

Consultation On Proposal To Renew Selective Licensing

Harrow Council has identified areas where there are a number of badly managed and poorly maintained properties which are linked to anti social behaviour. To overcome these problems Harrow Council is considering renewing the selective licensing scheme in a designated area, **Edgware ward**. Map is enclosed showing the roads affected.

Working in partnership with the Police, landlords, agents, tenants etc we aim to tackle anti-social behaviour and improve areas in low housing demand. We want to improve the area to make it attractive for people to want to live, work and invest in the area. Since Selective Licensing was introduced in Edgware we have:

- Licensed XX amount of premises
- Dd
- Dd
- Dd

If the Selective Licensing scheme is renewed, all private rented properties would be required to apply for a license. This will enable the Council to ensure that fire safety standards, basic amenities and general management of rented properties are being met. The Scheme will be reviewed and renewed after five years from date of implementation, and a proposed fee of £550.

The results of the consultation will enable the Council to ensure, through the renewal of the Selective Licensing scheme, to address your concerns. We will not give your personal information to anyone else. The information we receive helps us to see if the people who fill in our questionnaires 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 boxes below you are giving your consent.

An online version is available at <http://www.harrow.gov.uk/environmentconsultations>

SERVICE

A1	Our service is open from 9am to 5pm Monday to Friday. How do you rate this availability?	<div style="display: flex; justify-content: space-around;"> Excellent, <input type="checkbox"/> Good, <input type="checkbox"/> OK, <input type="checkbox"/> Poor, <input type="checkbox"/> </div> <p>Please specify</p>
A2	<p>Are you?</p> <p>A Landlord</p> <p>Managing Agent</p> <p>Leaseholder</p> <p>Other</p>	<div style="display: flex; justify-content: space-between;"> Yes <input type="checkbox"/> No <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Yes <input type="checkbox"/> No <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Yes <input type="checkbox"/> No <input type="checkbox"/> </div> <p>Please specify:</p>

A3	Are you a member of the London Landlords accreditation scheme or any other recognised landlord body? If yes Please specify which one	Yes <input type="checkbox"/> No <input type="checkbox"/>
A4	Are your rented properties In Harrow Outside the borough	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
A5	Do you Request references prior to renting Provide written tenancy agreements	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Comments

YOUR EXPERIENCE

B1	Have you experienced any of the following Renting your properties. Anti social problems in the neighbourhood, which have affected your tenants. Keeping the good tenants Evicting bad tenants Tenants breaching the tenancy agreement ie subletting/overcrowding Rent arrears Damage caused by tenants Complaints from the Council	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
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	<p>Overflowing bins and/or refuse dumped around the property</p> <p>Nuisance from anti social behaviour</p> <p>Noise nuisance from the tenants</p> <p>Other</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Please specify</p>
B2	<p>Have you used the services of any of the following Teams:</p> <p>Homelessness</p> <p>Environmental Health</p> <p>Anti-Social Behaviour</p> <p>Police</p> <p>Other</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Please specify</p>
B3	<p>Have you complained to the Council about other private rented properties causing</p> <p>Noise nuisance</p> <p>Nuisance from parking</p> <p>Nuisance neighbours</p> <p>Overflowing bins/fly tipping</p> <p>Drug dealing or drug related crime</p> <p>Alcohol related crime</p> <p>Gang nuisance</p> <p>Violence</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

	<p>Harassment</p> <p>Racial prejudices</p> <p>Other</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Please specify</p>
B4	<p>With regards to anti social behaviour have you?</p> <p>Being a victim</p> <p>Witnessed it</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comment</p>
B5	<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>

B6	<p>If you have made any complaints</p> <p>Were you happy with the way your complaint was dealt with</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comment</p>
B7	<p>Are there any other Services you would like more information on?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Please specify</p>

OVERALL SATISFACTION

D1	<p>What was your overall opinion of our service?</p>	<p>Excellent, <input type="checkbox"/> Good, <input type="checkbox"/> OK, <input type="checkbox"/> Poor, <input type="checkbox"/></p> <p>Please specify</p>
D2	<p>Are there any other aspects you wish to comment on?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Please specify</p>
D3	<p>Is there anything else, which you feel, is important for the service or would improve the service?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Please specify</p>

FURTHER CONSULTATION

E1	<p>Would you be interested in participating in future stakeholder consultation exercises regarding the review of the Council's Private Sector Housing Enforcement policies?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comments</p>
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E2	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 Yes <input type="checkbox"/> No <input type="checkbox"/> Comments
E3	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:

EQUALITY MONITORING

To help us monitor equal access and service delivery, we would like to monitor the ethnic origin of our service users. This will help us to ensure that we continue to provide a service, which is delivered on a fair basis across the community. Any information you provide will be treated in strictest confidence.

Please tick the box which best describes your ethnic origin:

Black African
 Caribbean
 Other Please specify

Asian Bangladeshi
 Chinese
 Indian
 Pakistani
 Other Please specify

European Irish
 UK
 Other Please specify

Other Ethnic Group Please specify

Is your first language English? Yes
 No If "NO" please specify

Gender Male
 Female

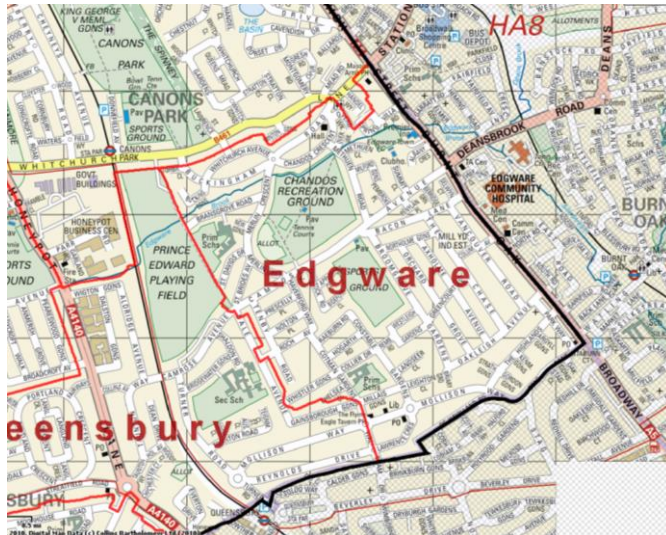
Thank you for taking the time to complete this form and assisting us in improving the service. Your comments and suggestions are always welcome.

Please return the completed questionnaire to:

Harrow Council
Community & Public Protection
Residential Licensing Team
Civic Centre
PO Box 18
Station Road
Harrow
HA1 2UT Email: residential.licensing@harrow.gov.uk

If you have any questions regarding this form, please do not hesitate to contact Residential Licensing Team on residential.licensing@harrow.gov.uk

Map of proposed ward



Designated ward road names:

All Roads within the Ward of Edgware being:

Lawrence Crescent	Gordon Gardens	Mollison Way	De Havilland Road
Strathclyde Gardens	The Highlands	Kenmore Gardens	Argyll Gardens
Parkway	Leighton Close	Constable Gardens	Millais Gardens
Chelsea Close	Cotman Gardens	Collier Drive	Hogarth Road
Raeburn Road	Rembrandt Road	Westleigh Gardens	Broomgrove Gardens
Greencourt Avenue	Orchard Grove	Axholme Avenue	The Chase

Vancouver Road	Columbus Avenue	Bacon Lane	Camrose Avenue
Rochdale Avenue	Nolton Place	Prescelly Place	Tenby Road
Haverford Way	Tavistock Road	Appledore Close	Bideford Close
Northolme Gardens	Penylan Place	Selwyn Court	Berridge Green
Pembroke Place	Summit Close	Albany Crescent	Milford Gardens
Methuen Road	St Brides Avenue	Merlin Crescent	St David Drive
New Gardens	Bransgrove Road	Buckingham Road	Chandos Crescent
Methuen Close	Spring Villa Road	Overbrook Walk	Whistlar Gardens
Buckingham Gardens	Torbridge Close	Burnt Oak Broadway	Waltham Drive
Oakleigh Avenue	Landseer Close	Whitchurch Avenue	Overbrook Walk

Edgware Ward Councillors



[Councillor James Lee](#)

Labour

Edgware

Room 102, Labour Group Office, PO Box 2, Civic Centre, Station Road, HARROW, HA1 2UH

Work: Group Office: (020) 8424 1897

Work: james.lee@harrow.gov.uk



[Councillor Angella Murphy-Strachan](#)

Labour

Edgware

Room 102, Labour Group Office, PO Box 2, Civic Centre, Station Road, HARROW, HA1 2UH

Work: Group Office: (020) 8424 1897

Work mobile: 07484 892457

Work: angella.murphy-strachan@harrow.gov.uk



[Councillor Nitin Parekh](#)

Labour

Edgware

The Mayor

Room 102, Labour Group Office, PO Box 2, Civic Centre, Station Road, HARROW, HA1 2UH

Work: Group Office (020) 8424 1897

Work: nitin.parekh@harrow.gov.uk