

Consultation On Proposal To Introduce Selective Licensing

Wealdstone Ward

Harrow Council has identified areas where there are a number of badly managed and poorly maintained properties which are linked to anti-social behaviour and fly tipping. There is evidence that anti-social behaviour has the largest percentage of the crime types in Wealdstone being 37.06% between June 2014 and May 2015. Please see following link:

<http://www.police.uk/metropolitan/00AQGT/crimes/stats/>

This supports previous work in this area that identified large elements of anti-social behaviour and other crimes connected to the private housing sector.

To overcome these problems Harrow Council is considering introducing a Selective Licensing scheme in the **Wealdstone ward**. A Map is enclosed showing the roads affected.

While working in partnership with the police, landlords' agents, tenants etc. our aims are to improve the area to benefit all those that live, work, invest and visit the area, by aiming to have a regulated standard of management and condition of rented properties. This will assist in achieving a settled and diverse community, and attractive area to live, work and visit.

If the Selective Licensing scheme is introduced there will be conditions on the licence that stipulates that the licence holder has valid tenancy agreements, gives rent receipts, safety certificates and obtains references from tenants. Once licenced properties are inspected and are informed if any works needing doing to bring the house up to decent homes standards.

The proposed fee for a licence for up to 5 years would be £550.00. Current members of a Landlord Accreditation Scheme will receive a £75 discount for the first application.

The results of the of the consultation will enable the Council to ensure if through the introduction of the Selective Licensing Scheme, the Council would be able to eliminate your concerns. We will not give your information to anyone else. The information we receive helps us to see if the people who fill in our questionnaire reflect the different groups of people who live in the borough. Under the Data Protection Act 1998, we require your consent to process it. When you fill in the questionnaire you are giving your consent.

This questionnaire is also available online at: www.harrow.gov.uk/environmentconsultations which also has additional information on selective licensing and shows the draft conditions proposed.

We welcome all views including those outside the ward in question.

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ABOUT YOU

A1	Which of the following applies to you?	
	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Live in Harrow Live in the proposed Selective Licensing Area Work in the proposed Selective Licensing Area Represent an organisation based or operating in Harrow Own or Manage a Harrow Business Own or Manage a Business in the proposed Selective Licensing Area Work in Harrow Private Landlord in the proposed Selective Licensing Area Private Landlord in Harrow Letting or Managing Agent with properties in Harrow Landlords Association Other (<i>Please specify</i>)
A2	If you are a Private Landlord, Managing Agent or Letting Agent, please provide:	
		How many Houses in Multiple Occupation owned or managed in Harrow How many other private rented properties owned or managed in Harrow How many Properties owned or managed in the <u>UK</u>
A3	Due to the issues of Anti-Social Behaviour, Crime and Environmental Issues in Wealdstone, Harrow is proposing to require all landlords to be licensed in the area under a Selective Licensing Scheme. Do you agree or disagree with this proposal?	
		<input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neither agree or disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/> Not Sure
	The fee for a license up to 5 years would be approximately £550 (£110 per year). Do you agree or disagree that this is a reasonable license fee	
		<input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neither agree or disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/> Not Sure

ISSUES

B1	How Long have you lived / worked in Harrow	Please specify	
B2	If you are a tenant has your landlord		
	Requested references prior to renting	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Provided written tenancy agreements	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Have an annual gas safety check	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Keep the property in a good state of repair	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Comments		
B3	Have you ever experienced or complained to the Council about any of the following		
		Experienced / Aware of	Complained of
	Anti-social problems in the neighbourhood,	<input type="checkbox"/>	<input type="checkbox"/>
	Affected by subletting/overcrowding	<input type="checkbox"/>	<input type="checkbox"/>
	Damage caused by tenants	<input type="checkbox"/>	<input type="checkbox"/>
	Overflowing bins and/or refuse dumped around the property	<input type="checkbox"/>	<input type="checkbox"/>
	Noise nuisance	<input type="checkbox"/>	<input type="checkbox"/>
	Crime including drug dealing	<input type="checkbox"/>	<input type="checkbox"/>
	Poor property conditions	<input type="checkbox"/>	<input type="checkbox"/>
	Gangs or groups congregating or raising fear of crime	<input type="checkbox"/>	<input type="checkbox"/>

	Other (<i>Please specify</i>)		
B4	<p>Do you feel anti-social problems are dealt effectively</p> <p>By the Council</p> <p>Police</p> <p>Partnership working with Landlords/Managing agents</p> <p>Other</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Please specify</p>	
B5	<p>Do you think that landlords are taking enough action against tenants who cause a nuisance or anti-social behaviour</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Comments</p>	
B6	<p>Do you think the Council is dealing effectively with landlords and agents who neglect their properties</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Comments</p>	
B7	<p>Do you think the Council and partners are doing enough to tackle issues of</p> <ul style="list-style-type: none"> • Poor standards of property, • Anti-social behaviour • Crime in Wealdstone 	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>Comments</p>	

CONDITIONS

The Housing Act 2004 puts certain mandatory conditions on a licence, but the Local Authority can add others. To what extent can you agree with the following issues and principles that are to be applied:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
Licence Holder must:						
Use reputable contractors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide details of contractors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keep exits, stairs and corridors free of obstruction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide rent receipts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be competent in managing the premise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reside in the UK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide contact details at the premise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide contact details of person when absent (e.g. on holiday)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Obtain references from tenants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Address anti-social behaviour in their premise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regularly inspect their premise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Make tenants aware of conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inform the council of any changes to layout, amenities or occupation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ensure rooms are not occupied to levels above that in the licence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ensure the premise can be secured and is safe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintain the exterior of the premise in a good state, including gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide suitable and sufficient rubbish containers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide tenants with details of refuse disposal and collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tenants must:						
Declare any criminal conviction when applying for tenancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Take all reasonable measures to assist the licence holder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Not cause any ASB or environmental issue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FURTHER CONSULTATION

D1	Selective licensing scheme would enable the Council to have greater control on private rented properties. Therefore do you agree that Harrow Council should introduce selective licensing scheme?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/> Comments
D2	Would you be interested in participating in future consultation regarding the Council's Private Sector Housing policies?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
D3	Have you any other comments or areas that should be address as part of this proposal? (Please specify)	
D4	What was your overall opinion of our service?	Excellent, <input type="checkbox"/> Good, <input type="checkbox"/> OK, <input type="checkbox"/> Poor, <input type="checkbox"/> Please specify
D5	Is there anything else, which you feel, is important for the service or would improve the service?	Yes <input type="checkbox"/> No <input type="checkbox"/> Please specify
D6	You are welcome to return this questionnaire anonymously, but if you wish to give your name and address so we can respond to any issues you have raised.	Name: Address: Daytime Tel: Mobile Number: Email:

Map of proposed ward



Designated area road names:

Aberdeen Road	Adderley Road	Annette Close	Astall Close
Athelstone Road	Barchester Road	Barratt Way	Baslow Close
Bengarth Drive	Bishop Ken Road	Brinsley Road	Broadlawns Court
Bruce Road	Byron Road	Cardinal Way	Carmelite Road
Cecil Road	Chandos Court	Church Lane	Claremont Road
College Hill Road	College Road	Gordon Road	Graham Road
Greenway Gardens	Hampden Road	Harkett Close	Havelock Road
Headstone Drive	Hibbert Road	High Road	High Street
Kenton Lane	Ladysmith Road	Lime Close	Locket Road/ Locket Mews
Lorne Road	Lynn Close	Marthorne Crescent	Montrose Road
Newton Road	Nicola Close	Queens Terrace	Risingholme Close
Risingholme Road	Sarita Close	Sefton Avenue	Spencer Road
Stanhope Avenue	Stox Mead	The Broadway	The Bye Way
The Cross Way	The Greenway	The Meadow Way	The Middle Way
Toorack Road	Tudor Road	Warham Road	Weald Lane
Wellington Road	Whitefriars Avenue	Whitefriars Drive	Wickham Road
Wolseley Road			

Wealdstone Ward Councillors



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