

Have your say

SURVEY RESPONSE REPORT

02 June 2023 - 01 October 2023

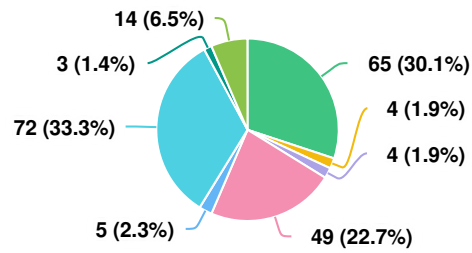
PROJECT NAME:

Selective licensing



SURVEY QUESTIONS

Q1 | Please select one of the following to proceed:



Question options

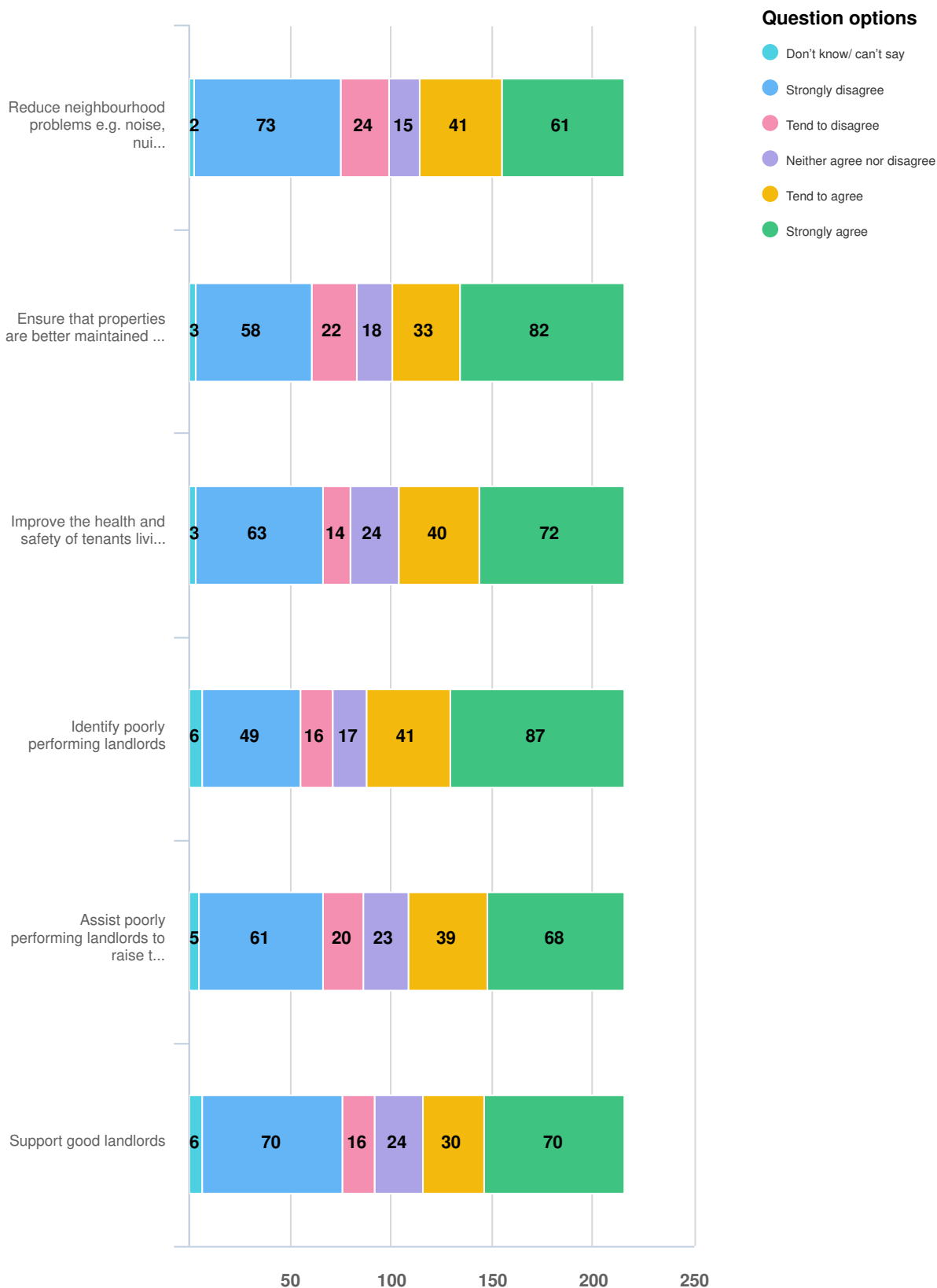
- I am a landlord of a property (or properties) in Morecambe
- I am a managing agent of a property (or properties) in Morecambe
- I am both a landlord and a managing agent of a property (or properties) in Morecambe
- I am NOT a landlord and a managing agent of a property, I am a private tenant in Morecambe
- 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

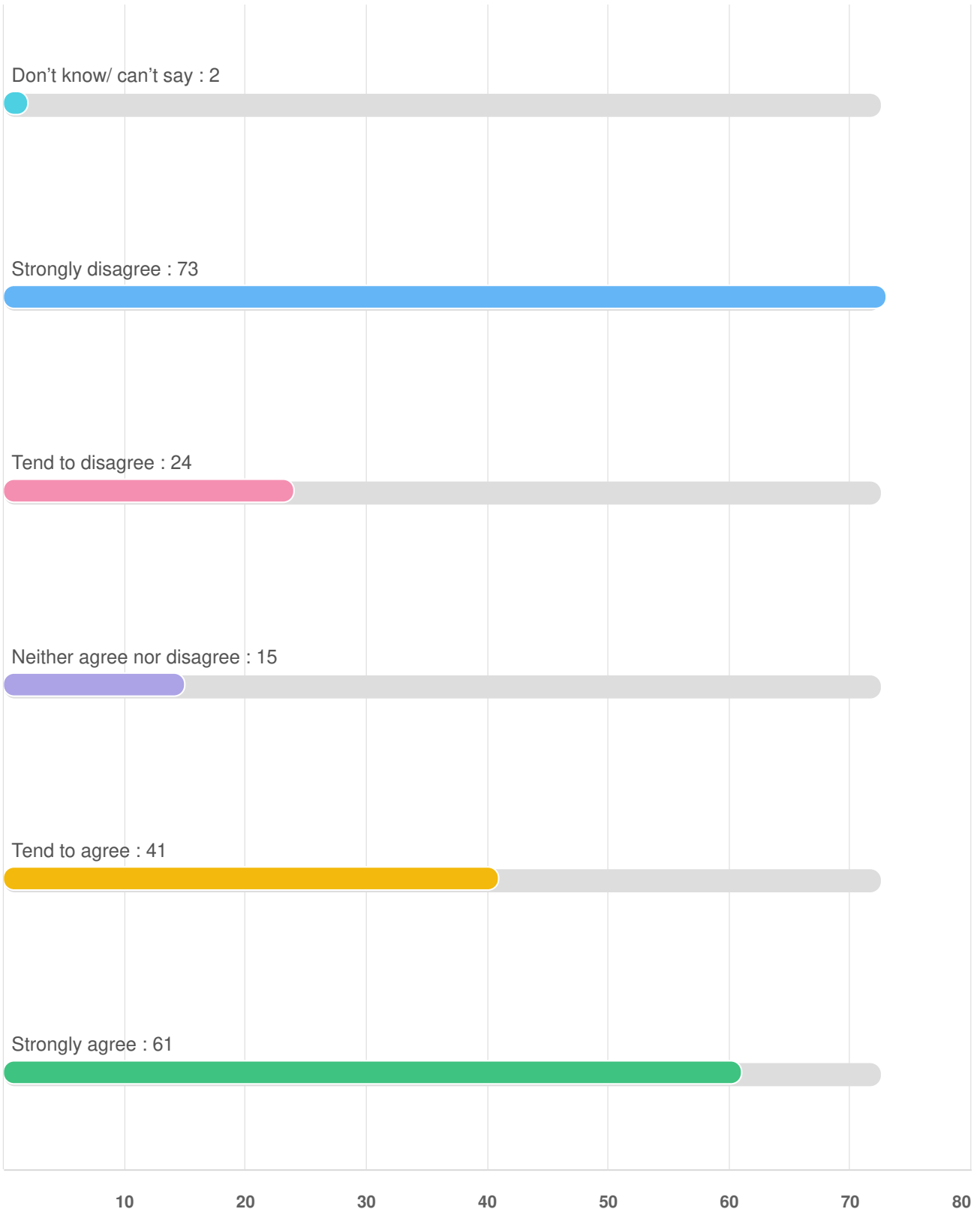
Q2 To what extent do you agree or disagree that Additional and Selective Licensing will help



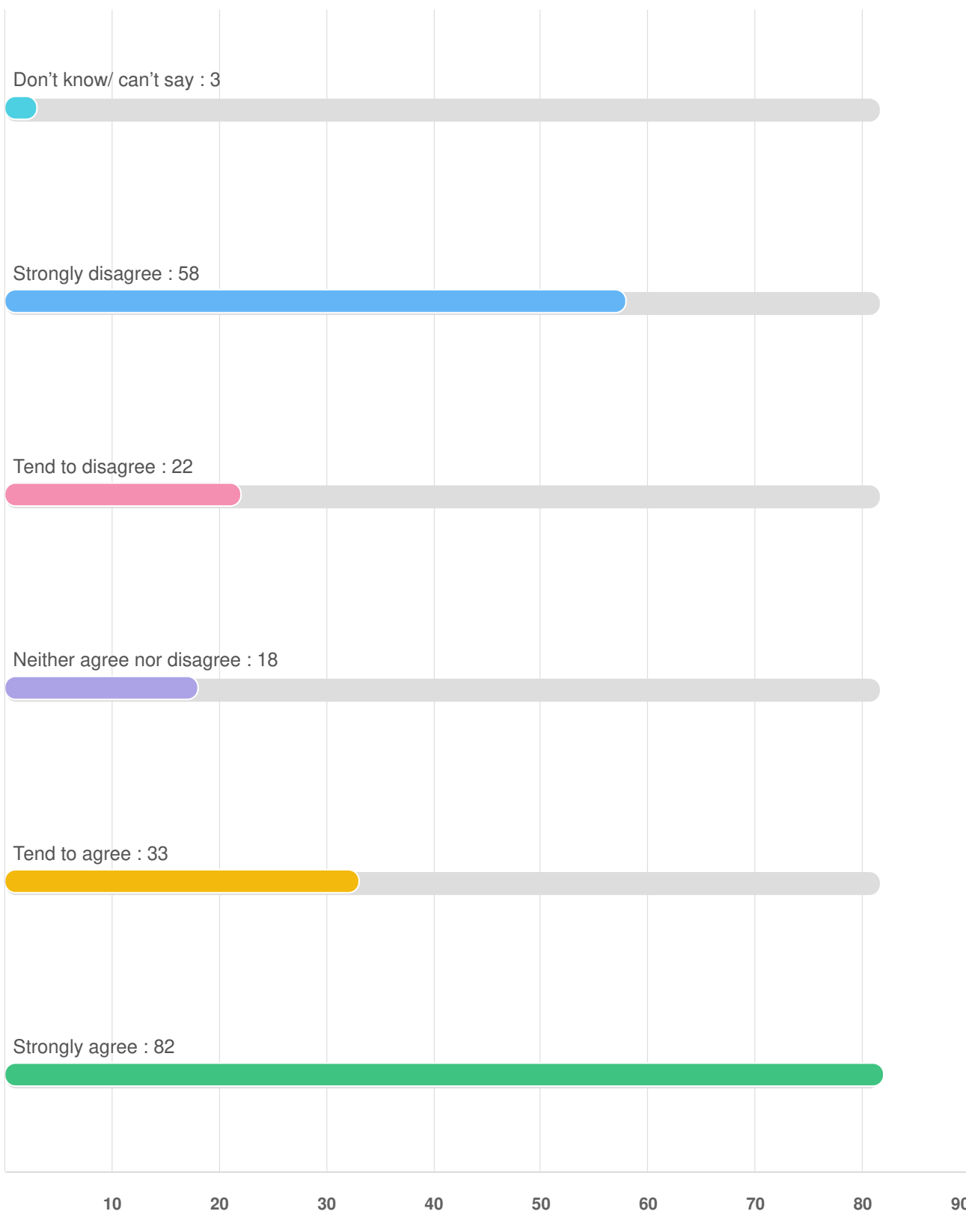
Mandatory Question (216 response(s))
Question type: Likert Question

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

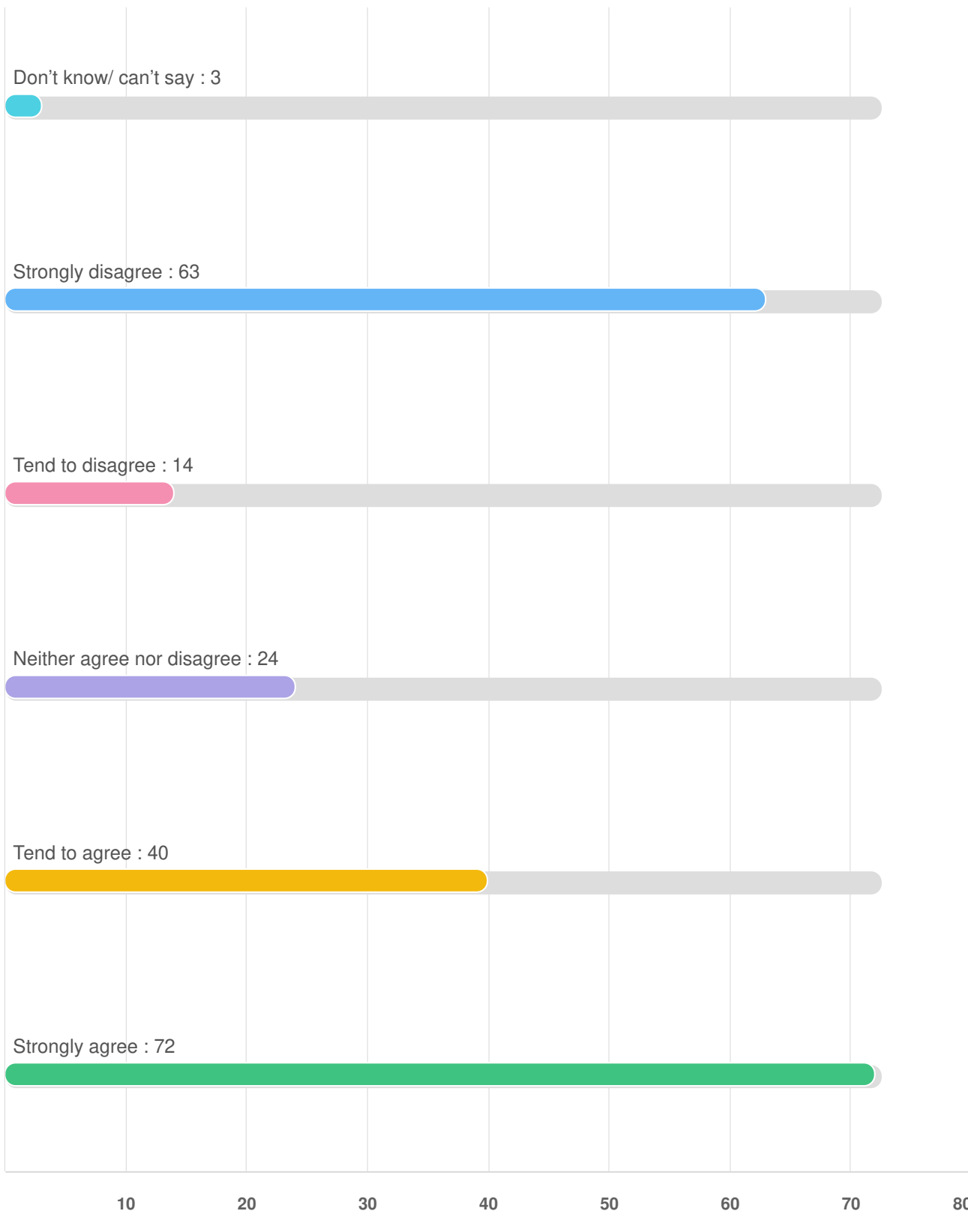
Reduce neighbourhood problems e.g. noise, nuisance and rubbish



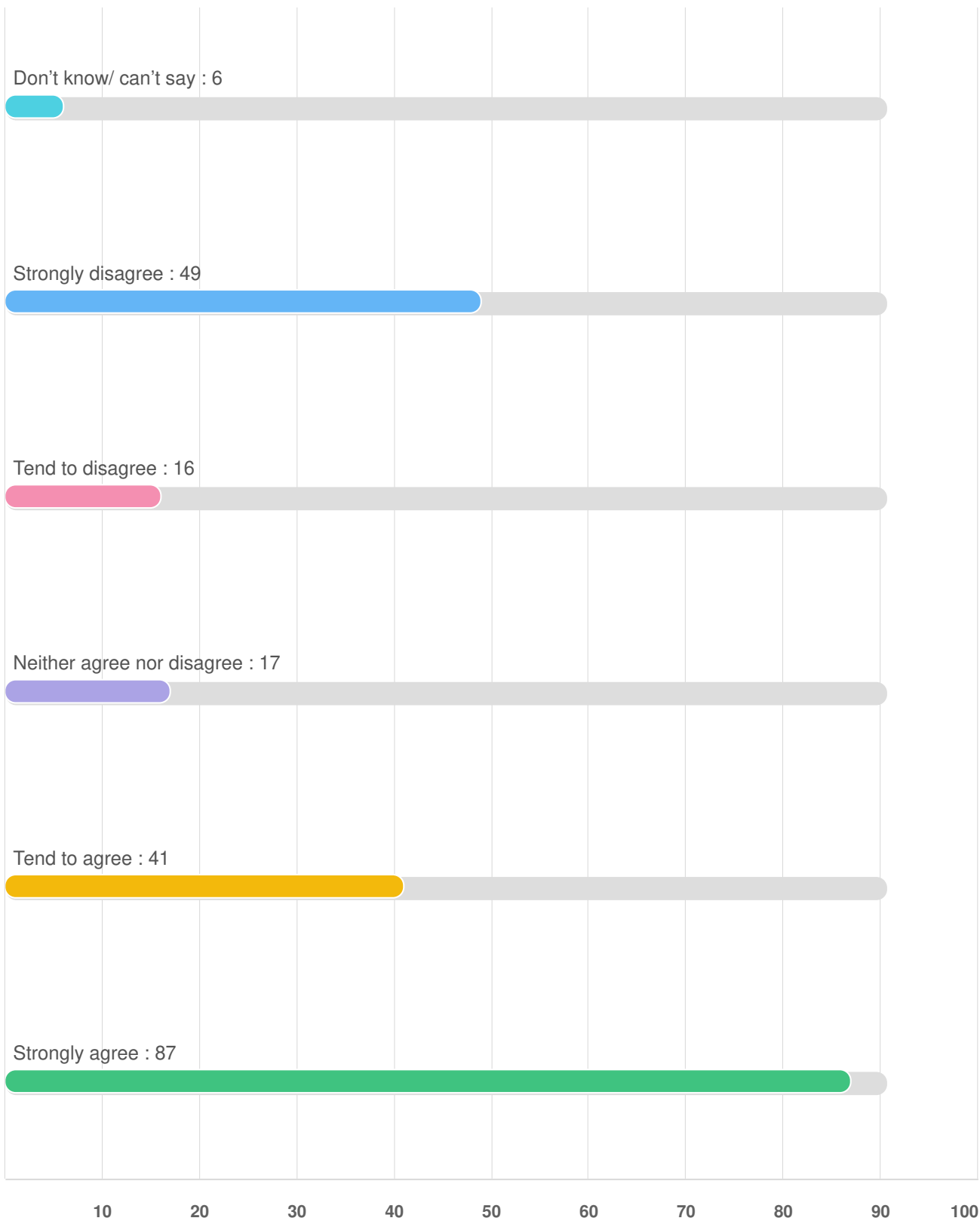
Ensure that properties are better maintained and managed



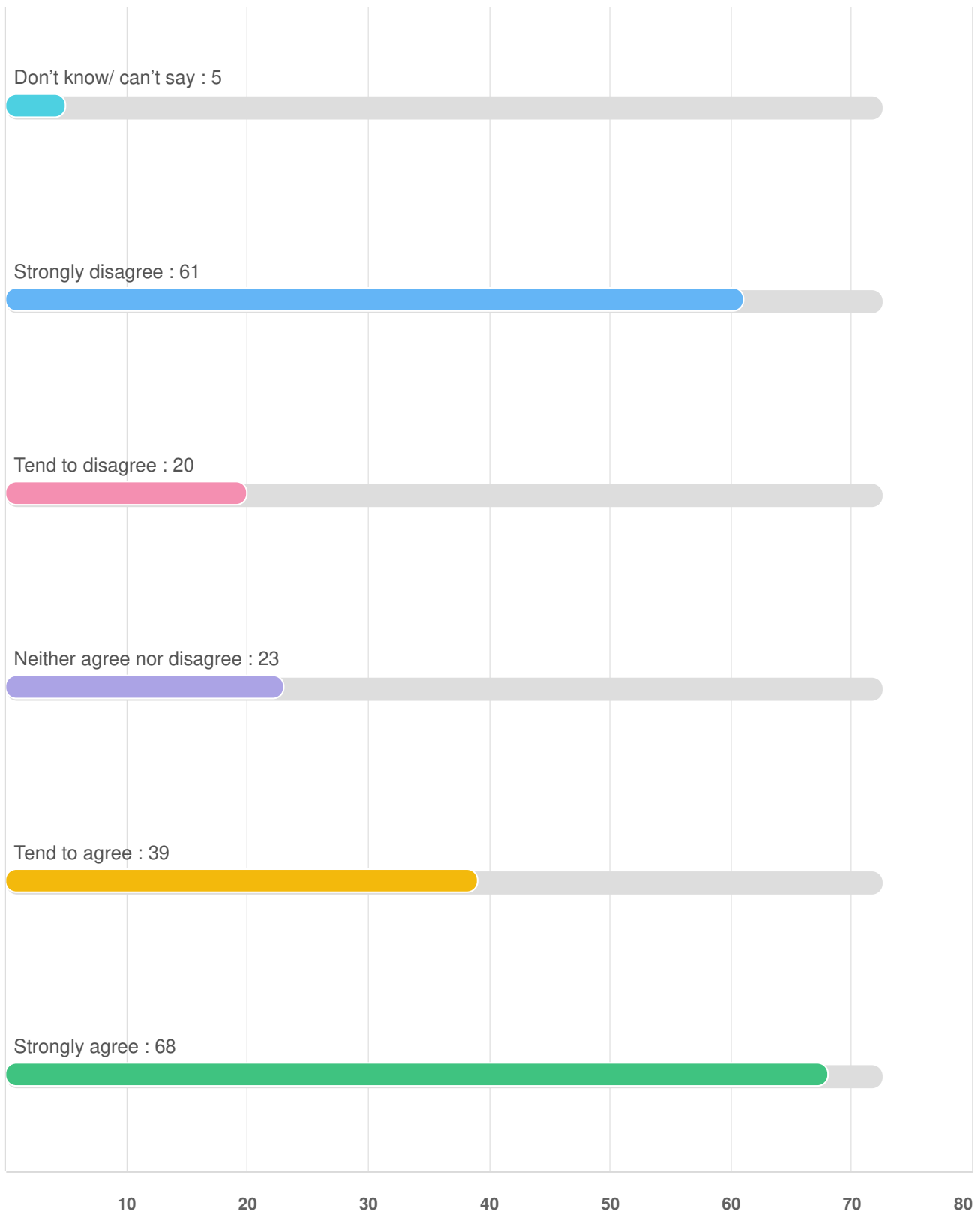
Improve the health and safety of tenants living in properties



Identify poorly performing landlords



Assist poorly performing landlords to raise their standards

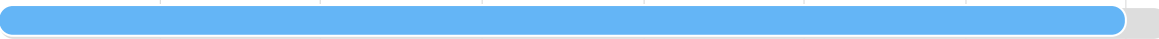


Support good landlords

Don't know/ can't say : 6



Strongly disagree : 70



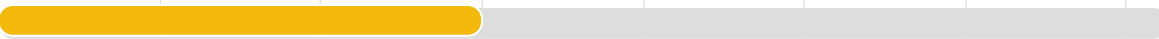
Tend to disagree : 16



Neither agree nor disagree : 24



Tend to agree : 30

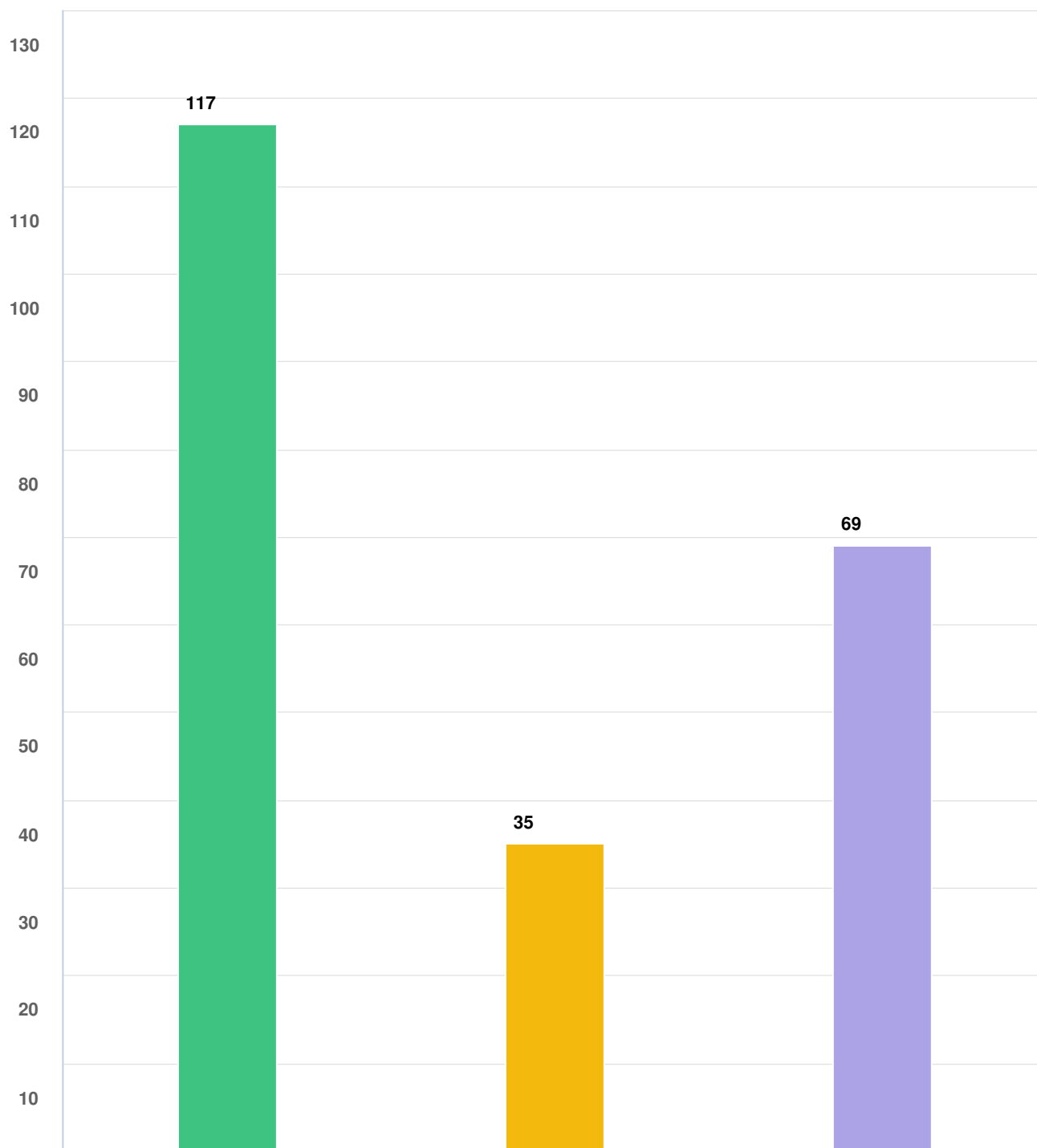


Strongly agree : 70



10 20 30 40 50 60 70 80

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.

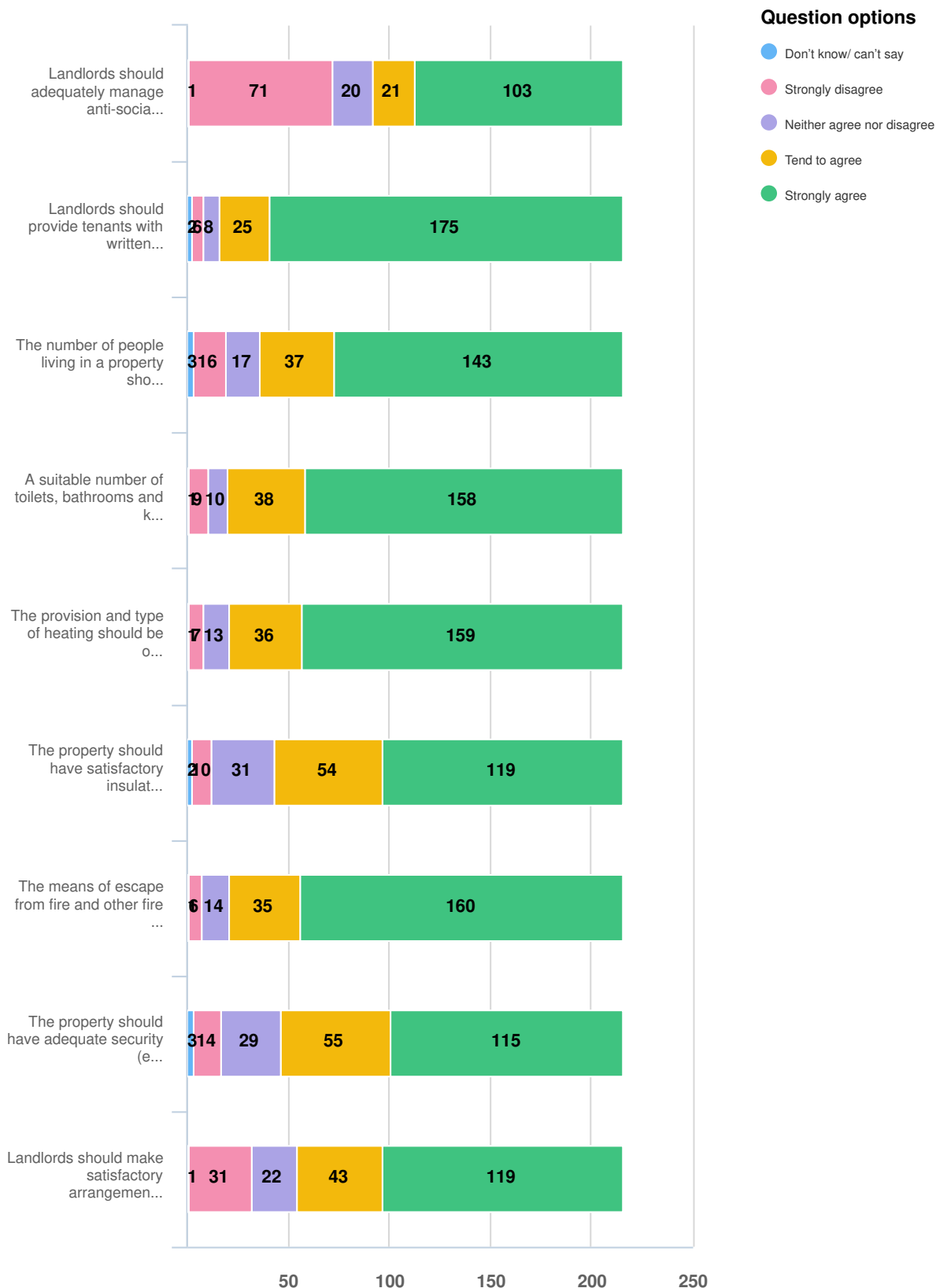


Question options

- 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

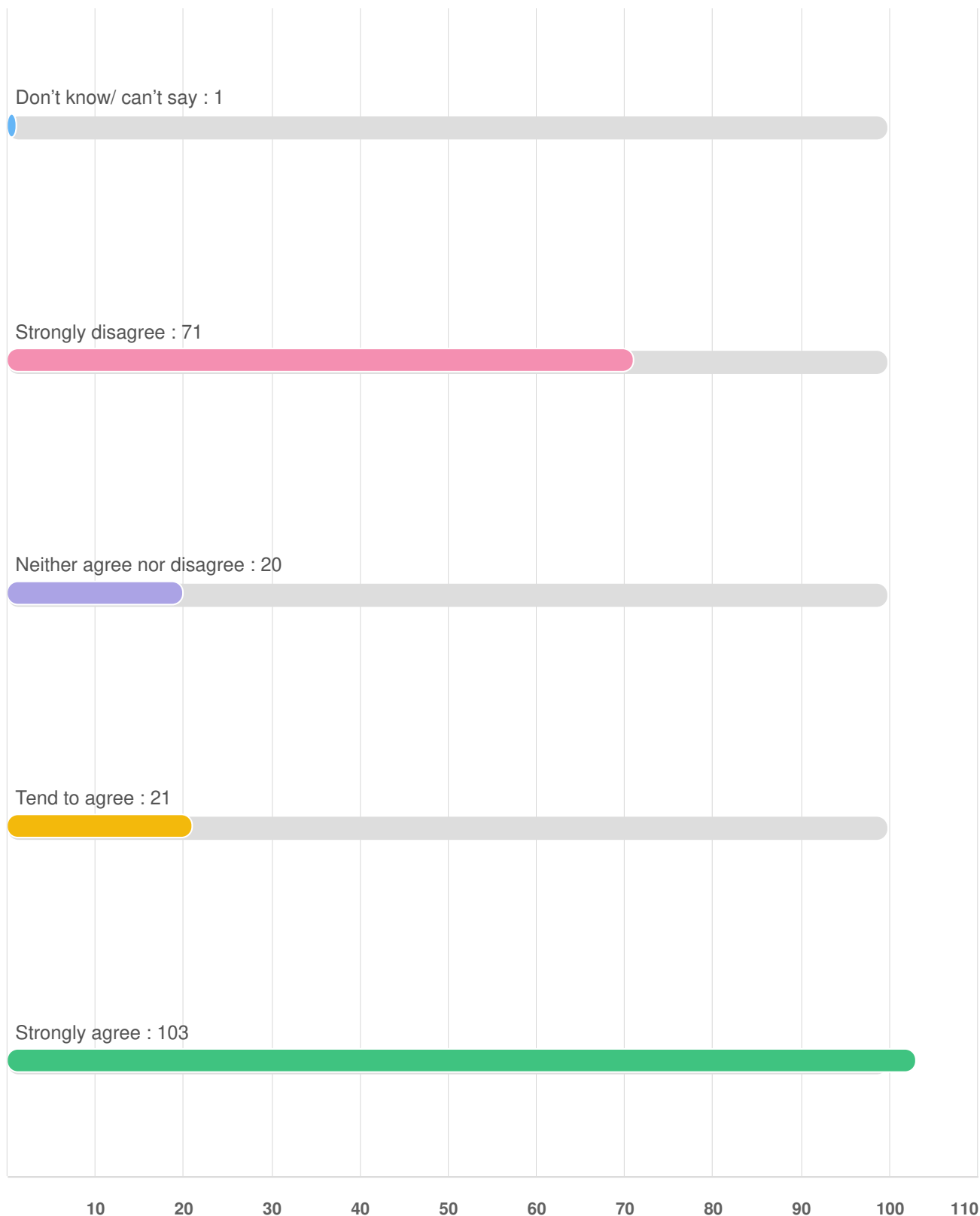
Q4 To what extent do you agree or disagree that licences under the proposed scheme should contain the following conditions: Please tick one option for each line



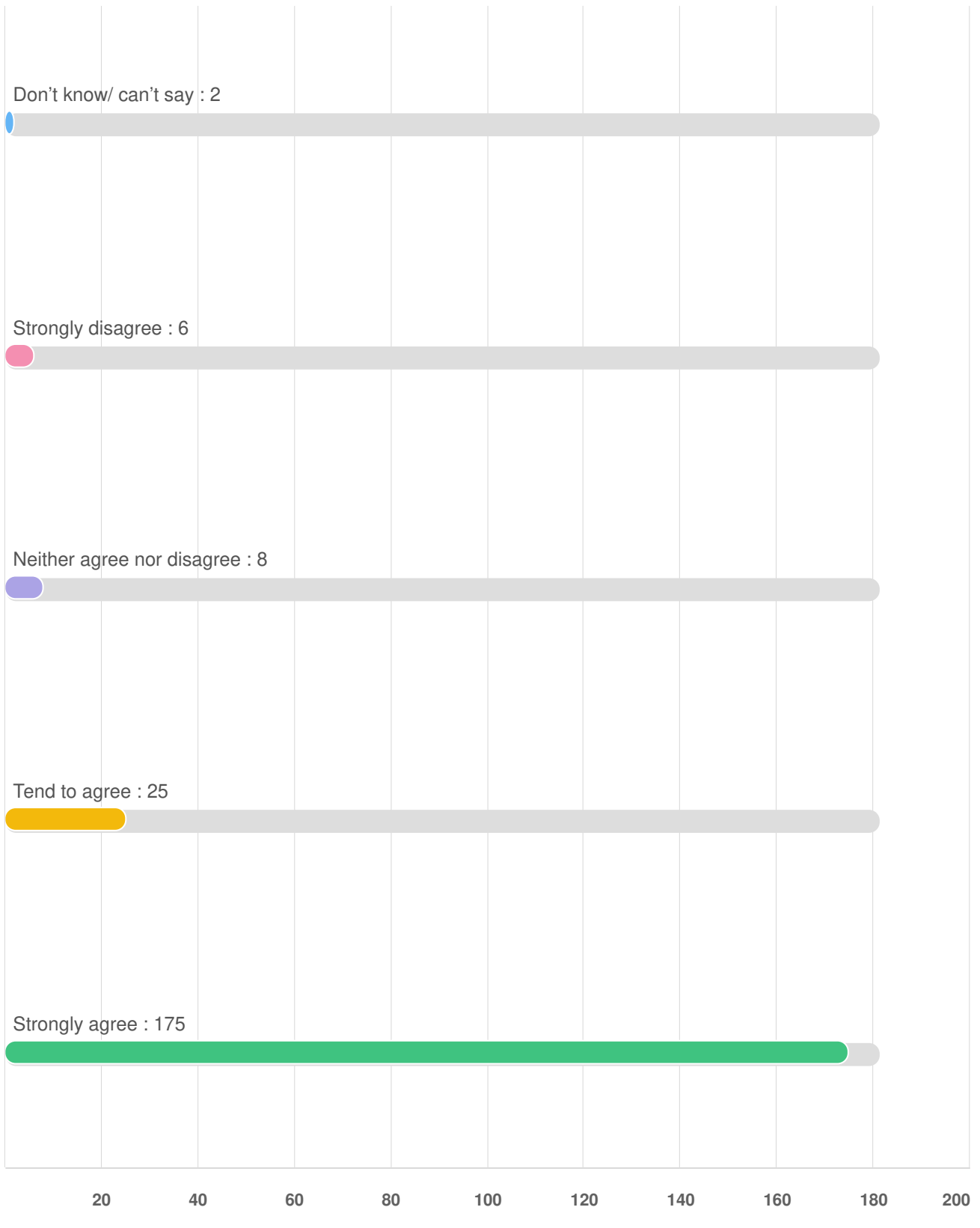
Mandatory Question (216 response(s))
 Question type: Likert Question

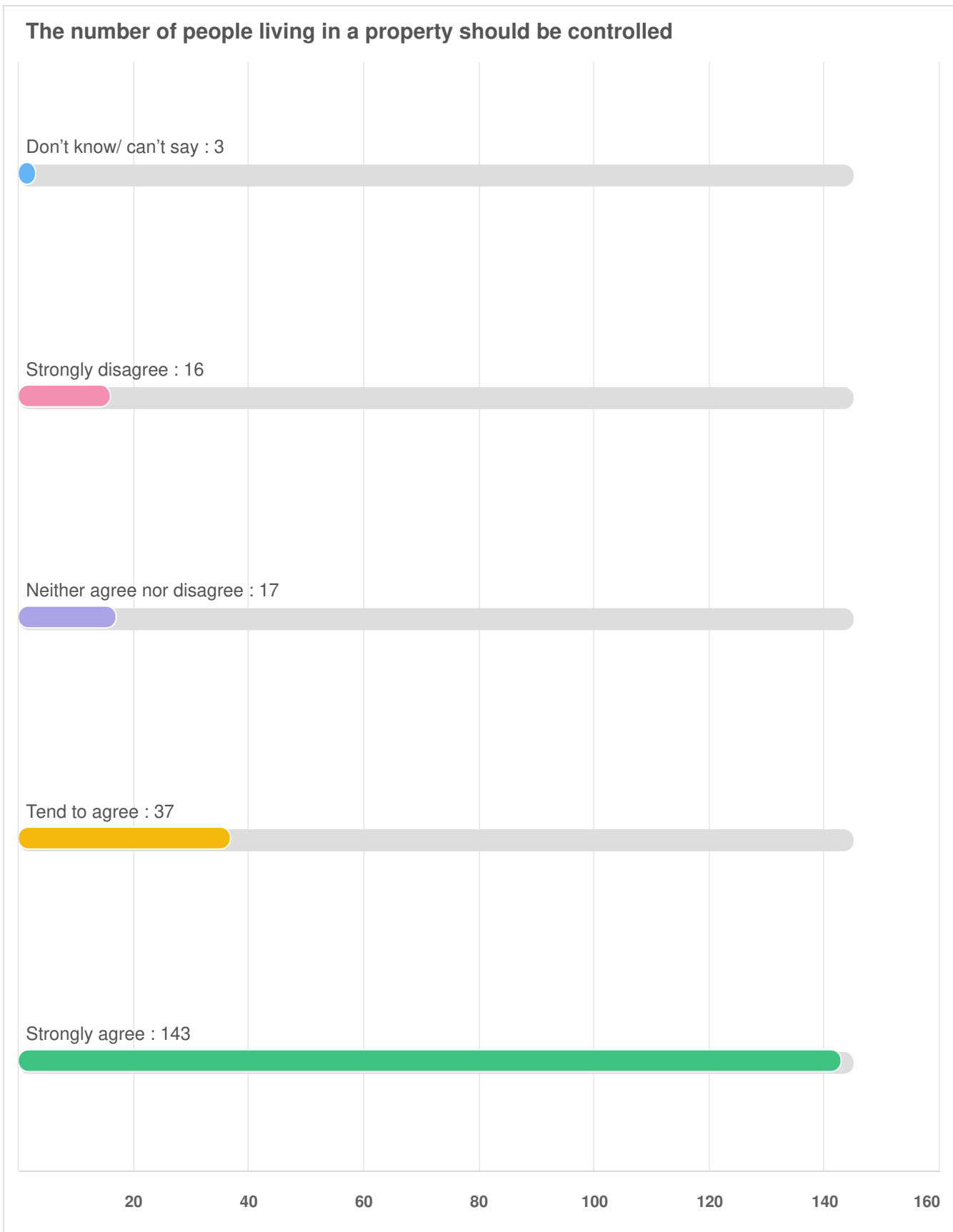
Q4 | To what extent do you agree or disagree that licences under the proposed scheme should contain the following conditions: Please tick one option for each line

Landlords should adequately manage anti-social behaviour by their tenants

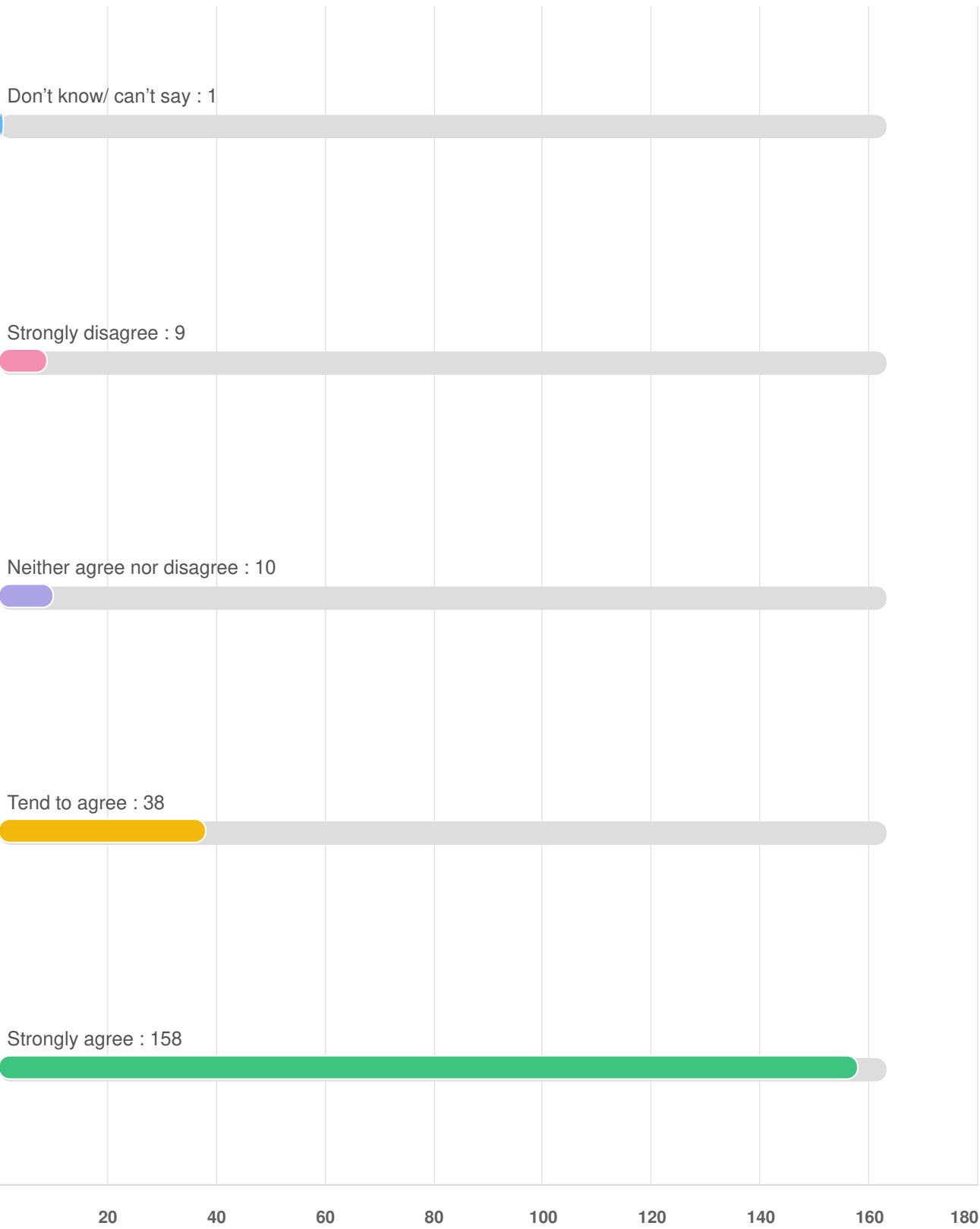


Landlords should provide tenants with written tenancy agreements

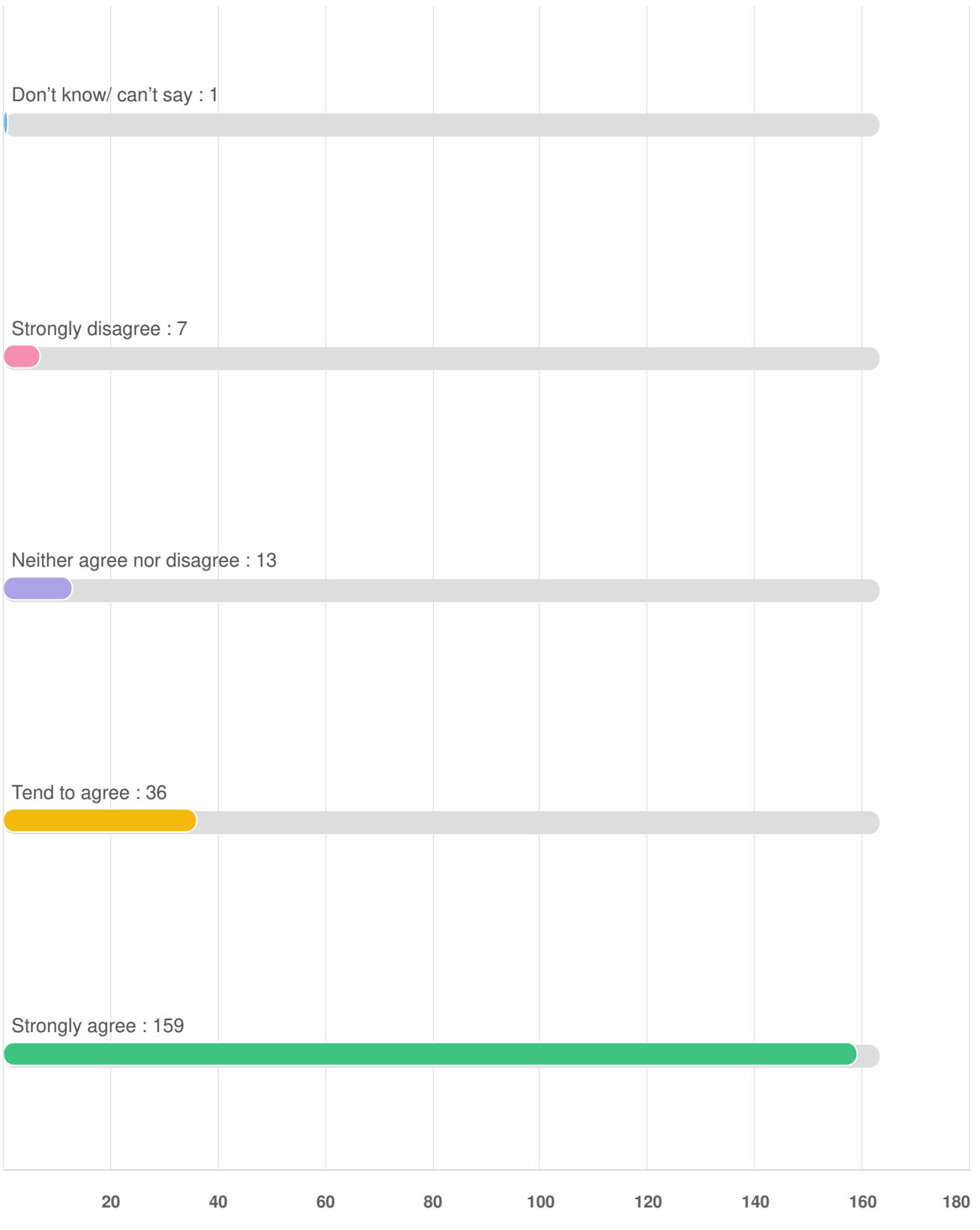




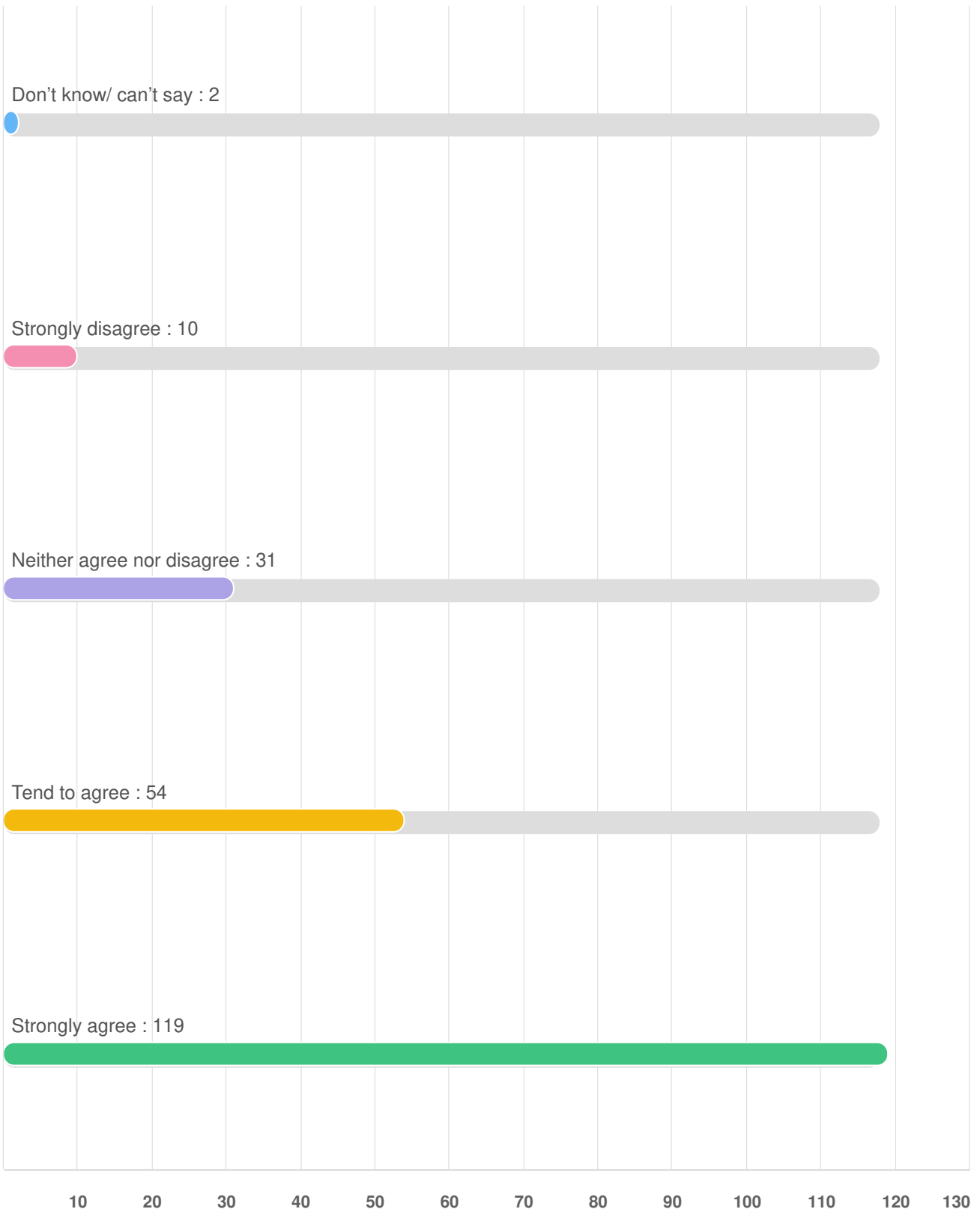
A suitable number of toilets, bathrooms and kitchen facilities, should be provided



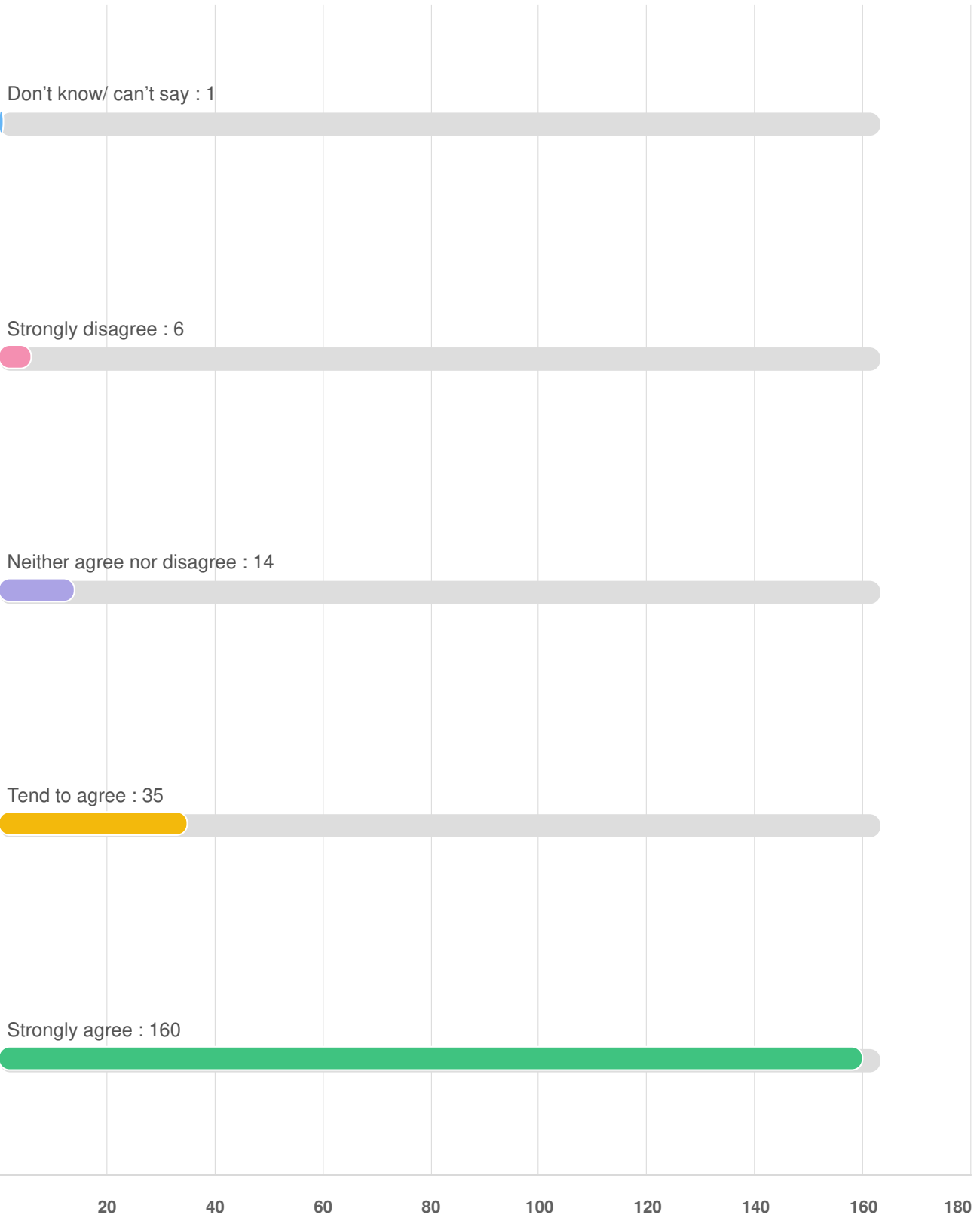
The provision and type of heating should be of a satisfactory standard

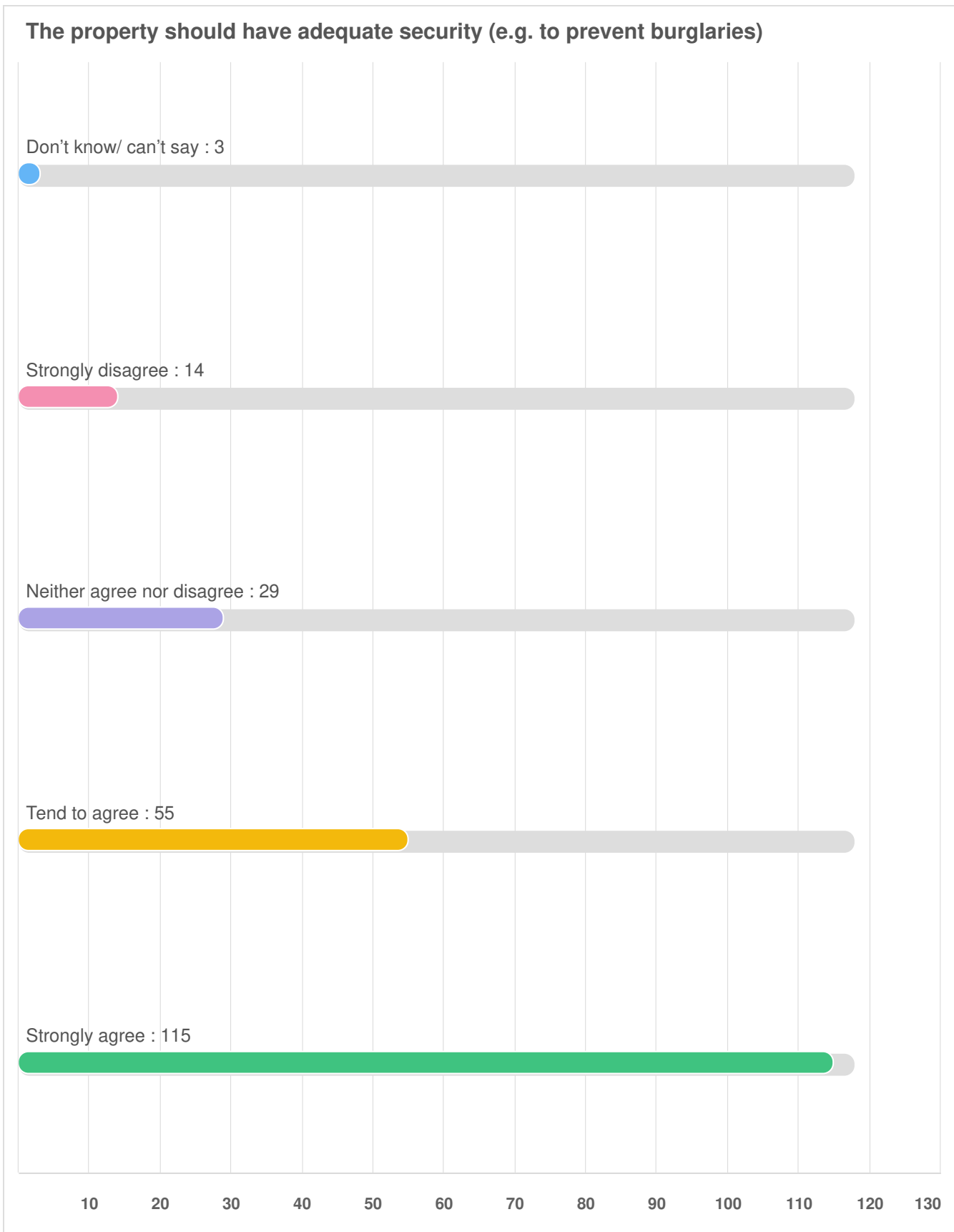


The property should have satisfactory insulation for energy efficiency

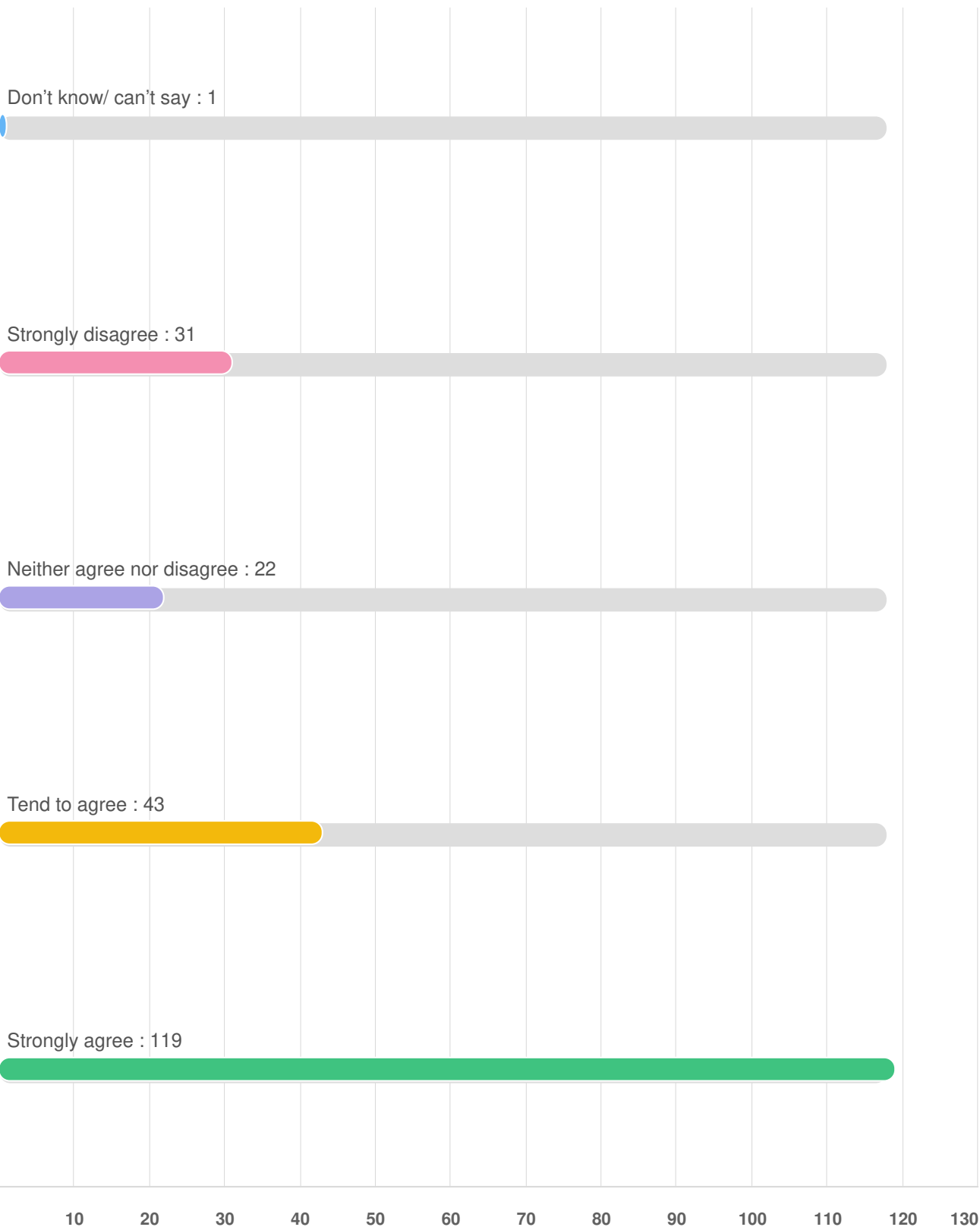


The means of escape from fire and other fire precautions should be of a satisfactory standard

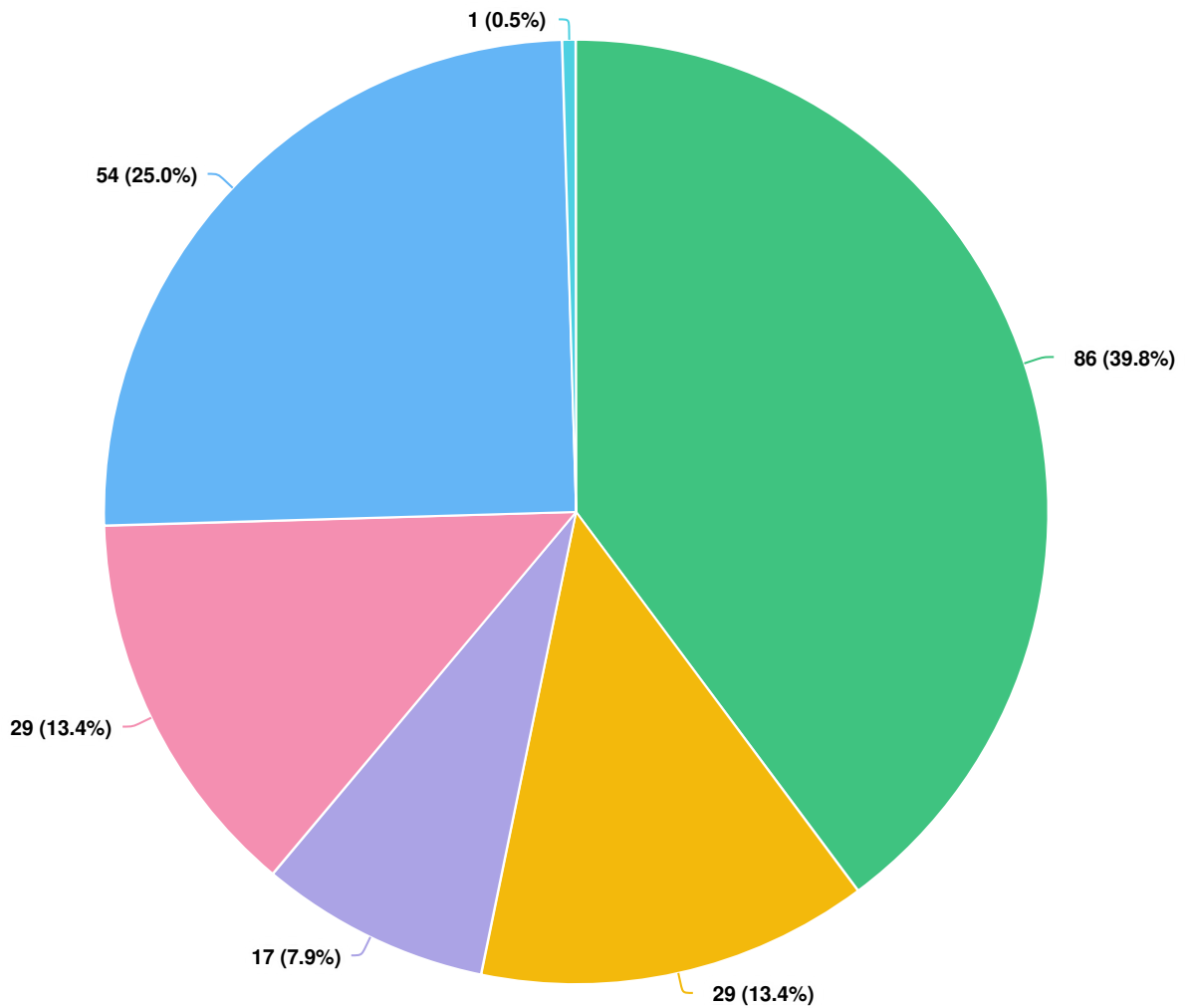




Landlords should make satisfactory arrangements for the storage of refuse and recycling



Q5 To what extent 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. What 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 repairs like 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 Councils 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 lowing 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

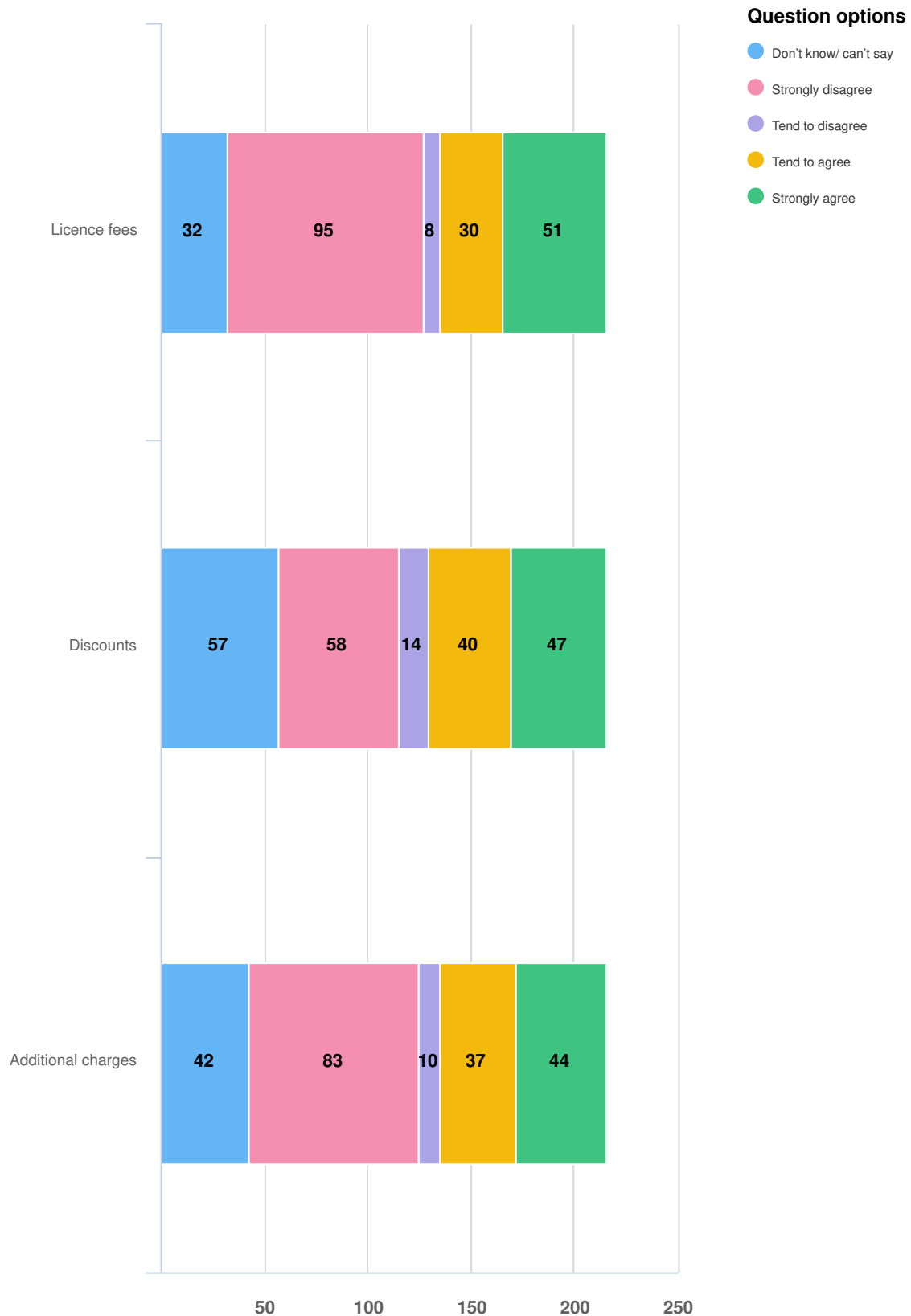
10/01/2023 08:21 PM

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

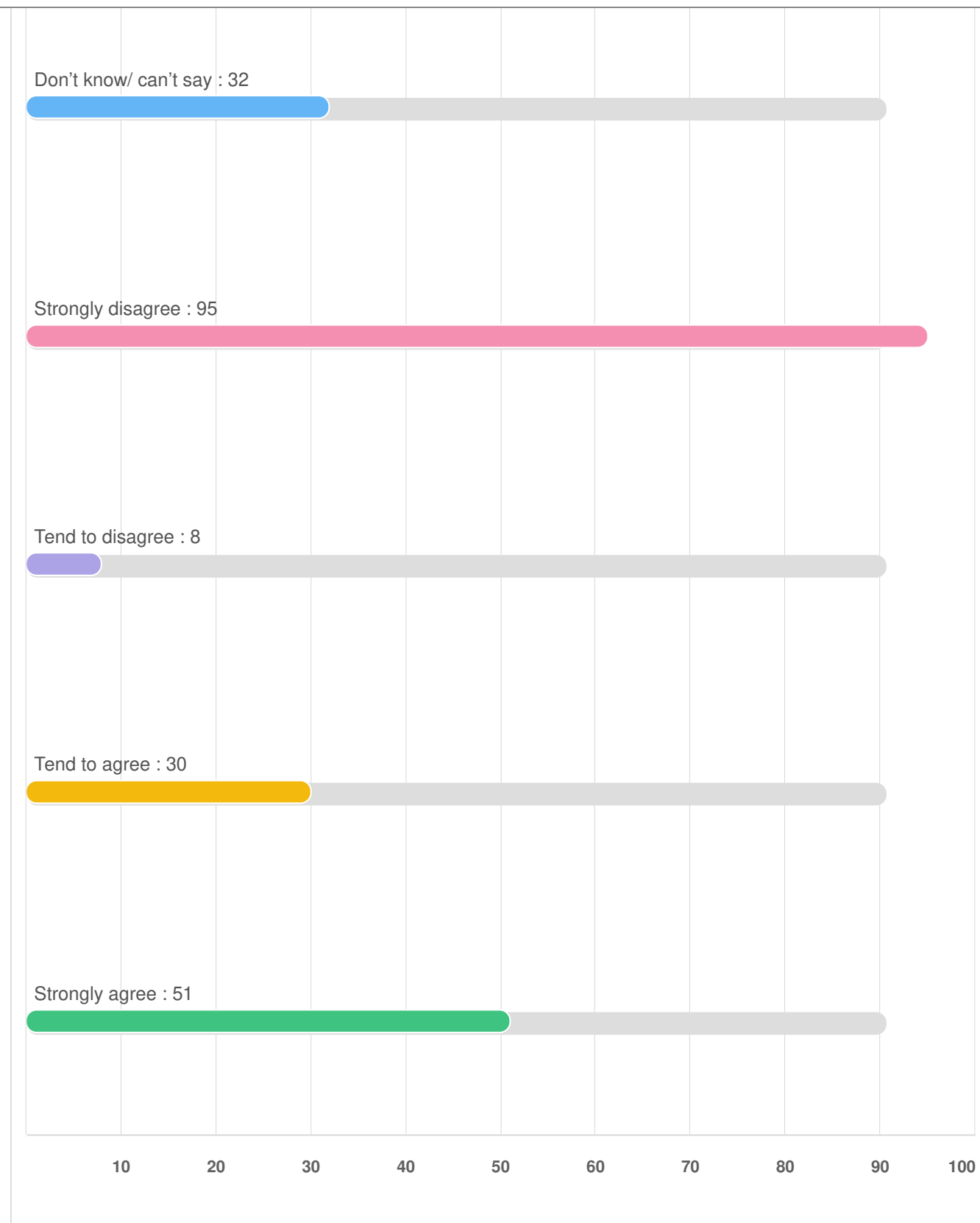
Q7 | To what extent do you agree or disagree with the fees, discounts and additional charges under the scheme (you can view the list of fees in the document folder)



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



Discounts

Don't know/ can't say : 57



Strongly disagree : 58



Tend to disagree : 14



Tend to agree : 40



Strongly agree : 47



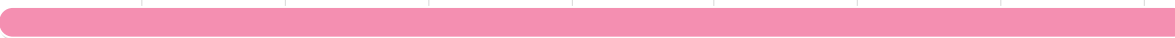
5 10 15 20 25 30 35 40 45 50 55 60 65

Additional charges

Don't know/ can't say : 42



Strongly disagree : 83



Tend to disagree : 10



Tend to agree : 37



Strongly agree : 44



10 20 30 40 50 60 70 80 90

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

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

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

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 agasint 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

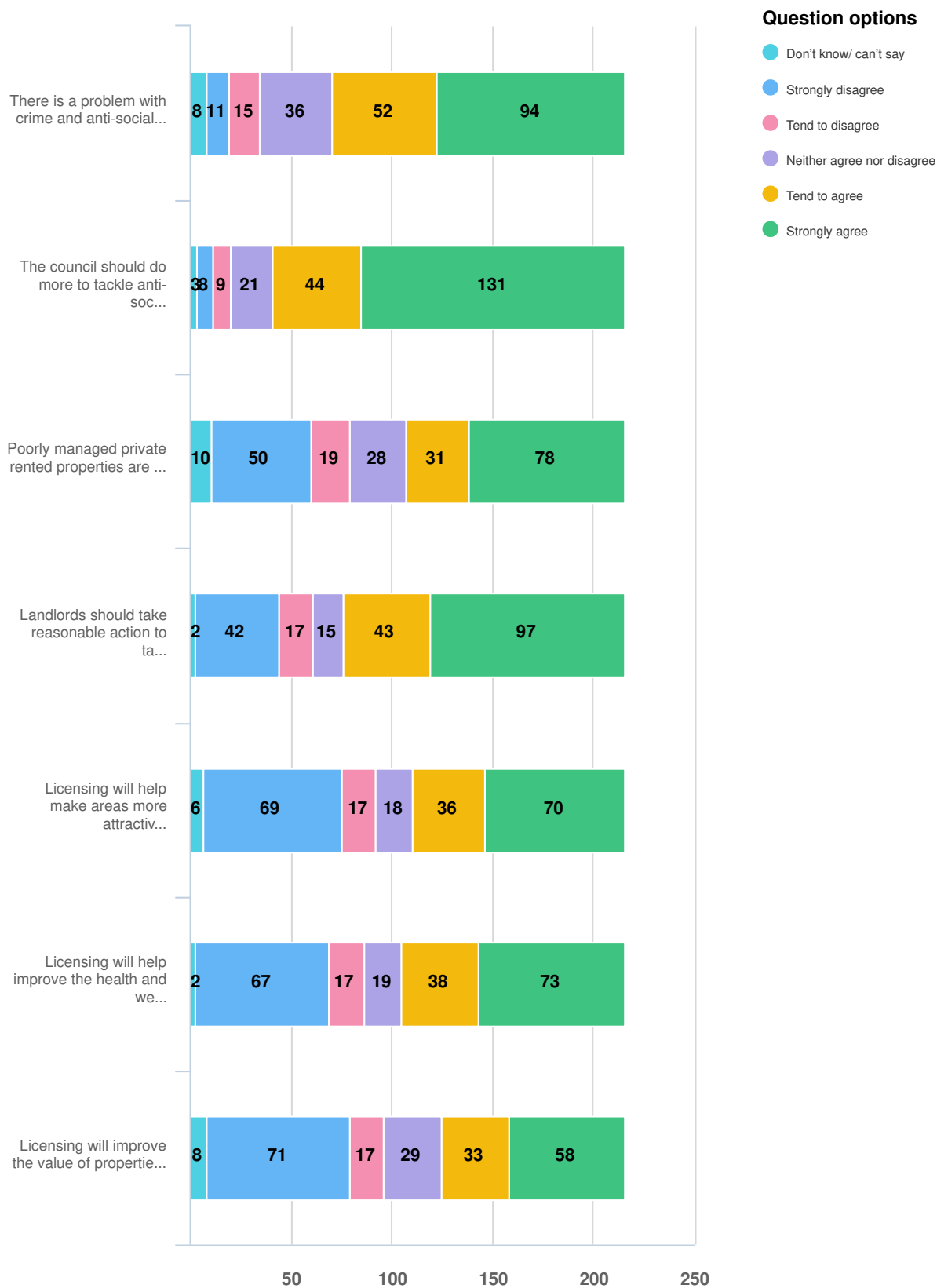
10/01/2023 08:21 PM

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

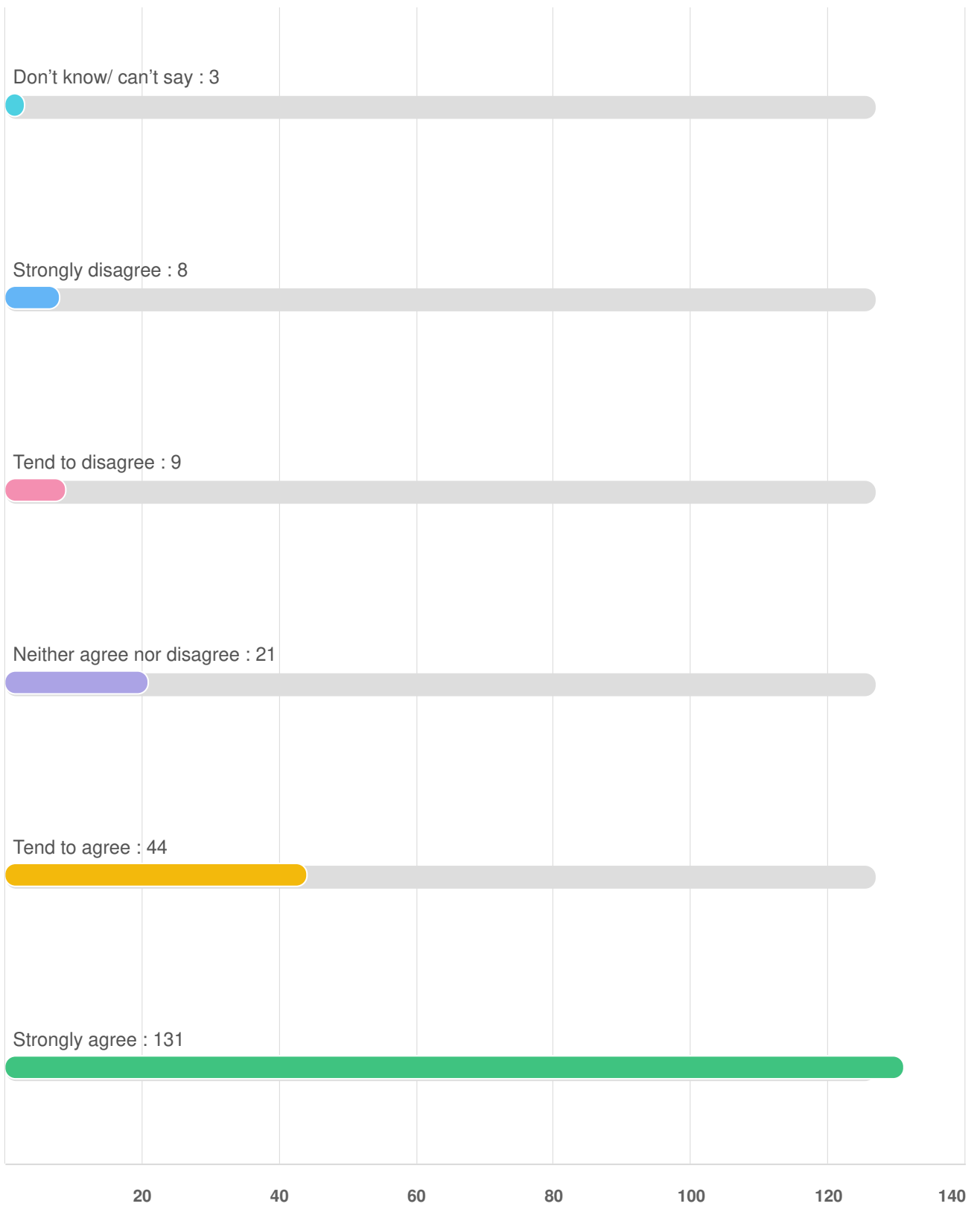


Strongly agree : 94



10 20 30 40 50 60 70 80 90 100

The council should do more to tackle anti-social behaviour



Poorly managed private rented properties are a problem in the area where I live

Don't know/ can't say : 10



Strongly disagree : 50



Tend to disagree : 19



Neither agree nor disagree : 28



Tend to agree : 31

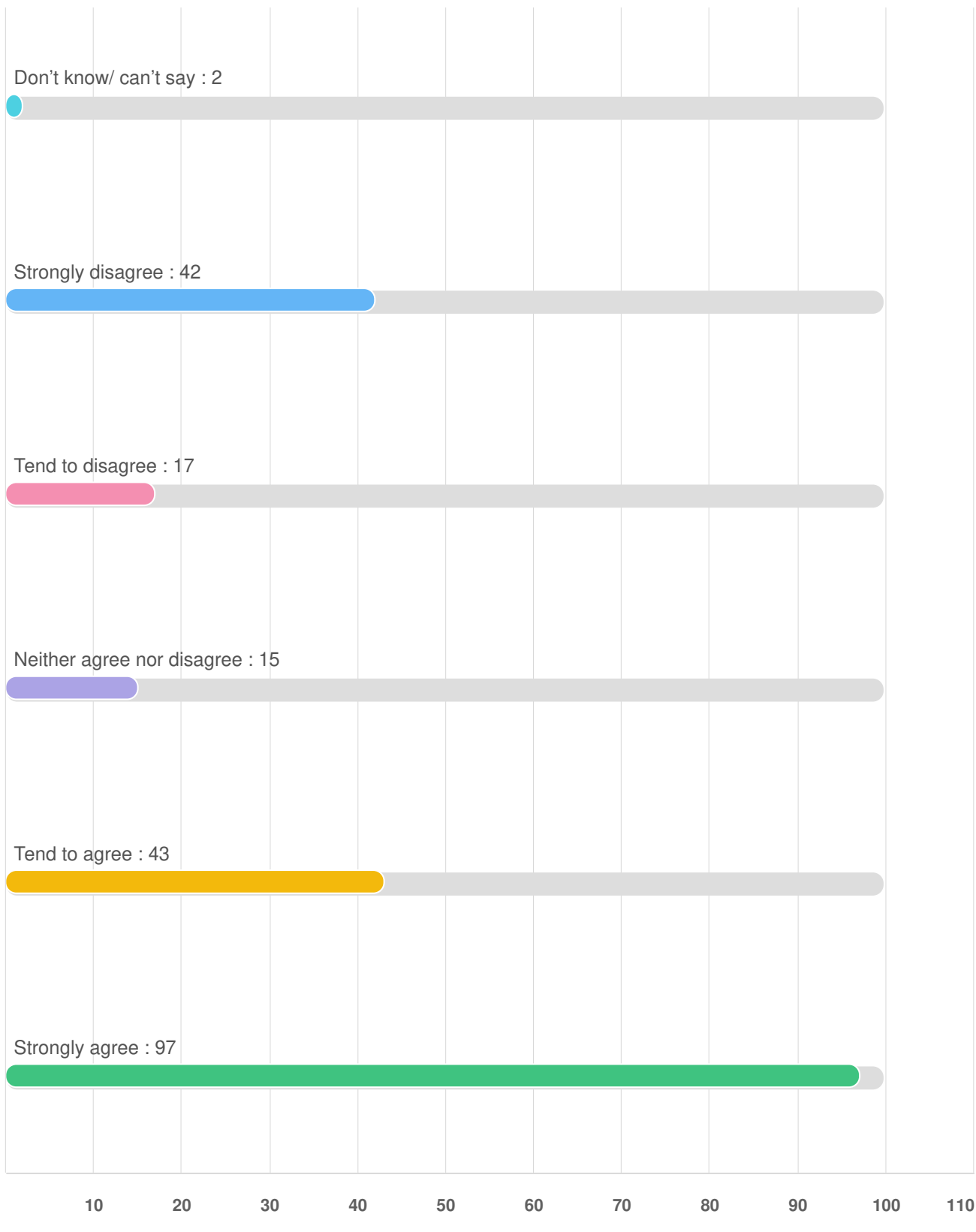


Strongly agree : 78

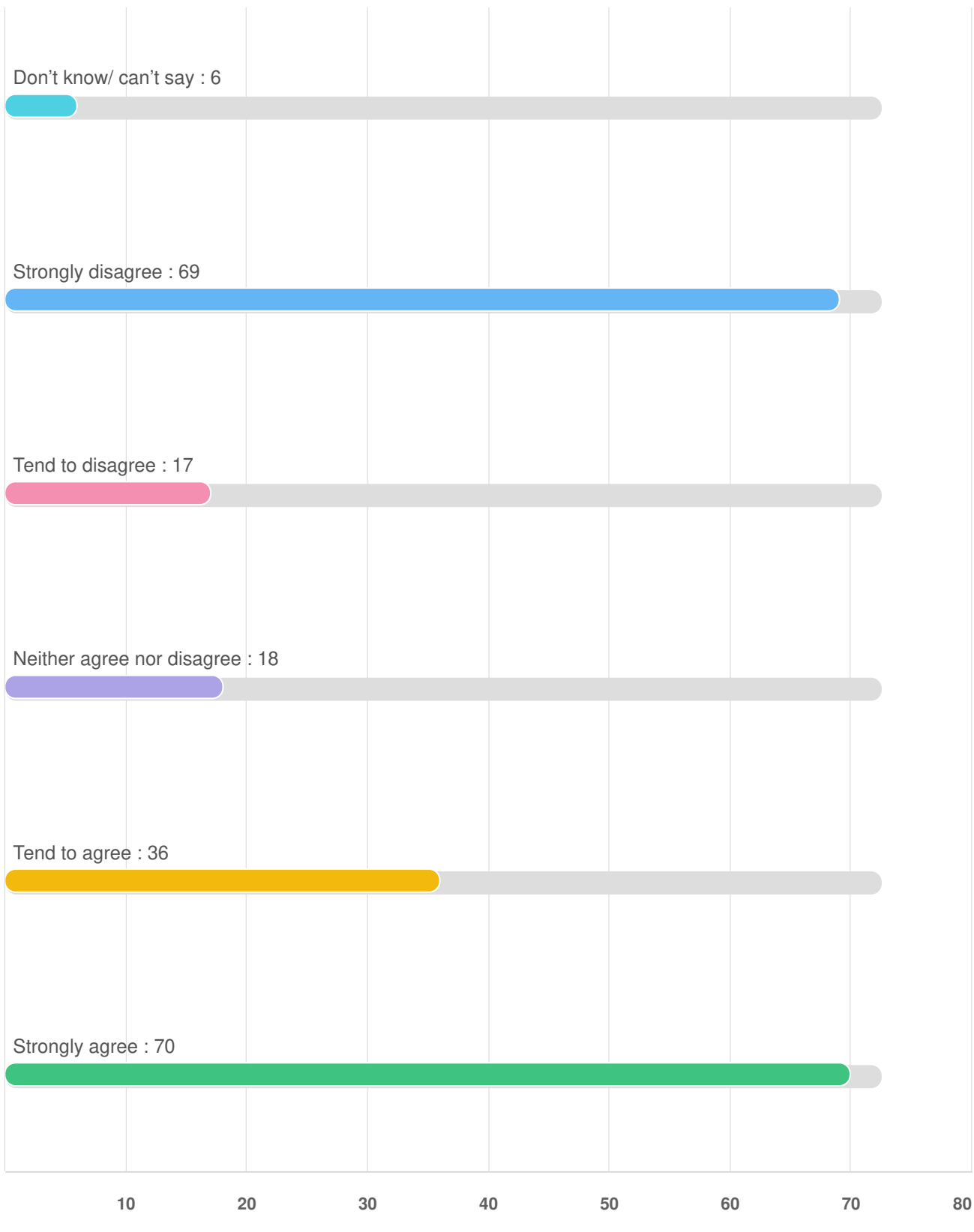


10 20 30 40 50 60 70 80 90

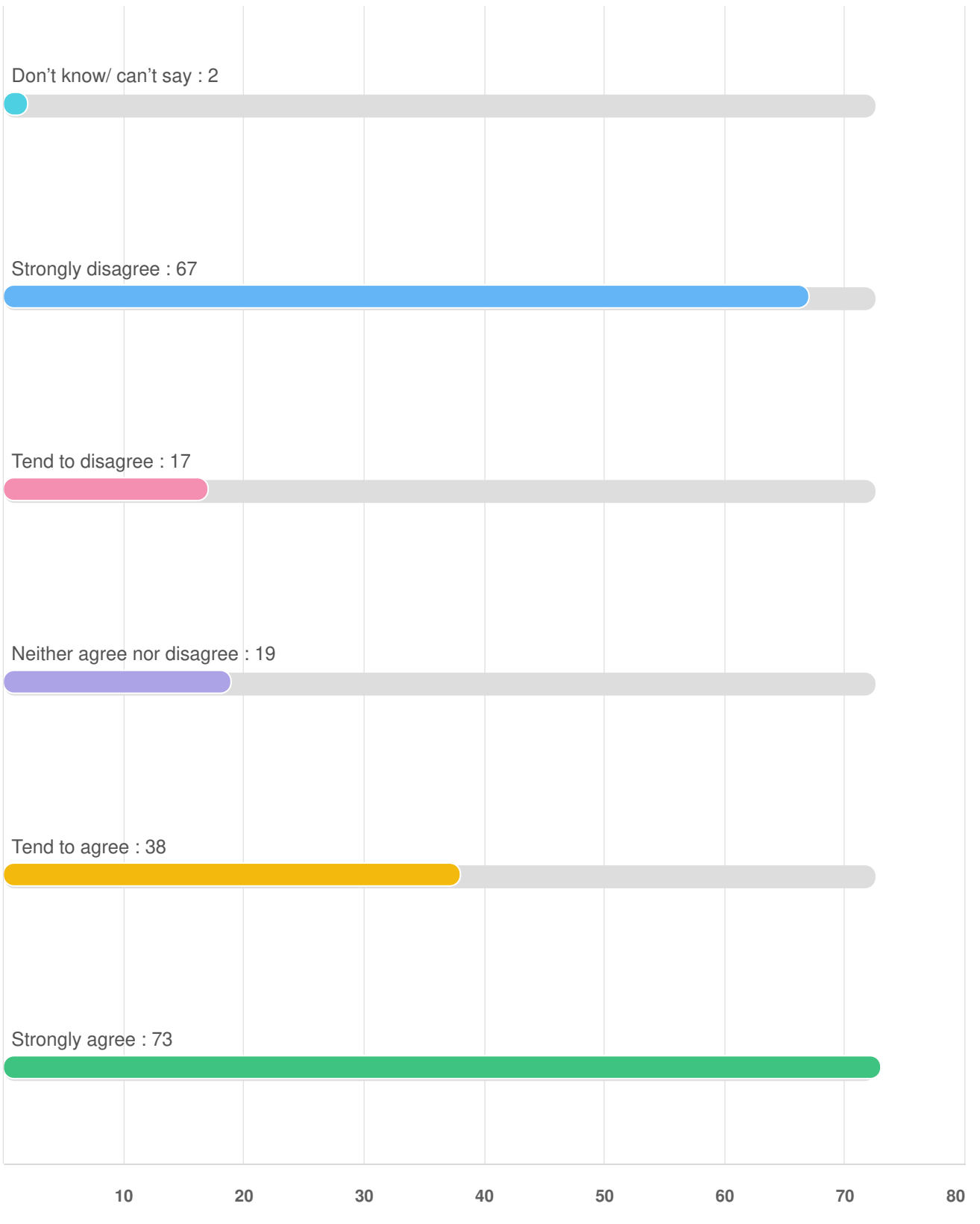
Landlords should take reasonable action to tackle nuisance and anti-social behaviour connected with their property



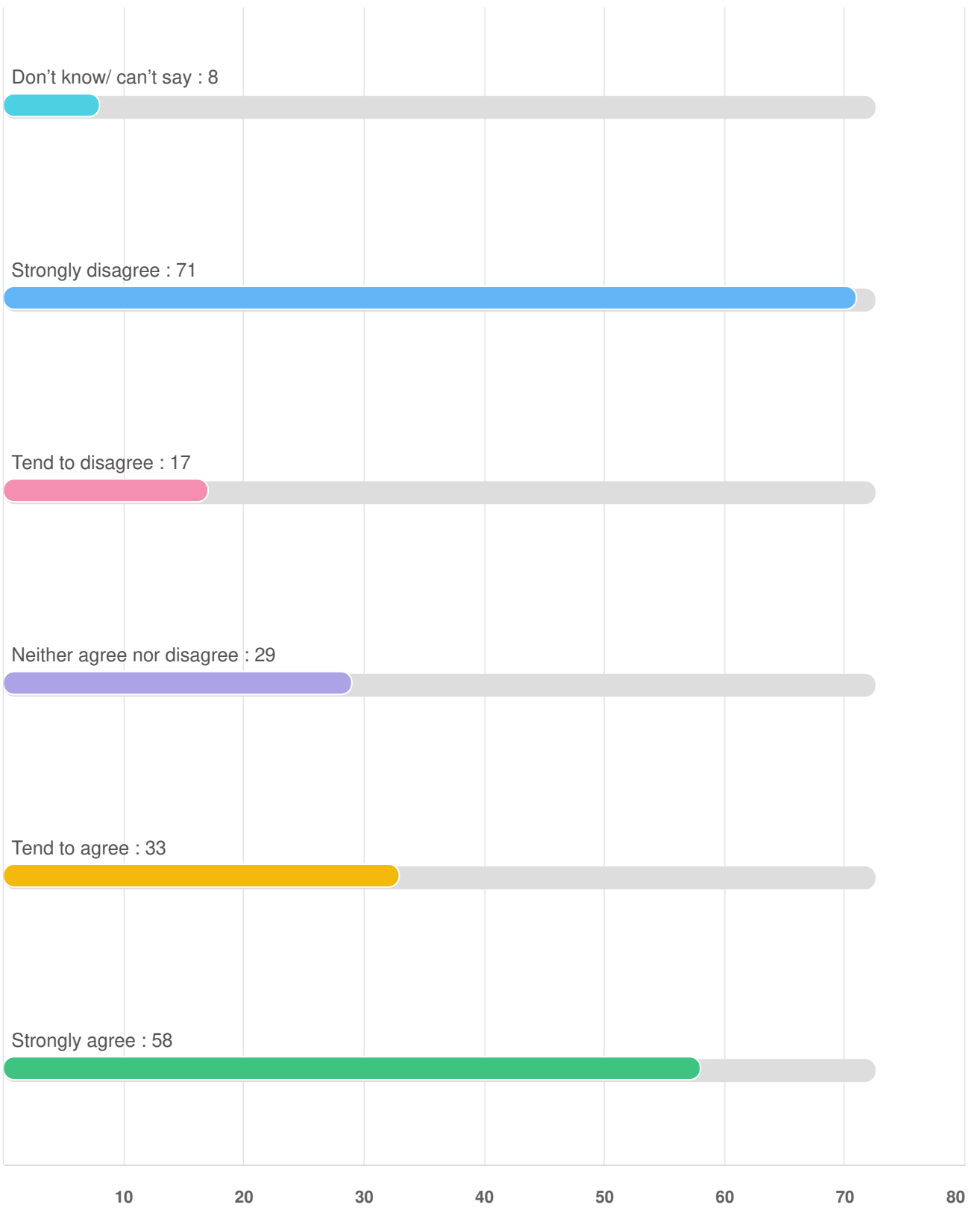
Licensing will help make areas more attractive to existing and potential renters



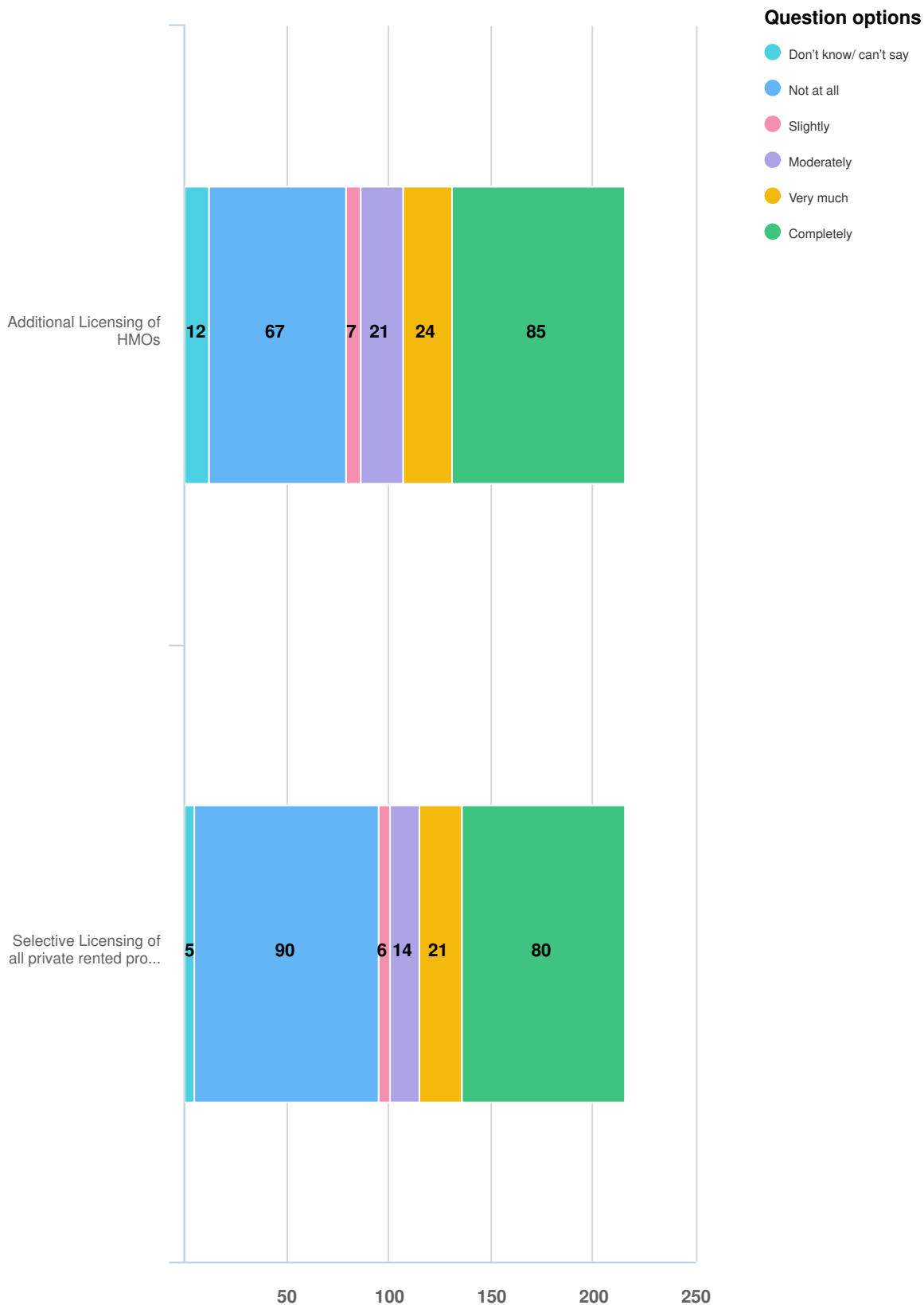
Licensing will help improve the health and wellbeing of residents within the licensing area



Licensing will improve the value of properties



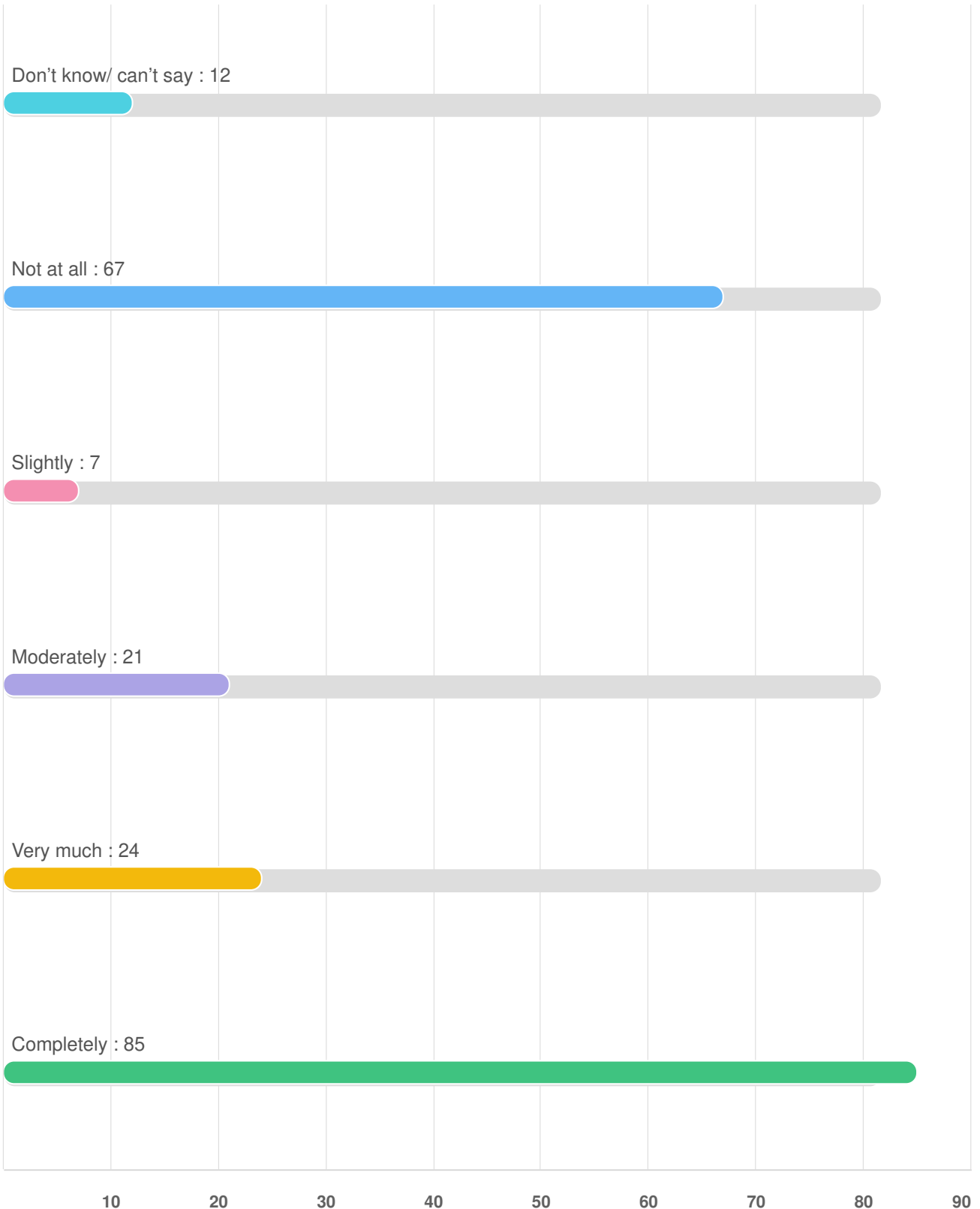
Q10 | Overall, how much do you support the proposals for Additional and Selective Licensing?



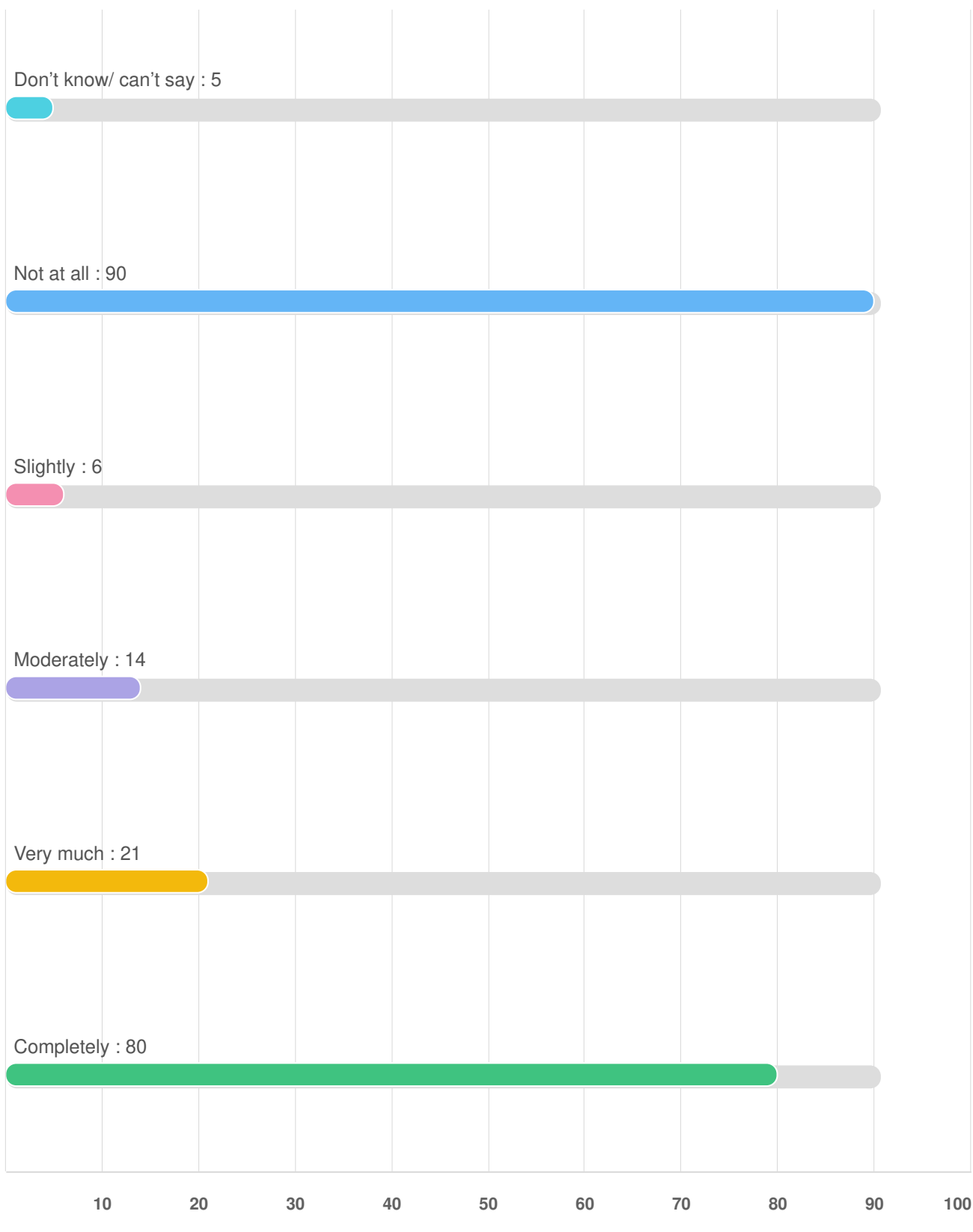
Mandatory Question (216 response(s))
Question type: Likert Question

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

Additional Licensing of HMOs



Selective Licensing of all private rented properties



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

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

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

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

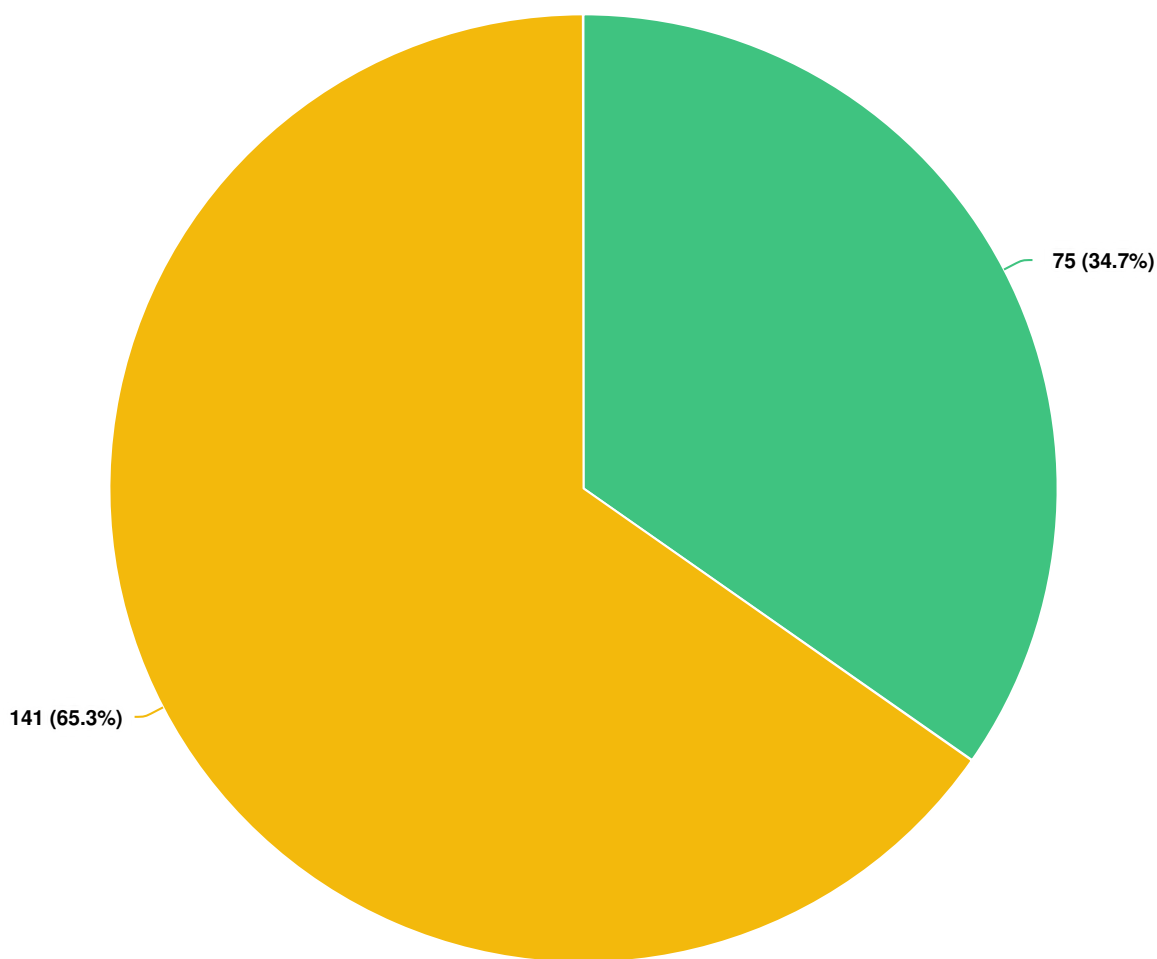
9/29/2023 04:03 PM

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

[REDACTED]

Anonymous

7/03/2023 08:28 PM

[REDACTED]

Anonymous

7/07/2023 12:45 PM

[REDACTED]

Anonymous

7/11/2023 11:47 AM

[REDACTED]

Anonymous

7/14/2023 06:07 PM

[REDACTED]

Anonymous

7/19/2023 02:55 PM

[REDACTED]

Anonymous

7/19/2023 07:03 PM

[REDACTED]

Anonymous

7/20/2023 11:33 AM

[REDACTED]

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]
9/17/2023 01:58 PM

Anonymous [REDACTED]
9/18/2023 08:25 AM

Anonymous [REDACTED]
9/18/2023 09:21 AM

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

Anonymous [REDACTED]
9/18/2023 11:35 AM

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

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

Anonymous

9/18/2023 05:15 PM

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9/18/2023 05:44 PM

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9/18/2023 06:12 PM

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Anonymous

9/18/2023 06:20 PM

[REDACTED]

Anonymous

9/19/2023 06:19 PM

[REDACTED]

Anonymous

9/19/2023 07:25 PM

[REDACTED]k

Anonymous

9/19/2023 09:56 PM

[REDACTED]

Anonymous

9/20/2023 02:21 PM

[REDACTED]

Anonymous

9/20/2023 10:09 PM

[REDACTED]

Anonymous

9/21/2023 10:19 PM

[REDACTED]

Anonymous

9/22/2023 04:19 PM

[REDACTED]

Anonymous

9/22/2023 07:23 PM

[REDACTED]

Anonymous

9/23/2023 01:23 PM

[REDACTED]

Anonymous

[REDACTED]

9/24/2023 04:24 PM

Anonymous

9/25/2023 09:24 AM

[REDACTED]

Anonymous

9/26/2023 11:20 AM

[REDACTED]

Anonymous

9/26/2023 06:44 PM

[REDACTED]

Anonymous

9/26/2023 07:50 PM

[REDACTED]

Anonymous

9/27/2023 03:58 PM

[REDACTED]

Anonymous

9/27/2023 09:32 PM

[REDACTED]

Anonymous

9/28/2023 10:29 AM

[REDACTED]

Anonymous

9/28/2023 10:40 AM

[REDACTED]

Anonymous

9/29/2023 04:10 AM

[REDACTED]

Anonymous

10/01/2023 08:21 PM

[REDACTED]

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

6/02/2023 01:10 PM

la4 4p

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

Anonymous LA4 4RN
6/06/2023 09:05 AM

Anonymous la1
6/06/2023 09:13 AM

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

Anonymous La44fg
6/06/2023 12:37 PM

Anonymous La31j
6/06/2023 04:53 PM

Anonymous LA4 5E
6/07/2023 06:00 AM

Anonymous LA45
6/07/2023 09:01 AM

Anonymous LA4 4T
6/07/2023 03:21 PM

Anonymous La3 ln
6/08/2023 08:05 AM

Anonymous LA11PX
6/08/2023 02:32 PM

Anonymous La3 1b
6/19/2023 06:15 PM

Anonymous La31ry
6/20/2023 05:30 PM

Anonymous la3 1t
6/25/2023 12:07 PM

Anonymous la4 6bn
6/30/2023 01:45 PM

Anonymous La3 1u
7/03/2023 01:48 PM

Anonymous LA4 4J
7/03/2023 02:44 PM

Anonymous La31ru
7/03/2023 03:33 PM

Anonymous LA4 4JQ
7/03/2023 08:28 PM

Anonymous La1 1l
7/04/2023 12:19 AM

Anonymous La31b
7/04/2023 09:50 AM

Anonymous la7 7h
7/05/2023 02:27 PM

Anonymous LA31B
7/07/2023 12:45 PM

Anonymous LA4 6B
7/11/2023 07:52 AM

Anonymous LA3 1R
7/11/2023 09:33 AM

Anonymous LA3 1S
7/11/2023 11:47 AM

Anonymous La3 1Af
7/11/2023 02:34 PM

Anonymous La4 4jd
7/14/2023 02:25 PM

Anonymous LA1 2D

7/14/2023 02:37 PM

Anonymous LA4 4J

7/14/2023 06:07 PM

Anonymous La4 4

7/18/2023 04:41 PM

Anonymous LA3 1D

7/19/2023 12:06 PM

Anonymous LA2 6B

7/19/2023 02:55 PM

Anonymous LA3 1E

7/19/2023 03:05 PM

Anonymous LA3 1T

7/19/2023 07:03 PM

Anonymous La3 1sf

7/20/2023 11:33 AM

Anonymous LA4 4H

7/20/2023 02:59 PM

Anonymous La3 1rg

7/23/2023 10:19 AM

Anonymous La44q

7/25/2023 09:00 PM

Anonymous La4 4hy

8/15/2023 03:16 PM

Anonymous La44rh

8/15/2023 06:26 PM

Anonymous La44d

8/15/2023 07:32 PM

Anonymous LA4 4E

8/15/2023 08:03 PM

Anonymous LA4 4j

8/16/2023 03:50 PM

Anonymous La3 2ew

8/18/2023 09:42 AM

Anonymous LA3 1SL

8/30/2023 07:04 PM

Anonymous LA45LW

8/31/2023 05:29 PM

Anonymous LA4 4QW

9/16/2023 11:15 AM

Anonymous La31r

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

Anonymous la1 1b

9/16/2023 03:57 PM

Anonymous la44p

9/16/2023 04:06 PM

Anonymous LA3 1

9/16/2023 04:40 PM

Anonymous LA3 1SR

9/16/2023 05:14 PM

Anonymous LA3 1RU
9/16/2023 05:22 PM

Anonymous LA3
9/16/2023 07:10 PM

Anonymous la31j
9/16/2023 10:14 PM

Anonymous LA3 1E
9/17/2023 08:24 AM

Anonymous LA3 1h
9/17/2023 10:29 AM

Anonymous LA3 1R
9/17/2023 12:14 PM

Anonymous LA31HA
9/17/2023 12:50 PM

Anonymous LA44P
9/17/2023 01:49 PM

Anonymous La3 1b
9/17/2023 01:58 PM

Anonymous LA3 1E
9/18/2023 08:25 AM

Anonymous LA3 1JA
9/18/2023 09:21 AM

Anonymous La4 4I
9/18/2023 10:57 AM

Anonymous LA4 4QU
9/18/2023 11:14 AM

Anonymous LA4 4DY
9/18/2023 11:35 AM

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Anonymous LA4 4Q
9/18/2023 05:11 PM

Anonymous LA31DP
9/18/2023 05:12 PM

Anonymous LA31T
9/18/2023 05:15 PM

Anonymous LA3 1SP
9/18/2023 05:37 PM

Anonymous LA3 1RW
9/18/2023 05:44 PM

Anonymous LA4 4J
9/18/2023 06:12 PM

Anonymous LA3 1D
9/18/2023 06:20 PM

Anonymous LA4 4L
9/18/2023 06:29 PM

Anonymous La3 1r

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

Anonymous
9/21/2023 10:19 PM

La31dw

Anonymous
9/22/2023 12:16 PM

LA4

Anonymous
9/22/2023 04:19 PM

LA31T

Anonymous
9/22/2023 07:23 PM

La31dw

Anonymous
9/22/2023 07:49 PM

LA3 1DP

Anonymous
9/23/2023 09:59 AM

La44p

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LA3 1BL

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LA4 4J

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9/25/2023 09:24 AM

La31fr

Anonymous
9/25/2023 11:34 AM

LA31D

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9/25/2023 01:51 PM

LA3 1j

Anonymous
9/26/2023 11:20 AM

LA4 4Q

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9/26/2023 06:44 PM

LA4 4D

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9/26/2023 07:50 PM

La3 1r

Anonymous LA3 1A
9/27/2023 03:58 PM

Anonymous La4 4q
9/27/2023 07:57 PM

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9/27/2023 09:32 PM

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Anonymous La31j
9/28/2023 10:40 AM

Anonymous La3 1ud
9/28/2023 01:39 PM

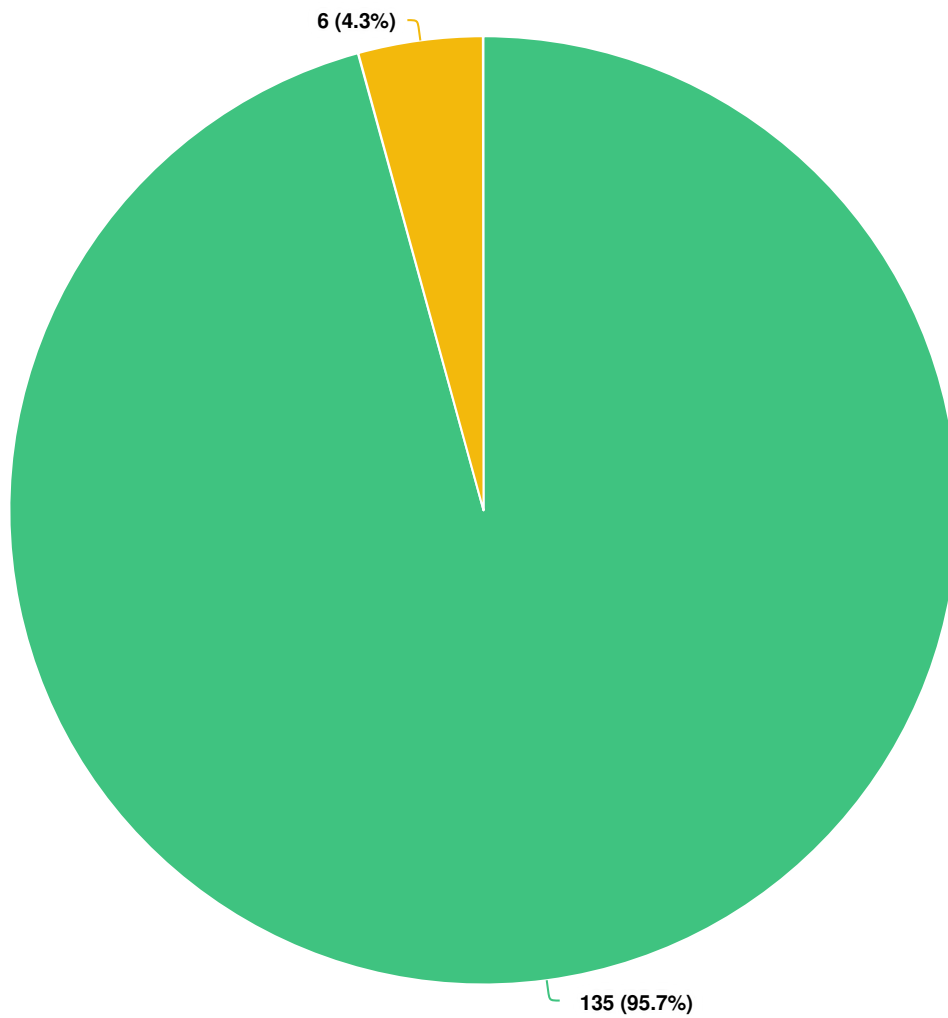
Anonymous LA4 4DL
9/29/2023 04:10 AM

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



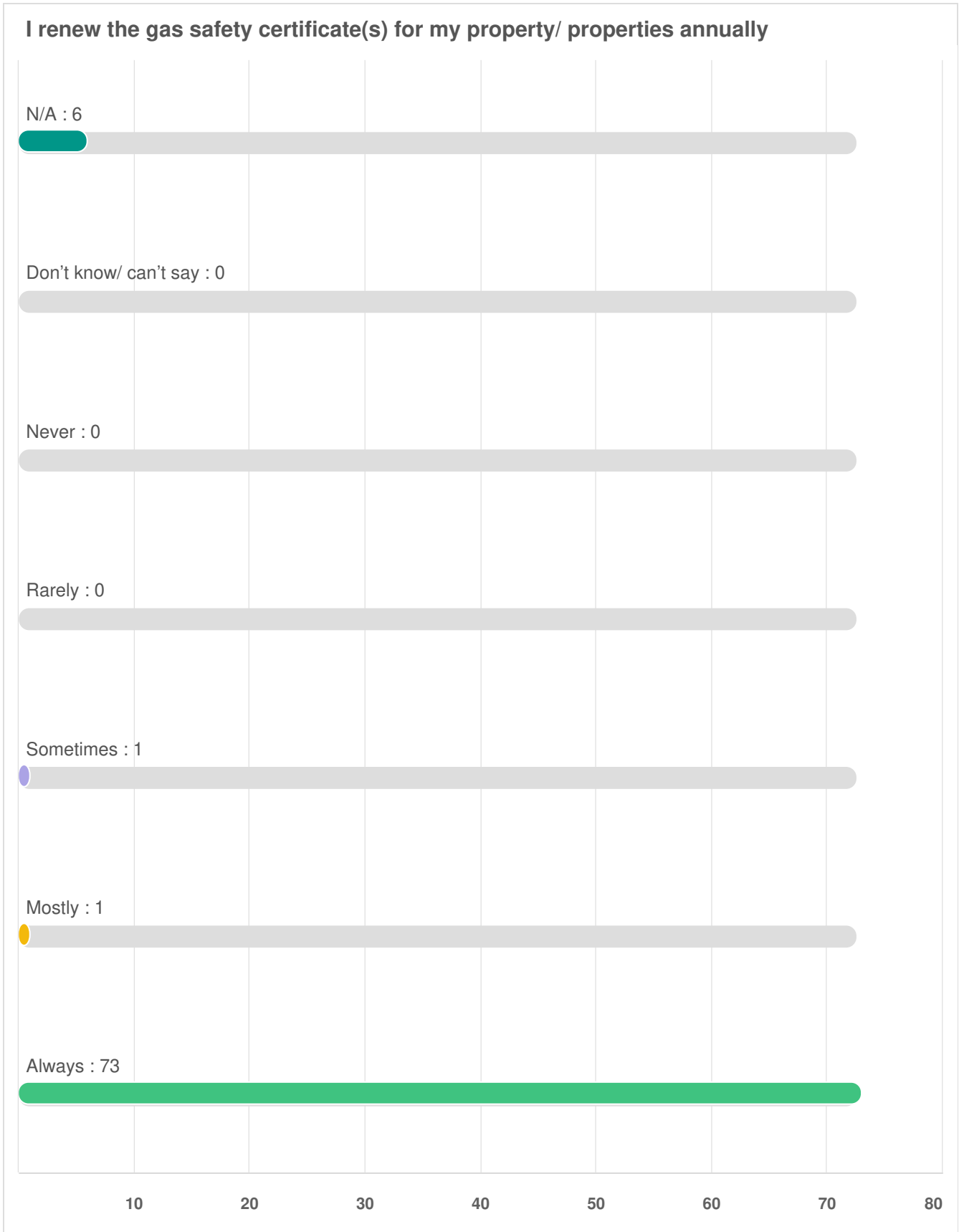
Mostly : 1

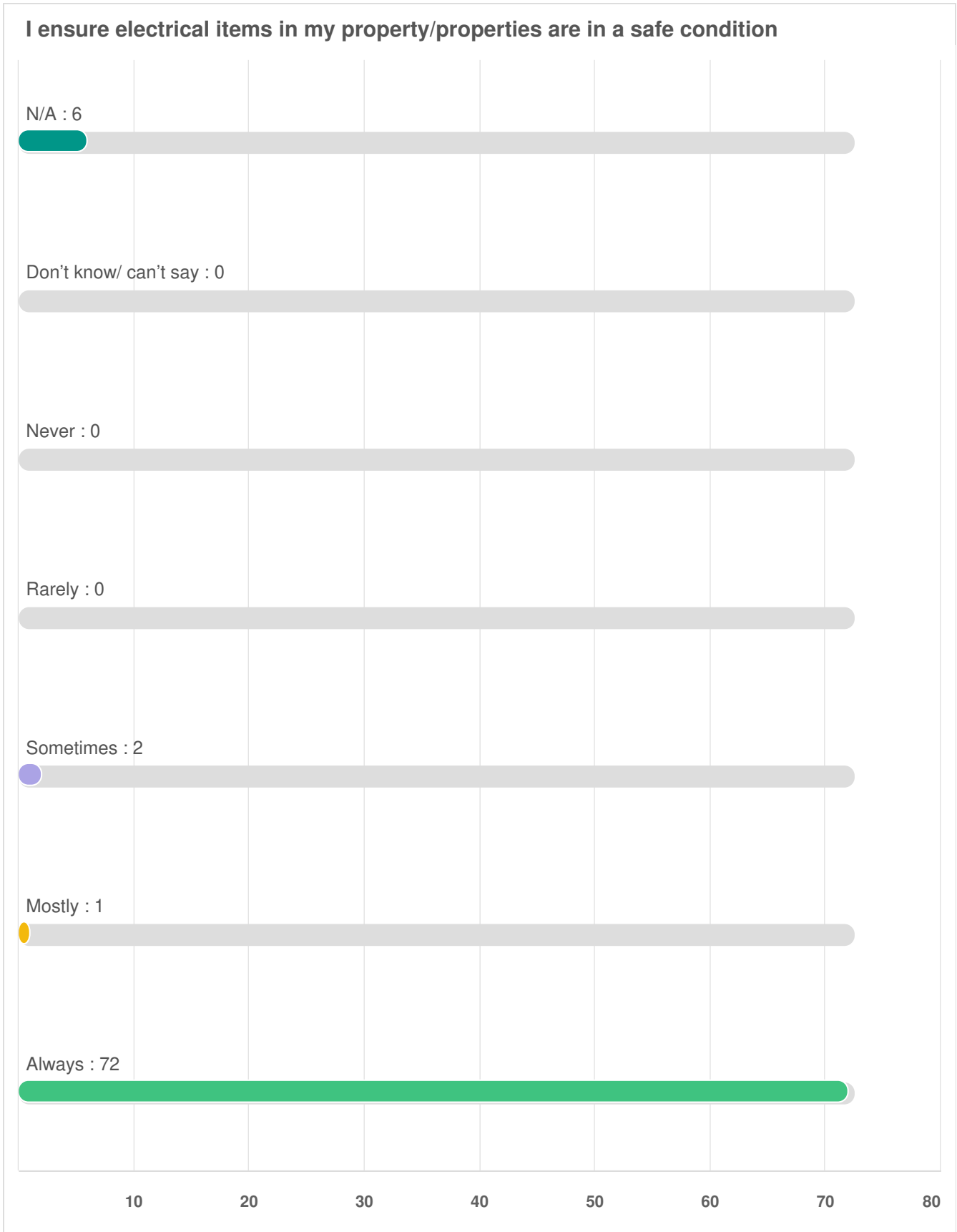


Always : 73

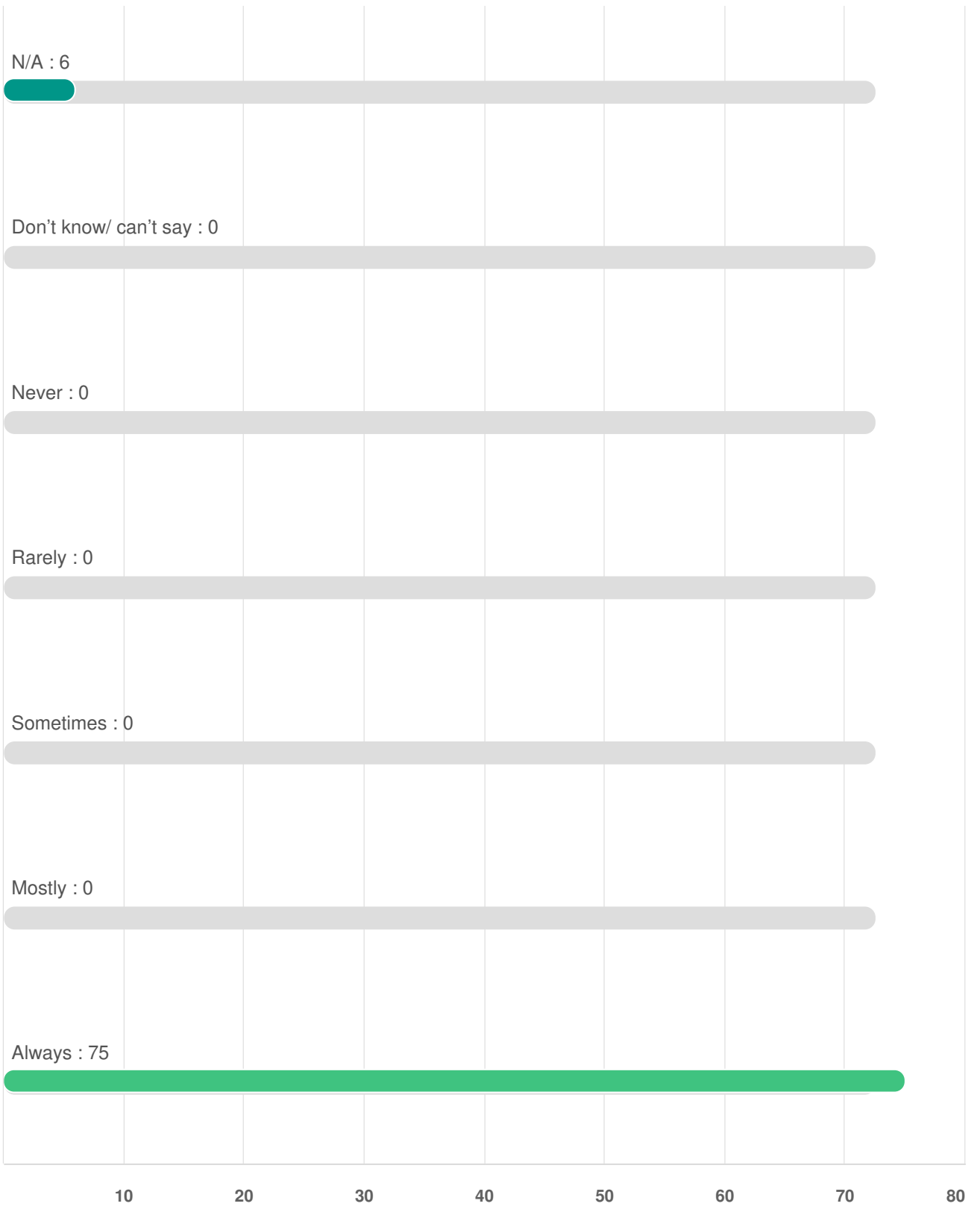


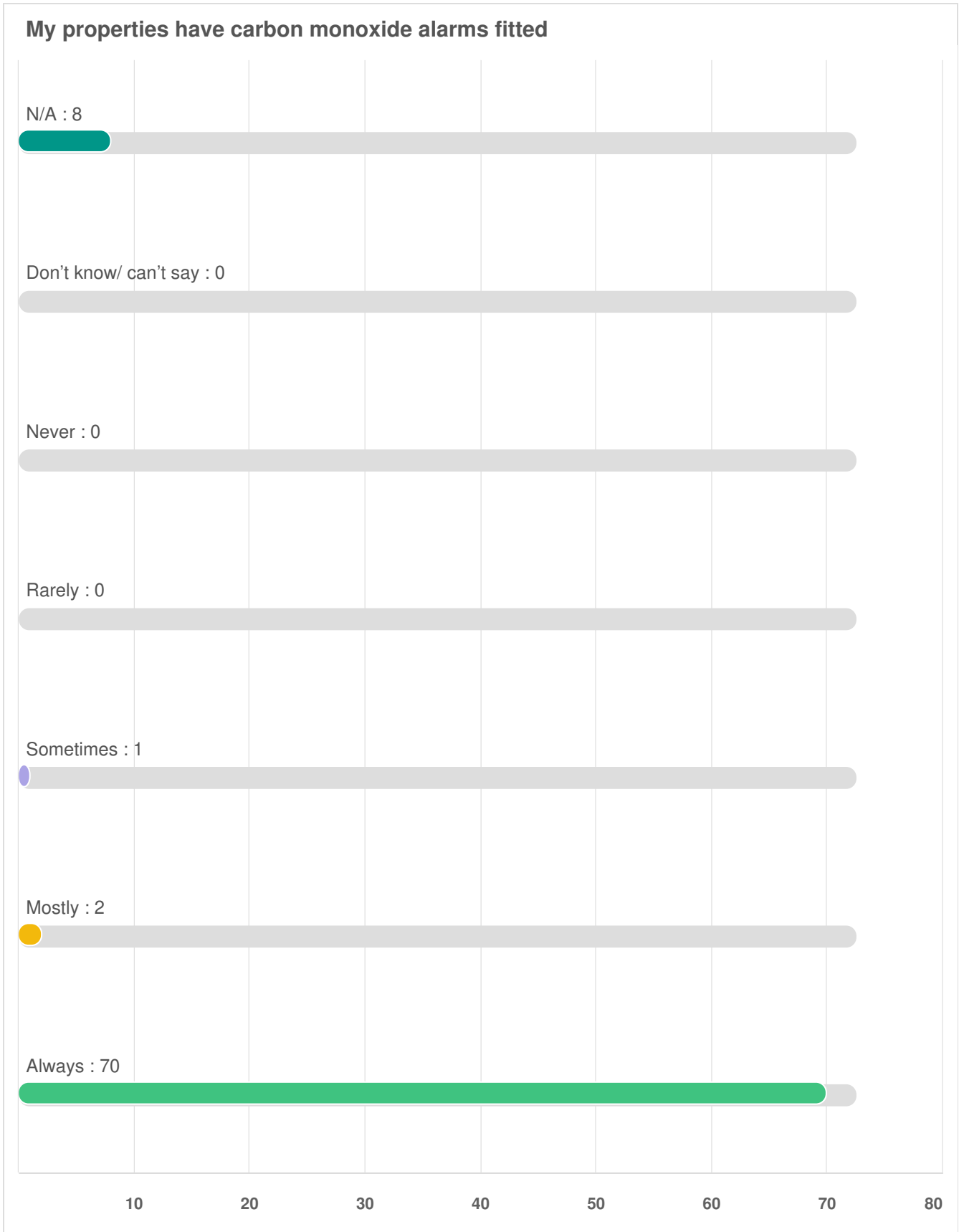
10 20 30 40 50 60 70 80



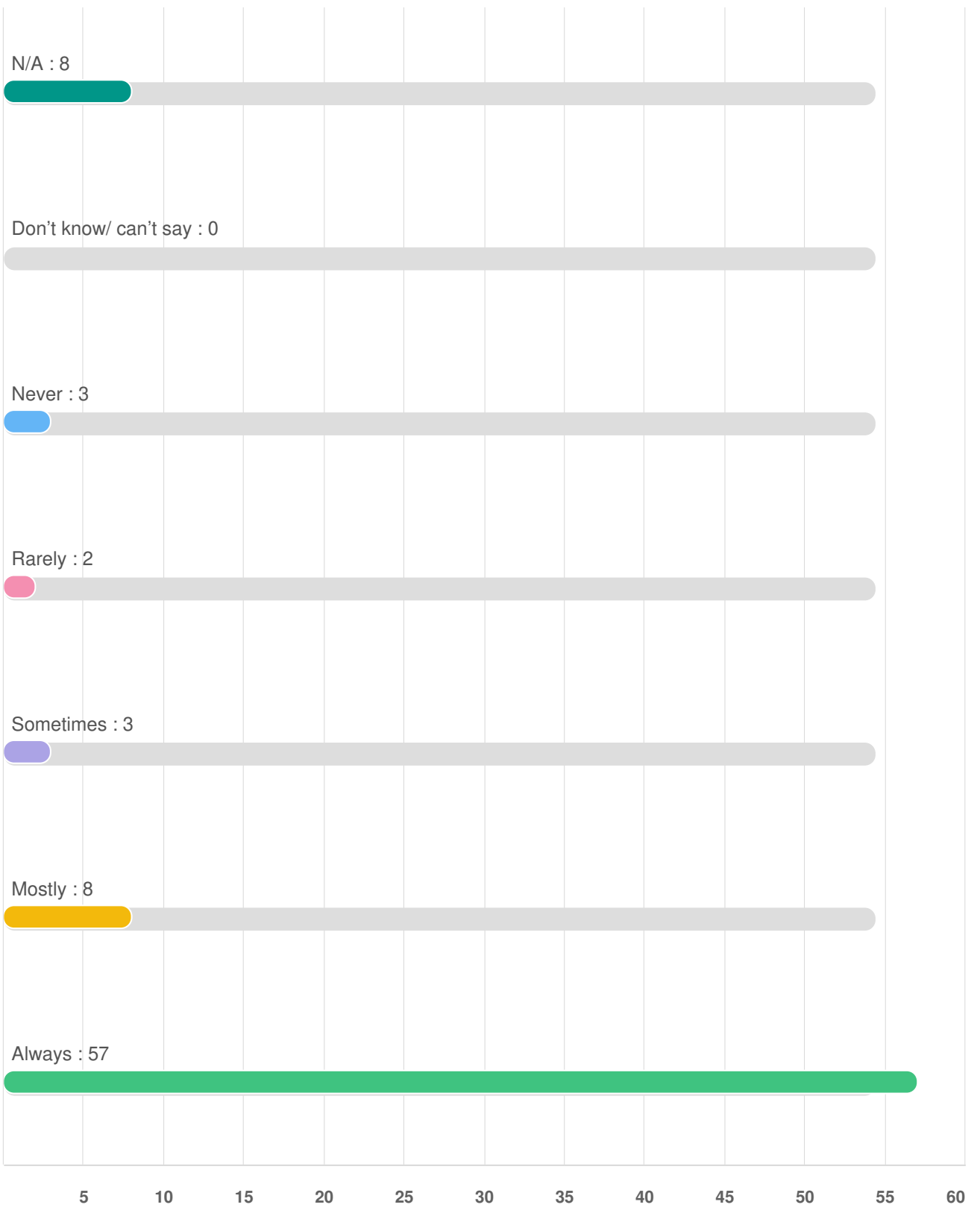


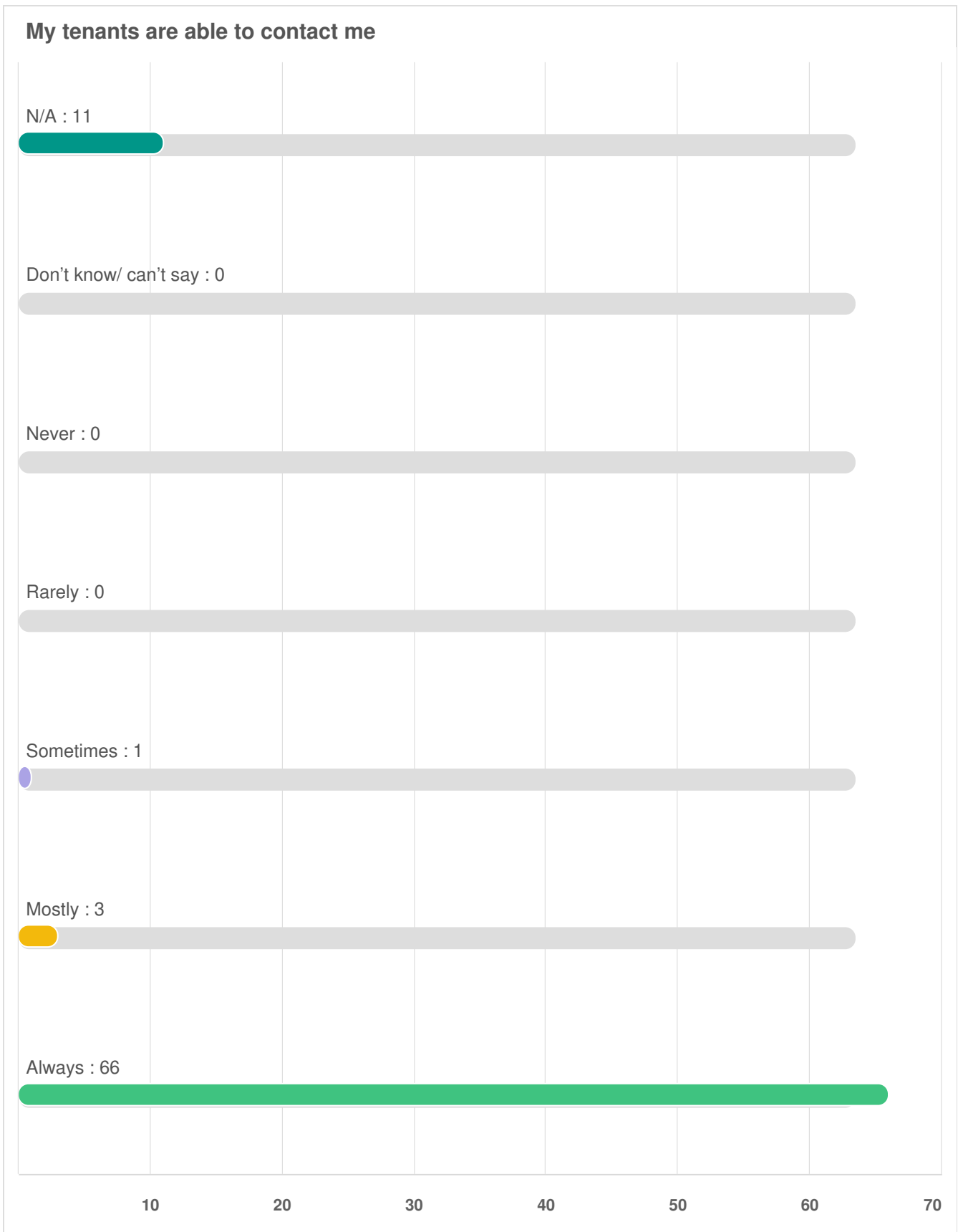
My properties have smoke alarms fitted on each floor

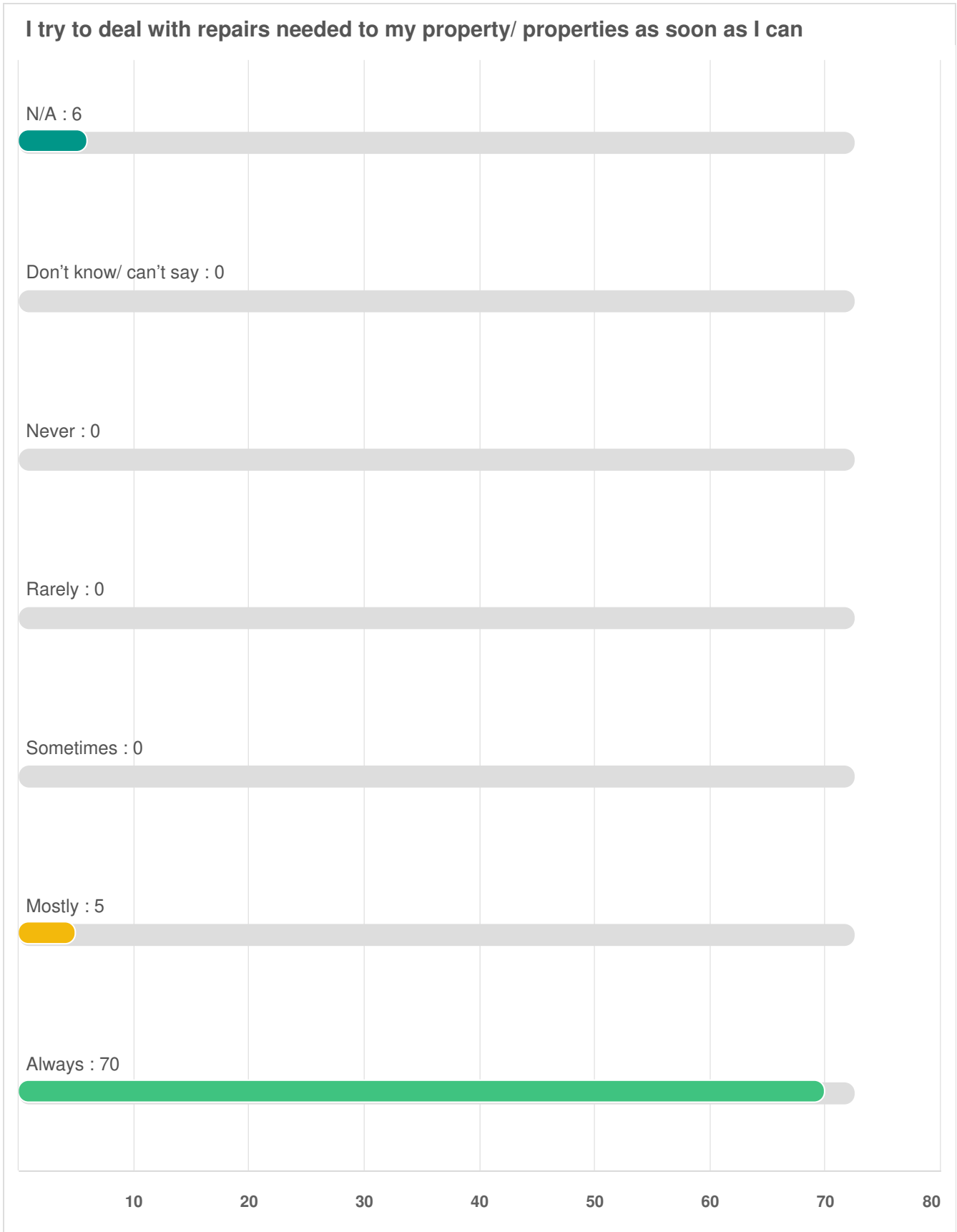




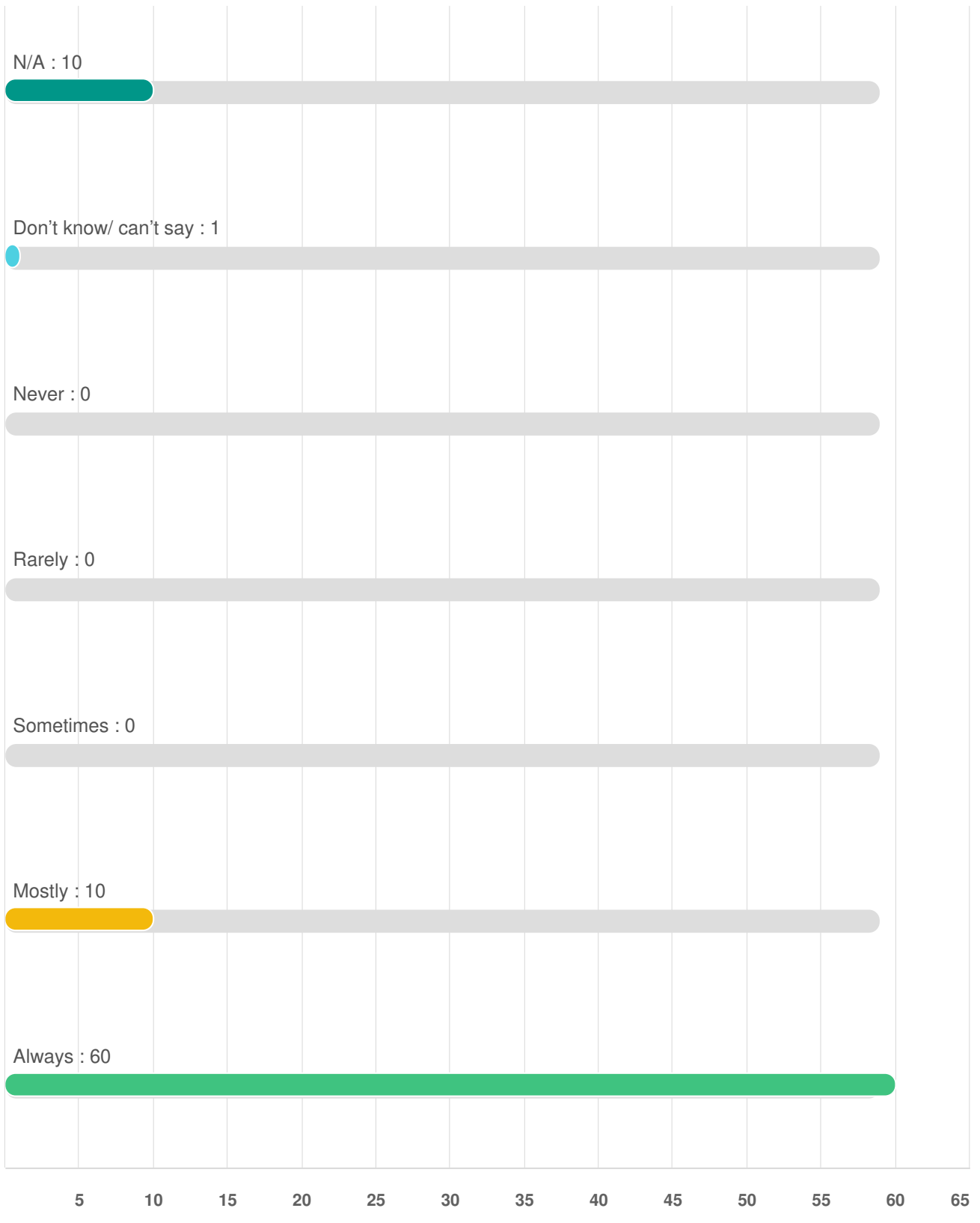
I take references for new tenants before they move in



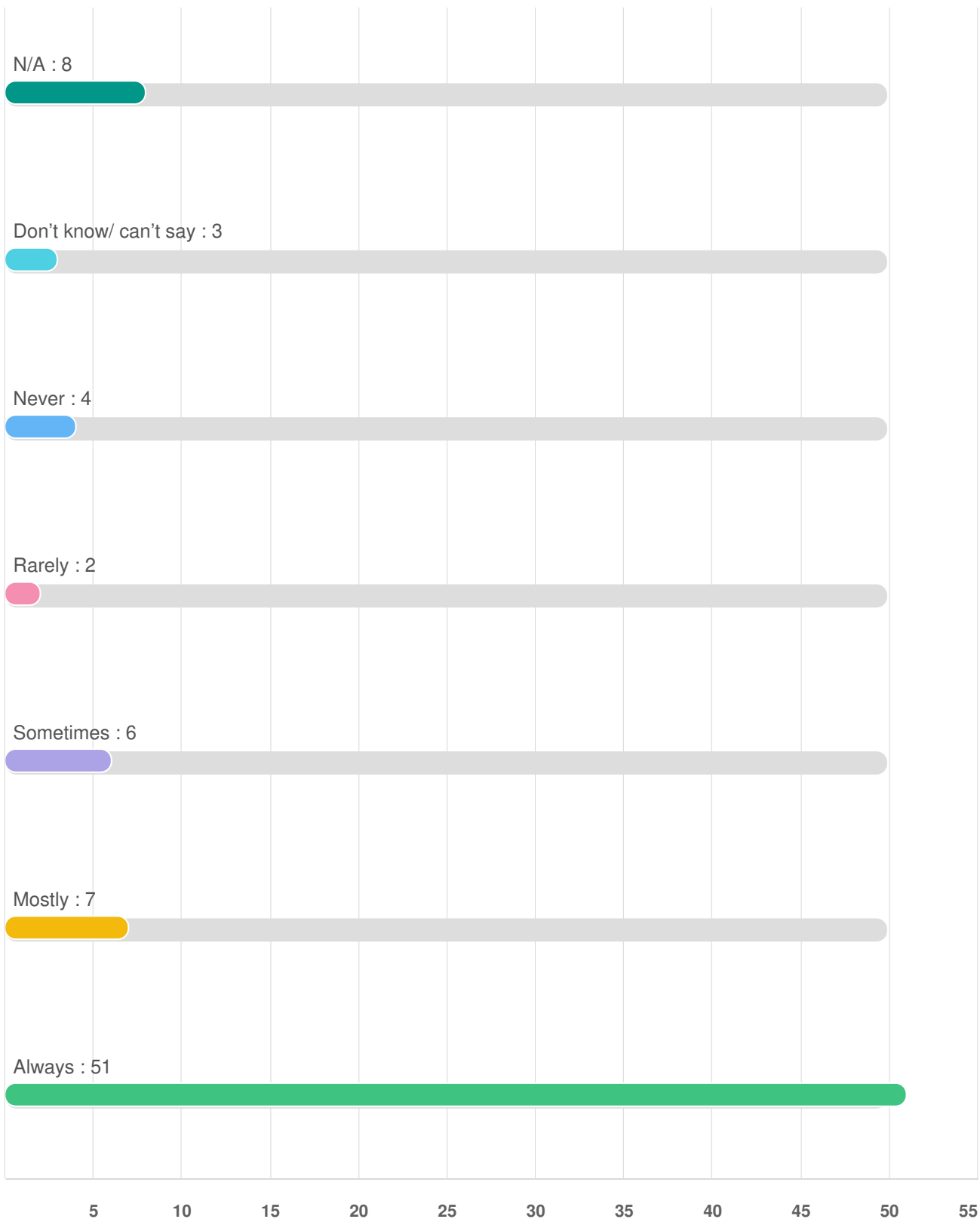


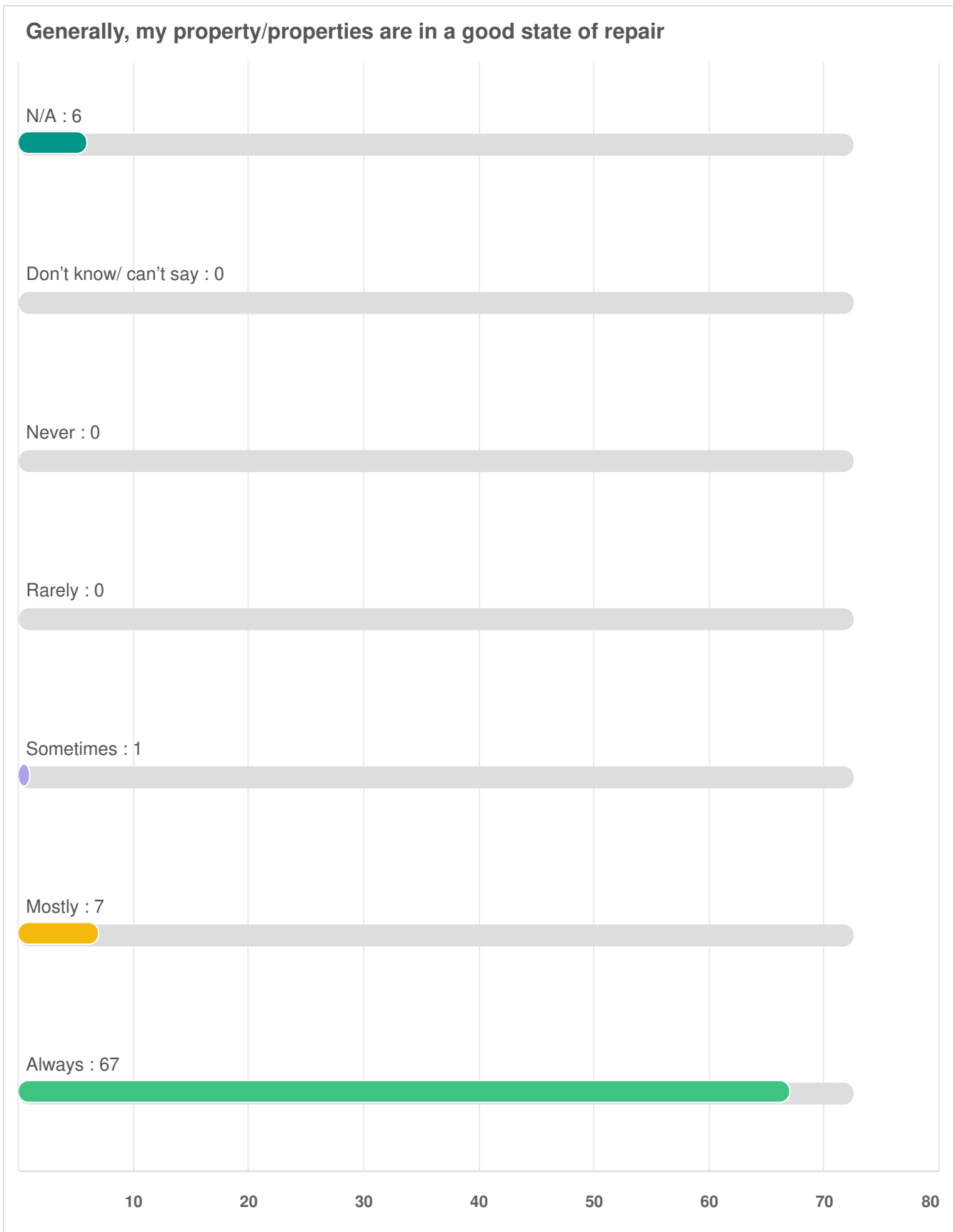


Overall, I have a good relationship with my tenants

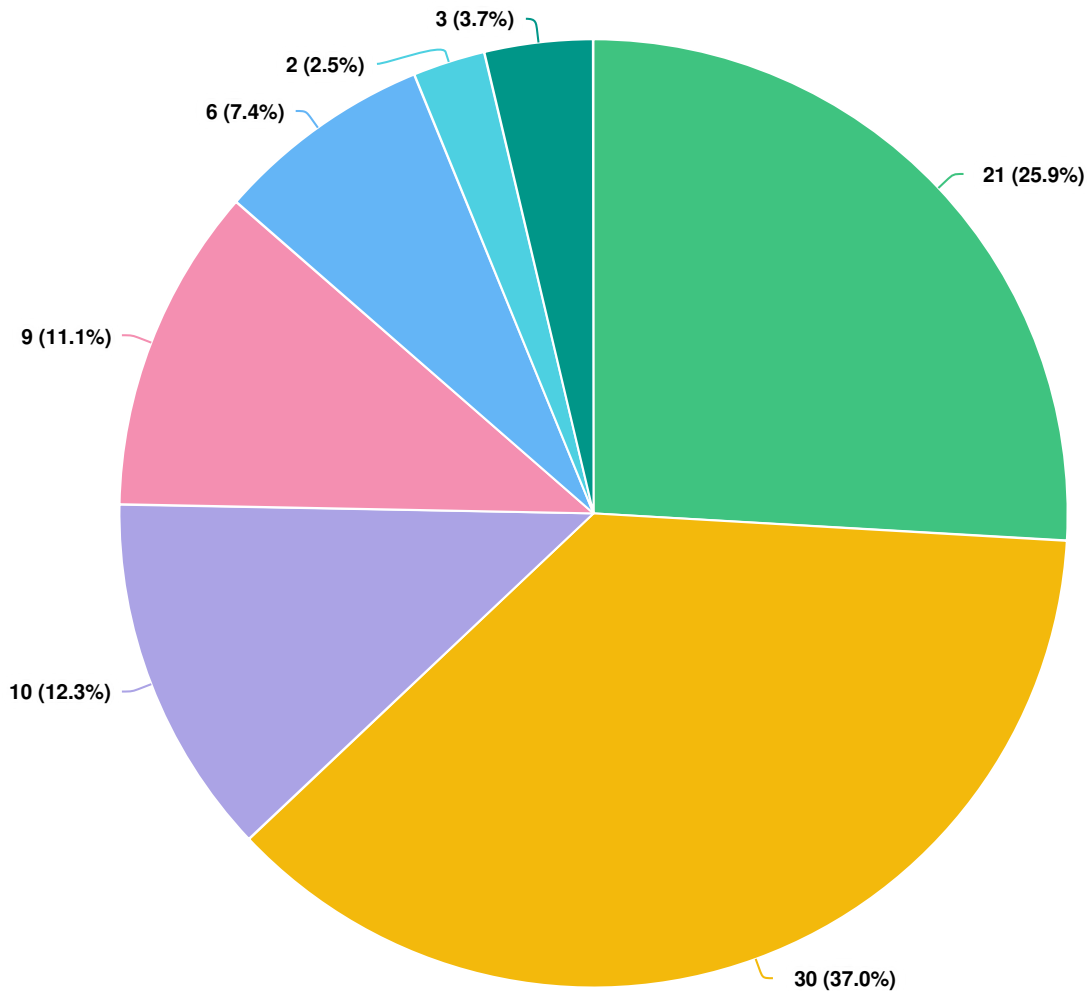


I provide information to tenants on how to dispose of household rubbish and large bulky items





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

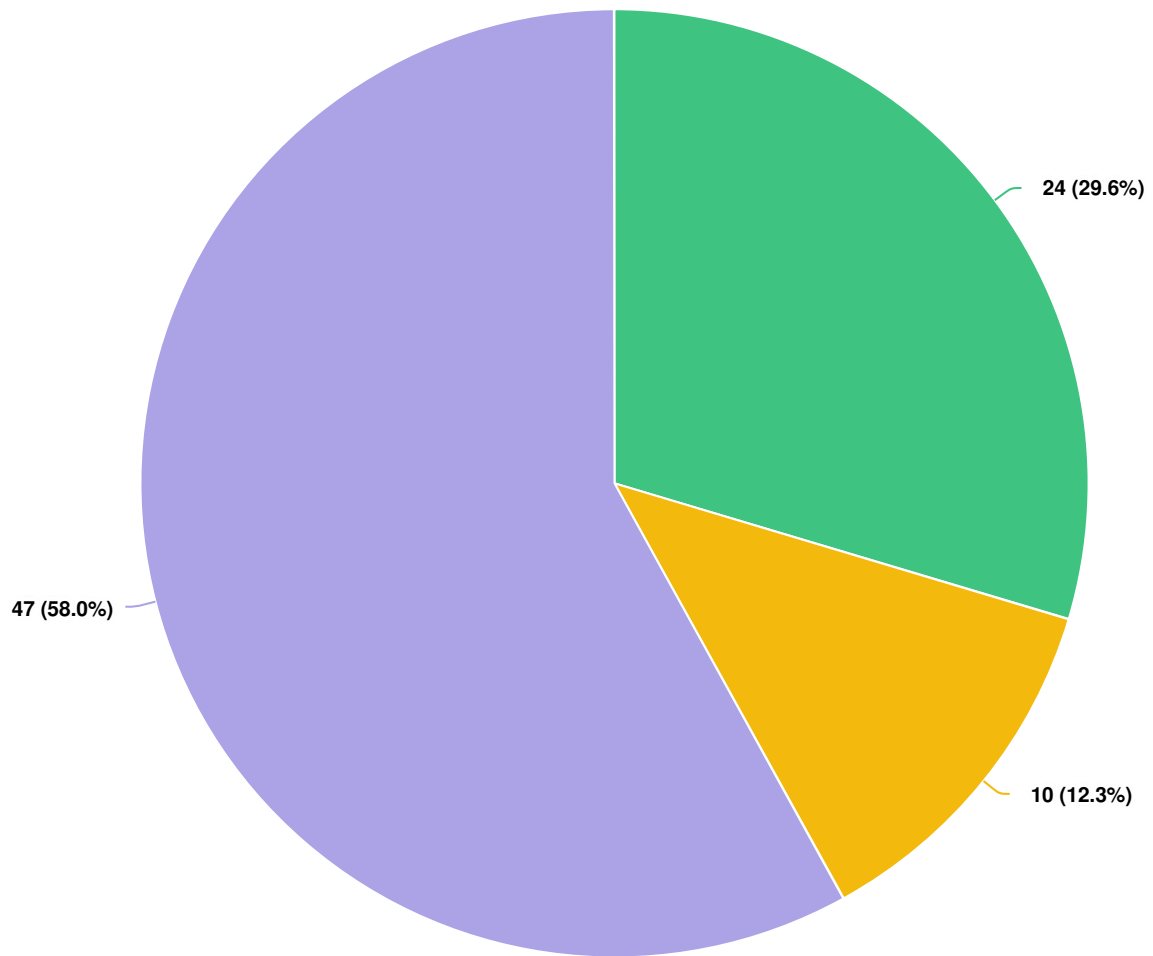


Question options

- 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?

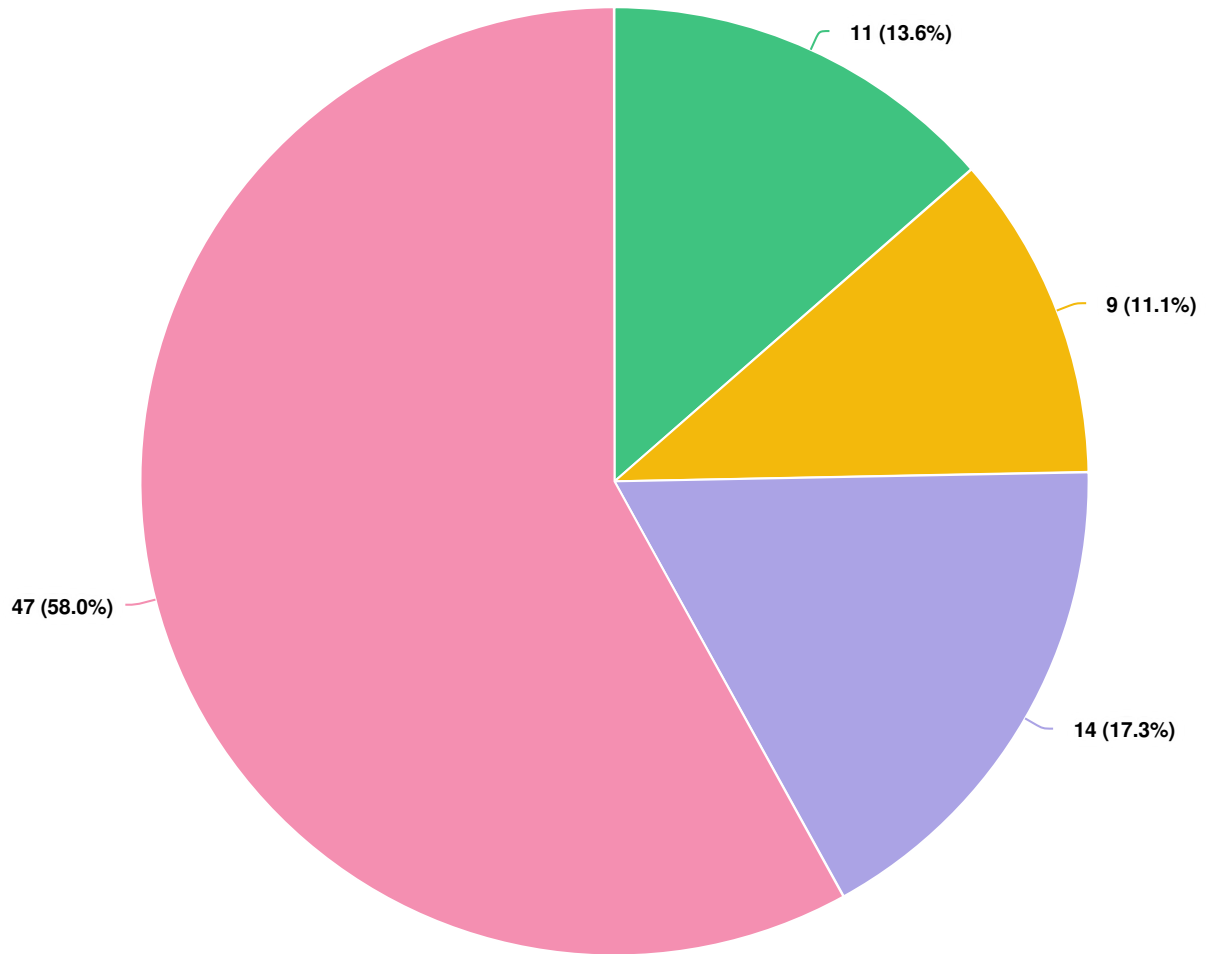


Question options

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

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

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
6/30/2023 09:46 AM 4JS -

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

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8/18/2023 06:43 PM

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

Anonymous La31b
8/19/2023 09:50 PM

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8/24/2023 09:29 PM

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8/30/2023 12:15 PM

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9/15/2023 08:47 AM

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9/16/2023 02:06 PM

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

Anonymous LA4
9/16/2023 02:22 PM

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9/16/2023 05:07 PM

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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