023 01:43 PM

This scheme is a stealth tax for the council to raise more funds to syphon off into other services. There are multiple alternatives to this scheme that should have been considered before inflicting this supplementary taxation. Though not a member, I fully support the Morecambe Landlords Group response and support there exploration of court action agasinst the council if this scheme proceeds.

Anonymous

9/29/2023 10:11 AM

The behaviour of individuals whether tenants or rogue landlords cannot be laid a good landlords door or the associated costs that the scheme attracts . It has to be the responsibility of the council and as such the cost born by the whole community .

Anonymous

9/29/2023 04:03 PM

As far as existing quality landlords are concerned, these charges are simply an additional council imposed tax and won't result in any changes as we are already providing good quality accommodation to our tenants. Our tenants are also already vetted by our management agent.

Anonymous

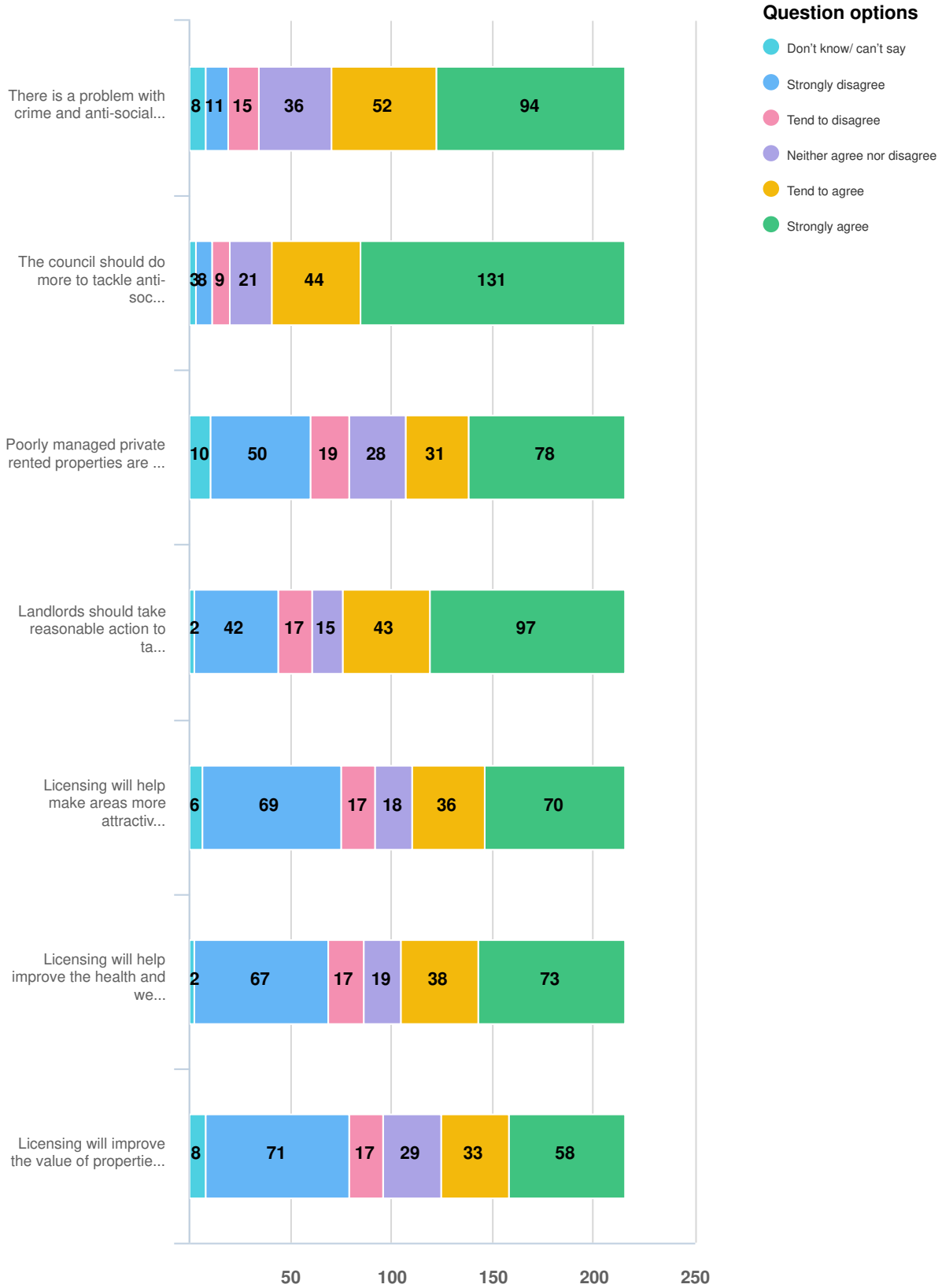
10/01/2023 08:21 PM

All this is absolutely ridiculous, you should all be ashamed of yourselves this is only going to affect the tenants not the landlords

**Optional question** (92 response(s), 124 skipped)

**Question type:** Essay Question

**Q9 To what extent do you agree or disagree with the following statements**



Mandatory Question (216 response(s))  
Question type: Likert Question

**Q9 | To what extent do you agree or disagree with the following statements**

**There is a problem with crime and anti-social behaviour in the area**

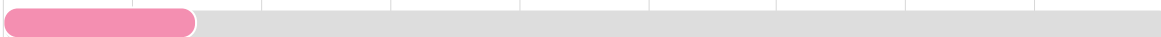
Don't know/ can't say : 8



Strongly disagree : 11



Tend to disagree : 15



Neither agree nor disagree : 36



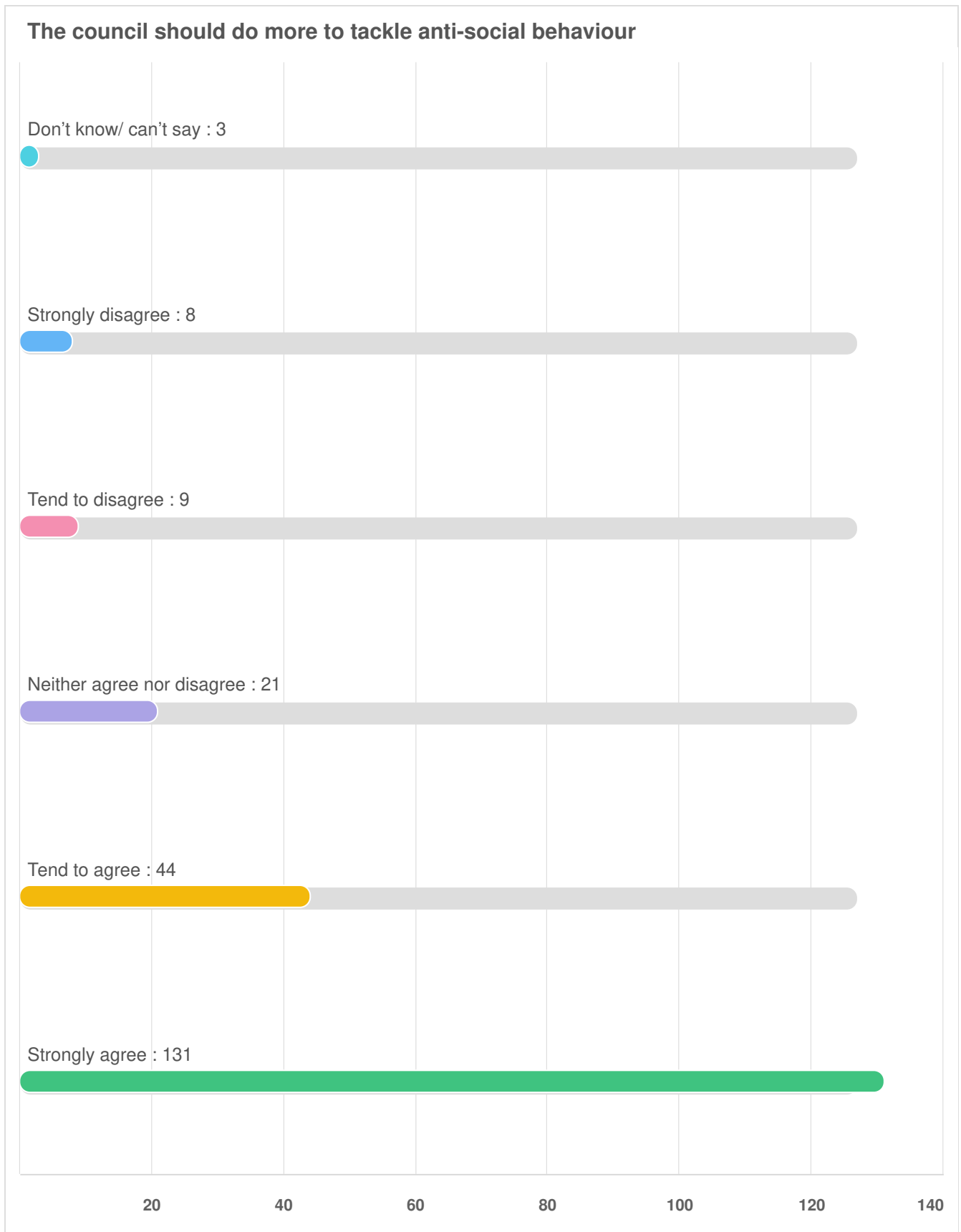
Tend to agree : 52

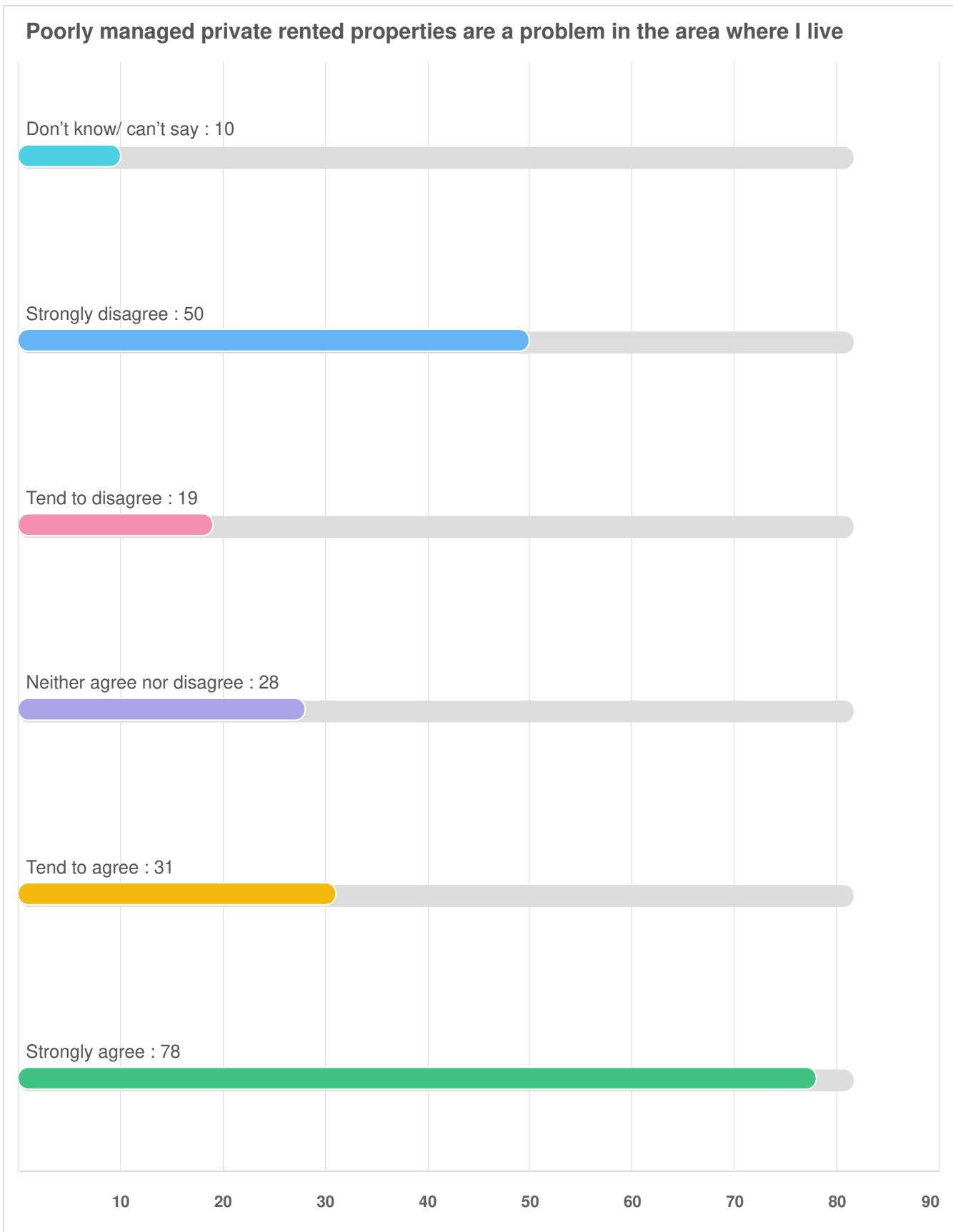


Strongly agree : 94

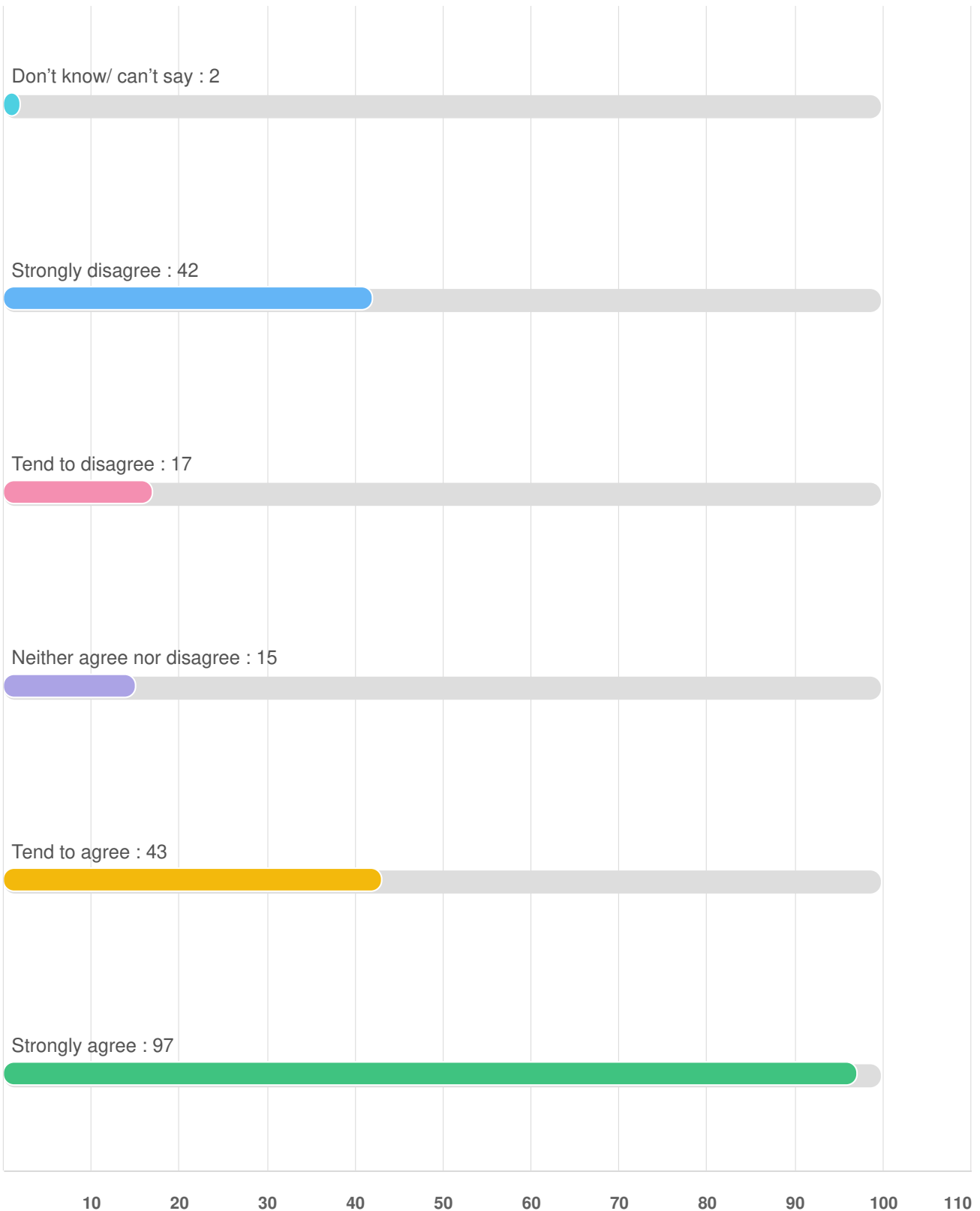


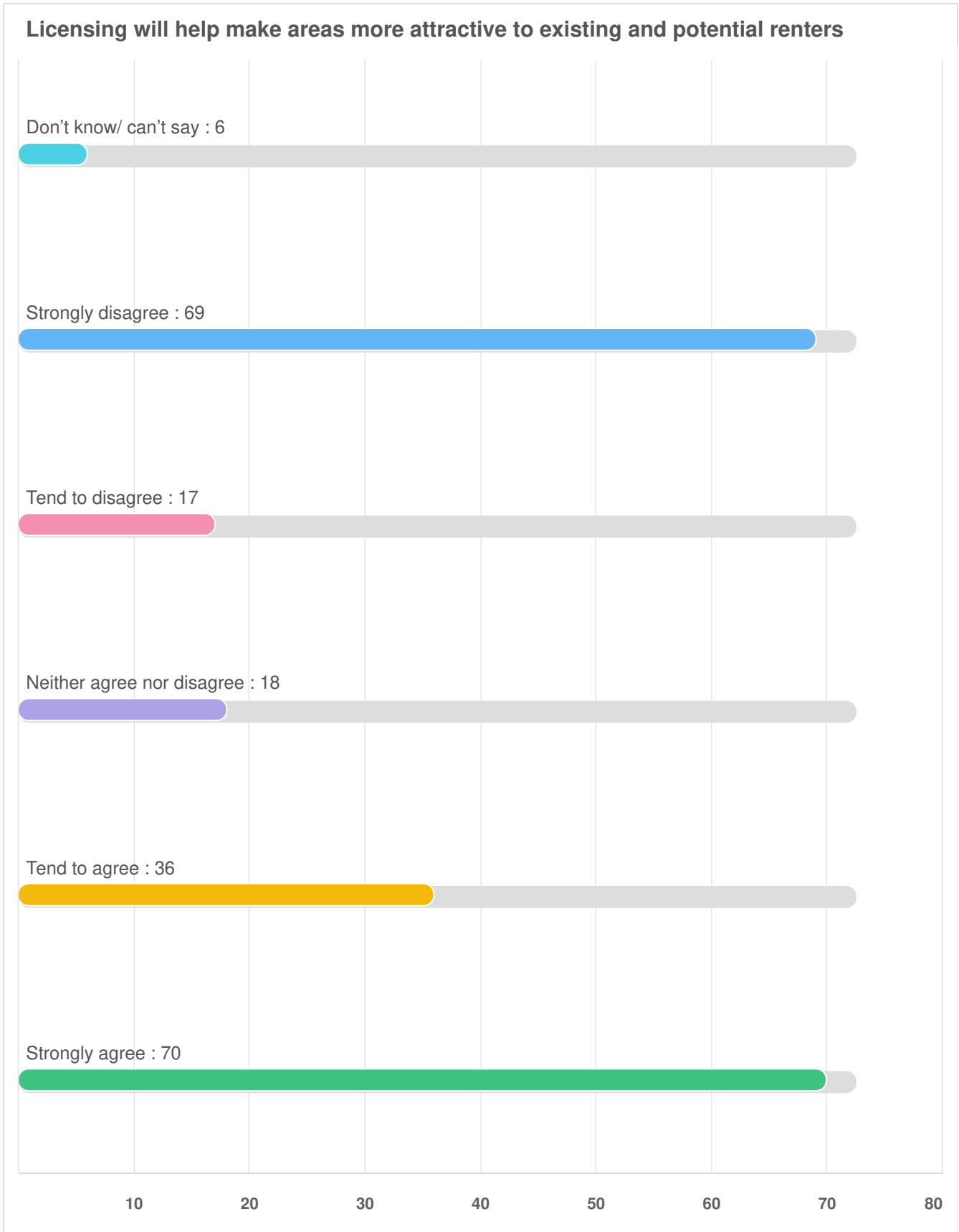
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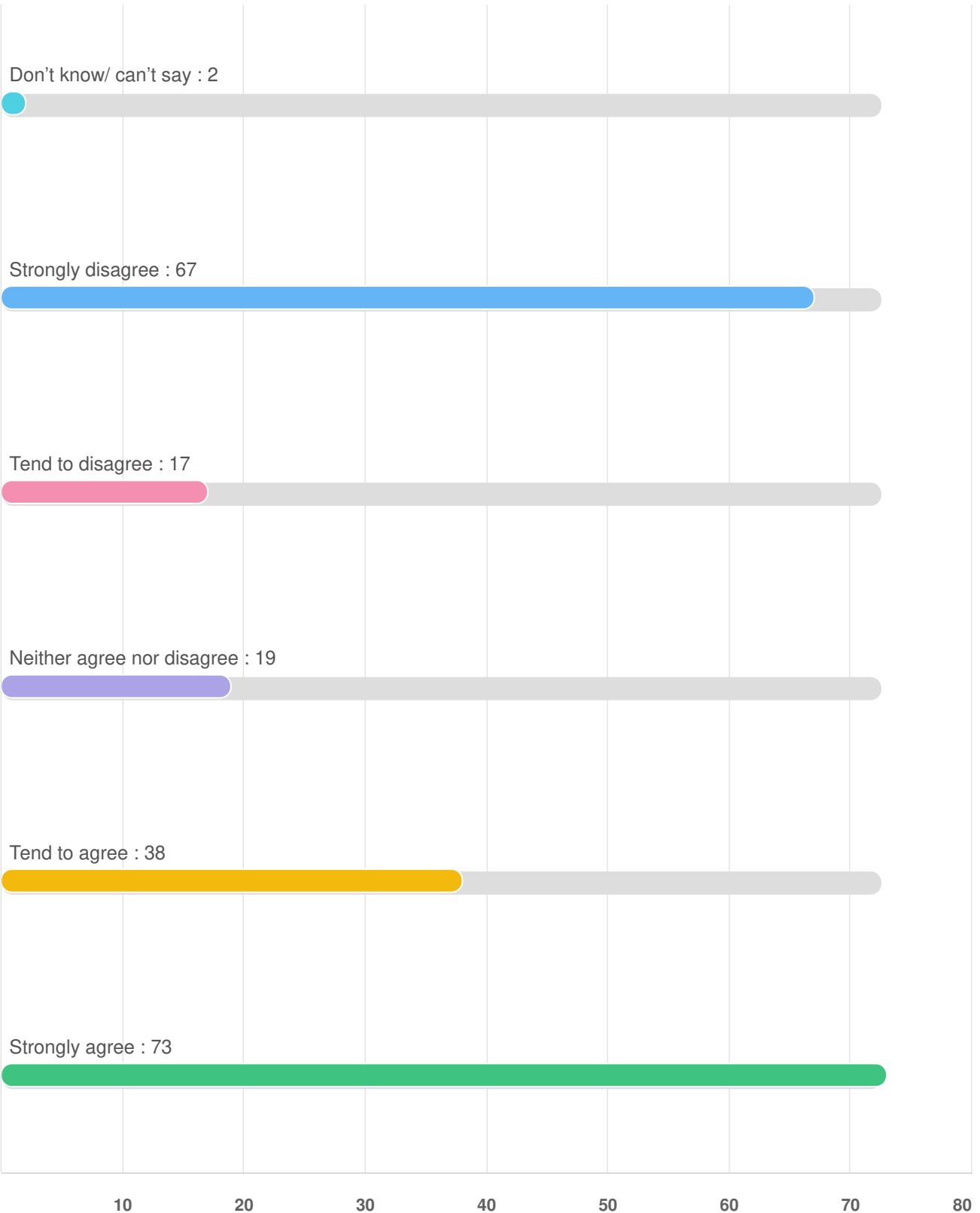
**Landlords should take reasonable action to tackle nuisance and anti-social behaviour connected with their property**



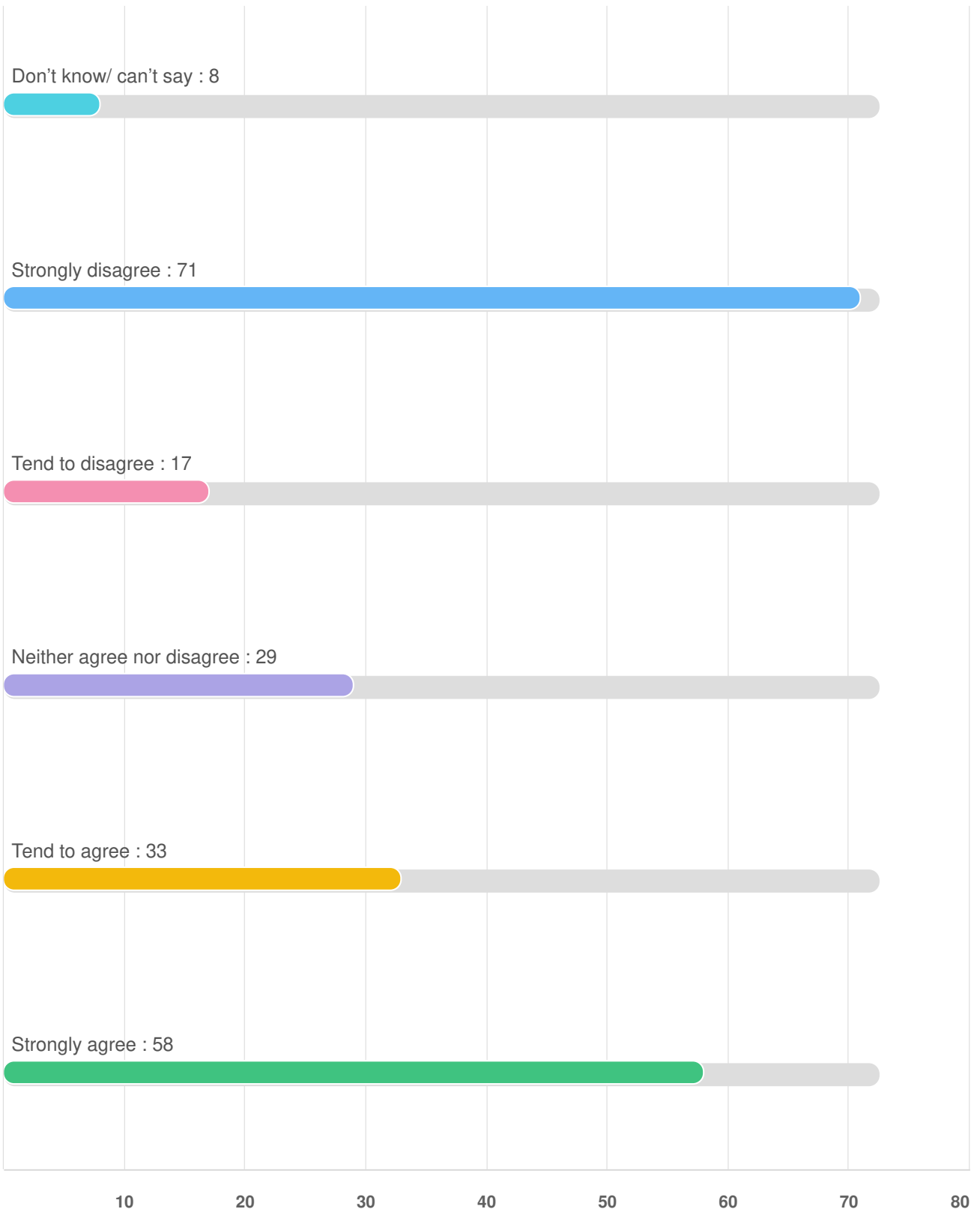




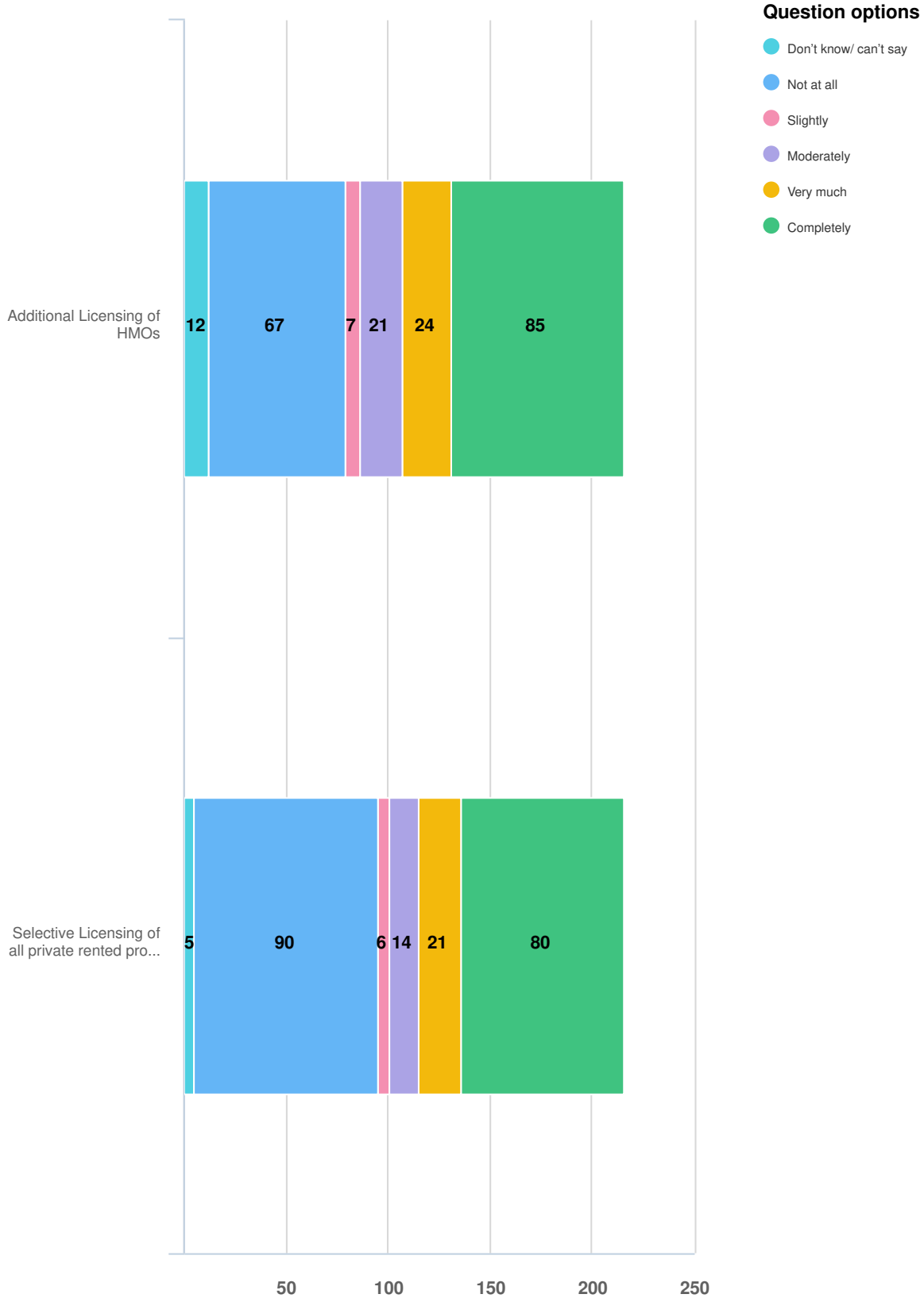
### Licensing will help improve the health and wellbeing of residents within the licensing area



### Licensing will improve the value of properties



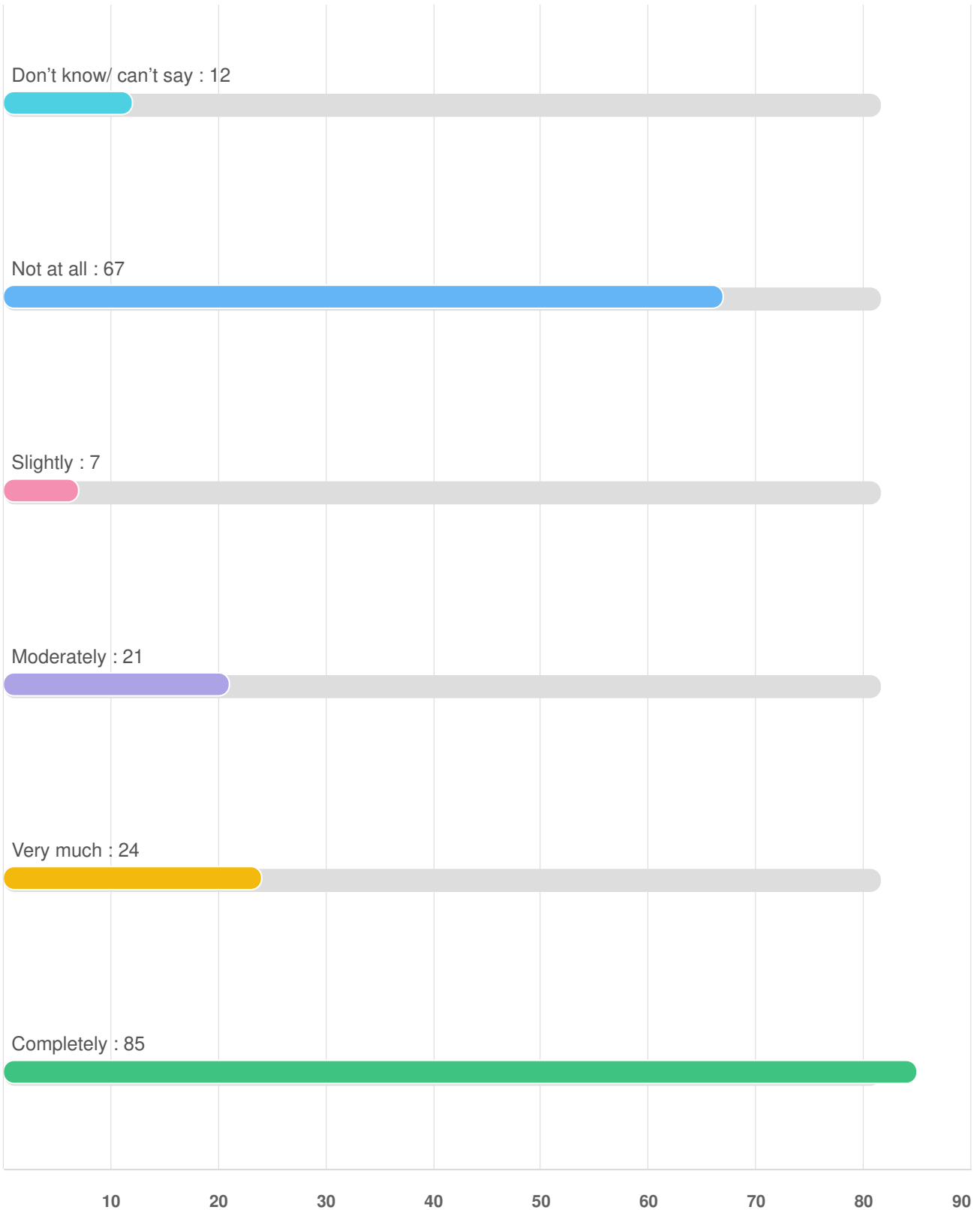
**Q10 | Overall, how much do you support the proposals for Additional and Selective Licensing?**



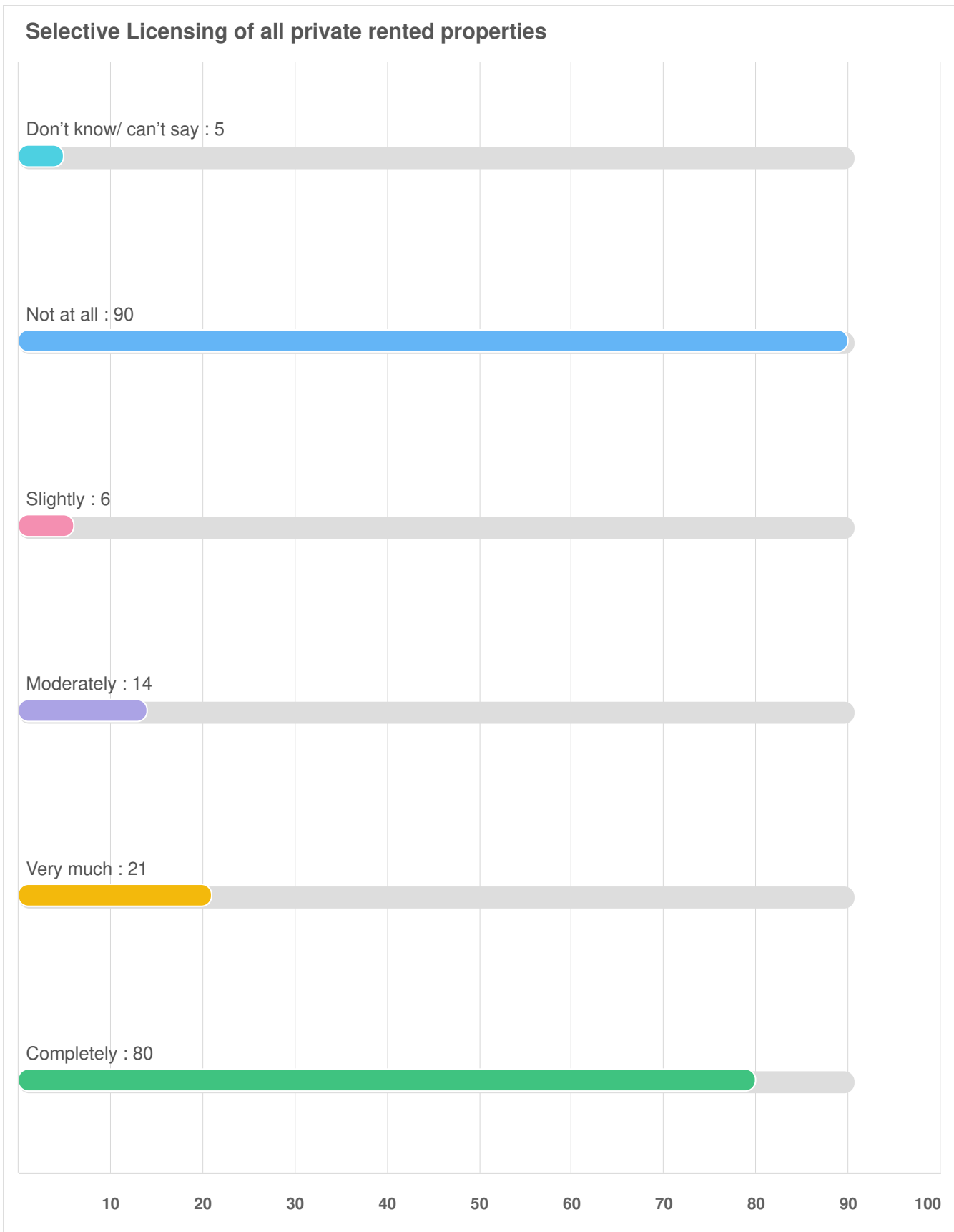
Mandatory Question (216 response(s))  
Question type: Likert Question

**Q10 | Overall, how much do you support the proposals for Additional and Selective Licensing?**

**Additional Licensing of HMOs**







**Q11** | If you have any other comments about the proposals for licensing, please use the box below

Anonymous

6/02/2023 01:10 PM

My concern is that landlords decide not to rent out properties in that area anymore because of the 'red tape' and move to an other area which does not have the same protocol- which could result in a glut of poor condition properties up for sale which may take a long time to recover from for the area but mostly evicted tenants due to landlords not being able or willing to comply.

Anonymous

6/02/2023 01:40 PM

[REDACTED]

Anonymous

6/02/2023 05:39 PM

ALL HMOs should be licenced no matter how many tenants there are.

Anonymous

6/03/2023 02:03 PM

If licensing is introduced in Heysham with associated extra costs we will stop renting our properties and sell them. We have always had happy tenants and acted responsibly, but landlords are being forced to endure significant additional costs and legislation which are unreasonable. This is making continuing as landlords unviable. We are pensioners supplementing our state pensions and don't need the additional stress.

Anonymous

6/05/2023 10:45 AM

See above comment

Anonymous

6/05/2023 03:15 PM

The number of low quality housing and antisocial behaviour attached to these properties is high

Anonymous

6/05/2023 07:15 PM

You are unbelievable naïve if you think the scheme will be beneficial to the area. Are you aware mortgage companies DO NOT loan to areas with selective licensing. Please please make sure you DO NOT introduce this scheme. Good landlords that manage and keep the properties well maintained cannot afford another expense. High interest rates and no mortgage relief is making it financial difficult to keep rental properties going without increasing rents to unaffordable rates. We don't want to make people homeless by selling properties due to local and central government putting more pressure on landlords.

Anonymous

6/05/2023 10:12 PM

Your so wrong the issue is mental health and smack heads not landlords. Everyone knows where the dealers live but police don't do anything. Not council or landlords issue there not police.

Anonymous

6/05/2023 10:41 PM

Have I missed something! I am a landlord that offers good accommodation.. I am not a police officer and can not tell People how to live. Of course there are checks on people that can be done beforehand but if through drink someone becomes antisocial then that is wher the police surely become involved. Are landlords to blame for people's actions ?

Anonymous

6/06/2023 07:54 AM

Again, as previous With all the above-mentioned I 'tend to agree' on. I strongly believe the only rental properties should be those owned by the councils. Greedy landlords set rental prices at astronomically figures. Where people could potentially mortgage the house/property for a fraction of a cost. Parking is also a Major issue. Lots of houses being turned into multiple flats, but no one has taken into consideration the additional viehicles that will be added to the road. More properties need to be brought back to the open market to allow familes to get a home.of their own.

Anonymous

6/06/2023 09:05 AM

Its an outrageous proposal to make the Council money and that from someone who works for the council. You can contact me directly if you want to ask me any further questions [REDACTED]

Anonymous

6/06/2023 11:31 AM

Your questions are terrible as can't answer them properly. Seriously is it going to improve the value !!! No it suggest that we have issues in Morecambe. Look at Liverpool and the the backlash against elective licensing.

Anonymous

6/06/2023 04:53 PM

I believe after my visit today off the landlord that I will be having to look for another house after 15 years of living here

Anonymous

6/06/2023 11:30 PM

Landlords have no legal power over the anti social behavior of anyone. All this will do would be to put the onus onto a landlord to get involved with something they cannot and should not control. Fire safety, gas safety, tenancy agreements and electrical management are already covered under existing laws Being a landlord Is currently difficult enough as it is, and a significant number of landlords have left the market locally in the last 3 years. Landlords do not need another incentive NOT to be a landlord . Charging them for something that's already covered by law and having the potential of Mark Charlesworth meddling in their business does not sound attractive for someone considering to invest large amounts of money into property.



Anonymous

6/07/2023 09:01 AM

I cant see much improvement when failings are rife now

Anonymous

6/07/2023 01:20 PM

All laws are already in place This is an exercise on passing the buck. LCC want landlords to be responsible for anti social behaviour but will fail to back up the landlords.

Anonymous

6/07/2023 02:39 PM

The area will become less attractive to everyone once your in a selective licensing zone. It's a terrible idea. noone wants properties in a selective licensing area

Anonymous

6/07/2023 03:21 PM

The worst areas in Morecambe are the Council estates and the anti social behaviour and drug taking. Much worse than west end, Council need to help sort out estates

Anonymous

6/08/2023 08:05 AM

Will need more trained people to enforce it

Anonymous

6/08/2023 02:32 PM

Selective licensing works and makes a big difference to the quality and image of areas with poorly managed rented housing. This proposal along with other key initiatives potentially is a game changer for Morecambe and the West End

Anonymous

6/09/2023 10:35 AM

I see myself as a decent approachable landlord, my homes are in very good state of repair, this in itself attracts a good tenant, so I'm a good landlord with good tenants, I have absolutely nothing to gain by this scheme being introduced to chase bad landlords with bad tenants, other than training wont benefit me and improved reputation that is irrelevant as I'm a decent landlord. The housing market has significantly changed since 2017, I would tend to disagree with comments in your summary of proposals and feel it is based on 2017 figures and now somewhat out of date. Looking to the future and the future of Morecambe housing, the private rental market is going to become even more fragile, with increases in interest rates and running costs, not one of my properties currently makes a profit, where are the fees going to come from? With the changes in the social housing bill coming in, I'm sure landlords are considering their position, I am. This is going to add an additional unnecessary pressure to all the descent landlords.

Anonymous

6/13/2023 12:29 PM

Bringing in selective licensing will only bring the area down as it cause problems in achieving buy to let mortgages. Any professional

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buy to let purchasers or people who wish to become buy to let landlords will not have access to the funds in a selective licensing area. This will leave some of the bad landlords who are already in the area to buy at lower 'cash' prices.

Anonymous

6/15/2023 08:42 AM

This is not a good time to be looking to introduce additional burden on private landlords. Recent tax changes, new regulations and increased mortgage interests is already leading to many smaller decent landlords having to sell up. I think this will just add to the pressure and lead to problems with the housing market, empty homes and homelessness.

Anonymous

6/19/2023 06:15 PM

My business has recently been down valued as the valuation company described the West End as a " Less desirable area of Morecambe". Stop Lancashire County Council filling empty properties with 'undesirables' from out of the area. This could change the area.

Anonymous

6/22/2023 07:17 PM

Licensing has already been tried and failed if it did work you would not be trying to do it again. You say demand for property for rent is low. Properties are being advertised for 24hrs only at the moment and been taken off as rented straight away. You have compared La1 most affluent ward with la3 one of poorest wards. Not really a comparison. My property has gone from 170000 to 300000 on two years. Your property prices are out of date. You want landlords to tackle ash, but when landlord tries to evict through court, the council housing department tell tenants not to leave without the court eviction therefore council policy elongating the time line asb tenants in a property making hall for neighbours.

Anonymous

6/25/2023 12:07 PM

waste of time and money

Anonymous

6/30/2023 09:46 AM

My preference would be that if we as a professional landlord can prove we have management policies and processes in place the rate should be reduced significantly. From reading through the proposal is it clear it is designed for landlords with 1-10 units and not landlords with high numbers of units who professionally manage. What the Council need to be aware is if we have, as we will, well over 100 units this will have a detrimental effect on the return and we may need to increase the rent to cover the cost which isn't good for the residents.

Anonymous

7/03/2023 01:51 PM

What does the council thi k landlords will do to tackle antisocial behaviour? What's the definition of antisocial behaviour? All a

Landlord can do is evict tenants. Does the council want a mass eviction?

Anonymous

7/03/2023 02:44 PM

I live on the edge of the westend opposite a large house split into rented flats. The house is an utter disgrace. It's looks like a crack den and the tenants are antisocial. It should not be ok for the landlord to be making money while devaluing neighbours lives due to their poor choice in tenants. I'm trying to sell my house to move away from this disgusting situation that some landlords chose to inflict on decent people.

Anonymous

7/03/2023 04:24 PM

This is a social issue and not the responsibility of landlords to police their tenants. It is their responsibility to look after the property and evict should the tenant not comply with this. The issues mentioned are not exclusive to the West End if Morecambe so why is this the only area being targeted? Discrimatary against the good people of the West End who can afford it the least.

Anonymous

7/04/2023 12:19 AM

Just sounds like excuses for landlords to raise rents, something that folks round here cannot afford. Maybe focus less on giving planning permission for student flats. Expand noise controls in residential areas.

Anonymous

7/11/2023 09:33 AM

I cannot believe you have singled out the poorest people in the area for rent increases, which are bound to happen if this ill-thought-through stealth-tax scheme happens.

Anonymous

7/13/2023 09:48 PM

selective licensing automatically gives the wrong impression, mortgage companies wont lend, insurance increases considerably, morecambe is on the way up ,it does not need taking backwards by an idea that was ditched years ago , you already have the powers to enforce everything suggested above so why label it as deprived and cause less investment, it makes no sense and will not improve housing conditions . this is just a money grab with no benefit to tenants or landlords, its another £600 knocked off the ever dwindling maintenance budget ,i personally will just be doing essential maintenance not home improvements as i would normally do and I'm sure many others will do the same, stop penalising the very people who are providing a good service , yes there are rogues but most of us are not,its beginning to feel like discrimination

Anonymous

I think this is a great idea. Landlords need to take much more

7/14/2023 02:37 PM

responsibility for the tenants in their properties. Too many are happy to take the rent and leave the tenants alone, regardless of the effect on others living in the area. This has a detrimental effect on the whole area.

Anonymous

7/14/2023 06:07 PM

There needs to be suitable consequences AND action, taken jointly with landlords and authorities, including the police

Anonymous

7/15/2023 02:10 PM

As above, this is a dreadful idea and I do not see the reason for it whatsoever. It will not improve the area, will not make a difference on the fact that some landlords are rouge landlords and only penalises the good landlords more. Instead you should implement a qualification that all landlords must take in order to manage their own properties and if they don't do it, they should have to hand their properties to an agent. We as agents are fined if we do not follow code of practise but it seems that rouge landlords fly under the radar for often years with little to no action yet agents and good landlords are punished with unnecessary licensing because of the bad landlords actions.

Anonymous

7/19/2023 12:06 PM

This is just a council scheme designed to print money. It won't achieve any of its objectives, it will actively punish good landlords and leave them unable to continue essential works, and I oppose Councillors wasting my council tax money on it. Furthermore, it is not under the remit of the council to manage antisocial behaviour- that is directly the concern of the police force.

Anonymous

7/19/2023 03:05 PM

As above. This scheme should cover all of the rented properties in the Lancaster City Council area

Anonymous

7/20/2023 12:13 AM

Insurance will increase. Bank lending cost will increase. Entry level housing cost will increase. The idea needs to be scrapped.

Anonymous

7/20/2023 02:59 PM

The crux of it isn't anti social behaviour, my own concern would be affordable housing whether that be council housing or through private landlords. In my opinion more council owned properties would take away the need for additional licensing.

Anonymous

7/20/2023 10:09 PM

Additional licensing will drive out smaller private landlords from the market reducing the number of quality affordable lettings in the area resulting in increased pricing and more difficulty for tenants looking to

secure an affordable let.

Anonymous

7/23/2023 10:19 AM

Like I said above what service will landlords get for this registration if the answer is nothing then council will be punishing the good landlords for the sake of a few bad ones

Anonymous

8/11/2023 07:10 PM

As already mentioned - the laws, regulations etc are already there to sort out anti-social behaviour, etc but the authorities, including the council, have no real appetite to resolve it. This will be just another tick box exercise, paid for by landlords, so the council can pretend they're doing something.

Anonymous

8/14/2023 05:43 PM

PRS isn't just your issue here. Education, lack of jobs lack of police lack of pride landlords can't be held accountable where I agree there are rogue landlords who need tackling, the majority of landlords are good. Unfortunately morecambe has degenerated and got worse in the last few years but LCC have played a huge part in this by taking the mobey and developing lancaster I m to a university city rather than having any interest in capitalising on morecambe beautiful views and injecting money for tourism to create growth and jobs

Anonymous

8/15/2023 07:53 PM

Withdraw the proposal and engage with communities, Police and social services. Landlords do not rule individuals lives and tenants have the inalienable right to a private home life, what you're proposing takes that right away and places an onus on Landlords to decide what tenants do in the privacy of their own dwelling - shame on LCC

Anonymous

8/18/2023 06:43 PM

The problem isn't about landlords. The problem is the tenants. Maybe you should license them

Anonymous

8/19/2023 09:50 PM

These are already requirements, just ensure people abide by them. Fund the governance of it by fining wrongdoers. This scheme will financially penalise good landlords who already meet the standard / this cost will have to be passed onto tenants.

Anonymous

8/23/2023 10:39 PM

How are landlords supposed to know if their tenants are causing antisocial behaviour? antisocial behaviour tends to occur in areas of multi deprivation because of poor mental health, alcohol and/or drug abuse, or boredom. licensing will not address this.

Anonymous

8/30/2023 12:15 PM

See above comments

Anonymous

8/30/2023 07:04 PM

Private landlord opposite me lives on a farm but rents his big property out into 3 flats which is full of drug addicts and prostitutes and dealers, windows constantly smashed - 9 times in last couple of years, door being kicked in by dealers or police. Anti social behaviour late into night and sex work from flat with them going in and out. Landlord doesn't care when local residents ask him to house better tenants or evict trouble causers

Anonymous

8/31/2023 05:29 PM

Crime and anti-social behaviour is a symptom of low investment,dislocation from power and inequality

Anonymous

9/15/2023 08:47 AM

The scheme is a bad idea. The mechanism to visit problem properties by LCC and The Police and other government bodies such as social care already exists. You should have better communication between these bodies to allow action to be taken where it is needed, instead of this broad brush licensing scheme approach. This is an admission by LCC it has failed to tackle the problem properties. How many people are employed by LCC directly to visit problem properties and resolve issues.

Anonymous

9/16/2023 02:06 PM

You could very easily punish the wrong people and push rents up making life harder for tenants and landlords alike.

Anonymous

9/16/2023 02:09 PM

no comment

Anonymous

9/16/2023 02:22 PM

Stop the war on landlords

Anonymous

9/16/2023 03:27 PM

Drugs dealing and use is open and the more visible the council is the more likely it is that this will be tackled by the police

Anonymous

9/16/2023 03:32 PM

Again why just this area. Bare has huge anti social behaviour issues from tenants and families as has central Morecambe.

Anonymous

9/16/2023 04:40 PM

Tenants in West End don't seem to care about their housing. Leaving rubbish overflowing and smells of drugs from properties. It makes raising a family here difficult and is embarrassing when people come

to visit. West End could be, and should be, a beautiful place to live. If licensing will promote this then I 100% agree with the decision. Rent controls should be considered too, the cost of renting a small flat is astronomical.

Anonymous

9/17/2023 08:24 AM

Landlords and council should responsibility for the property and general upkeep and appearance and tackle tenants who are behaving unacceptably

Anonymous

9/17/2023 12:14 PM

When I moved to the West End, one of the things I checked was crime rates, and it was no worse, and in some cases better, than some other areas of Morecambe. It has a reputation that it doesn't deserve. I have lived here for a long time now, and have only a few times been personally aware of anti-social behaviour - less than when I lived in Lancaster, which is much less friendly. The money you raise from licensing would be spent on administration of the scheme. I don't see that there would be any practical benefit to the community.

Anonymous

9/17/2023 01:49 PM

suitable penalties need to be enforced for landlords who breach the licence conditions

Anonymous

9/17/2023 01:58 PM

Leave tenants and landlords alone.

Anonymous

9/18/2023 08:25 AM

As our tenants are all Adults with a learning disability and are referred by Lancashire Social Services we do not take references nor do we take a deposit. We operate below the HMO registration number as our properties are between 3/4 tenants. We do comply with the majority of the areas that your have raised in your questionnaire as a we consider it as a matter of providing good housing for our tenants. It isnt clear wether or not you would include Supported living units within your registration but as already stated if you were to this would add a financial burden to our charity. Perhaps a waiver of fees could be considered for our type of unit. Given that there is reported a national shortage of housing and that landlords are selling due to increased mortgage rates I have to question the councils reasons for considering implementing any licensing schemes at this time. As already stated this would impose a financial burden on us as a small charity. We would have to consider our continuation in providing houses and should this be a negative outcome this would leave 18 tenants without a home.

Anonymous

This should also apply to council properties and property that their

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9/18/2023 09:21 AM

tenants are in receipt of benefits, the council should pay these landlords directly to ensure payments are given to the landlords giving them protection. The council should also support landlords that are willing to rent their properties to individuals that receive housing benefit.

Anonymous

9/18/2023 10:57 AM

Prefer to have professional landlords that want to provide homes not DIY landlords that see the home as their 2nd house and hav enough interest in comfort of tenants or their privacy

Anonymous

9/18/2023 11:57 AM

Parking in the local area is terrible and with a commitment from the council to stop licensing new HMOs breached, it's only getting worse. How does licensing address this issue, and will the council re-commit to not license new HMOs in the area as previously stated?

Anonymous

9/18/2023 12:17 PM

See above

Anonymous

9/18/2023 05:01 PM

Tenants should maintain good personal standards of behaviour and hygiene. They should control their children, restrict dog ownership and if they do not work they should not be antisocial to those owner occupiers that are employed. HMOs run the risk of over saturating the area with increased population and therefore overloading facilities such as Health Centres. The Council should ensure that there are enough school places, green spaces, Drs surgeries and parking before increasing the number of people living in an area. Parking is now very difficult around this area because of new developments, built without any parking spaces. Landlords should be interviewed to assess their suitability for the responsibility of owning and managing properties.

Anonymous

9/18/2023 06:12 PM

Firstly there is no need to make private renting more attractive in the area because the housing situation is dire at the moment and people are less so driven by their attraction to properties but more by necessity. Landlords may pass licensing costs into tenants until the renters reform bill is introduced (no sign of that yet).

Anonymous

9/19/2023 03:56 PM

Land lords need to check on the scruffs who live in these houses and don't give a toss about how they look after them. Multi occupancy, drugs , large fogs , fly tipping and anti social behaviour goes on every single day and nothing is done about it. The owners need to tidy their property it's a scruffy mess and looks a awful and it's not fair for people like me who look after their home to have to live near these



people.

Anonymous

9/19/2023 07:25 PM

Hopefully you will follow up on it not just put in to place then do nothing like the new electrical rules put in to place but no follow ups

Anonymous

9/19/2023 09:56 PM

We need to reassess our ideas and values about tenants, rented properties and home-ownership. Not living in and owning your own home should not be seen as a social stigma. It never used to be in this country and certainly still isn't in the rest of Europe and beyond!

Anonymous

9/20/2023 02:43 PM

Stop trying to make money its the tenant will be the one that end up paying or having to find new homes. I work in rented houses all day long you don't need a license to know if a landlord is good or bad you have the power now to deal with bad ones now . the tenant can always move out if they are not happy Landlord do not have any power to deal with any social behave lots are old age. are you expending them to go round and ask them to turn down there music?

Anonymous

9/20/2023 04:15 PM

It's an excellent step forward to clear up the poorly maintained properties in the West End

Anonymous

9/20/2023 10:09 PM

Some landlords need help and encouragement to continue to carry on charging low rent, not make it harder and more expensive to carry on, otherwise this will make renting good properties harder to find and a lot more expensive for lower income families , how will this help us ?

Anonymous

9/21/2023 10:19 PM

Re check all epc as mbp obviously got 1 done at a cost to get false rating for this property, basement flat along sandylands and apparently a c rating even though no insulation on outside walls draft it terrible so can't put heating on as just cools down so quick. And re check fire certificates and logs as for 2 years alarm system not tested on 2 year check they tested 3/4 of the property even though we were all in

Anonymous

9/22/2023 07:23 PM

All above would be good if council provide enough staff to enforce it as they don't with dog wardens and massive nuisance issues with dogs of lead and messing everywhere even they say no time to leave office with all paperwork they have to do

Anonymous

9/26/2023 01:00 PM

Making landlords responsible for anti social behaviour is absurd and is clearly the council trying to pass on their responsibilities. Should landlords be the anti social Police? We are already border control having to do right to rent checks now we have to be Police as well?

Anonymous

9/26/2023 06:44 PM

None more to add.

Anonymous

9/27/2023 06:19 AM

It's just another stealth tax

Anonymous

9/27/2023 03:58 PM

Entered these comments In the last section but perhaps they should be here instead? For completeness, I'll repeat them: There needs to be more scrutiny of licensing for holiday lets (e.g. AirBnB) with regards to noise, nuisance and particularly parking. These are particular problems especially at weekends in the West End when properties are let to large numbers of guests who all arrive in separate cars, swapping the local areas. It is our observation that these properties have not provided their own parking and inconvenience local residents as a result.

Anonymous

9/28/2023 10:29 AM

I do have property which is a commercial building in the surrounding area. We are looking in the future of purchasing further properties within Morecambe. I can honestly say the selective licensing will make me think twice regarding purchasing property as from what I have read you are wanting the landlords to take full responsibility of the Adults which live in the properties with no help from public services! I honestly believe licensing will decline the area rather than enhance Morecambe which is what we all want.

Anonymous

9/28/2023 10:40 AM

Landlord have no legal power to influence antisocial behaviour. There is no support from police due to data protection to let landlords access to tenants record to use them in courts for eventual eviction. In many cases people with antisocial behaviour live with kids and eviction with create even bigger problem and cost for council

Anonymous

9/28/2023 11:17 AM

The tenants and police should be responsible for antisocial behaviour. Its not the landlords fault and we should not be punished. Properties will not increase in value but decrease. No one will want to buy flats that have extra charges added to them. HMOs are needed as people can't afford other properties.

Anonymous

9/28/2023 01:39 PM

Landlor will just out my rent up can't afford as it is leave alone  
habdgreat landlord 5 years no problem

Anonymous

9/28/2023 02:35 PM

Strongly disagree with the proposal and shocked that there is a lot of out of date data used for this - information has not been correctly advertised to landlords or property agencies

Anonymous

9/28/2023 04:39 PM

It is suggested that the council already has sufficient statutory powers to make poor/unscrupulous landlords carry out improvements to the properties they own/rent out. Hence I see no need or benefit to imposing a licensing scheme.

Anonymous

9/28/2023 06:29 PM

The adverting of this has been non existent. I only found out about as have many other landlords and letting agents at the last minute. Seems to be kept well under the radar. Why have the local press not run an article/pol on this from an unbiased position?

Anonymous

9/28/2023 08:33 PM

These proposals are unwarranted and unhelpful and will reduce the housing stock, increase costs to tenants as well as Landlords.

Anonymous

9/29/2023 04:10 AM

How would the landlords be protected from irresponsible tenants ? How would they be able to control antisocial behaviour or reckless attitude towards rented property ? Too many tenants don't care about property they live in or their surroundings. Dogs are let lose to foul around rented property, rubbish is not disposed of properly, smell of marihuana smoke seeps through neighbouring walls etc. The issue needs to be tackled both ways.

Anonymous

9/29/2023 01:43 PM

The introduction of license fees will result in a reduction in spending from the majority of already compliant landlords who want to improve their properties. The ultimate people to suffer from increased costs will be the tenants as any potential licencing costs will be passed on via increased rents. Also, the selective licencing model is allowing discrimination. Why is it allowed to 'selectively' target certain areas? if this was a serious proposal and not a foregone conclusion why not licence all rental properties within Lancaster City Councils boundaries? Increased potential revenue should allow for lower operating costs per property and thus proposed fees can be reduced to something more sensible like £49 per year per property.

Anonymous

A similar scheme was introduced some 20 or 30 years ago by LCC

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9/29/2023 10:11 AM

but fell into disarray - only the council will be able to determine from their records why the scheme failed . But I repeat the policing of the community whether the standard of accommodation or the tenants should be the responsibility of the whole community and as such the cost of such a scheme born by the whole community . The penalising of private landlords to finance the system is derisory and unacceptable .

Anonymous

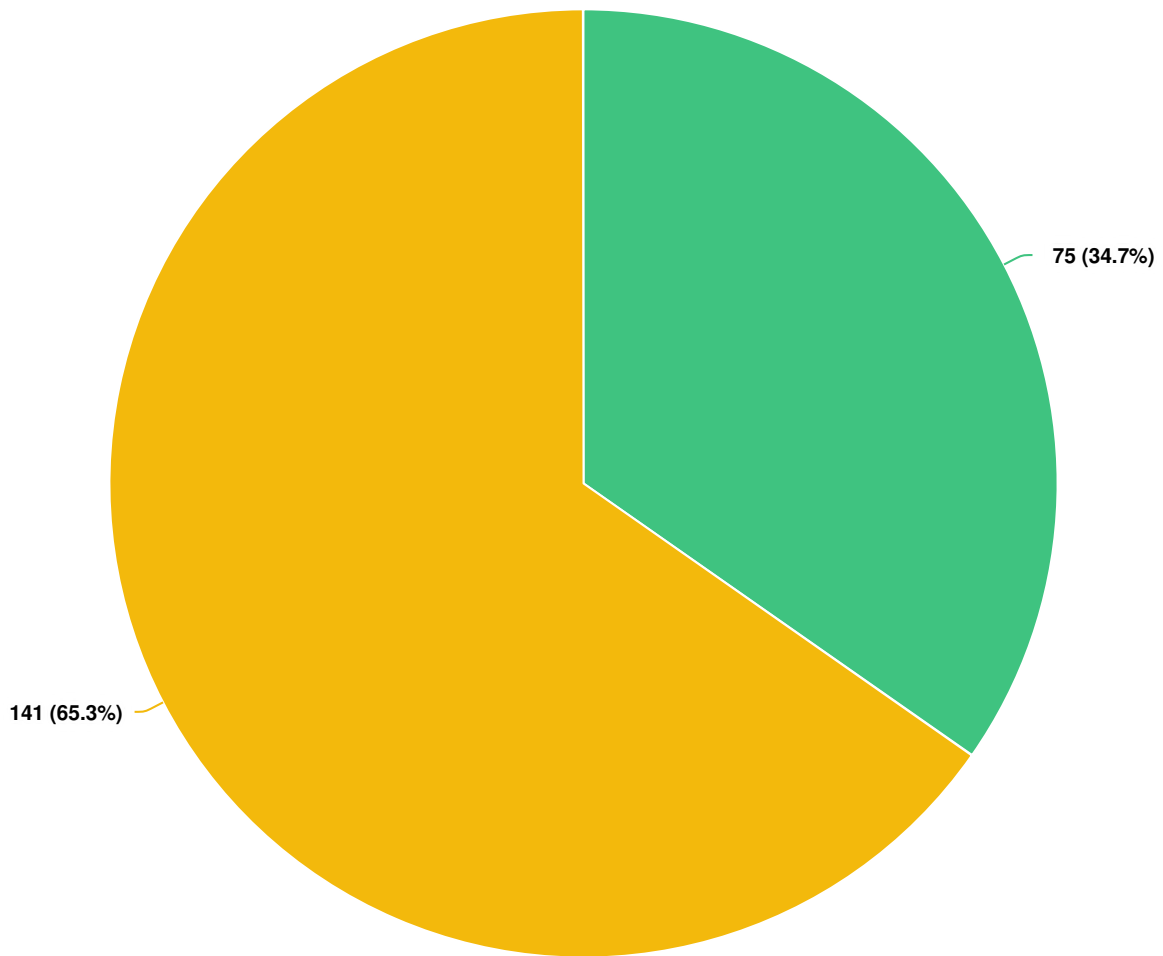
9/29/2023 04:03 PM

This is an unnecessary additional cost if you are already a responsible landlord

**Optional question** (93 response(s), 123 skipped)

**Question type:** Essay Question

**Q12** | About You - The following questions will help us to analyse and understand the questionnaire responses to ensure that they are representative of the local area. The information you provide will be kept confidential and only be used for this purpose...



**Question options**

- Tick if you are NOT a landlord or managing agent
- Tick if you are a landlord or managing agent

Mandatory Question (216 response(s))  
Question type: Dropdown Question

**Q13** | If you would like to be provided with feedback from the consultation, please provide your email address below. Your details will not be shared with any other third party and will be treated in the strictest confidence in accordance with the Data Protection Act

Anonymous [Redacted]  
6/02/2023 01:40 PM

Anonymous [Redacted]  
6/02/2023 06:27 PM

Anonymous [Redacted]  
6/02/2023 10:57 PM

Anonymous [Redacted]  
6/05/2023 10:45 AM

Anonymous [Redacted]  
6/06/2023 09:05 AM

Anonymous [Redacted]  
6/06/2023 09:13 AM

Anonymous [Redacted]  
6/06/2023 12:37 PM

Anonymous [Redacted]  
6/07/2023 06:00 AM

Anonymous [Redacted]  
6/08/2023 02:32 PM

Anonymous [Redacted]  
6/19/2023 06:15 PM

Anonymous [Redacted]  
6/20/2023 05:30 PM

Anonymous [Redacted]  
7/03/2023 01:48 PM

Anonymous  
7/03/2023 02:44 PM

[REDACTED]

Anonymous  
7/03/2023 03:33 PM

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Anonymous  
7/03/2023 08:28 PM

[REDACTED]

Anonymous  
7/07/2023 12:45 PM

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Anonymous  
7/11/2023 11:47 AM

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Anonymous  
7/14/2023 06:07 PM

[REDACTED]

Anonymous  
7/19/2023 02:55 PM

[REDACTED]

Anonymous  
7/19/2023 07:03 PM

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Anonymous  
7/20/2023 11:33 AM

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Anonymous  
7/20/2023 02:59 PM

[REDACTED]

Anonymous  
7/23/2023 10:19 AM

[REDACTED]

Anonymous  
8/15/2023 06:26 PM

[REDACTED]

Anonymous  
8/15/2023 08:03 PM

[REDACTED]

Anonymous  
8/16/2023 03:50 PM

[REDACTED]

Anonymous [REDACTED]  
8/30/2023 07:04 PM

Anonymous [REDACTED]  
8/31/2023 05:29 PM

Anonymous [REDACTED]  
9/16/2023 03:27 PM

Anonymous [REDACTED]  
9/16/2023 03:33 PM

Anonymous [REDACTED]  
9/16/2023 03:57 PM

Anonymous [REDACTED]  
9/16/2023 05:22 PM

Anonymous [REDACTED]  
9/17/2023 12:14 PM

Anonymous [REDACTED]  
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Anonymous [REDACTED]  
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9/18/2023 11:14 AM

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9/18/2023 11:35 AM

Anonymous [REDACTED]  
9/18/2023 11:57 AM

Anonymous [REDACTED]  
9/18/2023 12:05 PM



Anonymous [Redacted]  
9/18/2023 05:15 PM

Anonymous [Redacted]  
9/18/2023 05:44 PM

Anonymous [Redacted]  
9/18/2023 06:12 PM

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9/18/2023 06:20 PM

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9/19/2023 07:25 PM

Anonymous [Redacted]  
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Anonymous [Redacted]  
9/20/2023 10:09 PM

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Anonymous [Redacted]  
9/22/2023 07:23 PM

Anonymous [Redacted]  
9/23/2023 01:23 PM

Anonymous [Redacted]

9/24/2023 04:24 PM

Anonymous

[REDACTED]

9/25/2023 09:24 AM

Anonymous

[REDACTED]

9/26/2023 11:20 AM

Anonymous

[REDACTED]

9/26/2023 06:44 PM

Anonymous

[REDACTED]

9/26/2023 07:50 PM

Anonymous

[REDACTED]

9/27/2023 03:58 PM

Anonymous

[REDACTED]

9/27/2023 09:32 PM

Anonymous

[REDACTED]

9/28/2023 10:29 AM

Anonymous

[REDACTED]

9/28/2023 10:40 AM

Anonymous

[REDACTED]

9/29/2023 04:10 AM

Anonymous

[REDACTED]

10/01/2023 08:21 PM

**Optional question** (64 response(s), 152 skipped)

**Question type:** Email Question

**Q14** | Please tell us your residential postcode excluding the last letter (you will remain anonymous if you leave out the last letter of your postcode)

Anonymous

la4 4p

6/02/2023 01:10 PM

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Have your say : Survey Report for 02 June 2023 to 01 October 2023

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Anonymous LA4 6P

6/02/2023 01:30 PM

Anonymous LA14RA

6/02/2023 01:40 PM

Anonymous La4 4lu

6/02/2023 03:53 PM

Anonymous LA4 4Q

6/02/2023 04:32 PM

Anonymous CH65 4

6/02/2023 05:39 PM

Anonymous LA44H

6/02/2023 06:27 PM

Anonymous la4 4d

6/02/2023 10:15 PM

Anonymous LA3 1QZ

6/02/2023 10:57 PM

Anonymous LA32PF

6/03/2023 09:36 AM

Anonymous LA44J

6/04/2023 02:08 PM

Anonymous LA1 3E

6/05/2023 10:45 AM

Anonymous La31t

6/05/2023 03:15 PM

Anonymous La4 4q

6/05/2023 10:12 PM

Anonymous La4 4ld

6/06/2023 07:27 AM

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6/06/2023 09:05 AM

Anonymous la1  
6/06/2023 09:13 AM

Anonymous LA3 1Q  
6/06/2023 11:05 AM

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6/06/2023 04:53 PM

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7/11/2023 07:52 AM

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7/11/2023 02:34 PM

Anonymous La4 4jd  
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7/14/2023 02:37 PM

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7/14/2023 06:07 PM

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Anonymous LA3 1D

7/19/2023 12:06 PM

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7/19/2023 02:55 PM

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7/19/2023 03:05 PM

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7/19/2023 07:03 PM

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7/20/2023 11:33 AM

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7/20/2023 02:59 PM

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7/23/2023 10:19 AM

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7/25/2023 09:00 PM

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8/15/2023 03:16 PM

Anonymous La44rh

8/15/2023 06:26 PM

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8/15/2023 07:32 PM

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8/15/2023 08:03 PM

Anonymous LA4 4j

8/16/2023 03:50 PM

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8/18/2023 09:42 AM

Anonymous LA3 1SL

8/30/2023 07:04 PM

Anonymous LA45LW

8/31/2023 05:29 PM

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9/16/2023 11:15 AM

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9/16/2023 03:25 PM

Anonymous LA3 1s

9/16/2023 03:27 PM

Anonymous LA4 4L

9/16/2023 03:32 PM

Anonymous LA3 1TG

9/16/2023 03:33 PM

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9/16/2023 03:57 PM

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9/16/2023 04:06 PM

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9/16/2023 04:40 PM

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9/18/2023 10:57 AM

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9/18/2023 11:35 AM



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9/18/2023 06:20 PM

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9/18/2023 06:52 PM

Anonymous

LA4 4

9/18/2023 08:00 PM

Anonymous

La4 4dl

9/19/2023 09:36 AM

Anonymous

LA3 1J

9/19/2023 11:46 AM

Anonymous

la44l

9/19/2023 01:03 PM

Anonymous

La3 1q

9/19/2023 03:45 PM

Anonymous

La31t

9/19/2023 03:56 PM

Anonymous

LA4 4HS

9/19/2023 06:19 PM

Anonymous

LA4 4D

9/19/2023 07:25 PM

Anonymous

LA4 4JY

9/19/2023 09:56 PM

Anonymous

La3 1df

9/20/2023 11:27 AM

Anonymous

La3 1sh

9/20/2023 02:21 PM

Anonymous

LA3 1SA

9/20/2023 04:15 PM

Anonymous

LA44LP

9/21/2023 11:26 AM

Have your say : Survey Report for 02 June 2023 to 01 October 2023

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Anonymous La31dw

9/21/2023 10:19 PM

Anonymous LA4

9/22/2023 12:16 PM

Anonymous LA31T

9/22/2023 04:19 PM

Anonymous La31dw

9/22/2023 07:23 PM

Anonymous LA3 1DP

9/22/2023 07:49 PM

Anonymous La44p

9/23/2023 09:59 AM

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9/23/2023 01:23 PM

Anonymous LA4 4J

9/24/2023 04:24 PM

Anonymous La31fr

9/25/2023 09:24 AM

Anonymous LA31D

9/25/2023 11:34 AM

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9/25/2023 01:51 PM

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9/28/2023 01:39 PM

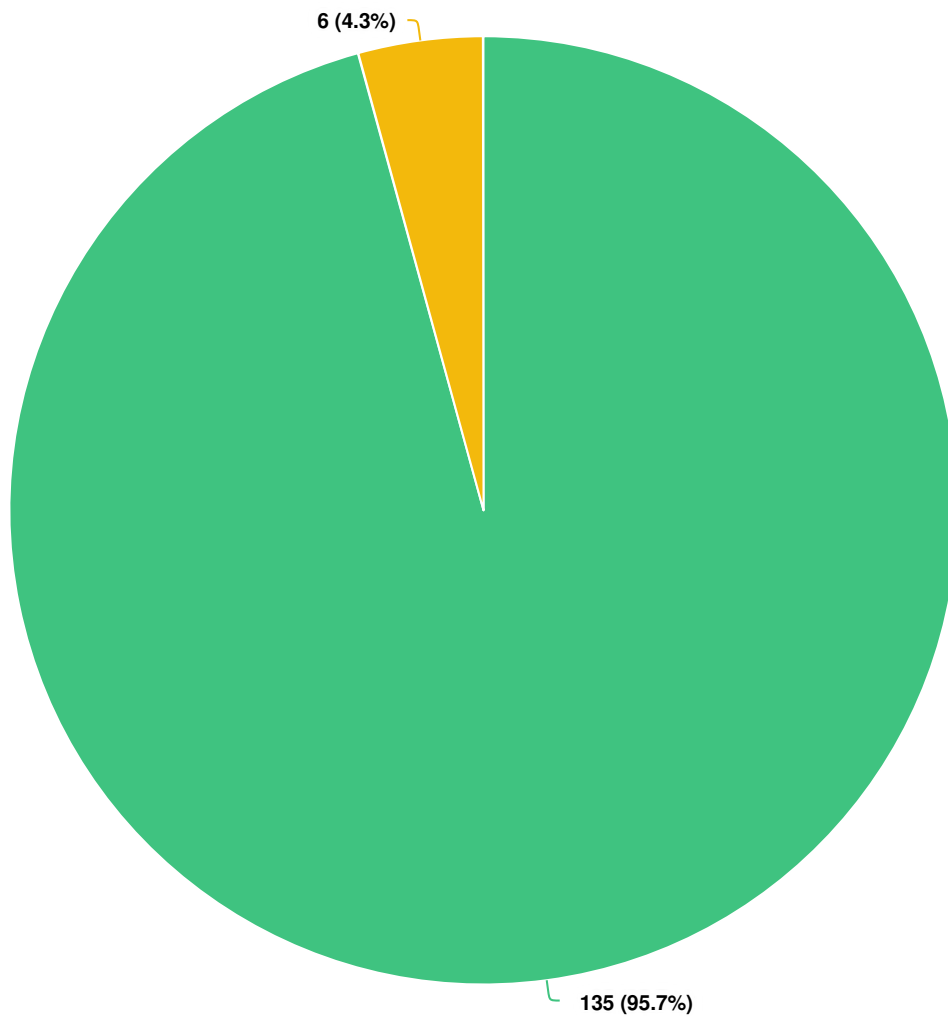
Anonymous LA4 4DL  
9/29/2023 04:10 AM

Anonymous La44ja  
9/29/2023 11:43 AM

Anonymous La3 2jq  
10/01/2023 08:21 PM

**Optional question** (134 response(s), 82 skipped)  
**Question type:** Single Line Question

**Q15** Skip the questions if you are Not a Landlords or Managing Agents

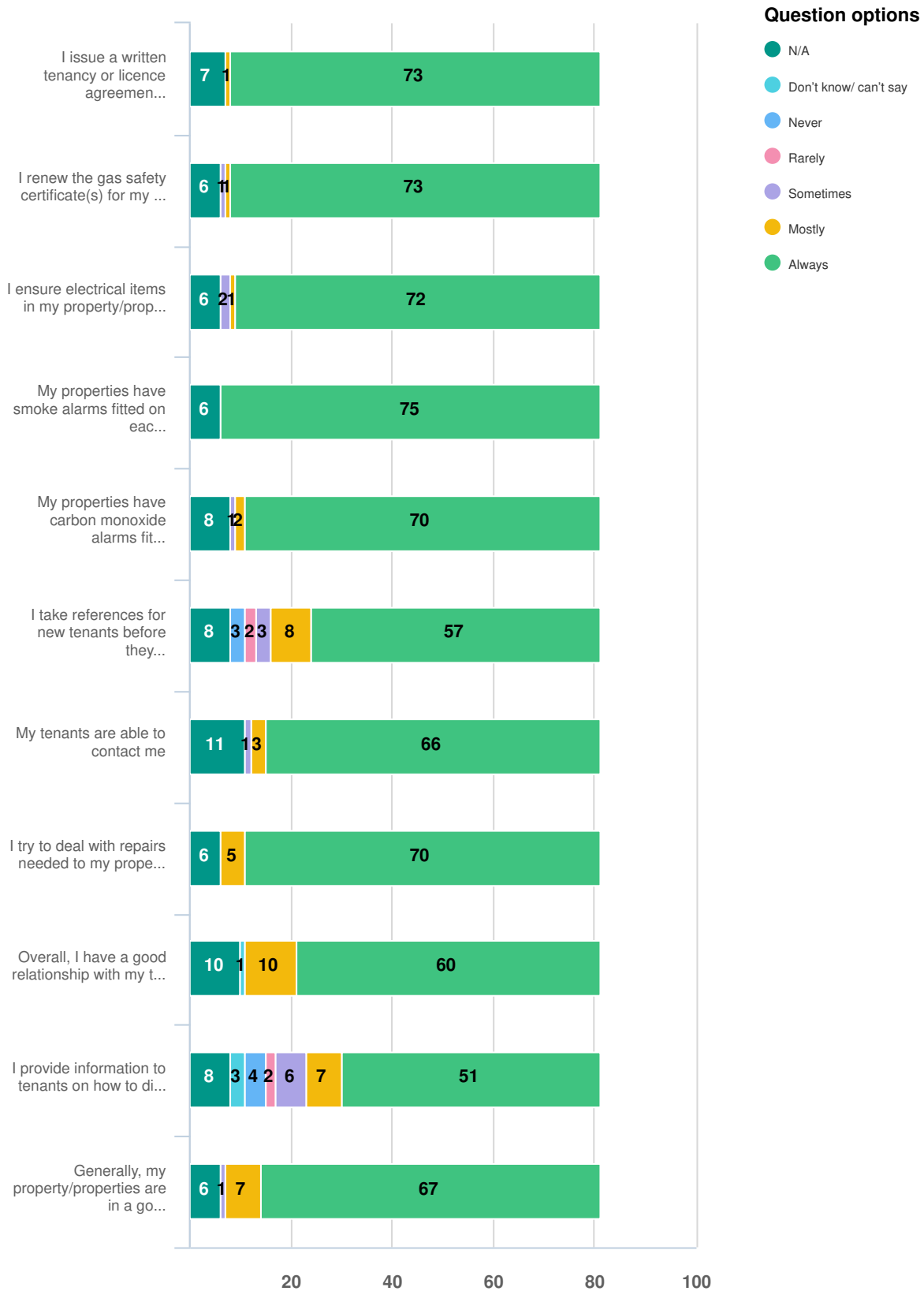


**Question options**

- No, I am a landlord or managing agent
- Yes please

Mandatory Question (141 response(s))  
Question type: Dropdown Question

**Q16 Please tell us more about the way you manage your property/properties:**



Mandatory Question (81 response(s))  
Question type: Likert Question

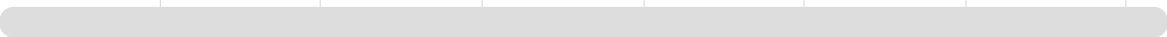
**Q16 | Please tell us more about the way you manage your property/properties:**

**I issue a written tenancy or licence agreement**

N/A : 7



Don't know/ can't say : 0



Never : 0



Rarely : 0



Sometimes : 0



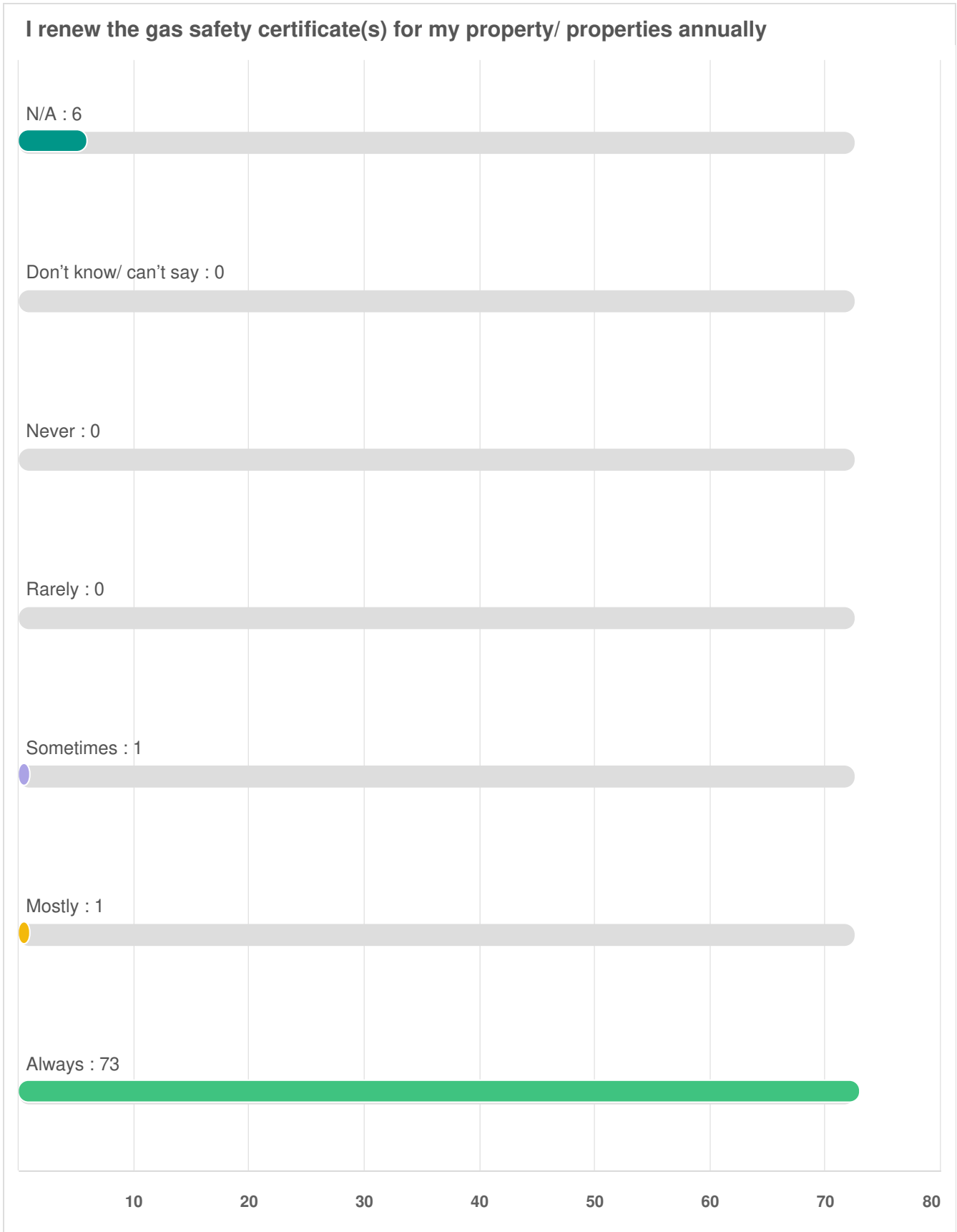
Mostly : 1



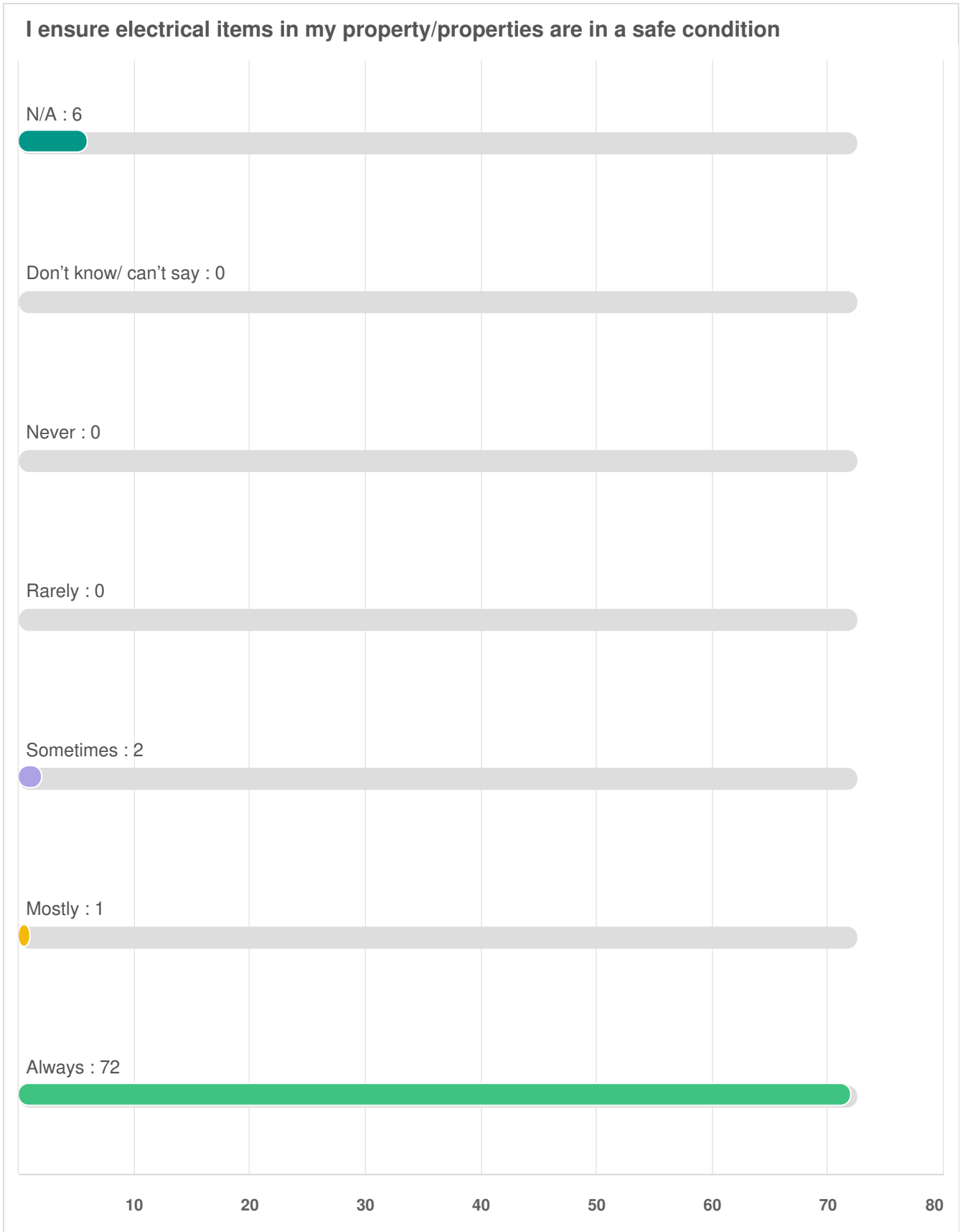
Always : 73

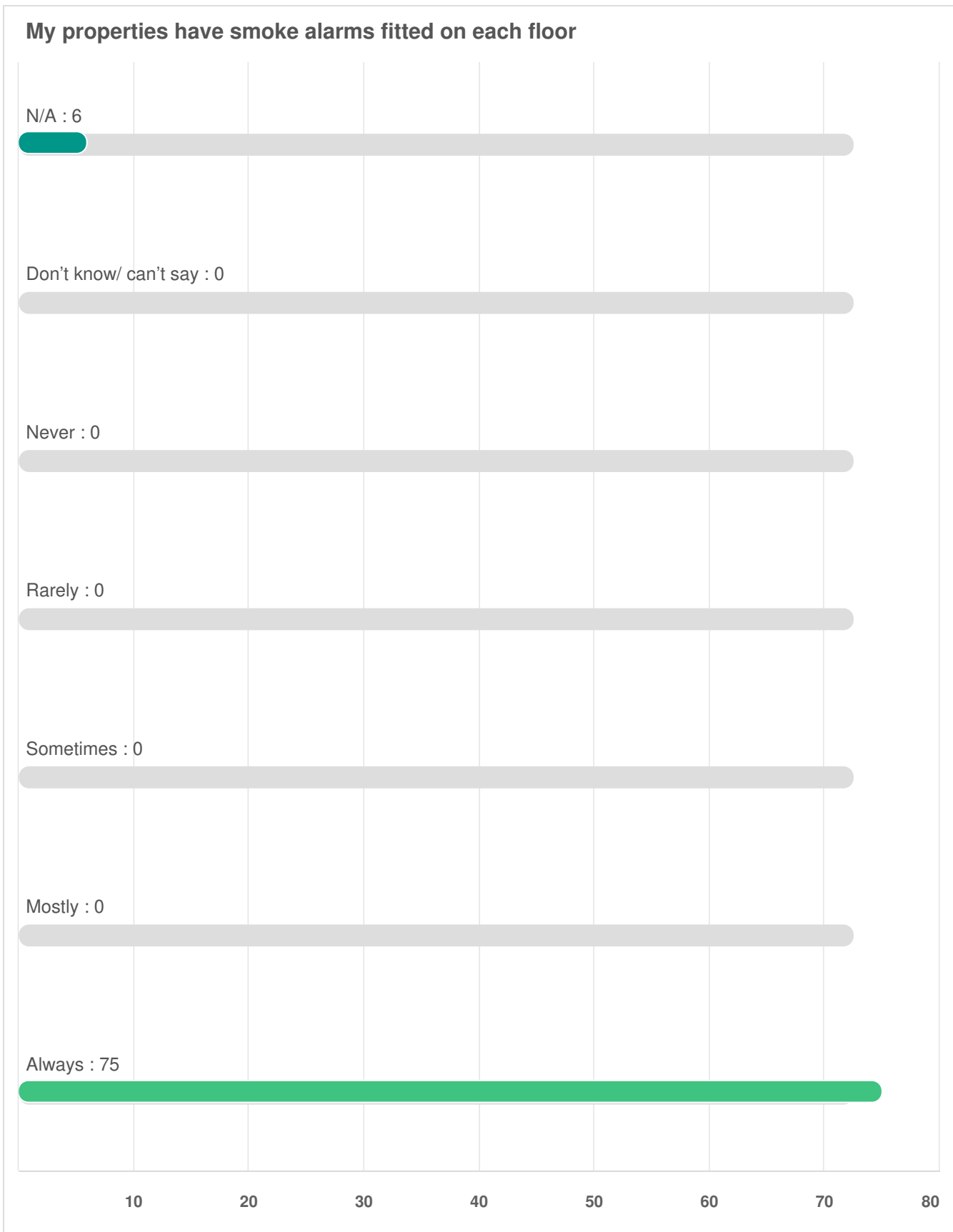


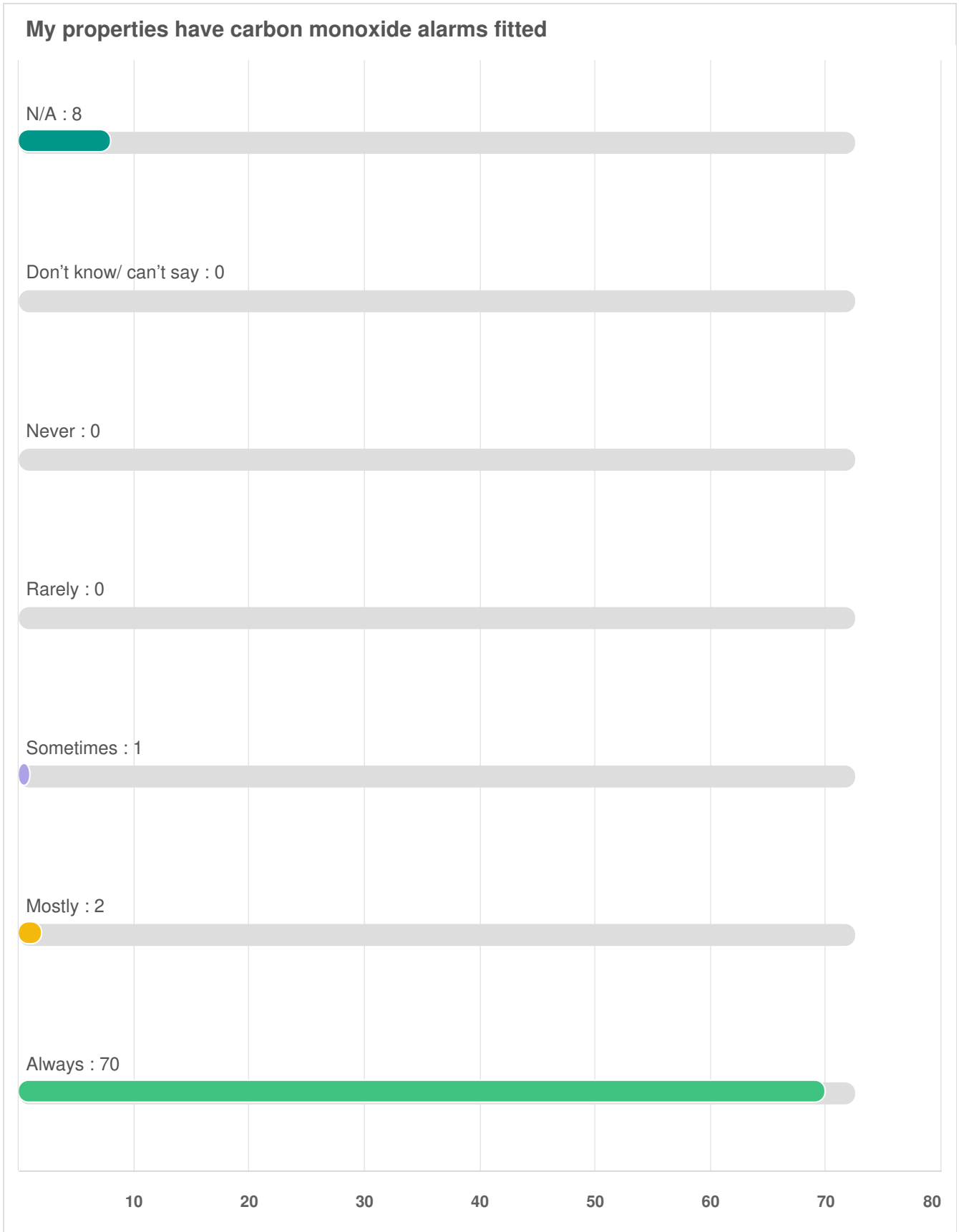
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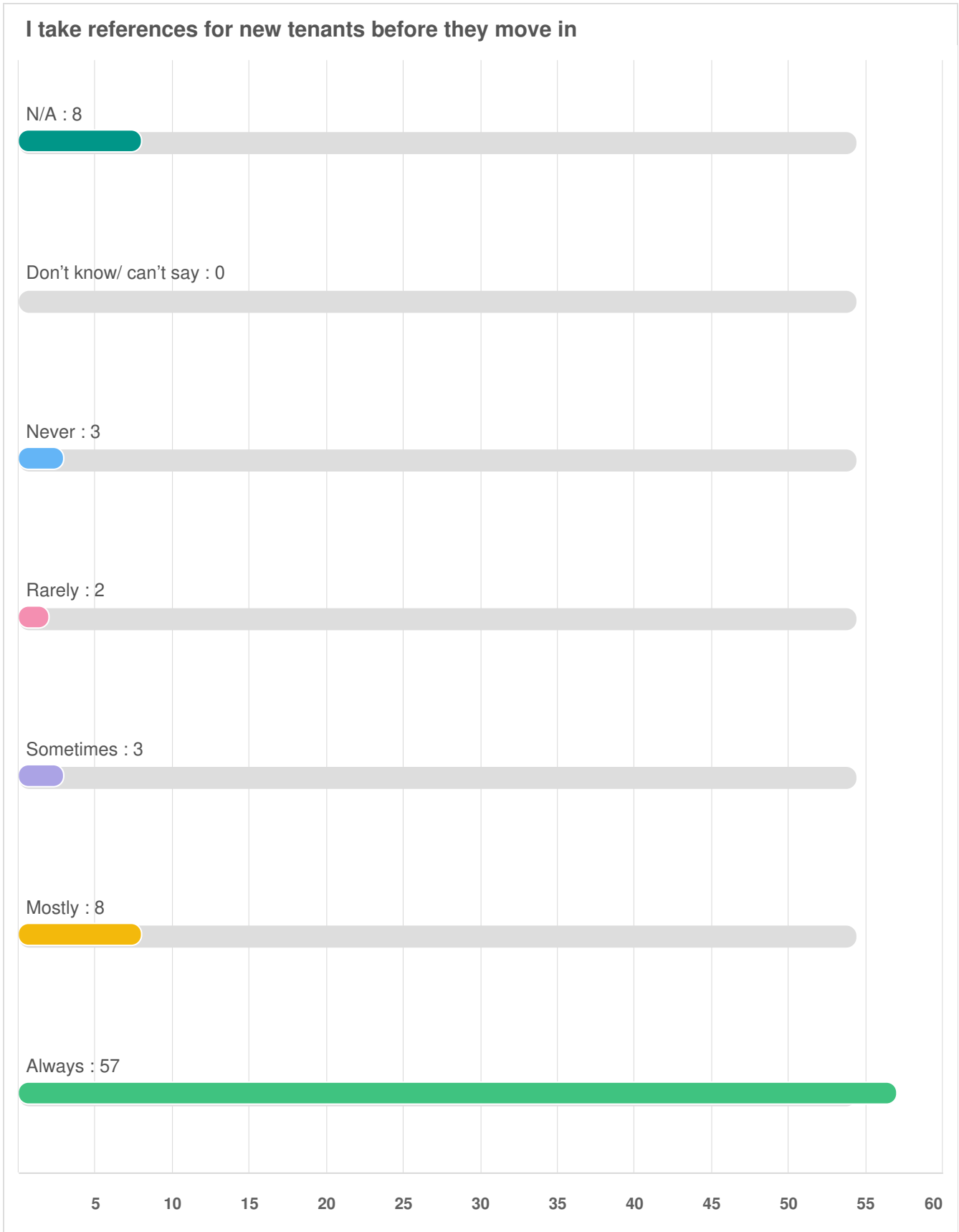


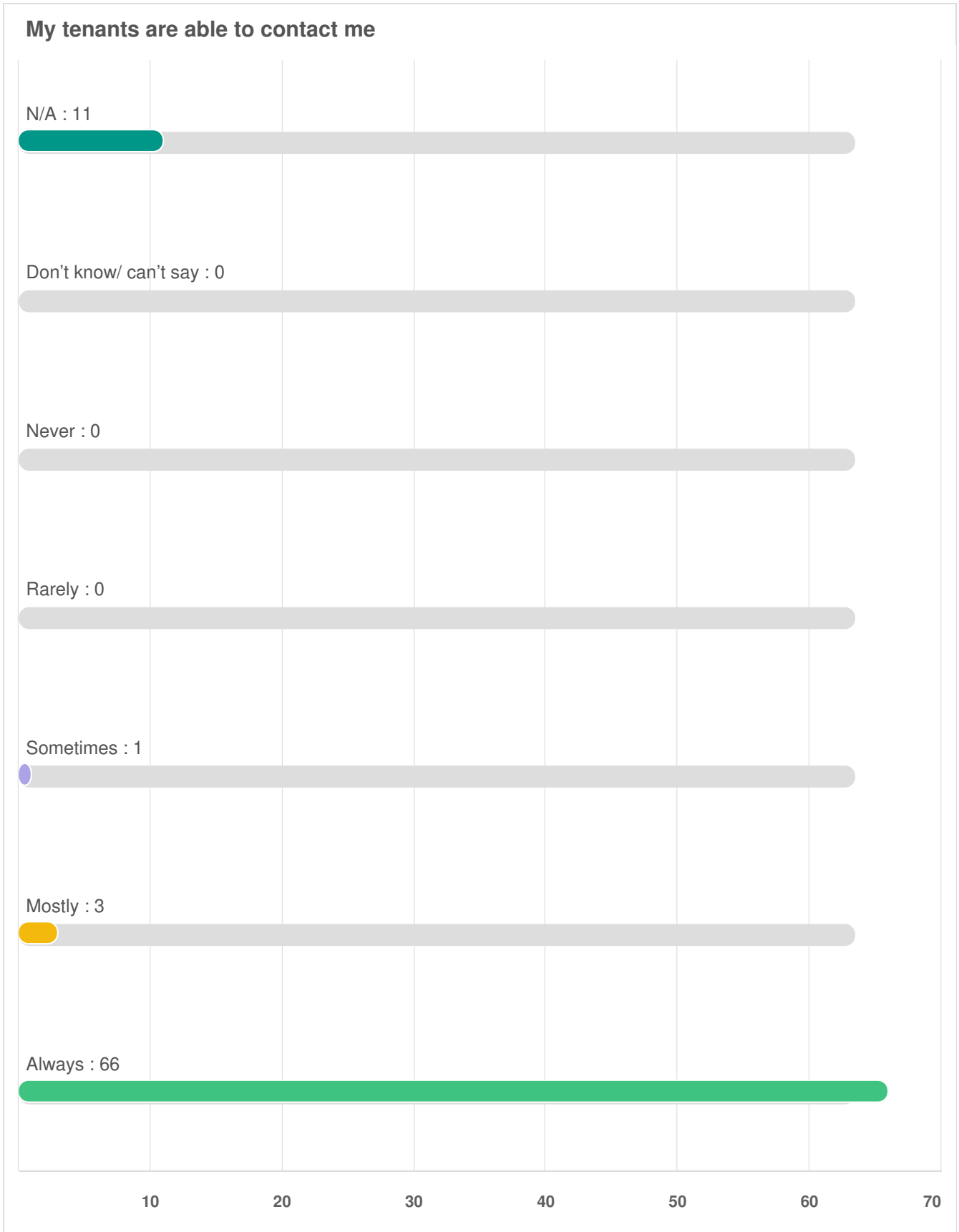


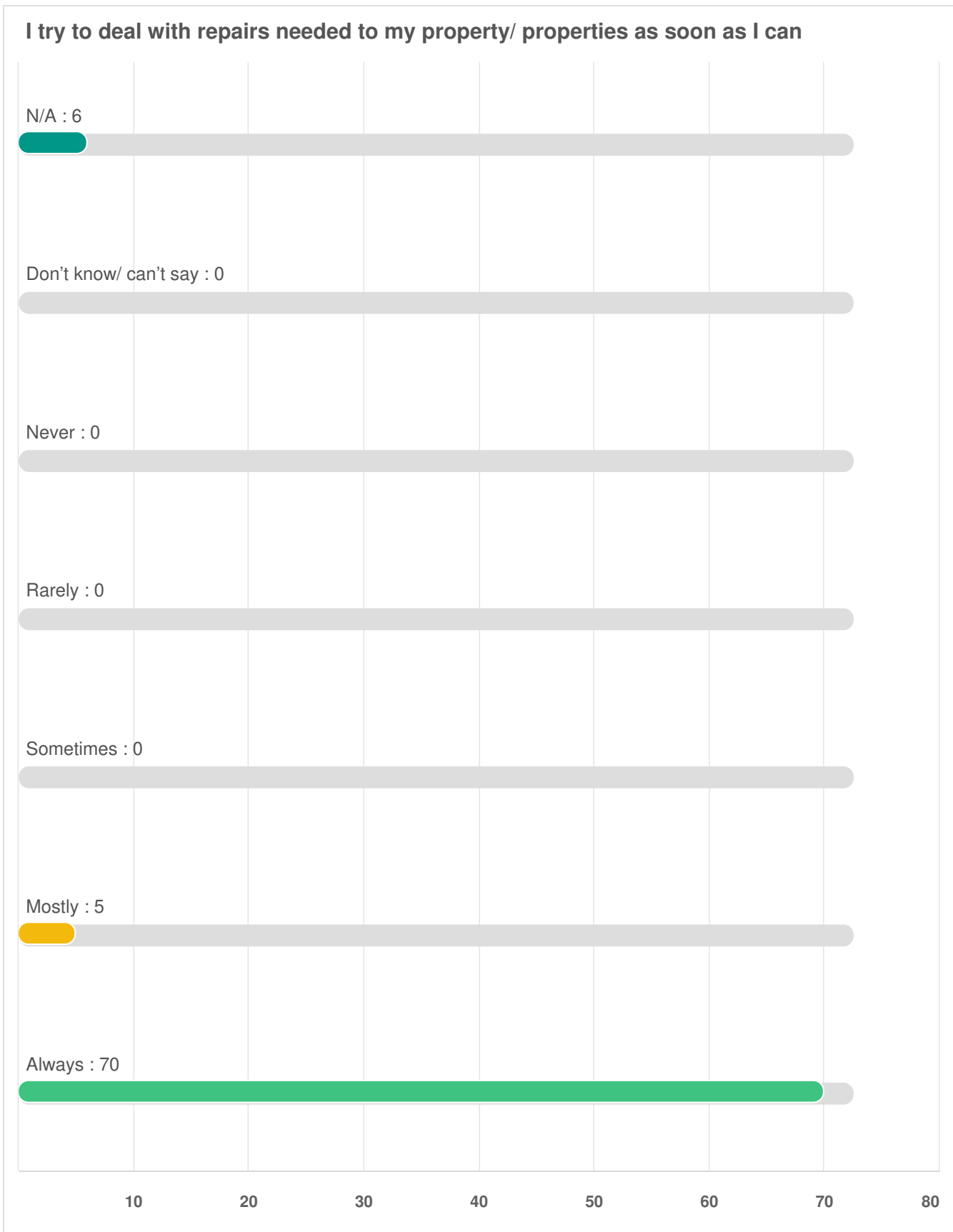


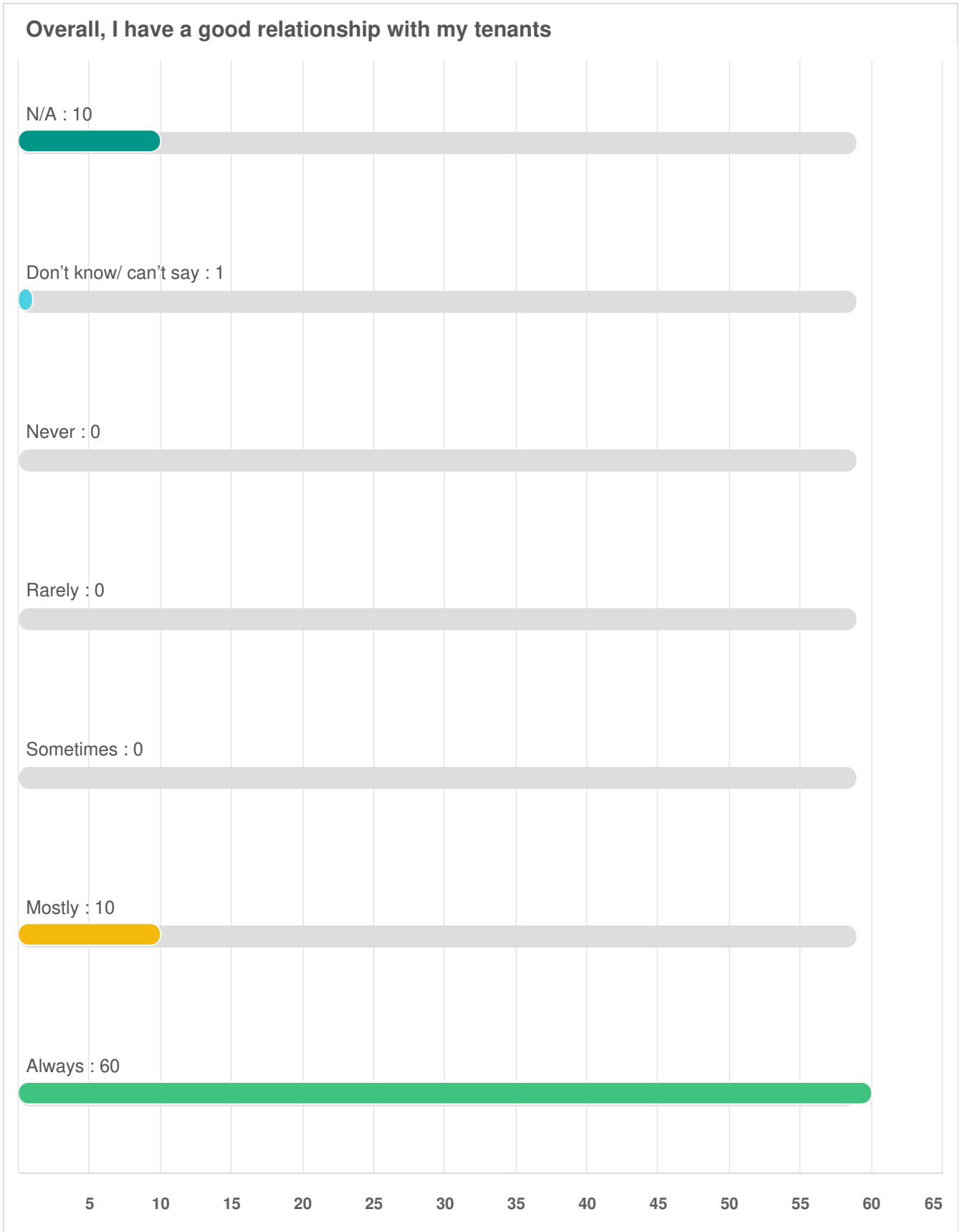




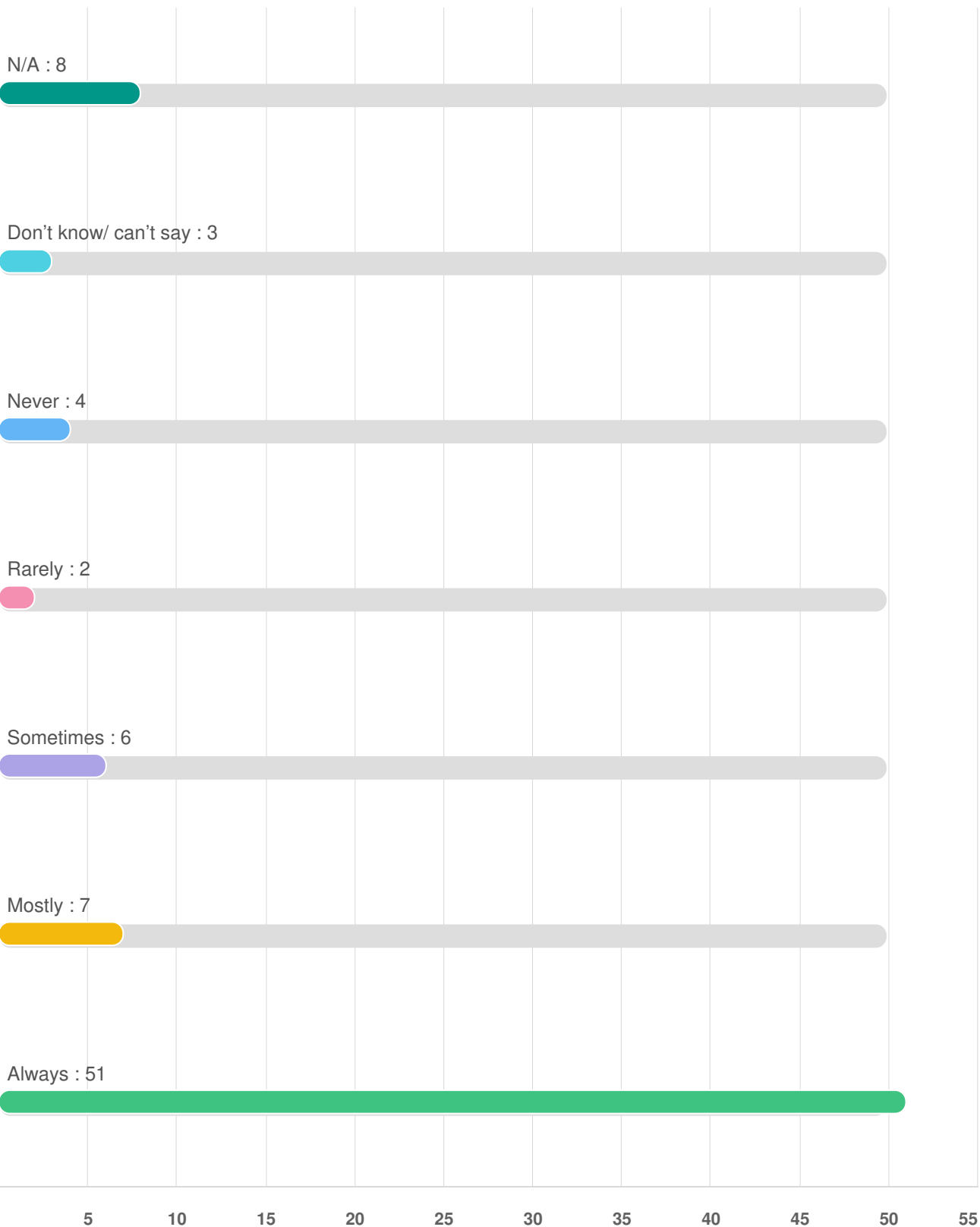




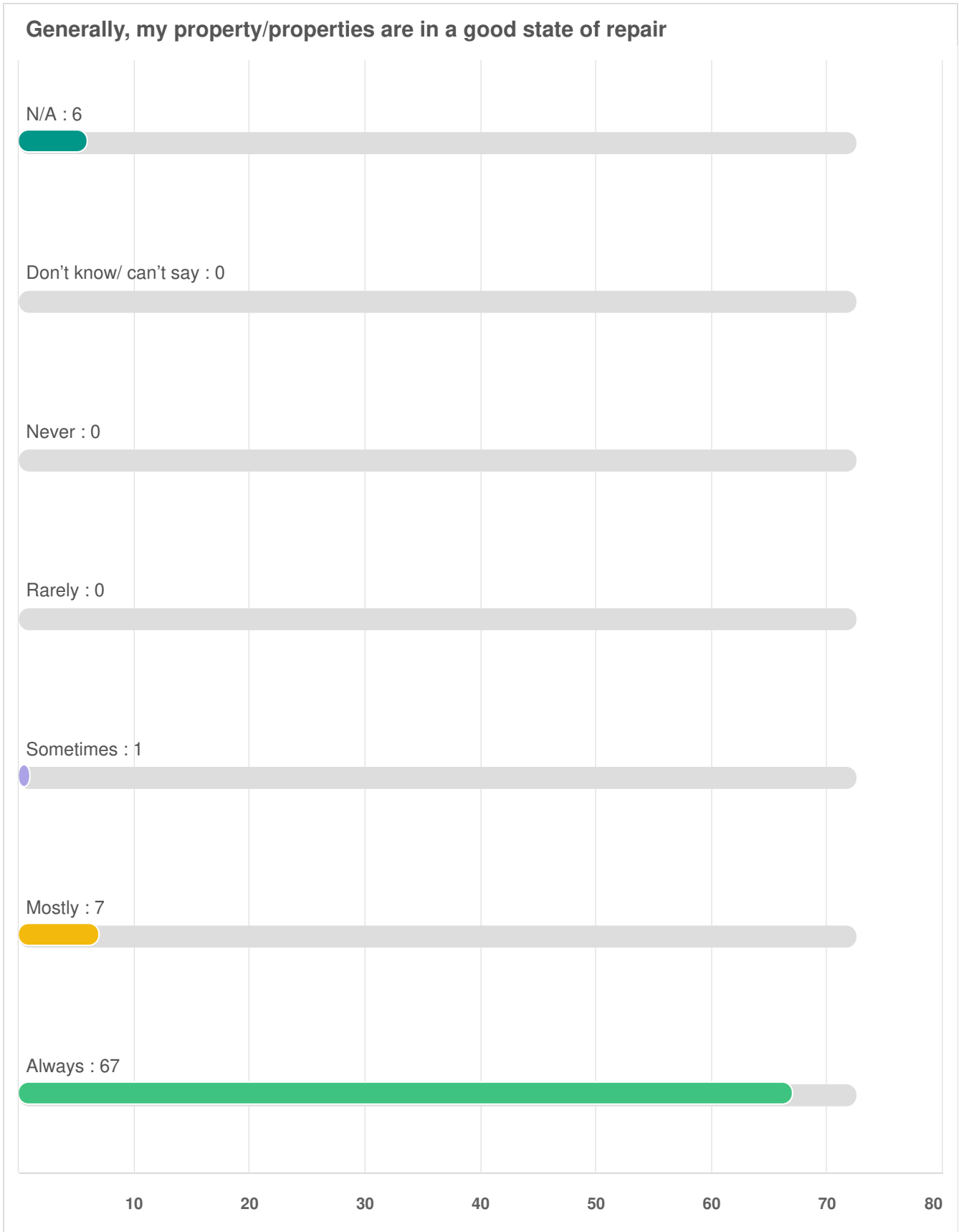




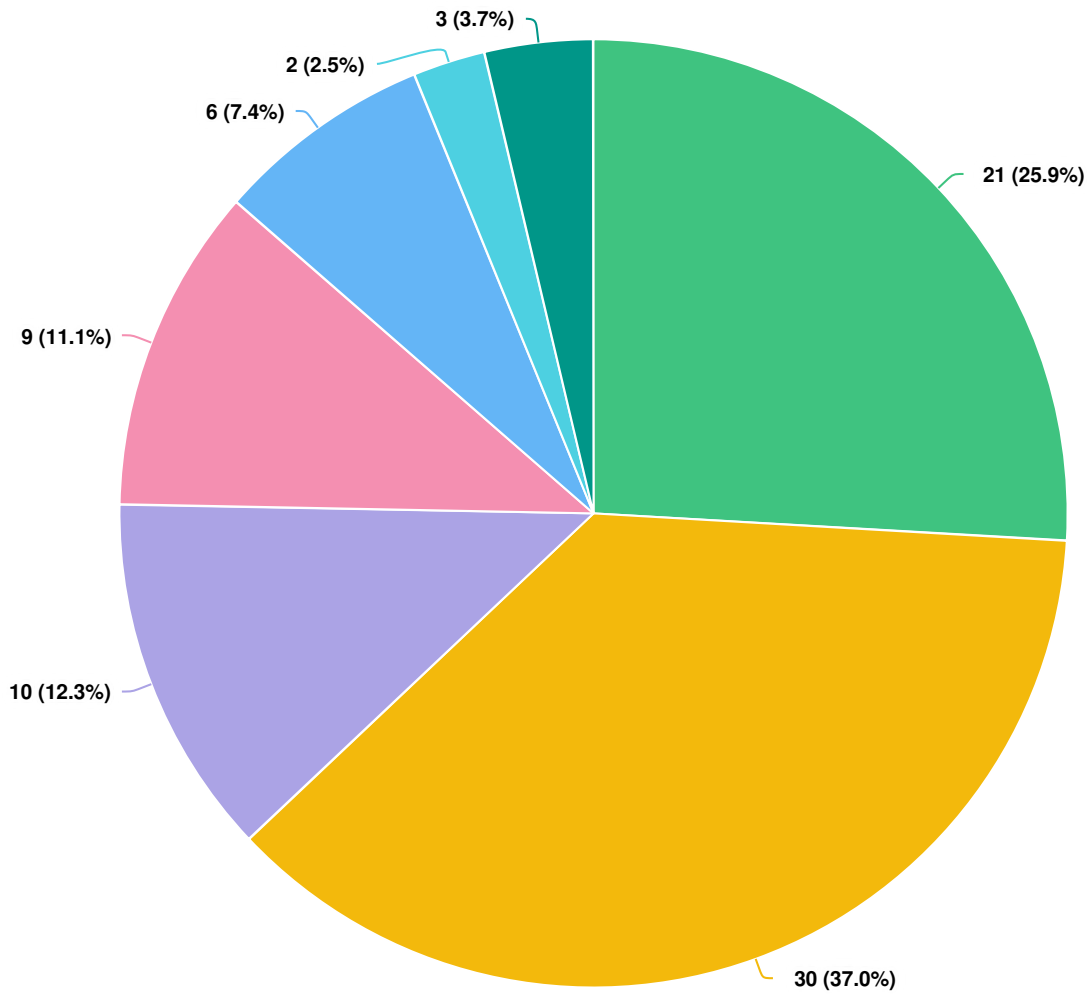
### I provide information to tenants on how to dispose of household rubbish and large bulky items







**Q17 | How many properties (HMOs/self-contained flats/family homes) do you rent out in Morecambe?**

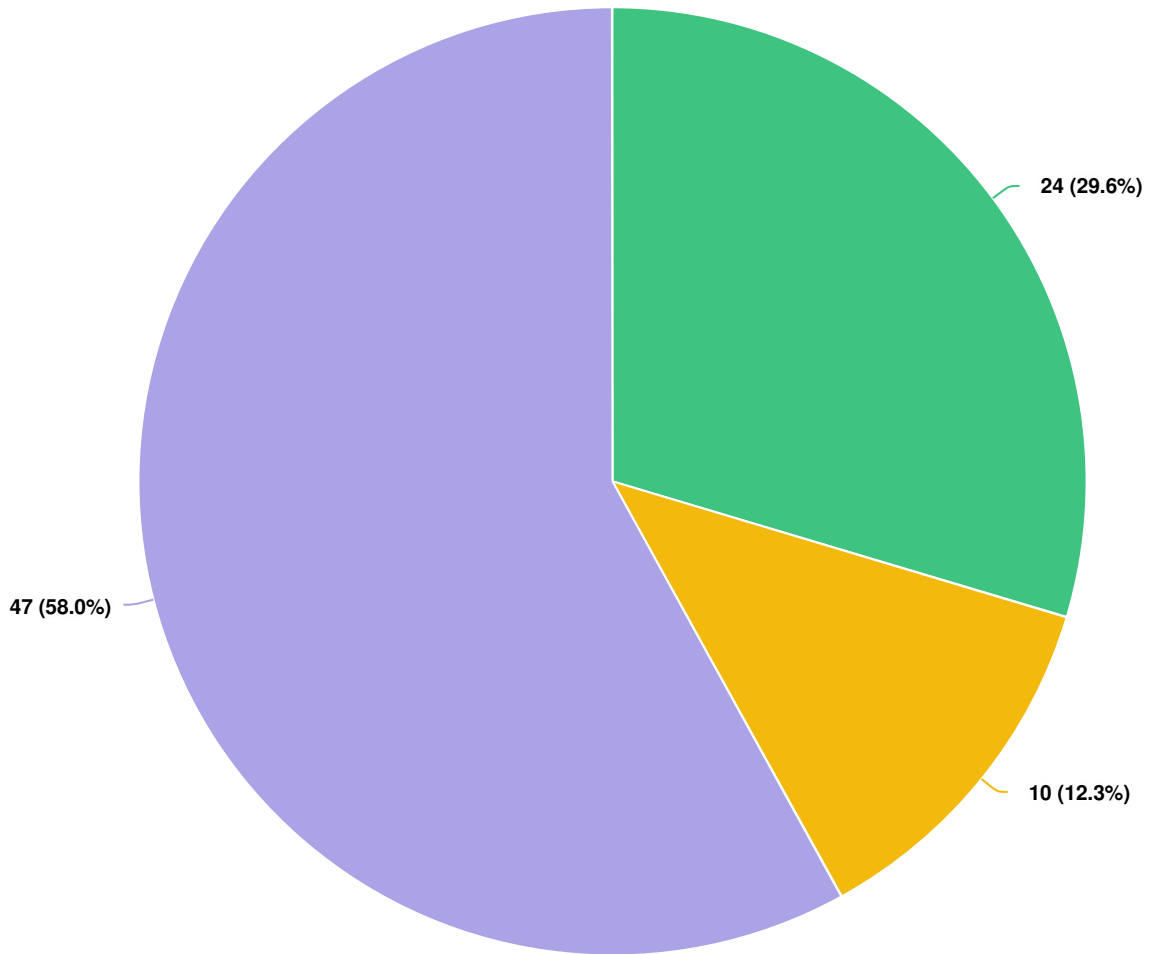


**Question options**

- 101 or more
- 51-100
- 21-50
- 11-20
- 6-10
- 2-5
- 1

Mandatory Question (81 response(s))  
Question type: Dropdown Question

**Q18** Are you a member of any landlord accreditation scheme?

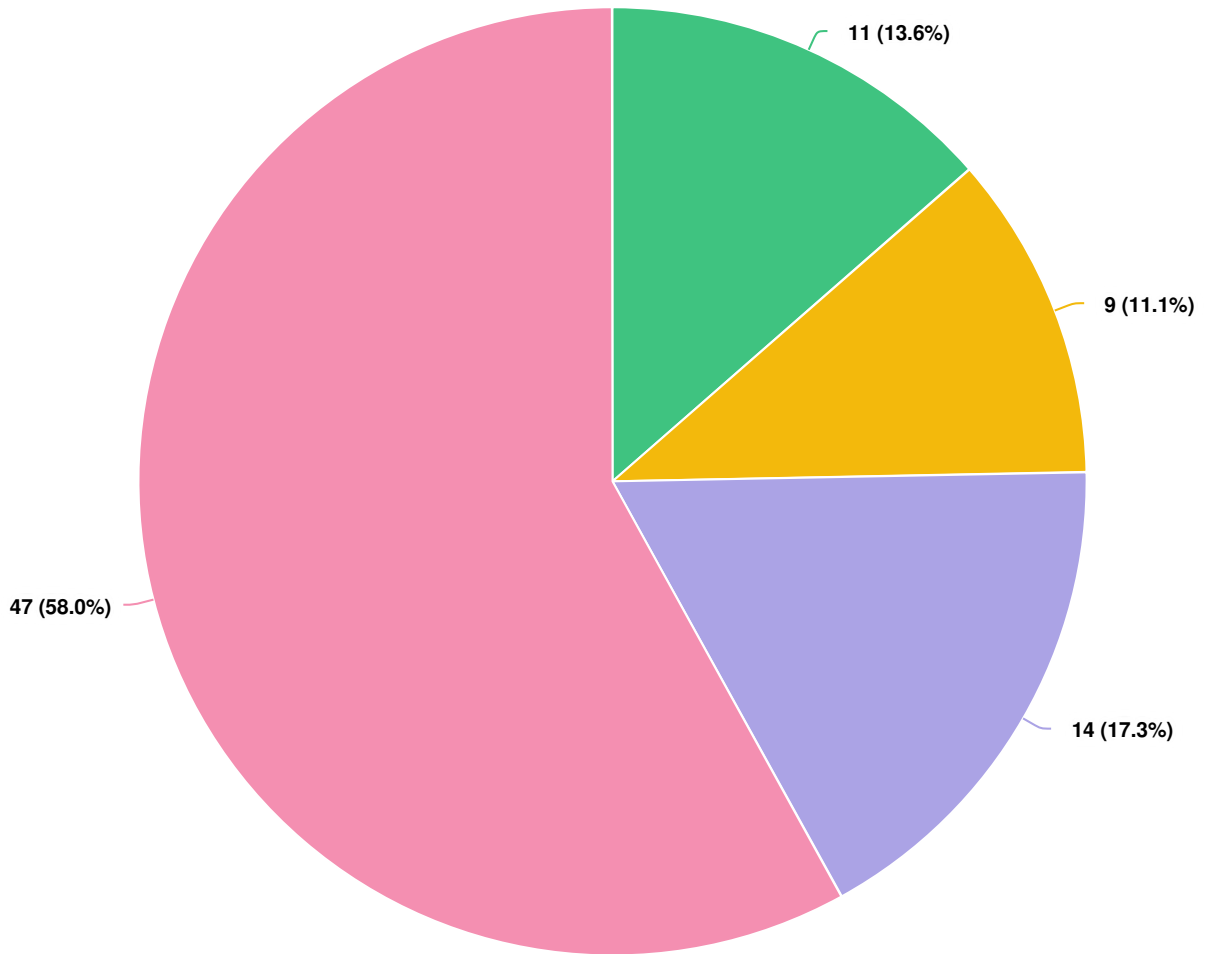


**Question options**

- No
- Yes - Another Landlord's Scheme
- Yes - A nationally recognised Landlord's Accreditation Scheme (NLA,RLA)

Mandatory Question (81 response(s))  
Question type: Dropdown Question

**Q19** Please tell us how long you have been a landlord or managing agent:



**Question options**

- More than 10 years
- 6-10 years
- 3-5 years
- Less than 2 years

Mandatory Question (81 response(s))  
Question type: Dropdown Question

## Q20 | Do you have any suggestions for how Lancaster City Council could help you manage your property/properties more effectively?

Anonymous

6/05/2023 07:15 PM

I do a great job better than the council. Have you seen the state of the bin stores at Councils properties. Please take a look at Tarnbrook Court just to start with. I suggest you first target Council run properties then housing association then places first which are a disgrace

Anonymous

6/05/2023 10:41 PM

unfortunately how the economy is right now this is difficult for all so let us good landlords carry on dealing with the properties amd tenants and instead concentrate on those cameras and enforcement officers getting round The streets

Anonymous

6/06/2023 11:31 AM

I can manage my properties better than they manage there properties. Possibly look to increase the LHA to help tenants in hardship.

Anonymous

6/06/2023 11:30 PM

Please leave me alone to run my business the way myself and the law dictates.beibg a landlord is hard and stressful enough as it is

Anonymous

6/07/2023 01:20 PM

Keep as far away from me as possible

Anonymous

6/07/2023 02:39 PM

They could help people that are homeless. Then my tenants wouldn't end up having children / grandparents moving back due to lack of accommodation

Anonymous

6/07/2023 03:21 PM

Maybe get estate manager out more regular and tidy up communal bin stores,

Anonymous

6/07/2023 06:01 PM

I follow all the rules and keep up to date with legislation perfectly well already without help from the council, as do all the good landlords, more expense and a licence will make re mortgaging more difficult, I would probably consider selling up which would make more families homeless as PRS is becoming less attractive, whereas the rogues will continue avoiding the rules . more rentals means more choice for tenants, squeeze the market and all your left with is the crap that people have no choice but to rent, selective licencing will not achieve improvement in the area

Anonymous

6/09/2023 10:35 AM

I don't need help managing my properties, please focus on those that do. I would be interested to hear, should I have a tenant who is causing ASB and if I am expected to deal with it, what legal powers do I have to do this?

Anonymous

6/13/2023 12:29 PM

No - I am a professional landlord and do not require any guidance from the council.

Anonymous

6/22/2023 07:17 PM

With respect I don't need the councils help at the moment

Anonymous

6/30/2023 09:46 AM

Continuing the positive relationship we already have. Faster delivery of bins when requested

Anonymous

7/03/2023 01:51 PM

Use the police to tackle antisocial behaviour. They are paid and trained for this

Anonymous

7/03/2023 04:09 PM

The council should be improving the areas they are in charge of so that the streets are better. Business rates should be lowered to reduce the amount of vacant shops which would in turn create local jobs. Areas such as Frontier Land should be put to use - why not turn this into a touring site for camper vans? Something that would generate the council a lot of money. This is the norm for towns in other countries but Morecambe seems to be run by people who live in the past or have never been out of the area to see what they could achieve. The council are the absolute and only reason that Morecambe suffers.

Anonymous

7/03/2023 04:24 PM

No I see this as my responsibility, I don't ask them to financially contribute to me maintaining my properties so wouldn't expect to have to contribute to others that don't. I would welcome any inspection at my properties to show that I don't need support therefore don't need to contribute to such an unfair scheme.

Anonymous

7/04/2023 02:28 AM

No, I use a letting agent mostly, I also manage myself and try to keep up to date with the latest rules and regulations

Anonymous

7/06/2023 07:34 PM

Stop introducing more cost which will be passed on to the tenants.

Anonymous

7/13/2023 09:48 PM

I do not need help, I follow all current rules and regulations which I regularly keep up to date with, you need to use the powers you already have to enforce the rogue landlords and stop tarring us all with same brush , there are more good decent landlords than bad but more of us are selling up to bigger companies who do not care and operate monday to friday 9.til 5, they wont come out late at night, boxing day or even christmas day like I have done in the past just lift a trip switch or let them in after losing keys for example, so no i think i manage quite effectively without your help with no complaints from my tenants who I have a good relationship with, I sadly had to increase their rents for the first time in 10 yrs recently due to mortgage costs, we are not all rich living off rents, its gets less attractive every year with ever changing regulations and this ridiculous licensing scheme will probably kill off the private rental sector in the west end, big companies, higher rent, no communication, no care, you should be encouraging PR especially with Eden as people still need rental homes,..... the holiday let sector is beginning to look like the way forward, well done LCC

Anonymous

7/15/2023 02:10 PM

As listed previously

Anonymous

7/20/2023 12:13 AM

A problem tenant is always supported by the council. Landlord is always as the bad guy.

Anonymous

7/20/2023 10:09 PM

Allow the free market to operate, reduce burdensome regulation which drives out well meaning small landlords

Anonymous

7/24/2023 02:48 PM

Supply landlords with a direct contact number to the housing department so that we can speak to someone for advice and support with problem tenants, eg;- access for gas/electric checks, rat infestation, problem next door neighbours etc.

Hayleycooper

8/09/2023 08:55 PM

Lobbying for an increase in the local housing allowance!

Anonymous

8/11/2023 07:10 PM

Advice when asked for

Anonymous

8/14/2023 05:43 PM

I do not need LCC as I am a good landlord and use a reputable managing agent my tenants pay protected deposits, have good quality housing, gas and electric certificates provided and all are EPC

C or above we reference our tenants and all work full time in the local area. I would feel penalised by these fees which seem extortionate perhaps target landlords where complaints have already been made rather than good landlords such as myself who is responsible iam born here and I am disgusted at how morecambe as degenerated and heysham is following so I wouldn't add to such degeneration.

Anonymous

8/15/2023 03:19 PM

It is difficult to get help / responses from LCC when a rental property is being damaged by the state of a privately owned property next door.

Anonymous

8/15/2023 07:53 PM

Stop trying to gain money from licensing

Anonymous

8/15/2023 08:57 PM

Stay out of the private rented sector and get your own house in order in the social housing sector. Don't employ jobsworths to nitpick over a business that is nothing to do with them. There exist laws to govern landlords responsibilities already and breach of them is already within a tenants remit to challenge their landlord and vice versa

Anonymous

8/19/2023 12:47 PM

More Council action directly with anti-social tenants, but also for areas such a keeping external communal areas tidy, building pride in the area.

Anonymous

8/23/2023 10:39 PM

We bought a property containing 3, 2 bed flats in August 2020. The property was in a very bad state of repair and had been empty for a long period of time. This is our first (and probably last) rental property. We managed to renovate 2 flats within the first year, but because of Covid, rising cost of building materials and personal issues, we have yet to complete the final flat. Therefore we are paying premium council tax. 1 of our tenants pays rent every month and is a perfect tenant, despite having mental health and alcohol dependency issues. The other tenant has been sectioned 3 times since moving in, lost his job and is always in rent arrears. This means that the rent we do receive, more than half goes towards the council tax, leaving us very little money after other costs, such as insurance, electricity for communal areas, etc. to actual complete the renovation of the final flat. If you want to help, stop charging premium council tax, so we can actual complete the property and rent it out.

Anonymous

8/30/2023 12:15 PM

No.



Anonymous

9/15/2023 08:47 AM

Improve the pavements, cycle paths, parks and outdoor recreational area. More picnic benches, more outdoor recreational and keep fit areas for adults and children. By working with Lancashire County Council now, you can improve parking by building new substantial parking facilities away from the promenade. You can invest in CCTV and drone technology for managing anti- social behaviour thus giving evidence to the courts to allow such individuals to be dealt with. You have a drug and mental health issue that are not being dealt with in the community and this is why properties are being damaged and left in a poor state. You have the same problems on estates in Lancaster like Ryelands and the Marsh estate. Some tenants and therefore properties in these locations are in a god condition and other have a sofa or a fridge dumped in the front garden etc..

Anonymous

9/16/2023 02:06 PM

Allow a blacklist for bad tenants so they can't get away with lying on applications. Referencing does not work as if a landlord has a bad tenant and needs them out they are likely to provide a good reference to the next landlord to get the bad tenant to move out and get their property back. Make fire regulations easy to follow. Currently the fire brigade, fire safety officers and fire alarm installers and technicians all seem to have a different idea of what is needed. Make it easy to evict tenants quickly for anti social behaviour or non Mainer fi rent. If we walk out of a supermarket without paying for something it's theft. If a tenant does not pay rent it's just the same. Forcefully remove tenants who cause anti social behaviour repeatedly. Know drug dealers and problem houses go on for months and months without any action and the landlord can do very little to remove them as the eviction process is not really fit for purpose. Don't charge council tax on a property that is uninhabitable as we will likely be spending hundreds of thousands of pounds to bring them up to a high standard and obviously have no income from the property whilst it's vacant and derelict. And don't need the bun collection services etc which our council tax pays for. Make planning permission decisions faster and more resonable. We are investing heavily in the local area and our risk taking should be rewarded by supportive and efficient planning decisions where we are improving vacant and substandard properties in the area.

Anonymous

9/16/2023 02:09 PM

co-operation

Anonymous

9/16/2023 02:22 PM

Stop the war on landlords

Anonymous

Spend the money payed from such as Council Tax on effective

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9/16/2023 05:07 PM

policing. At the moment police have limited powers when an anti-social behaviour episode is in full flow. You cannot expect landlords to break the law to maintain good standards with their properties and tenants. We cannot control who moves in with tenants and often this goes undetected.

Anonymous

9/18/2023 08:25 AM

Please identify actual Landlords and not supported living schemes as we are already regulated by LCC in a number of other ways. How have you identified rental properties? If this has been done by using Housing benefit figures you may well be targeting disabled people unfairly as there are quite a number of supported living schemes within the areas you have identified.

Anonymous

9/18/2023 12:17 PM

See above

Anonymous

9/19/2023 11:50 AM

Waist disposal support.

Anonymous

9/19/2023 12:18 PM

NO

Anonymous

9/19/2023 05:56 PM

Extremely biased approach to some inspections which side with the tenants and more consultation with the landlords would benefit to see the problems they face with the tenants rather than simply demanding works are done

Anonymous

9/19/2023 10:42 PM

My houses are all in good condition and I put in a lot of effort and cost into ensuring they remain so. I have a great relationship with all my tenants based on this. As I take ownership and full responsibility for my properties and everything associated with the running of them, I don't see how LCC could help me manage them. Certainly charging me an additional cost, to tell me I'm already doing something well, won't be of any benefit. You need to address the landlords that use property as a cash cow, with no thoughts nor concerns of how their tenants impact the local area. Which I suppose is the whole point of this consultation. So in a nutshell, don't put additional charges on landlords that already put a lot of effort into managing their properties

Anonymous

9/20/2023 02:43 PM

I don't think you can. I just follow the rules of being a landlord , I should not need to pay you to do so

Anonymous

9/26/2023 01:00 PM

Stay away from licensing, it is driving landlords out of the sector, reducing landlords profits and increasing rents. Why not just increase channels for tenants to complain about bad landlords and then inspect? What's all this about informing tenants where to dispose of large bulky rubbish, do they need to be told an old sofa won't fit in a wheelie bin?

Anonymous

9/27/2023 09:38 PM

Non

Anonymous

9/28/2023 11:04 AM

No

Anonymous

9/28/2023 11:17 AM

Yes leave us alone to sort and stop interfering. Stop adding more charges. Let all landlords no in plenty of time to respond to these awful ideas rather than us hearing word of mouth. If you want people to find rentals stop imposing ridiculous charges and forcing landlords to sell up. Affordable housing is hard to come by. Also think of the landlords wellbeing. This is our livelihoods.

Anonymous

9/28/2023 12:37 PM

Get more council properties and give tenants options not get rid of private landlords by more rules

Anonymous

9/28/2023 04:39 PM

I do not feel that the Lancaster City Council can provide any assistance to me in managing my properties more effectively. Lancaster City Councils time would be better spent in focusing their time and efforts on the few very bad areas in the West End (these bad areas are clear to see) instead of trying to impose an overall licensing scheme in such a large area as is now proposed.

Anonymous

9/28/2023 06:29 PM

No, they are my properties and I do not require LCC to manage them. They should concentrate on managing their own housing stock.

Anonymous

9/29/2023 01:43 PM

a voluntary registration scheme with regular legislative updates and general communicative ward updates. Engage with the vast majority of landlords and work together to achieve goals. Ultimately landlords want to keep good tenants in good housing stock in nice areas so as to achieve the holy grail of capital growth from the asset. We share common ground, lets talk?

Anonymous

More communication and help for Landlords

9/29/2023 09:39 AM

Anonymous

9/29/2023 10:11 AM

I have employed a managing agent for the last 30 years who has vetted and managed the tenancy of the property successfully for the whole of that period . The fact that we have long term no problem tenants speaks volumes .

**Optional question** (53 response(s), 163 skipped)

**Question type:** Essay Question

**Q21 | Please tell us your residential postcode excluding the last letter (you will remain anonymous if you leave out the last letter of your postcode)**

Anonymous

6/03/2023 02:03 PM

La32h

Anonymous

6/05/2023 07:15 PM

La3

Anonymous

6/05/2023 10:41 PM

La31qy

Anonymous

6/06/2023 11:31 AM

LA2 6A

Anonymous

6/06/2023 11:30 PM

La3

Anonymous

6/07/2023 01:20 PM

LA3 2R

Anonymous

6/07/2023 02:39 PM

La1 1s

Anonymous

6/07/2023 03:21 PM

la4 4t

Anonymous

6/07/2023 06:01 PM

la33h

Anonymous

la3 2r

6/09/2023 10:35 AM

Anonymous LA4 6

6/13/2023 12:29 PM

Anonymous la1

6/15/2023 08:42 AM

Anonymous La3

6/22/2023 07:17 PM

Anonymous LA3 1TF - LA4 4HY - LA4 4JE - LA4 4JH - LA3 1AE - LA4 4JH - LA4  
4JS -

6/30/2023 09:46 AM

Anonymous La1

7/03/2023 01:51 PM

Anonymous LA1 4D

7/03/2023 04:09 PM

Anonymous LA44P

7/03/2023 04:24 PM

Anonymous LA4 6u

7/03/2023 08:53 PM

Anonymous LA3 3J

7/04/2023 02:28 AM

Anonymous LA3 2FG

7/06/2023 07:34 PM

Anonymous LA3

7/13/2023 09:48 PM

Anonymous LA1

7/15/2023 02:10 PM

Anonymous La31h

7/19/2023 04:22 PM

Anonymous La4 6l

7/19/2023 05:18 PM

Anonymous La4

7/19/2023 09:47 PM

Anonymous LA3 3H

7/20/2023 12:13 AM

Anonymous La3 1sf

7/20/2023 11:33 AM

Anonymous La1

7/20/2023 10:09 PM

Anonymous BB2 7P

7/24/2023 02:48 PM

Hayleycooper LA5 8BG

8/09/2023 08:55 PM

Anonymous La31q

8/11/2023 07:10 PM

Anonymous La5 8la

8/14/2023 05:43 PM

Anonymous LA5

8/14/2023 06:51 PM

Anonymous LA4 4Q

8/15/2023 03:19 PM

Anonymous La44rh

8/15/2023 06:26 PM

Anonymous LA4, LA3

8/15/2023 07:53 PM

Anonymous La31ly

8/15/2023 08:57 PM

Anonymous LA2 6E  
8/18/2023 06:43 PM

Anonymous LA4 4P  
8/19/2023 12:47 PM

Anonymous La31b  
8/19/2023 09:50 PM

Anonymous PR2  
8/23/2023 10:39 PM

Anonymous Pr2  
8/24/2023 09:29 PM

Anonymous LA3  
8/30/2023 12:15 PM

Anonymous LA4 6E  
9/15/2023 08:47 AM

Anonymous LA2 7DJ  
9/16/2023 02:06 PM

Anonymous la4 4e  
9/16/2023 02:09 PM

Anonymous LA4  
9/16/2023 02:22 PM

Anonymous LA3 1UH  
9/16/2023 05:07 PM

Anonymous LA3 1E  
9/18/2023 08:25 AM

Anonymous la4 4  
9/18/2023 06:51 PM

Anonymous LA3  
9/19/2023 11:50 AM

Anonymous 9/19/2023 12:18 PM	LA
Anonymous 9/19/2023 05:56 PM	LA1 5f
Anonymous 9/19/2023 10:42 PM	LA2 0HG
Anonymous 9/20/2023 02:43 PM	la4 6sl
Anonymous 9/27/2023 06:19 AM	LA3 1D
Anonymous 9/27/2023 09:38 PM	La3 2ns
Anonymous 9/28/2023 09:21 AM	LA4 5E
Anonymous 9/28/2023 11:17 AM	SN10 2PN
Anonymous 9/28/2023 12:20 PM	LA3 1A
Anonymous 9/28/2023 12:37 PM	La44h
Anonymous 9/28/2023 04:39 PM	LA31E
Anonymous 9/28/2023 06:29 PM	La2 9h
Anonymous 9/28/2023 08:19 PM	LA77P
Anonymous	LA44J



# Survey

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## **SURVEY RESPONSE REPORT**

17 September 2023 - 16 October 2023

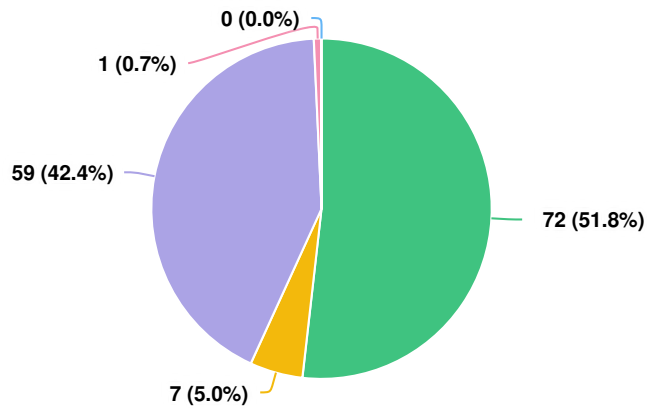
**PROJECT NAME:**

Landlord Licensing - door to door



SURVEY QUESTIONS

Q1 | How do you live in your house?

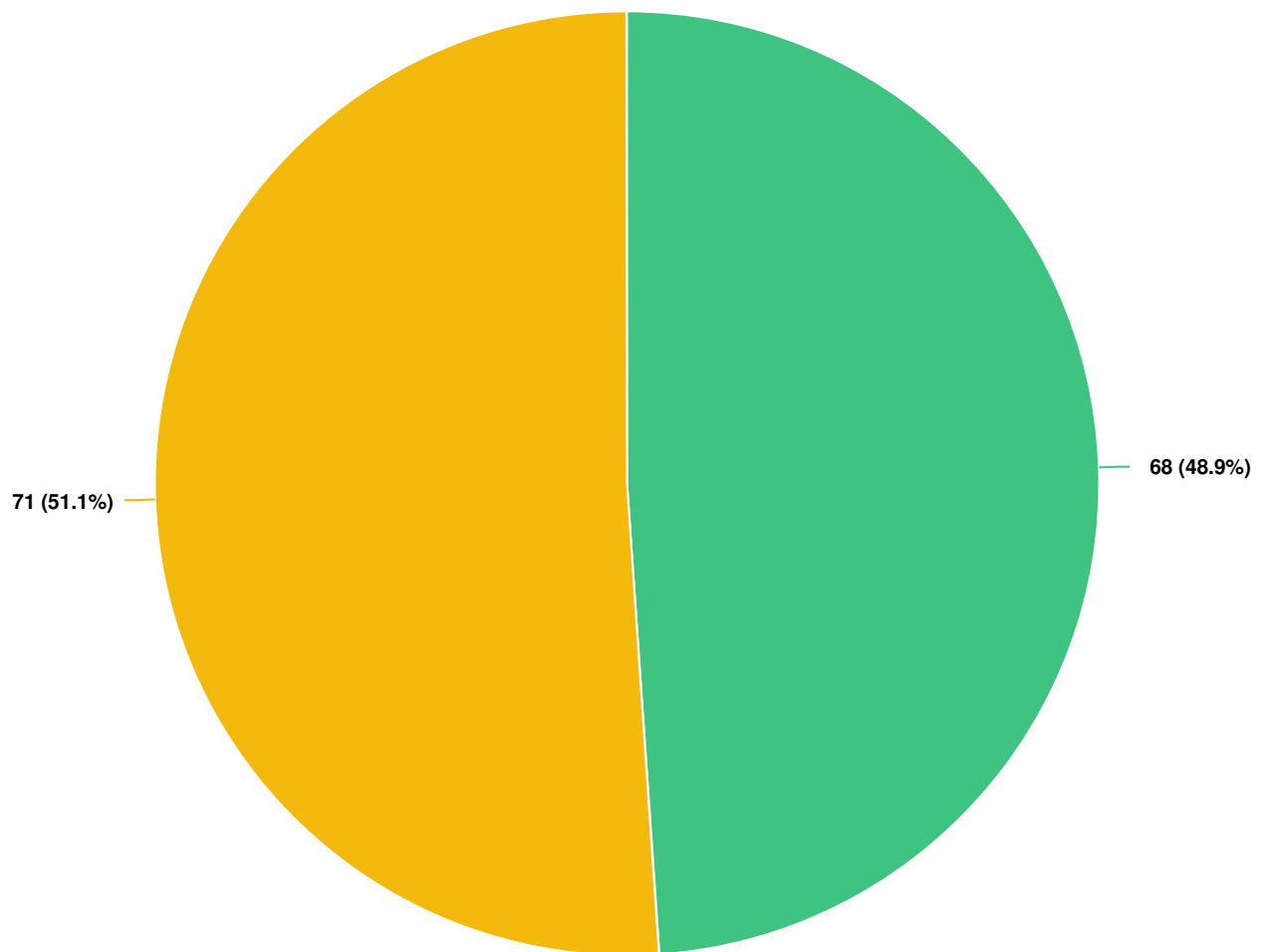


Question options

- Tenant of a private landlord
- Tenant of a Housing Association
- Owner Occupier (including leaseholders)
- Other (please specify)
- Tenant of the Council

Optional question (139 response(s), 0 skipped)  
Question type: Dropdown Question

**Q2** Have you heard about the Council's proposal to introduce property licensing to the West End of Morecambe? If resident not heard of it give a brief description and ask if they would like a fact sheet

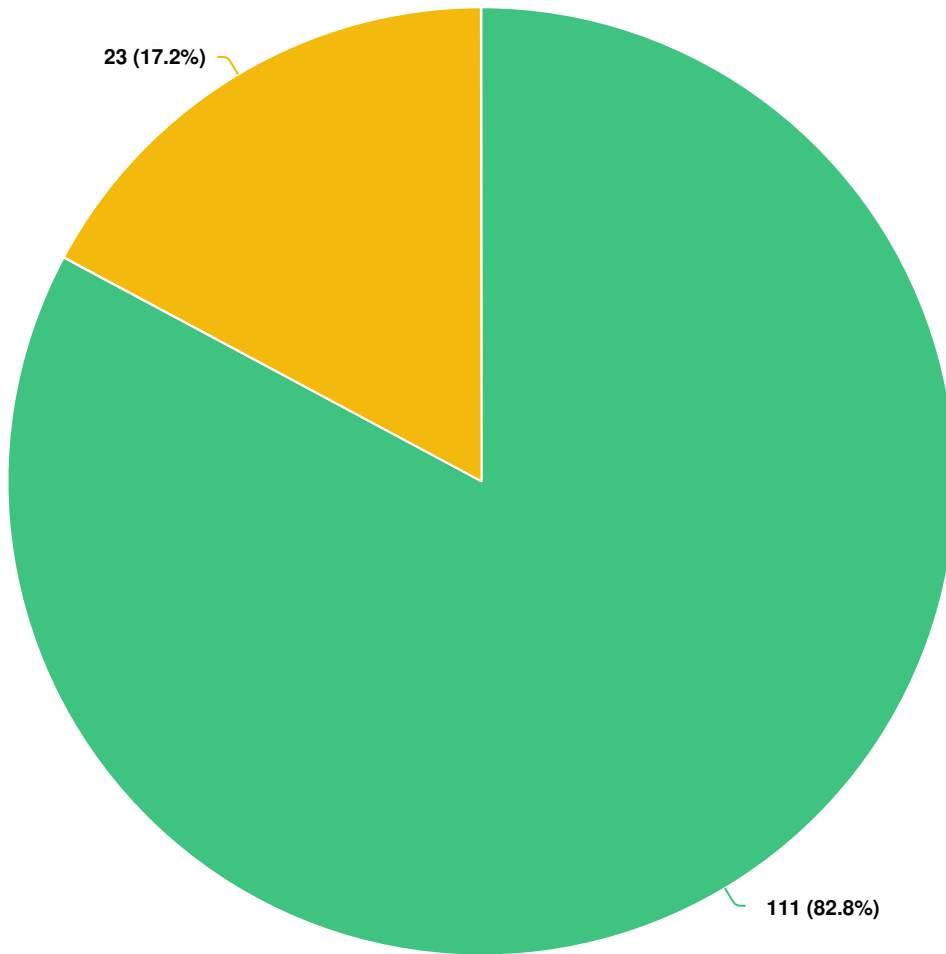


**Question options**

- Yes
- No

Optional question (139 response(s), 0 skipped)  
Question type: Dropdown Question

**Q3** | Would you like to see a property licensing scheme in your area?



**Question options**

- Yes
- No

*Optional question (134 response(s), 5 skipped)*  
*Question type: Dropdown Question*

## Q4 | Is there anything else you would like to add?

Anonymous

9/20/2023 12:24 PM

Help improve property standards in the area

Anonymous

9/20/2023 12:39 PM

No

Anonymous

9/20/2023 01:23 PM

Good to bring property up to standard

Anonymous

9/20/2023 01:37 PM

It would improve the area.

Anonymous

9/20/2023 01:37 PM

No

Anonymous

9/20/2023 01:40 PM

No

Anonymous

9/20/2023 01:41 PM

If it resolves asb next door definitely

Anonymous

9/20/2023 01:41 PM

Don't know much about it

Anonymous

9/20/2023 01:42 PM

I'm concerned about the hmo's

Anonymous

9/20/2023 01:44 PM

Don't really know what it is but in favour if it will improve the area

Anonymous

9/20/2023 01:45 PM

Properties need doing up

Anonymous

9/20/2023 01:46 PM

A lot of landlords don't keep property's up to standard

Anonymous

9/20/2023 01:47 PM

I might get rid of some of the rogue landlords.

Anonymous

9/20/2023 01:47 PM

A good idea because we know about a lot of bad landlords in this area.

Anonymous

9/20/2023 01:48 PM

Concern about higher costs

Anonymous

9/20/2023 01:48 PM

Im happy with my agent.

Anonymous

9/20/2023 01:51 PM

No

Anonymous

9/20/2023 01:51 PM

I'd rather had a Council House than privately rented

Anonymous

9/20/2023 01:52 PM

There are some good landlords

Anonymous

9/20/2023 01:54 PM

Bring better tenants

Anonymous

9/20/2023 01:55 PM

In favour. Rented property next door and would ensure visits are don't to make sure everything is above board

Anonymous

9/20/2023 01:56 PM

Not really

Anonymous

9/20/2023 01:57 PM

Not bothered

Anonymous

9/20/2023 01:57 PM

I would like to see the loophole that is when you complain, the landlord says they are selling up in 8 weeks.

Anonymous

9/20/2023 01:58 PM

I rent from a friend and everything is fine.

Anonymous

9/20/2023 01:59 PM

Not interested as own property

Anonymous

9/20/2023 02:04 PM

A lot of the property around here is very poor

Anonymous

9/20/2023 02:05 PM

Some landlords are good others need to improve their properties.

Anonymous

9/20/2023 02:06 PM

Would improve the area

Anonymous

9/20/2023 02:06 PM

I'm worried that the charge would be past on to tenants

Anonymous

9/20/2023 02:07 PM

Some of the HMOs in the area are really grotty so anything to improve the look if them would be beneficial

Anonymous

9/20/2023 02:09 PM

No

Anonymous

9/20/2023 02:09 PM

It is a good idea

Anonymous

9/20/2023 02:11 PM

Very good idea, agents don't do anything

Anonymous

9/20/2023 02:12 PM

It won't affect us

Anonymous

9/20/2023 02:13 PM

Would be good

Anonymous

9/20/2023 02:13 PM

LI may past the cost down onto tenants

Anonymous

9/20/2023 02:15 PM

Unsure about it due to potential rent increase

Anonymous

9/20/2023 02:16 PM

Would like to see. In all areas .

Anonymous

9/20/2023 02:17 PM

Don't know much about it



Anonymous

9/20/2023 02:18 PM

Just council making money

Anonymous

9/20/2023 02:19 PM

If properties will look less of a mess from the outside ie bins, gardens

Anonymous

9/20/2023 02:20 PM

Good for area

Anonymous

9/20/2023 02:22 PM

Some landlords are finding it difficult at the moment, mine is selling up. I don't think landlords should have a harder time but if probably think differently if I had a bad landlord.

Anonymous

9/20/2023 02:23 PM

Improve area

Anonymous

9/20/2023 02:26 PM

Interesting

Anonymous

9/20/2023 02:27 PM

We are in favour of this as generally very difficult to get issues resolved

Anonymous

9/20/2023 02:28 PM

No

Anonymous

9/20/2023 02:28 PM

Good thing

Anonymous

9/20/2023 02:31 PM

What's the point? The council are slow to act now, how would this change things? The problem in this area are the crooks and paedos living across the road from me.

Anonymous

9/20/2023 02:31 PM

Unsure

Anonymous

9/20/2023 02:31 PM

Consider behavior contracts for tenants

Anonymous

I suppose it could make a difference.

9/20/2023 02:37 PM

Anonymous

It will help to bring the area up in standards, all for it.

9/20/2023 02:38 PM

Anonymous

Drugs problems and other issues in the area may get sorted

9/20/2023 02:38 PM

Anonymous

I'm thinking of buying a rental property in the area and I think it would be a good thing

9/20/2023 02:43 PM

Anonymous

No

9/20/2023 02:43 PM

Anonymous

No strong views either way.

9/20/2023 02:43 PM

Anonymous

Drug problems may be dealt with through the introduction of licensing.

9/20/2023 02:43 PM

Anonymous

Not interested

9/20/2023 02:45 PM

Anonymous

Some landlords don't do repairs

9/20/2023 02:47 PM

Anonymous

Not bothered either way as my landlord is very good.

9/20/2023 02:47 PM

Anonymous

No

9/20/2023 02:48 PM

Anonymous

Definitely, [REDACTED] owned the property next door and no end of trouble caused by tenants, anti social behaviour, music, drugs so definitely in favour of a scheme which would monitor this

9/20/2023 02:50 PM

Anonymous

Good for area

9/20/2023 02:51 PM

Anonymous

Waste of time, nothing will change

9/20/2023 02:51 PM

Anonymous

Yes in favour, thinks it will also bring on good change

9/20/2023 02:52 PM

Anonymous

Good for area

9/20/2023 02:54 PM

Anonymous

Good. lfea

9/20/2023 02:56 PM

Anonymous

No

9/20/2023 02:57 PM

Anonymous

Improve area

9/20/2023 02:59 PM

Anonymous

No

9/20/2023 03:00 PM

Anonymous

Improve area

9/20/2023 03:00 PM

Anonymous

Good for bad landlords

9/20/2023 03:02 PM

Anonymous

Non

9/20/2023 03:03 PM

Anonymous

If properties are turning into Air BNBs, landlords should be allowed only 1 car space per house.

9/20/2023 03:12 PM

Anonymous

Lots of ASB in my area

9/20/2023 03:17 PM

Anonymous

It might help to keep rents lower

9/20/2023 03:17 PM

Anonymous

The bad landlords will probably still not be caught by this.

9/20/2023 03:19 PM

Anonymous

9/20/2023 03:19 PM

Tenants should be licenced

Anonymous

9/20/2023 03:22 PM

No

Anonymous

9/20/2023 03:25 PM

I'm concerned about being evicted

Anonymous

9/20/2023 03:25 PM

We would hope it brings up standards to the area and improves people's lives

Anonymous

9/20/2023 03:30 PM

No problem with it as long as it does not change my tenancy

Anonymous

9/20/2023 03:32 PM

No

Anonymous

9/20/2023 03:32 PM

I thought that this went on anyway.

Anonymous

9/20/2023 03:34 PM

More needs be done. I feel I Will be evicted if I complain

Anonymous

9/20/2023 03:43 PM

No problem with it.

Anonymous

9/20/2023 03:58 PM

Good idea

Anonymous

9/20/2023 04:00 PM

I think it will put smaller landlords off

Anonymous

10/01/2023 08:44 PM

Yes you need to stop making it so hard for good landlords & good tenants, the fees are going to be passed on to the tenants, most of which can't afford another price increase

**Optional question** (91 response(s), 48 skipped)

**Question type:** Essay Question