

HARROW COUNCIL

Wealdstone Consultation

Online Version Responses

December 2015



A1	Which one of the following applies to you?	
	Live in Harrow	37
	Live in the proposed Selective Licensing Area	24
	Work in the proposed Selective Licensing Area	0
	Represent an organisation based or operating in Harrow	0
	Own or Manage a Harrow Business	0
	Own or Manage a Business in the proposed Selective Licensing Area	0
	Work in Harrow	0
	Private Landlord in the proposed Selective Licensing Area	6
	Private Landlord in Harrow	7
	Letting or Managing Agent with properties in Harrow	0
	Landlords Association	0
	Other (Please specify)	17
Comments <ul style="list-style-type: none"> • Private Landlord in the proposed Selective Licensing Area • Wealdstone home owner • I Own my property • I live in my own property • Private landlord in Harrow • Tenants • I have lived in Harrow since 1997. Currently in North Harrow, previously in Wealdstone. • The form only let's you tick one box, but I would like to be in three boxes. • live in Bishop Ken Road • 4 properties in Harrow none within Wealdstone area under consideration. • 20 Long Elmes Harrow HA3 5JL • Owner at 29a Spencer Road since 1983 • 29 Claremont Road, HA3 7AU 		

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?	11
	How many other private rented properties owned or managed in Harrow?	15
	How many Properties owned or managed in the UK?	14

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.	
	Strongly Agree	37
	Agree	7
	Neither Agree Nor Disagree	1
	Disagree	11
	Strongly Disagree	18
	Not Sure	0

A4	The fee for a license up to 5 Years would be approximately £550 (£110 per year).	
	Strongly Agree	30
	Agree	7
	Neither Agree nor Disagree	4
	Disagree	12
	Strongly Disagree	21
	Not sure	0

A3 How long have you lived in Harrow?

No. of People	No. of Years
0	1 month +
1	1 Year +
2	2 Years +
2	3 Years
1	4 Years
5	5 Years
0	6 Years
3	7 Years +
2	8 Years
2	9 Years
2	10 Years +
1	11 Years
0	12 Years
0	13 Years
1	14 Years

No. of People	No. of Years
1	15 Years
0	16 Years
2	17 Years
5	18 Years
1	19 Years
4	20 Years +
1	21 Years +
0	22 Years
0	23 Years
4	24 Years
3	25 Years +
2	26 Years+
1	27 Years
1	28 Years +

No. of People	No. of Years
0	29 Years
1	30 Years +
2	31 Years
1	32 Years
1	33 Years
0	34 Years
1	35 Years +
0	36 Years
1	37 Years
0	38 Years
0	39 Years
1	40 Years +
0	41Years
1	42Years

A3 How long have you lived in Harrow?

No. of People	No. of Years
0	43 Years
0	44 Years
1	45 Years
0	46 Years
3	47 Years
0	48 Years +
0	49 Years
0	50 Years +
0	51 Years +
0	52 Years
0	53 Years
0	54 Years
1	55 Years
0	56 Years
0	57 Years

No. of People	No. of Years
1	58 Years
1	59 Years
1	60 Years +
0	61 Years
1	62 Years
0	63 Years
0	64 Years
2	65 Years +
0	66 Years
0	67 Years
0	68 Years
0	69 Years
0	70 Years
0	71 Years

No. of People	No. of Years
0	72 Years
0	73 Years
0	74 Years
0	75 Years
0	76 Years
0	77 Years
0	78 Years
1	79 Years
0	80 Years
0	81 Years
0	82 Years
0	83 Years
0	84 Years
0	85 Years +

B2	If you are a tenant has your landlord:	YES	NO	N/A
	Requested references prior to renting	12	1	17
	Provided written tenancy agreements	14	0	16
	Have an annual gas safety check	13	0	17
Comment				
	Keep the property in a good state of repair	0	0	0
Comments				
<ul style="list-style-type: none"> • we lived in the property before the new landlord bought it at auction • The above is being rectified at the request of both the tenant and landlord. • As a landlord I do all of the above for the one property I own which is now managed by an agency who also adhere to the requirements. • not a tenant • I am a landlord and comply fully with each of the following Requesting references prior to renting Provide written tenancy agreements Have an annual gas safety check Keep the property in a good state of repair. 				

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	23	15
	Affected by subletting/overcrowding	20	3
	Damage caused by tenants	17	2
	Overflowing bins and/or refuse dumped around the property	25	12
	Noise nuisance	23	10
	Crime including drug dealing	19	6
	Poor property conditions	26	0

	Gangs or groups congregating or raising fear of crime	26	6
<p>Comments</p> <ul style="list-style-type: none"> • Experienced / Aware of Poor standard of street cleaning • Experienced / Aware of there is open drug dealing on the high street - I have seen it happen many times near the bus stop across the road from Wealdstone Library. there is too much anti-social behavior happening around the old Sam Maguire Pub on the high street - people drinking alcohol, rough sleepers, rubbish being dumped, groups of kids hanging around. • Experienced / Aware of Taxi companies operating from properties near Cypress Road and Sefton Avenue / Weald Lane resulting in urinating in the street, parking problems and noise. • we have a garage and often find others rubbish dumped on our drive, or around the tree outside. • Experienced / Aware of Fly tipping around the neighborhood • Fly-tipping is the main thing that concerns us. On the corner of Whitefriars Drive there are often items of furniture, mattresses, bags of rubbish, etc. Farmstead Road is also a problem. I must say, however, that when large items are dumped, they are usually removed by the Council fairly quickly. • Gangs of young drug dealers and takers hanging around in Wealdstone plus out skirts on there own roads. • Not had any problem of the above nature from my tenant. • Experienced / Aware of Our neighbors are private landlords, and in the rented property adjacent to ours (privately owned) we have seen people living in their garage, and numbers of people living in one house exceeding the amount that they had told the landlord, as well as loud antisocial music at late hours and congregating in gardens. There is also a lot of refuse dumped behind house in alleyway • Experienced / Aware of Abandoned cars which can't get rid of in the Street. Have liased with council and police to try and sort this over 3 years! Still ongoing. • I have not experienced or have any knowledge of the above • The refuse collection service in harrow is poor(I live in haringey which has a better more explanatory service). At my property, 60 Spencer Road, there is no Blue bin provided, the green bins are frequently left uncollected and full and the brown bin,with green waste in it, has been uncollected for a month now. It is unreasonable that owners should pay for the bins-these should be part of the service of the borough- please supply at no cost a blue bin. My tenants are iraqi,they often do not know what to put in what bin. I have beer cans littered in the front garden space there too,a result of the poor cleanliness of the area. It seems you do not employ street sweepers. I try to maintain the property in good clean condition. A licensing scheme will not improve this. It is the council services not errant landlords that need to shape up. Check with haringey to see what they do if you want an exemplar to follow. • Experienced / Aware of Sheds for beds in gardens • Experienced / Aware of I usually walk from Harrow Weald Stone station to my Home (long Elmes). I always encounter congregation of young youth and attitude around Wealdstone centre. Also I noticed there was fly tipped mattress by disused pub by church where homeless person sleeping rough next to urinated patch. General fly tip by derelict / unused building causing rat infestation, I have so far put out rat bait for past one yearin my 			

garden. (please have look at back closed NatWest bank used as fly tipping hot spot and mud / water pouring to Main Street). Lack of planning provision when redeveloped Harrow Wealdstone area. Does not serving /meeting demand of residents nor commuter.

- Complained of noise and anti social behaviour caused by friends/visitors of tenants
- Experienced / Aware of Cars parked in shared drive and cars blocking shared crossing. Tenants sub-letting rooms in properties
- None of the above.
- Experienced / Aware of Vehicles parking on mown verges, also half parked on property driveway with rear part on pavement for long periods including overnight. Visitor vehicles to location copy practice with impunity. Elderly residents in immediate vicinity disturbed by youths playing football in road and against property wall.
- Complained of Parking of company vans by tenants of a rented house, (five in total)
- Experienced / Aware of Other: Problems where tenants blocked drains (and landlord did not react or used unqualified workmen.

B5	Do you think that landlords are taking enough action against tenants who cause a nuisance or anti-social behaviour	YES	NO	DON'T KNOW
		23	34	15
Comments				
<ul style="list-style-type: none"> • I have neighbours living nearby who cannot even find out who the landlord is that owns the property next door to them, the tenants make a lot of noise and create a lot of rubbish around the property, this is only one typical example of what appears to be happening all over this neighbourhood. • Anti-social behaviour is not primarily a landlord's responsibility. It is public services responsibility. If a landlord removes unruly tenants they simply move somewhere else and are unruly there. Person specific deterrants, not dwelling specific deterrants are required. Putting the burden on landlords is simply not appropriate. It is a dereliction of public service duty. • I think Landlords are getting away with havign such bad run down conditions of houses/flats/ properties over shops and charging the earth .More to the poit I feel Landlords and some letting companies are behind illegal immigration especially close proximity to Heathrow and one bus route • Yes they do so to preserve their properties which are a huge investment of their hard earned money. • Not up to landlords unless it directly affects their property. Up to police, and the council if its tenants are the problem. • poor condition of properties • Landlords just care about the money and squeezing as many people as they can into houses to maximise profit. • A neighbouring house was previously badly let to violent overseas residents and overcrowded. Situation for 5 years. Found out who letting agent was and tackled them and landlord. Landlord now has good tenants who are tidy and do not have loud parties or large amounts of people around. He repaired the house. It is very difficult to report this to police or the council in the past as tenants can become violent and then disappear overseas without a trace. A selective licencing scheme would definitely stop these rogue landlords. 				

- Only when so many complaints made direct to the landlord and estate agent they changed things.
- It is not worth their while to have troublesome tenants when the market is full of those willing to rent properly.
- We ensure personally that the tenants are not causing a nuisance. This cannot be guaranteed if one has social housing tenants.
- Many are absent landlords.
- Because very difficult to find out who is the landlord and who managing the property.
- I have complained in the past to the council about anti social tenant who contacted the landlord on my behalf with a letter, the tenant's behaviour improves for a short while and sooner or later the police have to be called back again. I have had personal property damaged by a tenant and have had no compensation from the tenant or the landlord, and have continued problems with the tenant's visitors. The tenant continues to live there despite the police being called out on a number of occasions. The landlord's details are not widely available and seems to make no effort or has no care for the neighbours of the property that they own.
- Landlords are not known to neighbours so can't complain/report tenants causing nuisance/anti-social behaviour.
- Usually landlords do not reside in the tenanted property, or indeed, live in the area where the property is rented, so are not affected by the actions of the tenants. Landlords must take responsibility.
- There are landlords that only care about the rent they are paid, but even those landlords that screen tenants in the hope of getting a good tenant, and look after the property, have no guarantee! When warnings don't work, eviction is a slow expensive and cumbersome procedure that tenants can often obstruct or delay, while continuing their undesirable behavior.
- Experience noted below above suggests landlords and their agents are not experienced and also not aware of their responsibilities.

B4	Do you feel anti-social problems are dealt effectively	YES	NO	DON'T KNOW
	By Council	23	35	13
	Police	28	32	10
	<p>Partnership working, with landlords/Managing agents</p> <p>COMMENTS</p> <ul style="list-style-type: none"> • Don't know • There are too few amenities to occupy people's time. What about a BMX park etc. Over recent years Wealdstone has become more crowded with more multi storey blocks of flats. Amenities are needed to balance this. Wealdstone gets an unfair share of densely populated dwellings. Other Boroughs should take more of the load. How about a block of flats on Harrow-On-The Hill? Affordable housing in Pinner etc. • Need to be more than Landlords some of the young people's parents need to be aware and in some cases not over protect their young people who are pulling the wool over there eyes. • Wealdstone is blighted by groups of people congregating at all hours; street drinking and drug dealing are widespread. It does not feel safe after dark. There is no police presence after 7pm. • Had to deal with terrible tenants in a let properties either side of my house myself by speaking to tenants often to no avail and with one property the letting agent/landlord which was impossible to find out as the rental was never advertised for one house. This was on going for many years with one house. Its basically about the landlords not caring at all about the kind of people they rent their property to. • All of the onus is placed on the Landlord so they have to deal with this issue. • There is no out of hours or weekend regulator of noise, specifically building. • anti social behaviour must be dealt with by the authorities as appropriate, not landlords unless it is something specific to do with a dwelling or safety and suitability for habitation of a dwelling. • As I mentioned earlier I think because LB Harrow and police have given up on Harrow Wealdstone area. Because of following 1) Dirty and filthy street dirt and grime 2) Blocked and non functional surface water gully system 3) Traffic follow / road build not in line with current demand and requirement. 4)Landlords not carrying out due diligence check on prospective tenants 5) More tenants are using harrow weald as transient location as they move on better area 6) Diversity and ethnic cohesion broken down and possible future issues • Problem tenants just get moved on to somewhere else. My nightmare neighbour was evicted 	15	27	20

from a council house, and so came to live in private rented accommodation.

B6	Do you think the Council is dealing effectively with landlords and agents who neglect their properties	YES	NO	DON'T KNOW
		18	31	23
<p>Comments</p> <ul style="list-style-type: none"> • Maison Alfort, 251 High Road is a disgrace, and the council has allowed the waste bins to be located on to the edge of the footpath, this means rubbish, sofas, furniture is dumped onto the pavement and is an eyesore. • Perhaps selective licencing will make this easier and help to get rid of unscrupulous landlords that rent out scruffy and badly maintained properties that they then ignore whilst collecting large rents. Bad, inattentive and exploitative landlords discourage good behaviour from tenants. • I am sure the police have the authority to take of this. • Depends on the degree and kind of neglect. Sometimes councils like areas to look nice because it's good for the council's image. Property should be in good condition for good tenants. • Some properties have rubbish in gardens and are unpainted and falling to bits. This just does not apply to rented properties but some owned properties e.g. 1, Enderley Road, HA3 5HF. This property has abandoned cars and rubbish in garden. This landlord leaves abandoned cars in the road. He rents a room to a tenant and lives in the property himself. Residential Licencing should apply to where a landlord rents a room in this way so these people can also be tackled. • Reported an overcrowded badly managed property before but the council did not do anything. They said it was fine with numbers of people registered at the property even though the house was full of mattresses. That the property which barely met safety standards was okay. I felt powerless in this situation. Where noise was reported they stop music loud at night but did nothing to stop parties of 30 people in a garden without music making huge amounts of noise as they said they had no power. I think we need to make landlords and letting agents responsible for their tenants and put something in the rental agreement about noise in general. • The power to do that is there so why do you need a licence scheme to do that? • Haven't heard council taking action with multi tenented properties • To my mind,a licencing process penalises those landlords who are keeping to the rules. Why not inspect a property with a landlord or agent present and if they are complying with standards then do not charge them the licencing fee? • Because Harrow Council limited Law. • A lot of properties rented out are in a state of disrepair and neglected. Landlords are allowed to just leave tenants to do as they please and have no care for the community around them. 				

- Council does not prosecute many tenants and landlords for nuisance/anti-social behaviour
- I believe that some landlords may neglect the frontages of their properties that could upset other owner/occupiers in the road. There may be a case for the council to take some sort of action in these instances.
- I agree with this proposal but do not feel that the amount suggested will go far enough to be an incentive for landlords or agents to maintain their tenanted property to a satisfactory standard. How about following the initiative used in the States, where warnings are issued and if no action is taken by the home owner to repair or keep their front gardens in a good state, the houses are repaired or gardens cleaned by the council, and the bill is sent to the homeowner.
- Once council staff are involved.

B7	Do you think the Council and partners are doing enough to tackle issues of	YES	NO	DON'T KNOW
	Poor standards of property	20	36	16
	Anti-Social behaviour	0	0	0
	Crime in Wealdstone.	0	0	0

Comments

- The situation in Wealdstone is deteriorating - there is far too much anti-social behaviour, litter, etc. happening every day and it is unfair for the residents and visitors in the area to have to put up with it.
- Wealdstone town centre in the evening from dusk until dawn is a virtual no go area, once it gets to 6pm there is no PCSO presence what so ever, and the area near Ladbroke's and Asda is very unpleasant with youths hanging around and now vagrants sleeping at the site of the old pub.
- I'm not sure what exactly is being done but walking around the neighbourhood it is clear that there needs to be additional action to address all of these issues.
- A perfectly good building (The Case is Altered) is flattened for housing. The police station is left empty for years and is now an eye-sore. The Queens Head has laid empty and decaying for years. A double fronted shop opposite the railway station has been empty for years and is an eye-sore. Harrow and Wealdstone had had money spent, badly on it. The repairs made some years ago were cosmetic and poor.
- The continuing existence of groups of youths and gangs loitering in the High Street and the dumping of rubbish in local streets is evidence that further action is required
- We don't often go into the High Street of Wealdstone so can't really answer these questions
- I think they are trying and I can see the difference but new influx of older and more wordly drug dealers in the area and many from abroad.
- The councils and the police should be tougher more with the tenants if they doing any problem directly and that will stop them doing any wrong in the future.
- In spite of recent local bye laws, spitting and littering are still a significant issue. Groups still congregate outside the Wealdstone Centre, betting shops and fast food outlets.
- Clearly the statistics show that Wealdstone is a problem zone, however hopefully this licensing scheme may go some way towards addressing this.
- No. There are many 'passing through' tenants from abroad in Harrow and many people who live in Harrow now feel it is a dangerous place as these

people are transient and untraceable. I think forcing a landlord to vet people will at least be a start.

- Badly painted properties with bad fencing and gardens are just ignored. However this attracts anti-social behaviour as yobs look at property like this and think people don't care.
- The power to do that is there so why do you need a licence scheme to do that?
- Rubbish left on street, cars parked so that stick out on the pedestrian walks way, dangerous for less sighted people.
- Too many flats built in Wealdstone. Too many people living in close quarters with little respect for the area and lack of investment in high quality housing and shops to bring up the area. Despite a higher presence of police there is still a lot of blatant drug dealing, spitting, and fly tipping all over Harrow.
- Not presently
- I was born and lived in Wealdstone for the first 27 years (up to 1983) before moving to Pinner. There have always been issues in this area!! Harrow Council's planning policies have not helped in recent years and the impact of immigration policies have had a further detrimental effect on this area. It is quite laughable that the area that is being identified as causing the biggest problem had the police station closed down some years ago and now the government are slashing police and local government budgets. It is even more laughable that you are blaming this all on the landlord!!! You always penalise the easy targets, I suggest you target the individual that is causing the problem but that would be more difficult for the council, As a landlord for a number of years the only problem that I have had was with a tenant was the one that worked as a Principal Officer (Senior External funding Officer) for a neighbouring Council , He did not pay his rent for six months and forced me to take him to court and get the bailiffs in to evict him. Why don't you start a system where bad tenants can be identified so landlords can identify them and not house them? I suppose that would be against their human rights and the landlord is an easier target!!!
- Anti-social behaviour is a big issue which the council needs to crack down on. Drinking alcohol in the streets, drug dealing overcrowded homes, fly tipping and littering are real problems in Harrow (Wealdstone in particular). Close some the betting shops in Wealdstone and do something about the late opening hours. Betting shops and fast food places are a cause of loitering, drinking and drug dealing - they give people places to hang out in.
- I think the laws put in place are adequate. I think that any gentrification policy of private rented housing in this area must safeguard affordability for those living in the area.
- Mattresses with people sleeping rough in the centre of Wealdstone have been evident. Need some way of providing other shelter, or moving them on to a more appropriate location.
- In general we're not aware of actions taken but are aware of shoddy workmanship/poor standards of repair on nearby properties.

C1	All conditions proposed can be found in the supporting document section. 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: Licence holders must	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	DON'T KNOW
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	Use reputable contractors	33	13	6	8	3	4
	Provide details of contractors	26	16	5	12	3	4
	Keep exits, etc free of obstruction	36	21	4	1	2	2
	Provide rent receipts	31	15	6	10	2	2
	Be competent in managing the premise	36	25	2	1	2	1
	Reside in the UK	26	11	8	13	6	2
	Provide contact details at the premise	35	12	4	12	3	0
	Provide contact details when absent (e.g. on holiday)	33	12	4	13	4	0
	Obtain references from tenants	38	22	3	2	2	0
	Address anti social behaviour in their premise	42	18	2	1	4	0
	Regularly inspect their premise	39	22	2	2	2	0
	Make tenants aware of conditions	39	22	3	1	2	0
	Inform the council of any changes to layout, amenities or occupation	33	11	7	8	8	0
	Ensure rooms are not occupied to levels above that in the licence	43	17	2	1	3	0
	Ensure the premise can be secured and is safe	42	19	3	1	2	0

	Maintain the exterior of the premise in a good state, including garden	39	21	2	2	3	0
	Provide suitable and sufficient rubbish containers	42	18	1	1	4	0
	Provide tenants with details of refuse disposal and collection	38	20	3	1	4	0
Tenants must:							
	Declare any criminal conviction when applying for tenancy	34	12	10	8	3	3
	Take all reasonable measures to assist the licence holder	44	19	2	0	2	2
	Not cause any ASB or environmental issue	53	9	2	0	2	1

D1	Further Consultation						
	Selective licensing scheme would enable the Council to have greater control on private rented properties.						
	Yes						41
	No						32
	Don't know						0
	Therefore do you agree that Harrow Council should introduce selective licensing scheme?						
	Comment						
	<ul style="list-style-type: none"> The protection of both tenants and residents should be of concern as a duty of the council to ensure landlords take responsibility for their properties and tenants. because I know our landlord will raise our already high rent to cover the extra cost, as this has already been done when repairs needed doing in the house, due to old ceiling falling down, he raised our rent It's the wrong approach. And a set licence fee regardless of number of rented properties or tenants makes no sense. In fact it may be counter- 						

productive.

- We definitely think that this would go some way to improving the look of some rented properties in the Wealdstone area.
- To introduce this licensing not going to help this problem because the landlord can't control the tenants' behaviour and he's not there all the time but if the tenants pay a fine when they are. Linked to anti-social behaviour and other crime. And I think more police in this area can solve these problems.
- Introduce time limits for criminal convictions because I think people could have spent convictions and now doing well in society don't penalise those who have sorted their lives out and are now doing good.
- If you introduce this licensing the landlord will increase the rent accordingly.
- I'm a landlord in this identified area in Harrow for more than twenty years and my tenants are very good and they never do anything wrong and my properties in this identified area.
- If the tenants are making trouble why do you punish the landlord?
- I do not agree due to the fact, any landlord would have a vested interest in the property they are renting and is a huge sum which is invested, they would ensure that the property is maintained and kept clean and usable.
- Landlords take the necessary action to manage their properties and introducing any license cost will further increase rent charges.
- There is no link between the landlord service and anti-social behaviour and we have no control over the people's behaviour.
- As a landlord and property market expert, I am strongly against introducing this scheme. This will not only put undue pressure on landlords but will result in increased rent prices. As a market expert, we need to introduce initiatives & programs for teenagers (such as bite/skateboard/games centres) which will tackle the root cause. Landlords like myself always ensure their houses are kept to a high standard and I do not believe it is appropriate to link tenants to anti-social behaviour. Furthermore, the increased rent price will most likely force numerous tenants out of the area. I always visit the area, and have never seen anti-social behaviour. I am sure things do go on but every area has problems, as a landlord (and associate MP) in many other London Boroughs this doesn't fit with the government's long-term plan on the

housing crisis the country is currently facing.

- This not going to change the tenants behaves
- Moving responsibility of ASB away from the council and police to landlords is NOT the answer.
- Absolutely essential.
- Its essential and an excellent idea if you go ahead and enforce it and take peoples complaints about noise and tenant behaviour seriously and address it by going to the landlord.
- There are enough powers and legislation out there to do that rather than selective licensing.
- There should also be a fine proposed to landlords if they do not comply. All money raised should be used to police this proposal
- My tenants are not English speaking, so much of the tenant contact or feedback if needed would need to be done through the agent. It seems that the consultation process has already gone ahead and if nobody answers the door(which sometimes happens as the tenants are private people) then properties like mine would not get a hearing. I am strongly against a licencing fee or system as I think it penalises good landlords and does not get to the root of the ASB or littering problems. Better policing, communicating, street cleaning and refuse collection policies would help more.
- Harrow should take the lead here, more and more properties are being extended for the purpose of letting and they have to be firmly monitored to ensure that all local residents have a good quality of life.
- doesn't make sense. your asking landlords to intervene on anti social behaviour and ultimately will be accountable for it. how do you disambiguate this with domestic issues or quarrels with neighbours, or behaviour that should be intervened through the police? the clever wording here makes it seem like the council will have greater control over the antisocial issues mentioned throughout, but what it really means is that the council control who is accountable for what, while passing responsibility from civic bodies to landlords. totally unacceptable.
- There needs to be effective monitoring of the scheme

- Rules are already existing, Harrow council do not need to reinvent the wheel.
- Also tackle Tenants sub-letting rooms in properties
- The Police and Council have enough powers to deal with all the issues identified. They should use their powers against the individual and not the landlord.
- It cannot be all responsibility of the landlords to sort out social problems. This scheme seems to assume that antisocial behaviour is due to bad landlords!
- I think that good landlords should have an opportunity to opt out of the scheme.
- Licensing does not solve the problem all it does is push up the rent. The licensing is just a cover for the council to place an additional tax on private rented properties.
- I am glad to see the Council taking some positive action to address the decline of Harrow as a place to live.
- I am a pensioner who owns a one bedroom flat in Harrow that I own and let. I am a good landlord who respects my tenants and who, I believe, respect me. Neither my tenants nor I have ever had or caused a problem. Now you want to charge me £550 to be licensed for five years. What do I get for this outrageous charge? You don't mention anywhere what return is made to me if I sell the property within the five years. This flat is my pension as I brought up a large family and cared for aged parents and in-laws over many years and didn't accrue enough NICs to get a full state pension. I receive a very modest state pension. Landlord seems to have become a 'dirty word'. No doubt, there are 'rogue' landlords but why not chase them instead of tarring us all with the same brush. I would suggest also that as a result of the last budget and these proposed charges landlords will increase rents to cover their costs/losses. This will only serve to exacerbate the housing problems caused by high rents. I would further suggest that many of Harrow's problems are being caused by cramming too many people into too small a space, e.g. the plans for the Kodak site, which seem to have reached outlandish proportions. If I was being cynical I might think Harrow council is just trying to generate income. Rather than alienate residents who recognise their civic duty and do their best against all the odds to keep the environment in good order why not go after the 'rogue landlords' and those responsible for crime and anti social behaviour? I am not at all impressed with your plan to charge me a licence fee.
- In my haste to submit this before the deadline I think I may have ticked the wrong boxes at A.3 and A.4 in my previous submission. Please

combine this with my previous submission in which I think it will be clear that I strongly disagree with both these proposals despite clicking the wrong box.

D2	Would you be interested in participating in future consultation regarding the Council's Private Sector Housing policies?	YES	NO	DON'T KNOW
		52	15	6

D3	Have you any other comments or areas that should be address as part of this proposal?
	<p>Please specify</p> <ul style="list-style-type: none"> • If a landlord has delegated responsibility of managing a property to an agent that agent must be held accountable and comply with the wishes of a landlord (landlord of 28A Cecil Road stated single or professional person for one bed flat, got Mum plus toddler then Dad moved in, I'm not sure if any of them work and I'm not sure if the landlord is aware of who her tenants are!) • Public register of landlord contact details for properties should be available in libraries. • there is supposed to be zero tolerance drinking zone around Wealdstone, but there are always groups of men drinking cans and leaving there rubbish after hem when finished, they are very intimidating, as they drink very strong polish larger, not saying there polish, I have just seen the cans left behind. there almost like pop up pubs, everyone in my house work shifts and this includes coming home late and walking past them is not a great experience. • Get the basics right first. Right balance of housing types in Wealdstone. Appropriate facilities. Repair/demolish existing properties that are in dis-repair. Smarten the place up. • Just that Landlords should be aware, at all times, of the condition of their property/properties and maintain them in good condition to

keep up the general appearance of the area.

- You have to introduce this licensing to rented multiple occupation property because all the problems caused from them.
- I do think that landlords are already taking care of their properties, a huge investment and money has been spent by them, they would scrutinise the tenants, they would not want their investment to be thrown away.
- As we landlord of harrow we don't see a direct relationship between rented properties and ant-social behaviour but we believe extra police will solve the problem
- Current legislation takes insufficient account of the effects of HMOs on neighbours. The legislation appears to be drafted with the landlords and tenants only in mind. Because the neighbours are not party to the letting contract the impact on them has not been taken into account and the neighbours appear to have very few rights under existing legislation.
- Litter, road maintenance, poor exterior maintenance.
- How can the council justify the cost of a £550 license? How exactly will the revenue generated from license revenue be used? What evidence is there to support introducing selective licensing will reduce ASB in the area?
- All criminal convictions should be known to the landlord and council of the tenants. Lots of drug dealers and criminals especially in HMO properties.
- Drinking out of cans hidden in Brown bags in front of police (at times) around Belmont Circle and Wealdstone
- Yes, ensure that tenants have responsibility for their behaviour and not just put it on the Landlord. There are enough powers and legislation out there to do that rather than selective licensing.
- Council should be strict on how many tenants live in a properties and how it effects the neighbours
- Why are you charging compliant landlords who uphold the principles of good clean and fair housing conditions? Especially if they believe, as I do, that there will be no change to their own property as a result and the local area may not be any better either.

- your asking landlords to intervene on anti social behaviour and ultimately will be accountable for it. how do you disambiguate this with domestic issues or quarrels with neighbours, or behaviour that should be intervened through the police? the clever wording here makes it seem like the council will have greater control over the antisocial issues mentioned throughout, but what it really means is that the council control who is accountable for what, while passing responsibility from civic bodies to landlords. totally unacceptable.
- Policing is a better solution than more bureaucracy.
- This should be done for the whole of Harrow to prevent landlords who make a living of having multiple properties neglecting them and making them more responsible and accountable for the tenants behaviour.
- After reading your consultation I agree with almost everything you are trying to do. There are many advantages to your scheme but my problem with your plans are these. Illegal conversions are ILLEGAL, anti social behaviour is exactly that and noise nuisance is surely already against the law. If you have already identified Wealdstone ward as being dirty, overcrowded and sometimes an antisocial place to live then join the club. So has everyone who lives in or near Wealdstone If the council and police cannot deal with these already identified problems then it seems this is a moneymaking exercise for the council. Perhaps you should tell us how many enforcement officers you have for the approximately 250,000 who reside in Harrow, before you levy any new charges. I have an issue with council control. If you implement the scheme you will then feel the need to justify its existence and once you are in receipt of these funds how can you ever let it go. The illegal, antisocial, intimidation, noise and fly tipping is just that. The council and police are already paid to do these jobs. If more money is needed to tackle these problems then win the argument with central government or London for more funding. My thought is this; The Council appears to be encouraging Landlords to do their social cleansing for them by discouraging letting to ex-offenders, people new to the area who have no access to references, and driving up rents by insisting refurbishments/improvements.
- Tenants sub-letting rooms in properties, car parking
- More action against builders and delivery vehicles driving over and parking on mown verges and pavements.
- Fast food places and betting shops should also be held to account - they are also the cause of anti-social behaviour. They are facilitating the anti-social behaviour in Wealdstone.

- Fast food places and betting shops should also be held to account - they are also the cause of anti-social behaviour. They are facilitating the anti-social behaviour in Wealdstone.
- There should be a Landlord support service set up between the council, the police, possibly social workers and landlords, so that an effective and lawful management of deviant tenants takes place, and where evidence of antisocial behaviour can be pooled, by different agencies, to either set up a management plan or be put before a Judge, for ruling.
- If stronger controls are applied to the planned area, care must be taken that the bad landlords and anti social behaviour is not pushed into neighbouring areas. The problem then is just moved elsewhere and not properly tackled. This happened when gangs were moved out of Wealdstone a few years ago by a greater police presence and awareness. Two stabbings then occurred further along in Harrow Weald and drug dealing was taking place in the local park. This doesn't solve anything. The whole Borough needs to be monitored properly. Obviously the worst areas need to be tackled, but not to the detriment of neighbouring streets.

D4	What was your overall opinion of our service?	
	Excellent	3
	Good	22
	OK	33
	Poor	8
	Please specify <ul style="list-style-type: none"> • See the comments on charges and also refuse collection policy. Haringey as a borough is much better in this area. • What service are you talking about? • I am very much delighted that council taking initiative to tackle these issues • Not had much occasion to contact the Council and on those occasions always difficult to get through on phone and the website forms don't address all problems. However, when I have spoken to someone they have been helpful. 	

D5	Is there anything else, which you feel, is important for the service or would improve the service?	
	Yes	17
	No	38
COMMENTS		
	<ul style="list-style-type: none"> • Cleansing of Harrow Streets • you have illegal carried out selective licensing survey. • better lighting, after he lights were renewed the light quality at night is very poor. • Need to tighten up on parking, as I often experience cars being parked in front of and blocking my driveway even though there is a yellow line. • Resources and trained workers who understand the dynamics of diverse communities • To introduce this licensing not going to solve the problem but more police around the area can help. • More police around • Greater enforcement. • Hold street events to promote good citizenship, the community and encourage responsibility. • The council does not clean the street, where I live anyway, most important, it does not use its powers to enforce the law make freeholders to clean their acts, example Dauphine Court • Introduce Licencing. • More checks on people living in sheds. Corner of locket road and Warham road? • Use the powers that you already have to ensure compliance. • More checks on rented properties . Due to numbers of tenants, some of the cars are parked on pedestrian walkway.. Rubbish left out on the street. Damage to shared driveways. Unneighbourly behaviour. • Refuse collection clarification, service and bin replacement policy. If the whole area was cleaner then maybe people would respect it more. Street sweepers needed. • yes, empower the police and civic bodies to ensure the reduction of civil unrest and social issues rather than pass these onto landlords • Please have look at this in context with following impending activities 1) Relocation of LB Civic centre from current location to Harrow Weald Centre 2) Kodak redevelopment proposal 3) Opening road networks and reduce congestion • Roads are not being cleaned by Council. Especially the town centre (please visit Watford once then compare) receiving poor service from authority. Focus needed for services to be provided efficiently rather than saving or making money. 	

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| | <ul style="list-style-type: none">• Making sure that the council regulate, finance and police this initiative.• Efficient monitoring of landlords and tenants will need to be implemented. It is time to do something.• take swift action to prevent ASB security cameras.• Easier access to speak to the correct department. |
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E1	EQUALITY MONITORING						
	Ethnicity		First Language		Male	Female	
			YES	NO			
	Black		English	49	11	0	0
	African	3					
	Caribbean	3	Albanian				
	Other	0	Arabic	3			
	Asian		Chinese				
	Bangladeshi	10	French				
	Chinese	1	Gujarati	2			
	Indian	0	Hindi				
	Pakistani	0	Igbo (Nigeria)				
	Other	0	Italian				
	European		(White) African	1			
	Irish	4					
	UK	29					
	Other	0					
	Other Ethnic Groups	12					
	Afghani		Japanese				
	African						
	Albanian		Malay				
	American						
	Caribbean						
	Gujarati		Mandarin				
	Iranian		Nepalese				
			Panjabi				
	Iraq		Persian				
	Italian		Pilipino				
	Japanese		Polish				
	Jewish						
	Kenyan		Romanian				

	Latin American						
	Malaysian		Sinhalese				
	Mandarin		Tamil	3			
	Mauritian		Thai				
	Mixed Race	2	Turkish				
	Nepalese		Urdu/Pashto				
	Pilipino						
	Polish						
	Portugal						
	Romanian						
	Sri Lankan						
	Sikh						
	Thai						
	Turkish						

