

Survey and Responses with Analysis

Background data for all respondents

Total Number of people who answered question – 258 Total amount who filled in the whole survey (from start to finish) – 152

Q1. Which of the following best describes you?

Owner Occupier	Private Tenant	Social Housing tenant	Landlord	Letting/Management Agent	Business owner or manager	Total
101 (40%)	25 (10%)	8 (3%)	98 (39%)	12 (5%)	7 (3%)	251

Q2. Do you live in the London Borough of Bexley?

	Yes	No
Owner Occupier	95	5
Private Tenant	21	4
Social Housing Tenant	7	1
Landlord	40	56
Letting/management Agent	5	7
Business owner or manager	3	4

Number of people who answered question - 252	Yes – 69%	No – 31%
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Q3. Do you live in any of the proposed selective areas?

	Yes	No
Owner Occupier	43	57
Private Tenant	12	13
Social Housing Tenant	6	2
Landlord	21	74
Letting/management Agent	0	12
Business owner or manager	3	4

Number of people who answered question - 252	Yes – 35%	No – 65%
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Background data for Landlords

Q4. Are you a landlord/agent who rents out properties in the London Borough of Bexley?

	Yes	No
Owner Occupier	11	90
Private Tenant	0	25
Social Housing Tenant	0	8
Landlord	93	4
Letting/management Agent	11	1
Business owner or manager	3	4
Number of people who answered question - 255	Yes – 47%	No – 53%

5 – Are you a landlord/agent who rents out properties in the proposed selective licensing areas?

	Yes	No
Owner Occupier	10	91
Private Tenant	0	25
Social Housing Tenant	0	8
Landlord	83	13
Letting/management Agent	10	2
Business owner or manager	3	4

Number of people who answered question - 254	Yes – 42%	No – 58%
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Q6. Are you a landlord/agent who rents out HMOs in the London Borough of Bexley?

	Yes	No
Owner Occupier	3	98
Private Tenant	0	25
Social Housing Tenant	0	8
Landlord	11	84
Letting/management Agent	5	7
Business owner or manager	1	6

Number of people who answered question - 253	Yes – 42%	No – 58%
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Information provided to respondents

Q7. Do you understand what the London Borough of Bexley is proposing through its selective and additional licensing scheme? "Rent it Right"?

	Yes	No	Don't Know
Owner Occupier	65	13	8
Private Tenant	14	8	2
Social Housing Tenant	4	1	2
Landlord	67	19	10
Letting/management Agent	9	1	0
Business owner or manager	6	1	0

Number of people who answered question - 235	Yes – 71%	No – 19%	Don't Know – 10%
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Q8. Do you feel that you have sufficient information to comment on the proposals?

	Yes	No	Don't Know
Owner Occupier	57	14	14
Private Tenant	13	7	4
Social Housing Tenant	4	2	1
Landlord	53	24	19
Letting/management Agent	8	2	0
Business owner or manager	5	2	0

Number of people who answered question - 234	Yes – 61%	No – 23%	Don't Know – 16%
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Bexley Council comments

A large majority of people (71%) understood what the council was proposing through its selective licensing scheme and people generally (61%) felt they had sufficient information to comment on the proposals. This shows the consultation document contained enough information for people to comment on the proposals and was set out in a way people understood.

Houses in Multiple Occupation

Q9. Do you feel that the results of the initial data gathering exercise, demonstrates that there is a problem with HMOs across the borough, and ASB in private rented properties within the proposed selective licensing areas?

	Yes	No	Don't Know
Owner Occupier	57	10	8
Private Tenant	7	4	4
Social Housing Tenant	5	0	1
Landlord	11	38	32
Letting/management Agent	2	6	0
Business owner or manager	2	3	1
Number of people who answered question - 194	Yes – 45%	No – 31%	Don't Know – 24%

Q10. Our data shows there has been a large increase in HMOs within the London Borough of Bexley over the last few years. Do you agree with this?

	Yes	No	Don't Know
Owner Occupier	60	9	6
Private Tenant	9	3	3
Social Housing Tenant	5	0	1
Landlord	28	14	38
Letting/management Agent	3	4	1
Business owner or manager	2	2	2
Number of people who answered question - 193	Yes – 57%	No – 17%	Don't Know – 26%

Q11. Do you think that well managed HMOs are an important housing resource within the London Borough of Bexley?

	Yes	No	Don't Know
Owner Occupier	32	35	8
Private Tenant	6	7	2
Social Housing Tenant	4	0	2
Landlord	59	11	11
Letting/management Agent	7	1	0
Business owner or manager	5	1	0
Number of people who answered question - 194	Yes – 59%	No – 29%	Don't Know – 12%

Q12. Do you think there are problems with the way HMOs are managed across the whole of the London Borough of Bexley?

	Yes	No	Don't Know
Owner Occupier	56	12	7
Private Tenant	7	5	3
Social Housing Tenant	5	0	1
Landlord	15	21	45
Letting/management Agent	3	4	1
Business owner or manager	2	4	0
Number of people who answered question - 194	Yes – 46%	No – 24%	Don't Know – 30%

Q13. Our data shows that HMOs are a source of ASB within the London Borough of Bexley. Do you agree with this finding?

	Yes	No	Don't Know
Owner Occupier	52	15	7
Private Tenant	5	5	4
Social Housing Tenant	5	0	1
Landlord	18	25	37
Letting/management Agent	4	4	0
Business owner or manager	3	3	0
Number of people who answered question - 190	Yes – 46%	No – 28%	Don't Know – 26%

Q14. Do you agree with the proposal to introduce a borough wide Additional HMO Licensing Scheme, which will apply to all HMOs?

	Yes	No	Don't Know
Owner Occupier	53	19	2
Private Tenant	8	6	0
Social Housing Tenant	5	0	1
Landlord	30	39	12
Letting/management Agent	3	5	0
Business owner or manager	3	3	0
Number of people who answered question - 192	Yes – 54%	No – 38%	Don't Know – 8%

Evidence base and initial data gathering

Q15. Our data shows there is a high level of ASB in the areas the council proposes to designate for selective licensing. Do you agree with this?

	Yes	No	Don't Know
Owner Occupier	54	11	10
Private Tenant	7	5	2
Social Housing Tenant	4	0	2
Landlord	18	38	24
Letting/management Agent	4	4	0
Business owner or manager	3	3	0
Number of people who answered question - 192	Yes – 47%	No – 32%	Don't Know – 21%
Total for owner occupiers, tenants and businesses	67%	19%	14%
Total for landlords and agents	25%	48%	27%

Q16. Do you think the results of the initial data gathering exercise demonstrate support for the proposals consultation?

	Yes	No	Don't Know
Owner Occupier	44	20	11
Private Tenant	6	4	3
Social Housing Tenant	4	0	2
Landlord	8	47	25
Letting/management Agent	3	5	0
Business owner or manager	2	3	1
Number of people who answered question - 191	Yes – 36%	No – 42%	Don't Know – 22%
Total for owner occupiers, tenants and businesses	56%	27%	17%
Total for landlords and agents	13%	59%	28%

Q17. In the initial data gathering exercise the majority of respondents agreed licensing HMOs drives up standards and protects tenants and landlords. Do you agree with this?

	Yes	No	Don't Know
Owner Occupier	52	16	7
Private Tenant	7	5	2
Social Housing Tenant	3	1	2
Landlord	27	31	23
Letting/management Agent	2	6	0
Business owner or manager	3	3	0
Total for owner occupiers, tenants and businesses	Yes – 48%	No – 34%	Don't Know – 18%
Total for landlords and agents	33%	41%	26%

Q18. In our initial consultation the majority of respondents agreed property licensing will help areas suffering from ASB. Do you agree with this?

	Yes	No	Don't Know
Owner Occupier	45	20	10
Private Tenant	6	7	1
Social Housing Tenant	3	1	2
Landlord	15	50	15
Letting/management Agent	2	6	0
Business owner or manager	2	3	1
Number of people who answered question - 193	Yes – 39%	No – 46%	Don't Know - 15%
Total for owner occupiers, tenants and businesses	55%	31%	14%
Total for landlords and agents	20%	63%	17%

Q19. Do you feel that the further breakdown of the figures to small LSOA (Local Layer Super Output Areas) gives an accurate picture of ASB associated with private renting in Bexley?

	Yes	No	Don't Know
Owner Occupier	34	12	25
Private Tenant	4	7	3
Social Housing Tenant	2	0	4
Landlord	9	34	36
Letting/management Agent	0	6	2
Business owner or manager	2	2	2
Number of people who answered question - 187	Yes – 28%	No – 33%	Don't Know – 39%
Total for owner occupiers, tenants and businesses	43%	22%	35%
Total for landlords and agents	10%	46%	44%

Q20. Do you feel that further analysis should be carried out?

	Yes	No	Don't Know
Owner Occupier	38	20	13
Private Tenant	7	5	2
Social Housing Tenant	1	3	2
Landlord	49	15	16
Letting/management Agent	7	1	0
Business owner or manager	4	2	0
Number of people who answered question - 188	Yes – 56%	No – 26%	Don't Know – 18%
Total for owner occupiers, tenants and businesses	52%	31%	17%
Total for landlords and agents	64%	18%	18%

Q21. Do you agree that the four areas chosen are suitable for selective licensing?

	Yes	No	Don't Know
Owner Occupier	37	25	9
Private Tenant	6	5	3
Social Housing Tenant	4	1	1
Landlord	9	47	23
Letting/management Agent	2	6	0
Business owner or manager	2	3	1
Number of people who answered question - 186	Yes – 32%	No – 48%	Don't Know – 20%
Total for owner occupiers, tenants and businesses	51%	35%	14%
Total for landlords and agents	13%	61%	26%

Q.22 & 23 at the back

Council response

Landlords generally disagreed with the evidence provided, data gathering results and the selective licensing proposal made by the council. 63% of landlords and property agents did not agree that property licensing will help areas suffering from ASB.

Owner occupiers, tenants and businesses as a group agreed that the areas were suffering from high levels of antisocial behaviour (67%) and that this supported the council's selective licensing proposal (56%). They also agreed licensing will help to drive up property standards and the four areas chosen for licensing.

The majority of all respondents felt that further analysis should be carried out. After reviewing the comments about this section of the questionnaire (Question 22) it appears this could be because they believe the council should consider Borough wide licensing or adding additional areas to the selective licensing scheme. However, the analysis carried out by the council shows that selective licensing is appropriate for 13 LSOA only. The remaining areas have either insufficient levels of private renting or ASB.

Options, benefits and exemptions

Q24. Do you think that these other options alone would deal with issues identified with HMOs and ASB in certain areas?

	Yes	No	Don't Know
Owner Occupier	11	23	25
Private Tenant	2	6	5
Social Housing Tenant	0	2	3
Landlord	10	19	31
Letting/management Agent	4	2	1
Business owner or manager	1	2	3
Number of people who answered question - 151	Yes – 18%	No – 36%	Don't Know – 46%

Q25. Do you think that the proposed licensing schemes should be introduced to work alongside these other measures?

	Yes	No	Don't Know
Owner Occupier	34	13	12
Private Tenant	7	5	2
Social Housing Tenant	2	0	3
Landlord	10	32	23
Letting/management Agent	2	6	0
Business owner or manager	1	4	1
Number of people who answered question - 159	Yes – 36%	No – 38%	Don't Know – 26%
Total for owner occupiers, tenants and businesses	52%	26%	22%
Total for landlords and agents	16%	52%	32%

Q26. Do you agree with the discretionary licensing options selected?

	Yes	No	Don't Know
Owner Occupier	24	21	12
Private Tenant	4	7	2
Social Housing Tenant	2	0	3
Landlord	5	43	19
Letting/management Agent	2	6	0
Business owner or manager	1	3	1
Number of people who answered question - 157	Yes – 24%	No – 52%	Don't Know – 24%
Total for owner occupiers, tenants and businesses	39%	39%	22%
Total for landlords and agents	9%	65%	26%

Q27. Do you agree with the benefits identified?

	Yes	No	Don't Know
Owner Occupier	27	15	15
Private Tenant	5	4	3
Social Housing Tenant	3	0	2
Landlord	8	38	20
Letting/management Agent	3	5	0
Business owner or manager	1	2	2
Number of people who answered question - 155	Yes – 30%	No – 43%	Don't Know – 27%
Total for owner occupiers, tenants and businesses	45%	27%	28%
Total for landlords and agents	15%	58%	27%

Q28. Selective Licensing Scheme would you like to see a selective licensing scheme introduced for all rented properties in the four areas proposed by the council?

	Yes	No	Don't Know
Owner Occupier	36	19	2
Private Tenant	6	5	1
Social Housing Tenant	3	1	1
Landlord	6	53	8
Letting/management Agent	2	6	0
Business owner or manager	1	4	0
Number of people who answered question - 156	Yes – 34%	No – 58%	Don't Know – 8%
Total for owner occupiers, tenants and businesses	58%	37%	5%
Total for landlords and agents	11%	79%	10%

Q29. The council is proposing to exempt all properties from the selective licensing that are used for temporary accommodation by the council. Do you agree with this?

	Yes	No	Don't Know
Owner Occupier	6	45	6
Private Tenant	1	9	1
Social Housing Tenant	1	3	1
Landlord	9	46	12
Letting/management Agent	1	7	0
Business owner or manager	1	4	0
Number of people who answered question - 155	Yes – 13%	No – 74%	Don't Know – 13%

Q.30 at back

Council response

There was a split (36 % to 38%) between respondents about whether the proposed licensing scheme should be introduced to work alongside other measures. Further analysis of these figures shows 52% of owner occupiers, tenants and businesses agreed with that the proposed licensing schemes should be introduced to work alongside the other enforcement options available to the council whilst 52% of landlords and agents disagreed with this.

Overall respondents did not agree with the benefits identified. However, the majority of owner occupiers, tenants and businesses who responded did agree which the council believes is because they feel licensing will bring benefits to the proposed selective licensing areas.

Landlords and agents did not agree with the benefits identified and based on comments received from landlords and agents at the two licensing forums could be because they do not think that licensing will bring them any of the benefits identified in the consultation document

More specific benefits for Rent it Right landlords were discussed at the property licensing panel and the council will review the benefits of the scheme to landlords and consider the possibility of offering discounted Energy Performance Certificates, Fire Risk Assessments, Gas Safety Certificates and Inventory services.

Whilst overall respondents were against seeing a selective licensing scheme introduced (58%), when the results were analysed to consider the views of owner occupiers, tenants and businesses it showed that 58% wanted to see a selective licensing scheme introduced.

The council proposed to exempt all temporary accommodation that it used, 74% of respondents were opposed and this was also reflected in the written responses (question 30). These responses have been considered and temporary accommodation used by the council will now be subject to licensing unless it is covered by a specific exemption under part 3 of the Housing Act 2004.

Additional HMO Licensing

Q31. Would you like to see an additional licensing scheme introduced for HMOs?

	Yes	No	Don't Know
Owner Occupier	42	11	3
Private Tenant	5	5	2
Social Housing Tenant	2	0	2
Landlord	22	28	16
Letting/management Agent	3	5	0
Business owner or manager	2	3	0
Number of people who answered question - 153	Yes – 50%	No – 35%	Don't Know – 15%

Q32. Do you agree that section 257 HMOs should be included in the additional licensing scheme?

	Yes	No	Don't Know
Owner Occupier	34	8	13
Private Tenant	4	4	4
Social Housing Tenant	3	0	1
Landlord	20	19	26
Letting/management Agent	3	5	0
Business owner or manager	1	2	2
Number of people who answered question - 151	Yes – 44%	No – 26%	Don't Know – 30%

Q33. Do you agree with the proposal for additional HMO licensing to apply to all HMOs occupied by three or more people?

	Yes	No	Don't Know
Owner Occupier	43	11	2
Private Tenant	7	5	1
Social Housing Tenant	3	0	1
Landlord	20	24	22
Letting/management Agent	2	5	0
Business owner or manager	2	3	0
Number of people who answered question - 153	Yes – 50%	No – 33%	Don't Know – 17%

Q.34 at back

Council strategy

Q35. Do you think the proposals link to Bexley's Strategic aims?

	Yes	No	Don't Know
Owner Occupier	28	10	18
Private Tenant	3	5	4
Social Housing Tenant	1	0	3
Landlord	7	22	36
Letting/management Agent	1	6	1
Business owner or manager	1	1	3
Number of people who answered question - 151	Yes – 27%	No – 30%	Don't Know – 43%
Total for owner occupiers, tenants and businesses	43%	21%	36%
Total for landlords and agents	11%	38%	51%

Q36. Do you feel that the proposals are in line with the Mayor of London's draft housing strategy?

	Yes	No	Don't Know
Owner Occupier	19	15	22
Private Tenant	3	7	2
Social Housing Tenant	2	1	1
Landlord	6	27	32
Letting/management Agent	1	5	2
Business owner or manager	1	3	1
Number of people who answered question - 152	Yes – 21%	No – 38%	Don't Know – 41%

Q37. To what extent do you agree or disagree that addressing anti-social behaviour should be a priority for Bexley Council?

	Strongly Agree	Tend to agree	Neither agree or disagree	Tend to disagree	Strongly Disagree
Owner Occupier	46	5	2	2	1
Private Tenant	7	1	4	0	0
Social Housing Tenant	3	1	0	0	0
Landlord	30	18	12	2	3
Letting/management Agent	3	3	2	0	0
Business owner or manager	3	0	1	0	1
Number of people who answered question - 152	Strongly Agree – 62%	Tend to Agree – 18%	Neither agree or disagree – 14%	Tend to disagree – 3%	Strongly Disagree – 3%
Total for owner occupiers, tenants and businesses	76%	9%	9%	3%	3%
Total for landlords and agents	45%	29%	19%	3%	4%

Council response

With questions 35 and 36 overall respondents did not think that the proposals were in line with both Bexley council's strategic aims and the Mayor of London's draft housing strategy.

However, 43% of owner occupiers, tenants and businesses agreed that the proposals were in line with Bexley's strategic aims.

62% of respondents strongly agreed that addressing antisocial behaviour should be a priority for Bexley Council. Amongst owner occupiers, tenants and businesses 76% strongly agreed that it should be a priority and amongst landlords and agents 45% strongly agreed that it should be a priority.

Conditions and Standards

Q.38 at back

Council response

No comments were made about the proposed conditions and standards so the Council intends to introduce the scheme with the conditions and standards contained within the report.

Additional HMO Licensing Fees

Q39. The proposed fee for all HMOs is £265 application cost with an additional fee of £180 per unit of accommodation (letting). Do you think the proposed fee is (Too much, about right, not enough)?

	Too Much	About right	Not enough
Owner Occupier	13	18	23
Private Tenant	5	3	4
Social Housing Tenant	0	0	3
Landlord	57	4	3
Letting/management Agent	7	0	1
Business owner or manager	3	2	0
Number of people who answered question - 148	Too Much – 59%	About Right – 18%	Not Enough – 23%

Q40. The council is proposing to offer discounts to the fees in certain circumstances. Please indicate whether you support this. An “early bird” where the application cost remains at “265 but the additional fee operating the scheme is reduced to £115 per unit of accommodation (letting), where applications are received within three months of the scheme coming into force?

	Agree	Disagree	Don't Know
Owner Occupier	16	31	7
Private Tenant	2	7	3
Social Housing Tenant	0	3	1
Landlord	32	16	14
Letting/management Agent	2	3	3
Business owner or manager	2	2	1
Number of people who answered question - 147	Agree – 37%	Disagree – 43%	Don't Know – 20%

Q41. A £50 discount will be applied to the whole licence fee to landlords who are Rent it Right accredited when they apply for a licence?

	Agree	Disagree	Don't Know
Owner Occupier	24	22	7
Private Tenant	5	4	3
Social Housing Tenant	2	1	1
Landlord	35	13	16
Letting/management Agent	6	0	2
Business owner or manager	3	1	1
Number of people who answered question - 148	Agree – 51%	Disagree – 28%	Don't Know – 21%

Selective Licensing Fees

Q42. The proposed fee for selective licences is £690 which is comprised of an application cost of £265 and an additional fee for operating the scheme of £425. Do you think the proposed fee is (too much, about right, not enough)?

	Too Much	About right	Not enough
Owner Occupier	16	23	16
Private Tenant	7	4	1
Social Housing Tenant	0	2	1
Landlord	60	2	0
Letting/management Agent	7	0	1
Business owner or manager	4	1	0
Number of people who answered question - 43	Too Much – 65%	About Right – 22%	Not Enough – 13%
Total for owner occupiers, tenants and businesses	36%	64%	
Total for landlords and agents	96%	4%	

Q43. We propose offering discounts in certain circumstances. Please indicate whether you support that. An “early bird” where the application cost remains at £265 but the additional fee for operating the scheme is reduced to £106 so the total cost of the licence is £371. The discount would be applied where application are received within three months of the scheme coming into force?

	Agree	Disagree	Neither Agree or Disagree
Owner Occupier	19	31	5
Private Tenant	4	5	3
Social Housing Tenant	0	3	1
Landlord	29	16	15
Letting/management Agent	5	1	2
Business owner or manager	3	1	1
Number of people who answered question - 146	Agree – 41%	Disagree – 40%	Neither Agree or Disagree – 19%
Total for owner occupiers, tenants and businesses	34%	53%	13%
Total for landlords and agents	50%	25%	25%

Q44. A £50 discount will be applied to the whole licence fee to landlords who are Rent it Right accredited when they apply for a licence?

	Agree	Disagree	Neither Agree or Disagree
Owner Occupier	25	24	6
Private Tenant	7	2	3
Social Housing Tenant	2	1	1
Landlord	33	8	19
Letting/management Agent	6	0	2
Business owner or manager	3	1	1
Number of people who answered question - 146	Agree – 52%	Disagree – 25%	Neither Agree or Disagree – 23%

Q46. Do you agree landlords should be offered a discount if they are Rent it Right accredited?

	Yes	No	Don't Know
Occupier	25	22	8
Private Tenant	7	3	1
Social Housing Tenant	2	1	1
Landlord	41	6	15
Letting/management Agent	5	0	3
Business owner or manager	3	1	1
Number of people who answered question - 147	Yes – 58%	No – 22%	Don't Know – 20%

Council response

The majority of landlords and agents (96%) thought that the proposed licence fee was too high. 64% of owner occupiers, tenants and businesses thought that the licence fee was either about right or too much. The council has calculated the cost to manage and enforce the scheme and the proposed licence fees reflects this.

Landlords will pay £319 less if they apply during the early bird period and this is something the council will promote and widely publicise. With regards to the “early bird discount” there was again a split between owner occupiers, tenants and businesses and landlords and agents. The council believes that an early bird discount will lead to greater engagement with landlords and intends to have an early bird discount as incentive for landlords to come forward early and license their property.

The main comments made about the fees were that they were a money making scheme for the council and the licence fee was likely to be passed onto tenants. The scheme is designed to be self-financing and not to make a profit. A breakdown of the costs is provided at Appendix X.

There is little evidence to support the cost of the fee being passed onto tenants based on similar schemes run by other Boroughs. If a landlord applies for a selective licence during the early bird period and is accredited the licence fee would be £321 which equates to £5.35 a month or £11.50 a month for the full fee.

Accreditation

Q45. Do you agree with the proposal for landlords to be Rent it Right accredited?

	Yes	No	Don't Know
Owner Occupier	41	8	6
Private Tenant	7	5	1
Social Housing Tenant	3	0	0
Landlord	19	27	17
Letting/management Agent	6	0	2
Business owner or manager	2	3	0
Number of people who answered question - 149	Yes – 52%	No – 30%	Don't Know – 18%

Council response

All licence holders and managers (landlords) will be required to become accredited with Bexley Council's Rent it Right scheme to ensure that they understand and can carry out their legal and moral obligations in managing their property. 52% of all respondents, including landlords were in favour of landlords having to become rent it right accredited.

Further comments made about the selective licensing scheme

Q.47 at back

Council response

The main comments were about the fees and the cost of the scheme.

Respondents thought that it was a money making scheme for the council. The scheme is designed to be self-financing and not to make a profit. A breakdown of the costs is provided at Appendix X.

Respondents also thought the licence fee was likely to be passed onto tenants. There is little evidence to support the cost of the fee being passed onto tenants based on similar schemes run by other Boroughs. If a landlord applies for a selective licence during the early bird period and is accredited then the licence fee would be £321 which equates to £5.35 a month or £11.50 a year for the full fee. The scheme is designed to be cost neutral and the licence fee pays for the administration and enforcement of the scheme.

Comments were also made about the enforcement of the scheme. The council is currently revising its enforcement policy in relation to enforcement of the private rented sector. The council intends to use its full range of powers to enforce the scheme.

Landlords who do not apply for a licence will be actively pursued by the Council and can be prosecuted issued with a civil penalty notice of up to £30,000 which the council believes is a sufficient penalty to deter landlords from failing to licence

Written Question Responses

Discretionary Licensing Consultation

Q22 Please use the box below if you think other areas should have been chosen, or the areas selected should be adjusted and why?

Answered: 66 Skipped: 192

#	RESPONSES	DATE
1	all areas should be chosen bexleyheath erith all of thamesmead abbey wood & welling	1/31/2018 12:49 PM
2	I think reported landlords and known offending landlords should be charged not all of us because thenpdd slum landlord	1/31/2018 7:24 AM
3	If aprooved should be rolled out throughout the borough	1/31/2018 4:21 AM
4	I believe that the whole of the Bexley Borough should be subject to the same licensing rules	1/30/2018 6:14 PM
5	Can't quite understand hiw the areas were selected	1/30/2018 1:29 PM
7	What evidence is available that ASB is due to private rentals rather than poor socio-economic status of residents in these areas - either those renting or owning? The extra money may just be passed onto tenants and increase rentals.	1/30/2018 3:08 AM
8	none	1/30/2018 2:01 AM
9	You do not need to do this but if you are going to do it borough wide.	1/29/2018 5:56 PM
10	Areas should not include small properties. Focus on HMOs that have a transient occupation and ASB associated with them. Do not lump all tenants together.	1/29/2018 1:35 PM
11	Target rogue landlords and badly behaved tenants, stop lumping everyone in the same boat, we are not all slum landlords, I suggest you identify the slum landlords and either fine or seize their assets and that you should take legal action against those perpetrating antisocial behaviour.	1/28/2018 11:37 PM
12	I'm not sure that I agree with the whole idea of area selection as a means of categorising this problem. I do not live in one of the selected areas but almost on my doorstep is which is a constant source of anti- social ; is what the council are proposing going to solve a problem like that?	1/27/2018 10:31 PM
13	As I have said earlier this should not be used just for ASB areas but a way to bring all private rented property up to a standard , and limit the amount of people in one HMO and private rented .	1/27/2018 9:00 AM
14	None	1/25/2018 8:30 AM
15	all or none.	1/23/2018 11:59 AM
16	The entire private rental sector needs enforcement in Bexley, I say this as a previous tenant in the Bexley area who suffered through a dangerously hot shower that would scold skin. Constant and consistent mould in both properties we rented in Bexley and I have anecdotal experience of a woman with young children currently renting a flat, with likely faulty electrics in the Bexley borough. I work full time, as does my partner, we should expect minimum standards, for the council tax we pay.	1/22/2018 9:59 PM
17	I think it's important that all residential areas in the whole of Bexley should not have small family houses bought up by private landlords from out of the area and split into into up to 6 individual units. It is not appropriate or fair for the surrounding homes and their residents - or the occupants of the tiny units!	1/19/2018 7:09 PM
18	It should be Borough wide as those Landlords who don't want to comply will continue breaking the laws, which will impact adjacent House Owners	1/19/2018 7:01 PM
19	Licensing should be adjusted to individual properties not areas	1/18/2018 8:17 AM
20	Please see my comments above.	1/13/2018 9:04 AM
21	Why should any areas be chosen. Who is getting this money??	1/10/2018 8:08 PM

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22	We need to see through this proposal first and foremost. Charging Landlords will be damaging to investment in the area especially if these properties are not HMO. I will move my investment else where personally if it affect my properties.	1/9/2018 12:17 PM
23	I don't think there's a point in doing this in any area. All rental properties should be in good condition for tenants.	1/8/2018 5:12 PM
24	Large bias towards the north of the borough Why not areas such as Sidcup, Bexleyheath, Welling etc?	1/8/2018 1:01 PM
25	All	1/8/2018 12:59 PM
26	The whole idea is not necessary	1/8/2018 11:49 AM
27	I think the areas selected should be wider. The areas selected shouldn't be based on the volume of HMOs in them - just one HMO in an area can have a huge negative impact on residents if the HMO is not managed by a responsible owner. Every HMO no matter what area of the borough it is in should be licensed and the owners held accountable for the behaviour of their tenants. The property next door to me is privately rented and I have not had an issue in 15 years because the owner is responsible and ensures the tenants he rents to act responsibly. The next house down has been a HMO for 2 years and there has been constant ASB from a stream of tenants to the point were I now feel I have no option but to sell the home I have lived in for 17 years and move out of the borough.	1/8/2018 10:59 AM
28	Hmm - do I trust the data?	1/6/2018 8:12 PM
29	the whole of bexley	1/6/2018 3:21 PM
31	It is still not clear to me if it is only the multi occupancy landlords that are paying this tax or if everyone is being penalised..	1/5/2018 9:20 PM
32	scheme should be selved	1/5/2018 11:34 AM
33	Borough wide most of the owners of these properties don't come or live from our borough The ones in my road are from North London	12/27/2017 6:27 PM
35	The people causing problems will still cause them wherever they live, you are just moving the problem ,causing unnecessary cost for landlords and not improving behaviour	12/24/2017 8:40 PM
36	All areas should be covered with a total ban on HMO's	12/21/2017 6:58 AM
37	It should be across the borough, if seen as a problem in these areas it can only move/spread.	12/20/2017 1:47 PM
38	my objection regards specific LSOAs: e.g.: Regarding table on page 6, why do you think that ASB of 21-23% is 'Significantly higher' than the 19% average. Especially the 418 LSOA has just 24% PRS and just 3 officially registered HMO Your analysis also indicates that in SE9 there's one/two HMO that is responsible for over the 60% of the complaints in the area. As I am not familiar with the case, I wonder if the neighbors of this mostly owner-occupier area are 'more sensitive' to the behaviors of the HMO tenants and thus complain more, or, if specific house(s) is(are) a ASB-hive(s) and thus more targeted policies are recommended (rather than area-specific policies - the area is left out	12/19/2017 10:21 PM
39	It should be borough wide as HMO's are popping up all over	12/18/2017 8:42 AM
40	The whole borough must be licensed if we have to have these slum houses being at all	12/17/2017 6:22 PM
41	Its everywhere, the problem is where do these people go? you will take the good landlord out of the game. I can assure you that i would rather have my place empty and struggle than dealing with all this extra administration. I hope you plan on helping these people when they are homeless!	12/17/2017 5:30 PM
42	Blackfeet, Sidcup because there are several HMOs I know of in these areas that are causing neighbourhood distress and ASB	12/17/2017 11:27 AM
43	All or nothing. A few or all areas or none at all	12/16/2017 2:09 PM
44	Whole Borough should be free of these hell holes	12/15/2017 10:46 PM

Discretionary Licensing Consultation

45	Yes, HMOs could be there too.	12/14/2017 2:45 PM
46	Borough wide	12/12/2017 9:27 AM
47	none	12/8/2017 10:58 AM
48	Licensing selected areas will just move the problem	12/7/2017 9:14 AM
49	No HMO licences should be granted in residential areas where such use would degrade the environment	12/4/2017 11:18 PM
51	I think all areas of Bexley - it should be borough wide	11/27/2017 3:07 PM
52	The whole borough.	11/27/2017 10:55 AM
53	None	11/27/2017 10:40 AM
54	I think this should be regularly reviewed to ensure there is no displacement	11/25/2017 9:29 PM
55	I would prefer not to discriminate or to label particular areas as deserving special attention. Particularly, as those areas selected have a greater instance of vulnerable individuals or families, often subject to multiple issues, particularly of paying extortionate rents for poor properties, higher instance of unemployment or low skills, or dependencies or illnesses, which affect family and community cohesion and a higher rate of personal indebtedness than the average.	11/24/2017 4:37 PM
56	Yes they should. It should be borough wide. HMO's are not the answer to housing shortages ... they are drug dens and basically an unlicensed pub	11/24/2017 6:37 AM
57	lots of hmos in Westminster and Mayfair, but not Bexley.	11/23/2017 11:23 PM
58	Please see above. I don't see how Woolwich Road, Upper Belvedere should be within the highlighted area for Lower Belvedere / Abbey Wood.	11/23/2017 7:28 PM
59	Not at all.	11/23/2017 5:34 PM
60	Should be borough-wide as if not, the developers will just move to the rest of the borough and make the HMO issues more widespread	11/23/2017 2:12 PM
61	We feel that all HMOs should be licenced however an area based approach is a good start	11/23/2017 11:19 AM
62	Borough wide	11/23/2017 9:32 AM
63	I assume these areas and others will be reviewed on a regular basis otherwise you may just shift the problem to other parts of the borough	11/21/2017 7:05 PM
64	all Bexley borough	11/21/2017 1:24 PM
65	Crayford	11/20/2017 9:45 PM
66	The scheme should be borough wide or you will simply drive the problem from those areas designated to all other areas of the borough	11/20/2017 1:38 PM

Discretionary Licensing Consultation

Q23 Which of the other options identified do you think should be pursued by the Council and which should not? Please give the reasons why.

Answered: 76 Skipped: 182

#	RESPONSES	DATE
1	HMO yes but privately rented property's should NOT require licensing	1/31/2018 2:34 PM
2	Deal with problem landlords on an individual basis. Don't punish good landlords. Licensing cost will have to be paid for with rental increases	1/31/2018 1:34 PM
3	all options should be pursued	1/31/2018 12:50 PM
4	Regular checks	1/31/2018 4:23 AM
5	What are they?	1/30/2018 8:11 PM
6	Get Police involved	1/30/2018 4:52 PM
7	RSLs are the problem	1/30/2018 4:29 PM
8	work with RSLs	1/30/2018 4:21 PM
9	People should be helped in resolving their problems and educated to become better, considerate neighbors. Also what percentage of council owned/managed properties have ASB reported? I am assuming that is also a very high number.	1/30/2018 3:12 PM
10	Don't think that the licensing will sort the current problems	1/30/2018 1:30 PM
11	Stop making this about oubushibg landlords and actually dealing with the problem the people who cause asb. If L.A. were held accountable for each tenants behaviour there would be far more evictions which would lead to more people needing emergency housing from the council.	1/30/2018 8:07 AM
12	Improve socio economy status of people, remove people with ASB than punish landlords and tenants who may end up picking up the cost.	1/30/2018 3:10 AM
13	Housing Associations and LBB should evict their ASB tenants.	1/30/2018 12:12 AM
14	Use the powered you already have to tackle ASB and engage with the RSLs and their tenants	1/29/2018 5:35 PM
15	None of the proposals meet my approval, I run my properties by the book, I do not take shortcuts and I do not approve of you taking money that could be better spent on my properties to run council offices that cannot even run within their own budgets.	1/28/2018 11:41 PM
16	As much as i understand the Council consulting with residents I do not believe that we should be consulted to the level where, when the wheel comes off they can say that you only did what the residents wanted. A lot of people on the council are getting very well paid to make important decisions and make them they should, even if some of them end up falling on their own sword.	1/27/2018 10:36 PM
17	Not happy with leaving things as they are, voluntary action, targeted action or area action as I don't think these will be as effective as strategies on their own.	1/26/2018 4:58 PM
18	Use existing powers	1/25/2018 8:31 AM
19	see previous answers	1/23/2018 12:01 PM
20	This seems the best option given central government restrictions.	1/22/2018 6:00 PM
21	d	1/22/2018 4:42 PM
22	No liscensing	1/20/2018 8:06 AM
23	As per my last answer	1/19/2018 7:02 PM
24	I think there should be less of them in Bexley. We don't have the resources to police them	1/19/2018 6:51 PM
25	Not sure	1/18/2018 2:34 PM
26	No comment	1/18/2018 8:18 AM

Discretionary Licensing Consultation

27	Providing more Police patrol in general as well as CCTVs	1/16/2018 5:33 PM
28	none	1/16/2018 10:10 AM
29	The Council should use existing powers to deal with rogue landlords. They should provide support and training for Landlords. The proposed scheme will only penalised good landlords who will come forward and many badly managed HMOs will still remain under the radar. It is a manpower issue within the Council and not a need for further control	1/15/2018 5:34 PM
30	I completely agree with the greater regulation of HMOs because people in these properties are often particularly vulnerable, but I disagree with the greater regulation of privately rented properties. I don't think it will lead to a reduction of ASB as ASB is caused by people, who have to live somewhere.	1/13/2018 9:10 AM
31	Enforcement of existing legislative powers	1/11/2018 4:38 PM
32	Don't know what you mean.	1/10/2018 8:08 PM
33	none	1/10/2018 1:27 PM
34	All of them should not.	1/9/2018 7:10 PM
35	Dont know	1/9/2018 12:18 PM
36	Keep an eye on landlords and tenants and make it easier for landlords to evict bad and unruly tenants.	1/8/2018 5:18 PM
37	All HMOs should be converted back into single occupancy houses	1/8/2018 4:41 PM
38	If licensing is imposed this will inevitably drive up rents as landlords will increase rents in order to recover their costs.	1/8/2018 2:07 PM
39	license fee is very high just another money making scheme	1/8/2018 1:01 PM
40	leave regulatory control as at present	1/8/2018 11:55 AM
41	I think the more stringent the licensing arrangements the better	1/8/2018 11:03 AM
42	I think that the council should not Allow ANY MORE HMO's	1/7/2018 2:03 PM
43	Never received consultation document	1/7/2018 6:28 AM
44	every one in bexley needs to be treated the same where money is involved	1/6/2018 3:23 PM
45	I believe none of these should be carried out until there is more research carried out. It seems as though currently Bexley are doing this to generate revenue.	12/29/2017 2:33 PM
46	See the box before	12/26/2017 9:40 PM
47	Tackle why people are behaving badly, the accommodation does not cause the problem	12/24/2017 8:41 PM
49	Full Ban of HMO,s	12/21/2017 6:59 AM
50	d	12/20/2017 1:48 PM
51	Landlords should be reported when there is an issue with anti social behaviour	12/17/2017 5:31 PM
52	Rigorous inspection of properties being converted to HMOs by council surveyors. Where there is a rear garden access made to all occupants of HMO. Where occupants already have ASBs to be monitored more closely. .	12/14/2017 3:02 PM
53	All options should be pursued, problems like not just with tenants and their behaviour but with landlords themselves	12/14/2017 2:36 PM
54	3 - best of a bad bunch	12/12/2017 10:57 PM
55	License HMO's because there are so many in a small area.	12/11/2017 3:15 PM
56	only work with those that cause problems rather than a blanket licence	12/8/2017 11:01 AM
57	I think that licensing of private rented properties should be borough wide. If restricted to certain areas it could just move problems from those areas to others within the borough. A good landlord would not be against being recognised as such by licencing	12/7/2017 9:25 AM

Discretionary Licensing Consultation

58	Look at the problem houses and use the powers you already have to go after the bad landlords, agents and tenants	12/7/2017 9:15 AM
59	the council should do act when there is actually a complaint against the property or the landlord.	12/6/2017 6:30 PM
60	No options which would infect residential areas with HMOs should be pursued unless with the express agreement of local residents	12/4/2017 11:22 PM
61	It all needs looking at	11/30/2017 9:59 PM
62	The council already has all the powers it needs to this, despite the disclaimer, is a money making scheme.	11/30/2017 1:39 PM
63	Borough Wide Additional Licensing Scheme for all HMOs not covered by mandatory licensing I do think problems will simply move postcode.	11/29/2017 10:18 AM
64	A rogue landlord will not sign up with the scheme and continue to operate under the radar. Only good landlords are penalised. A licencing scheme is only a money making scheme for the council.	11/24/2017 8:47 PM
65	A borough wide additional licensing scheme is preferred as it will be seen as even handed and not stigmatizing those areas nominated for selective licensing.	11/24/2017 4:43 PM
66	Option 1 - Yes. Option 2 - Yes. Option 3 - No. Many landlord/tenant relationships are excellent. Landlords will stop letting their properties to HB claimants if there are additional costs, particularly as Housing Benefit is capped already. Option 4 - Yes.	11/24/2017 2:44 PM
67	HMO enforcement. London wide approach	11/24/2017 6:41 AM
68	N/A	11/23/2017 11:25 PM
69	Any or all options that give the Council more power to protect neighbouring properties from the behaviour of tenants placed in HMOs and to stop any more HMOs from being allowed.	11/23/2017 7:32 PM
70	I am far from convinced the scheme is necessary at all	11/23/2017 5:35 PM
71	Should be a borough-wide scheme per earlier comment	11/23/2017 2:16 PM
72	The proposals should be introduced for HMOs Borough wide only.	11/23/2017 9:34 AM
73	I don't know what they were	11/21/2017 7:06 PM
74	People are not given any notice or indication that the property has been bought for HMO the building work is sub standard and then the local area is stuck with this. This needs to be tackled from the start with people being able to have a say in what is done and who is placed there	11/21/2017 1:27 PM
75	.	11/20/2017 9:46 PM
76	The status quo and voluntary schemes will be ineffectual	11/20/2017 1:58 PM

Discretionary Licensing Consultation

Q30 Please use the box below to provide any additional comments on the proposed selective licensing schemes

Answered: 57 Skipped: 201

#	RESPONSES	DATE
1	Council tenants cause a lot of problems with regards to ASB. This is true where I rent out. Put your own house in order first before targeting others. This is just to make money	1/31/2018 9:59 PM
2	I would put up rents to pay for license cost, why punish good landlords?	1/31/2018 1:36 PM
3	the council are also an offender in terms of poor tenants they should be held to account as well	1/31/2018 12:53 PM
4	Why would council properties be excluded? That seems to be unfair competition	1/31/2018 11:19 AM
5	I have only found out about this recently and haven't heard from my estate agents that there is a problem with tenants just local youths that hang around. Not sure how the 2 are connected or if they are and if this scheme would actually help.	1/31/2018 7:49 AM
6	This should include if the property is managed by a third party but rented back to the council . It shouldn't discriminate those who rent privately it's unfair	1/30/2018 8:09 AM
7	Why exempt temporary accommodation by the council, what evidence exist that this is the best if you are charging others?	1/30/2018 3:12 AM
8	Your tenants cause problems too	1/29/2018 5:57 PM
9	Temporary accommodation leads to fly tipping and damage to the communal areas of flats	1/29/2018 5:36 PM
10	As I do not agree with the licensing plans I cannot see how this proviso would be acceptable. The licensing plans should be scrapped.	1/28/2018 11:46 PM
11	no comments	1/27/2018 10:38 PM
12	So the council is saying do as I say but not as I do , everyone should be licensed if you bring this in	1/27/2018 9:04 AM
13	see previous	1/23/2018 12:07 PM
14	Licensing should not be selective.	1/22/2018 10:01 PM
15	Temporary accommodation still need regulation. Slumlords will move towards it.	1/22/2018 6:01 PM
16	Why should any be exempt?!	1/19/2018 6:53 PM
17	Licensing should be given free to accredited landlords. Rogue landlords should be pursued and charged accordingly to fund the scheme	1/18/2018 8:23 AM
18	In what way charging and fining landlords will resolve ASB issue? It doesn't make any sense. Another money making scheme.	1/16/2018 11:43 AM
19	Don't know	1/16/2018 10:12 AM
20	Many of these properties are the source of the problem in the first place. If the Council worked with Landlords to better manage the properties the Council uses and other Boroughs use within Bexley for temporary and other types of accommodation there would be no need for further licensing. This combined with running the existing HMO licensing scheme more efficiently to license all mandatory HMOs in the borough would be a sensible start before introducing a new scheme	1/15/2018 5:37 PM
21	How is this going to be enforced?	1/11/2018 4:39 PM
22	Selective licensing will be passed by landlords on tenants and we, tenants, will have to pay more rent!	1/10/2018 9:49 PM
23	Abolish this ridiculous scheme	1/10/2018 8:09 PM
24	Paragraph 29 proves that selective licensing changes nothing and should not be introduced.	1/9/2018 7:15 PM

Discretionary Licensing Consultation

25	The Council really need to get their house in order because, those Landlord who provide TA also provide other form of accommodation in the Borough.	1/9/2018 12:20 PM
26	Please see comment on Q26	1/7/2018 2:04 PM
27	Only those landlords who are irresponsible should be targeted. Not all landlords have problematic tenants and many are extremely responsible and ensure that their tenants have excellent facilities. Also not all tenants have antisocial tendencies and it is wrong to penalise responsible landlords who do not have issues with their properties or tenants.	1/7/2018 1:44 PM
28	People in temporary housing are more likely to cause ASB. So the council should be regulated along with us all. And as before this scheme just penalises the good genuine Landlords who are trying to let decent properties. All this scheme will do is drive out the genuine landlord. If this scheme gets approval I shall be giving my tenant notice and selling the property. It's easier to buy/manage in an area without this scheme in place. The property will then most likely be bought by a rogue landlord who is intent on maximising profit to deal with these costs and will turn it into a HMO. As I said HMO should be regulated. Genuine let's by genuine landlords shouldn't. This should be regulated by a council dept. HMO identified and the landlord made to pay for a HMO licence.	1/7/2018 6:39 AM
29	The licensing should be for those landlords or houses that have been reported to council, police or other relevant authorities, or the house that have been neglected/ showing signs of neglect, or not well maintained/ managed etc.	1/6/2018 8:35 PM
30	every person or company needs to be treated the same people in temporary place still need standards	1/6/2018 3:26 PM
31	so the council gets away without any checks for its temporary accomidation needs while the rest of us mugs get to pay right	1/5/2018 11:36 AM
32	All moh should be licensed	12/27/2017 6:29 PM
33	I've spoken to enough people at bexley council airing my views but to be honest this is just a paper excrise that makes the council look good by asking us for views I hope you listen to us	12/26/2017 9:43 PM
35	d	12/20/2017 1:48 PM
36	Ban these hmo properties as most are paid for by housing benefit which is paying way over the top rental costs over 80 per cent more than the rental for the property in its previous accomadation status	12/17/2017 6:25 PM
37	So basically you want to exempt all homes who help the council when you and i know that those conditions are worse! The councils crams families in a single room. The problem is where do all the young people go who are working in average rooms and are on low salaries. Sorry, but if this license happens i will have no choice but to sell and make these young people homeless and sell. All this extra cost is not worth it and I will not be a part time landlord for £50 a month! If you want to buy my house at market value be my guest.	12/17/2017 5:37 PM
38	All properties including temporary ones should be licenced and regulated	12/14/2017 2:37 PM
39	Tenants in temporary accommodation should be protected from sub standard living standards as well.	12/11/2017 3:19 PM
40	Any property rented for any reason should be at a standard and the landlord bound to keep these standards and not become a blight on the area, property should be for people to live in not for someone to abandon just to make money.	12/9/2017 1:44 PM
41	stop selling council houses, work with landlords or get your own homes. work in partnership, licensing is just a bit of paper relevant for some	12/8/2017 11:02 AM
42	Temporary accomodation have some of the worst conditions they need licensing	12/7/2017 9:28 AM
43	Temporary accommodation in my experience offers the most anti social behaviour, constantly having fire engines and police called.It should definitely be prioritised over other properties in more peaceful areas.	12/6/2017 6:31 PM
44	Even though it is temporarily it can still bring ASB	11/30/2017 10:02 PM

Discretionary Licensing Consultation

45	Re Question 29 above. "The council is proposing to exempt all properties from the selective licensing that are used for temporary accommodation by the council. Do you agree with this?" No, if you are going to have a standard then it should be applied across the piece.	11/30/2017 1:42 PM
46	No licensing schemes are needed.	11/30/2017 12:18 PM
47	I agree to an extent that social housing/temporary accommodation should be exempt; in my experience often the private landlord who provides this housing hasn't taken care of their property as all so it is sub-standard.	11/29/2017 10:19 AM
48	Councils should also be licensed if a scheme is introduced and this should be licensed by an independent out of borough body.	11/27/2017 10:46 AM
49	I strongly disagree with the proposed selective licensing schemes	11/24/2017 8:49 PM
50	It has taken several years for the council to act on HMO's despite public concerns expressed over the last five years or so.	11/24/2017 4:44 PM
51	It is unfair for the proposed selective licensing schemes in bexley, say no to selective licensing in bexley.	11/23/2017 11:29 PM
52	Homes used for temporary accommodation should be subject to licensing just as much as these properties bring problem tenants and therefore nuisance and unacceptable behaviour that existing residents should not have to put up with.	11/23/2017 7:35 PM
53	Temporary accommodation must be licenced to as some of it is of very low standard and there is a concern that some landlords will just use this as a loophole	11/23/2017 11:22 AM
54	The tenants of temporary accommodation are as likely to be the source of ASB if not more so.	11/23/2017 9:36 AM
55	Licensing the landlords will not change the behaviour of people. That is the roll of the police.	11/22/2017 12:30 PM
56	Nothing to add	11/21/2017 7:07 PM
57	HMO are a borough wide issue this needs to be tackled on mass or it will just drive the landlords to buy where they aren't licensed	11/21/2017 1:30 PM

Discretionary Licensing Consultation

Q34 Please use the box below to provide any additional comments on the proposed additional HMO licensing scheme

Answered: 29 Skipped: 229

#	RESPONSES	DATE
1	It is a tax and will be passed on to tenants. This makes it fundamentally a tax on the poor	1/31/2018 11:28 AM
2	I agree with licencing genuine HMO. I don't agree with licencing every landlord especially the decent ones like myself who don't do HMO and who provide good quality genuine housing as we're not maximising our profits in this way and I feel being unjustly penalised. Identify the genuine HMO and penalise the profit mongers.	1/31/2018 3:59 AM
3	use existing powers to regulate HMOs	1/30/2018 4:23 PM
4	You are asking questions which respondents to this survey have no idea and therefore any answers are meaningless. As such LBB should discard such questions.	1/30/2018 12:22 AM
5	All councils seem to be run without any regard to sensible budgeting, change your ways and stop sharing your debt.	1/28/2018 11:51 PM
6	I have doubts regarding the legality (or morality) of such legislation as what it in effect is saying is that these four areas are responsible for much ASB; what about the rest of the borough? Are they safe from ASB? Of course not.	1/27/2018 10:46 PM
7	.	1/23/2018 12:08 PM
8	Extend to all rented properties	1/22/2018 10:02 PM
9	Given the degradation in our area from landlords ruining family homes the sooner this happens the better. Their scare stories of rising rents are not borne out in other boroughs.	1/22/2018 6:02 PM
10	People only set them up to make money	1/19/2018 6:53 PM
11	I would say 60% of the properties are occupied in this way: example: Couple living with elderly mother, couple living with friend or relative, three people sharing the flat. Landlords wouldn't be able to get this license in most cases because lender wouldn't allow this to happen and if property is leasehold, leasehold contract wouldn't allow it as well. So tenants needs to be evicted. You effectively making them homeless by introducing this scheme. But you don't care as long as you making money out of it.	1/16/2018 11:59 AM
12	How is this going to be enforced?	1/11/2018 4:41 PM
13	Abolish this ridiculous scheme	1/10/2018 8:11 PM
14	Dont know	1/9/2018 12:21 PM
15	HMOs should be illegal	1/8/2018 4:44 PM
16	hmo are eaming lots of money for poor places to live	1/6/2018 3:28 PM
17	Should be for multiple occupancy only. Not for one bedroom flats or studios.	1/5/2018 9:25 PM
18	I think it's a joke to even do this	12/26/2017 9:45 PM
19	d	12/20/2017 1:49 PM
20	It is a good idea which hopefully will control numbers of people living in HMO's and keep standards of property in check	12/18/2017 8:48 AM
21	The licensing doesn't go far enough	12/17/2017 6:26 PM
22	Leave it as it is. 5 or more people than a license is needed. Just check the electoral register.	12/17/2017 5:40 PM
23	They are bodged conversions I have witnessed the poor building standards, do not appear to comply with building regulations, they are just income generator's property not maintained making areas look run down.	12/11/2017 3:24 PM

Discretionary Licensing Consultation

24	Make the landlord responsible for regular maintenance to the property and grounds as well as the tenants behaviour.	12/9/2017 1:48 PM
25	Bexley council should take full responsibility for the amount of HMO that pop up with no planning permission	11/30/2017 10:04 PM
26	No licensing schemes are needed.	11/30/2017 12:20 PM
27	I'm pleased this is going to be introduced but I still feel the Council / police need to come down harder and react quicker to complaints from long suffering residents living near these properties- which I personally feel shouldn't be in existence at all.	11/23/2017 7:37 PM
28	The scheme should apply to HMOs only in first instance.	11/23/2017 9:37 AM
29	Nothing to add	11/21/2017 7:07 PM

Discretionary Licensing Consultation

Q38 Do you have any suggestions for further conditions, you would like to see applied to licensed properties?

Answered: 58 Skipped: 200

#	RESPONSES	DATE
1	The law already covers all these problems but it costs the council money to police it. This is just a way of raising money and persecuting honest landlords. Those below the radar will remain so.	1/31/2018 10:02 PM
2	regular inspections by responsible persons or licensed inspectors who can lodge the results on the councils database like EPC suirveys	1/31/2018 12:57 PM
3	Most of this is already done in a normal tenancy agreement. This scheme is not required	1/31/2018 11:30 AM
4	If you rent your property, you already comply with most of the points. Can't see how it will affect the areas. It looks like it will add more bureaucracy and costs for landlords and trnants	1/30/2018 1:34 PM
5	Support services for those tenants who need them	1/30/2018 9:24 AM
6	Property management of a property costs private landlords enough. Serving section 21 and taking tenants to court is already a massive expense adding additional charges to private landlords will just cripple people. It's unfair that the council can impose this when there are thousands of people who want to rent privately and do not want to buy. You are just having the monopoly on all properties and preventing and one else that need a housing to get it.	1/30/2018 8:13 AM
7	Standards can be improved without extra costs that come with licensing	1/30/2018 3:16 AM
8	no	1/30/2018 2:07 AM
9	The consultation is a farce and should be dropped. The ASB is down to social tenants.	1/30/2018 12:26 AM
10	landlords should be locally based or have local agent	1/29/2018 10:21 AM
11	If you must introduce this tax then I suggest a tiered system, £50 license fee for regular landlords and the higher tier for those you have already identified as problem landlords.	1/28/2018 11:54 PM
12	no	1/27/2018 10:49 PM
13	Yes all property should be fit for human occupancy.	1/27/2018 9:08 AM
14	I would like to see some consideration of the density of HMOs in an area. Having a number of HMOs in one road could substantially change the character of that road and be very unfair to current residents.	1/26/2018 5:04 PM
15	no	1/23/2018 12:10 PM
16	Must be fit for human habitation. Must have electrics tested along with Gas. Must be in a good state of repair, EG free of mould. Landlords to conduct repairs within a defined and measurable timescale.	1/22/2018 10:03 PM
17	Heavy fines for those not abiding.	1/22/2018 6:03 PM
18	License not needed,council officers with full powers and abilities to the job far more effective. Rather than sting landlords in general concentrate on the rogue ones and bad tenants too. Resources much better spent in these areas.	1/20/2018 8:12 AM
19	See how many people The Royal Borough of Greenwich employ and follow suit	1/19/2018 6:55 PM
20	Fine the landlord where he does not ensure that his tenants behave responsibly.	1/19/2018 5:11 PM
21	some responsibilities should be given to tenants aswell as landlords in looking after properties and anti social behaviour	1/18/2018 9:36 AM
22	The conditions are already covered under existing legislation. I'm confused about what licensing will bring to the situation	1/18/2018 8:27 AM
23	The amount charged is too much for a license	1/16/2018 10:17 AM
24	CCTV any time	1/9/2018 12:22 PM

Discretionary Licensing Consultation

25	Only as stated already that HMOs shouldn't exist or be legal	1/8/2018 4:46 PM
26	If licensing is imposed this will inevitably drive up rents as landlords will increase rents in order to recover their costs.	1/8/2018 2:09 PM
27	What help will the council give for tenant that constant dont pay their rent and move to another property with the assistance of the council because they become homeless when evicted. Should the council not also back list tenants?	1/8/2018 12:05 PM
28	Tenants who are causing ASB should be evicted more quickly (there should be a fast track process) and landlords should be penalized.Landlords should be charged more council tax on these properties to pay for the increased burden on council services such as rubbish collection, the amount of time the environmental team spend removing fly-tipped furniture, visiting these properties when residents report issues etc	1/8/2018 11:15 AM
29	Tenants FORCED to deal with their waste properly - WE ALL HAVE TO DO RECYCLING ETC - WHY ARE THE TREATED DIFFERENTLY ?	1/7/2018 2:06 PM
30	Details of tenants with ASB to be shared with all landlords in the areas so that if they are evicted from a property, they do not secure a new tenancy with another landlord; serves like a 'tenant referencing' list because when a tenant moves or is evicted for such malice, they do not/ will not divulge the truth to their potential landlord. If tenants know such list exist, that will help to keep them in checks.	1/6/2018 8:46 PM
31	scrap the proposals	1/5/2018 11:37 AM
32	The landlord of the house next door to me does not give two hoots about the duty of care to his previous tenants over the last 10years all he sees is ££££ signs the state of the property and over grown garden full of dog crap and rats and foxes saw to that land lords should be taken to court and be struck off for letting people live like that and still take the money and do nothing about improving the situation , I've paid for all my garden fences to be replaced as he would replace them he wouldn't even meet half way so I think this all needs a big public discussion not done sneakiily behind closed doors WE WANT TO KNOW WHAT TYPE OF SCUM IS LIVING NEXT DOOR TO US	12/26/2017 9:52 PM
33	And how much is this gong to cost landlords? Unnecessary - how would these measures improve behaviour of the tenants ?	12/24/2017 8:46 PM
34	Total ban on long term use of HMO it's no way to House people and leads to slum propertys	12/21/2017 7:02 AM
35	Specifics as to what "good property management" means	12/20/2017 1:50 PM
36	Regular checks of properties to see that all conditions are still being met with penalties if they are not being adhered to.	12/18/2017 8:54 AM
37	Total rental costs same as relevant properties in close proximity to the proposed slums	12/17/2017 6:28 PM
38	Too much adminstration now, More people on the streets or living on sofas. This will not solve the housing crisis	12/17/2017 5:42 PM
39	A license of owner and landlord needs to be available to homeowners locally for when or if problems arise	12/16/2017 2:14 PM
40	No HMOs in Borough	12/15/2017 10:49 PM
41	No except cut down on the paperwork and explanations	12/12/2017 9:32 AM
42	Make the fee equivalent to 2 weeks rent on a privately rented property and 1 months rent per property for HMO's. The HMO's should be restricted to a maximum number in the areas as no one wants to buy a house near them allowing a business to buying up property cheap then turning them into HMO's.	12/11/2017 3:31 PM
43	An annual fee so the council tax payer does not subsidise the landlord as on average a typical hmo has six room at £180 per week so affordability for the landlord is not a question.	12/9/2017 1:52 PM
44	all these are already in place, does it need a licence	12/8/2017 11:05 AM
45	Tenancy Management - take all steps to eliminate noise nuisance	12/7/2017 3:48 PM
46	To be licensed they should have to provide a condition report to ensure that the property is in a good habitable condition and proplems such as damp have been addressed	12/7/2017 9:32 AM
47	No	11/30/2017 12:21 PM

Discretionary Licensing Consultation

48	That tenant's deposits be deposited in a neutral bank account, which is only used for deposits and evidence of repayments of deposits be provided, less any fair charges for damages or neglect (not fair wear and tear)	11/24/2017 9:45 PM
49	Free Gas safety certificate and carbon monoxide alarm	11/24/2017 8:51 PM
50	Should also include maintenance of gardens if the property has one.	11/24/2017 6:20 PM
51	N/A	11/24/2017 6:44 AM
52	no	11/23/2017 11:32 PM
53	For there to be no more HMOs to be placed in the Borough.	11/23/2017 7:39 PM
54	No	11/23/2017 5:37 PM
55	No rubbish to be dumped out on the nearby street or in a neighbour's bin area	11/23/2017 11:40 AM
56	Looks good to me.	11/23/2017 9:39 AM
57	No	11/21/2017 7:08 PM
58	Landlords that do not control ASB should be deemed to not be fit and proper to rent property and barred from doing so.	11/20/2017 2:02 PM

Discretionary Licensing Consultation

Q47 Do you have any further comments you would like to make about the Council's proposal to introduce discretionary property licensing schemes in London borough of Bexley

Answered: 70 Skipped: 188

#	RESPONSES	DATE
1	This is just revenue raising. Use the laws in place to deal with ASB instead of penalising decent minded landlords who are already conforming. Spend my tax I pay on targeting those who cause trouble.....that's what we pay for. You fool nobody.	1/31/2018 10:06 PM
2	Far too expensive	1/31/2018 2:39 PM
3	I would not invest any money in the area if it goes ahead. Rents will go up to pay for the licences. You should deal with bad landlords on an ad hoc basis when complaints are raised by tenants. I see it as a money making scheme.	1/31/2018 1:42 PM
4	as long as the quality of inspection team is good enough most council officers do not possess the necessary competence or training	1/31/2018 1:00 PM
5	A waste of time. A tax on the poorer residents. What are the benefits? I have rented out a property for almost two decades with no issues. Most of the items in the scheme are covered anyway, for example gas certificates, referencing. The idea that this improves the landlords in some way is naive at best. This cost will simply be passed on to the tenants. There is no other way it can be paid for. Why not propose to make the tenants pay directly and see how that is received?	1/31/2018 11:38 AM
6	Fees are far to high and as suspected are a money making tool for the council	1/30/2018 9:14 PM
7	Not being a Bexley resident means that I have received no previous information about this idea. I totally oppose it. I have been a landlord for many properties for over 20 years without any issue. I am angry that good landlords are being penalised and rogue landlords will escape paying money. Deal with these landlords and not good honest landlords. Also all this has been suddenly thrust upon us without receiving any documentation in the post. Should I refuse to pay what action will be taken?	1/30/2018 8:18 PM
8	use existing laws and enforce	1/30/2018 4:25 PM
9	Strongly disagree with the scheme	1/30/2018 1:36 PM
10	This will increase the cost of people renting homes in the area thereby depriving the less privileged opportunity of living in the area of their choice.	1/30/2018 9:24 AM
11	My comments throughout speak for themselves	1/30/2018 8:14 AM
12	If licensing goes ahead it needs to be small fee not the sum currently proposed. This is unfair to landlords already spending money to do it right. Landlords who use letting agencies already pay for this cost through regulated agencies with a license and these should be exempt.	1/30/2018 3:20 AM
13	This is a scam. Bexley is Bonkers have your number.	1/30/2018 12:28 AM
14	This survey is flawed. You ask if the £690 is too much but you only get to agree with a discount option. The figure is still too high even with a discount	1/29/2018 6:01 PM
15	I disagree with selective licensing	1/29/2018 5:41 PM
16	It will drive out small landlords and increase housing issues in the botrough	1/29/2018 1:41 PM
17	I think the licensing proposal is a disgrace and should not be implemented. I am not a cash cow, I am a landlord who follows the rules and I take my obligations to my tenants very seriously.	1/28/2018 11:59 PM
18	Overall, pretty wishy washy, and no matter what you charge landlords for accreditation, this will get passed on to the tenants.	1/27/2018 10:55 PM
19	Build social housing and HMO will disappear	1/27/2018 9:10 AM
20	I am so pleased that Bexley is stepping in to regulate these properties and protect their residents from possible asb.	1/26/2018 5:09 PM

Discretionary Licensing Consultation

21	Will not achieve the goals set.	1/25/2018 8:35 AM
22	scrap it.	1/23/2018 12:13 PM
23	This seems to be targeted HMOs and Anti Social Behaviour rather than an attempt to improve rental standards in the borough, how many councilors in Bexley are multi property owners as this still feels very once sided, with very little in the way of penalty for the landlord. Do you afford the same to other businesses operating in the area ? EG letting food standards slip in restaurants, if they pay a fee to register with you as an approved restaurant ?	1/22/2018 10:07 PM
24	Not before time. Needed badly	1/22/2018 6:04 PM
25	Stop trying to flog landlords !!!	1/20/2018 8:18 AM
26	They should be inspected regularly. Monthly at least	1/19/2018 6:56 PM
27	Landlords make enough out of the rents they receive and these amounts are maybe just one month's rent per tenant - very little in the scheme of things. The system will be costly to administer and the landlords should pay.	1/19/2018 5:14 PM
28	Rogue landlords should be pursued and charged accordingly to fund the scheme. Accredited landlords should be encouraged and rewarded with free licence. Any licensing scheme should be supported with a widely publicised whistle blowing contact details so rogue landlords can be pursued.	1/18/2018 8:36 AM
29	Its only being introduced to fill the coffers of Bexley Council	1/17/2018 4:36 PM
30	I think this is a way to make money from landlords	1/16/2018 10:21 AM
31	Enforcement is very important for the credibility of the whole scheme	1/11/2018 4:44 PM
32	No need for it	1/10/2018 8:15 PM
33	Yes. Most Landlord would rather invest their money else where I would hope.	1/9/2018 12:27 PM
34	Landlords and tenants have enough expenses already	1/8/2018 5:34 PM
35	This just seems like another stealth tax on the private landlord. Most landlords are not a problem, it's the slum landlords that are the problem and they will operate outside this scheme anyway. HMOs should NOT exist anywhere in the UK and should be illegal. I think Bexley Council should concentrate on it's own housing association tennants, and only get involved with private rent tennants when a complaint is made. I see this just as another way of making money off what for the most part are hard working individuals.	1/8/2018 4:56 PM
36	If licensing is imposed this will inevitably drive up rents as landlords will increase rents in order to recover their costs.	1/8/2018 2:10 PM
37	Landlords should act responsibly. If they chose to buy a house in the borough and rent it out then they automatically become responsible for those tenants and have a public duty to ensure the tenants they take money from have decent accommodation and act responsibly - they should not need to be rewarded for being responsible -with a discount on the amount payable for a license - as they are already making a huge amount of money from their property particularly if it is a HMO which often means they have 6 tenants paying up to £1,000 a month	1/8/2018 11:22 AM
38	It's some sort of 'revenue generating' scheme rather than a benefit for the tenants & landlords. Wondering how the council will patrol/ maintain this scheme!	1/6/2018 8:51 PM
39	everyone in bexley need to be told by leters or managing agents for estates need to be told	1/6/2018 3:34 PM
40	On the Mariners Estate it is not the private, fully vetted, tenants living in one bedroom properties that are causing the problems. They are couples with no children. So why are these landlords being penalised?	1/5/2018 9:36 PM
41	Already angry enough about all of this	12/26/2017 9:55 PM
42	Crazy annual amount of money per property when many landlords are already struggling	12/24/2017 8:47 PM
43	"Rent it Right" acreditation should lead to more of a discount. Costs seem too high and that increases risk of landlords ignoring scheme.	12/20/2017 1:53 PM
44	Bring it about asap	12/18/2017 8:57 AM

Discretionary Licensing Consultation

45	If we have to have hmo it should be compulsory and licenses removed immediately upon any complaint of asb	12/17/2017 6:33 PM
46	The current system is fine, if tenants are living in squalor please ensure you take it up with the landlord with local fines. I promise you all this extra administration is going to make it hard for singles to rent. I agree that full conversions should require planning permission.	12/17/2017 5:45 PM
47	Landlords are making money. They don't care who they rent to and they don't care what trouble is being left by their inhabitants. NO WAY should they be offered a discount for anything! They're not a charity, they are profit making entities!	12/16/2017 2:19 PM
48	No HMO,s in Borough	12/15/2017 10:51 PM
49	The Council should make sure that all properties are free from damp and dangerous electrics etc before any licences are given and ensure that the charges are not passed onto tenants.	12/14/2017 2:41 PM
50	Fees too complicated	12/12/2017 9:33 AM
51	Most HMO's have on average 6 rooms rented out at £180-£200 per week, on Riverdale Road alone the same man owns at least 6 properties, a weekly income of £6450 so the license fee should be £4000 for a HMO.	12/11/2017 3:40 PM
52	Limit all buy to let and HMO's in the borough and set the fee in line with yearly income from the property's, £1000 per annum is a good starting point taking in to account possible revenue these landlords are receiving.	12/9/2017 1:57 PM
53	get your own house sorted out first, work with poor landlords and leave those that do a good job alone	12/8/2017 11:08 AM
54	It should not be discretionary no landlord should be allowed to rent a property without being part of the scheme	12/7/2017 9:37 AM
55	The whole survey has questions which are crafted to get the 'right' answers. E.g. " Our data shows there has been a large increase in HMOs within the London Borough of Bexley over the last few years. Do you agree with this?" The answer has to be yes, because presumably the research shows this.	11/30/2017 1:54 PM
56	No licensing scheme is needed	11/30/2017 12:23 PM
57	I do not support it as landlords are not supported by councils and the Police who are the primary agencies who should be dealing with ASB. Mandatory instant eviction should be a power granted to landlords who are required to deal with ASB when councils and police do not deal with matters	11/27/2017 10:54 AM
58	The Landlords accreditation including evidence of the payment of any fee's and annual renewal, alongside any complaints must be checked and verified before any discount is granted.	11/24/2017 9:48 PM
59	I do not agree with this scheme as it would not solve the ABS problems in the proposed areas	11/24/2017 8:54 PM
60	please do not get more worse	11/23/2017 11:34 PM
61	Just to not grant any more HMOs and to not include Upper Belvedere in the area of lower Belvedere marked on their map!	11/23/2017 7:42 PM
62	I see minimal benefits from the licensing scheme which penalises landlords in certain areas of the borough unnecessarily. If the landlords costs go up they put the rent up and the only Winner here is the Council. I consider the scheme outrageous and unnecessary and a money making scheme for the Council and nothing more. Instead the Council needs to understand far better why certain individuals engage in ASB whereas you are suggesting it is the landlords fault which is ridiculous. The proposals certainly so far as the private rented sector are concerned should be scrapped entirely.	11/23/2017 5:42 PM
63	Landlords make a fortune (a lot of which is paid for by the state) and many are unscrupulous. Charging higher fees for licensing (suggest should be in the thousands not hundreds) would put off the unscrupulous landlords that are only interested in profit and do not care about their tenants or the impact on neighbours	11/23/2017 2:20 PM
64	No	11/23/2017 11:42 AM
65	No, comments above	11/23/2017 9:41 AM
66	The fees are too high. Is this a onetime fee or annual? We are already paying Management fee Property fee Lad fee Lease fee Fee to cover damages by ASB so there's a lot of fees already going put...	11/22/2017 1:57 PM

Discretionary Licensing Consultation

67	How is a council license going to manage a troublesome person? It is only a money making process.	11/22/2017 12:38 PM
68	It should not be introduced, there is no proof it will have any benefit.	11/22/2017 9:40 AM
69	No	11/21/2017 7:10 PM
70	the HMO we lived next door to was receiving over £3000 a month in rent and still did nothing to ensure that this was run correct, I feel that many are using this as a get rich scheme and if they are offered discount this is not going to discourage these type of landlord	11/21/2017 1:36 PM