

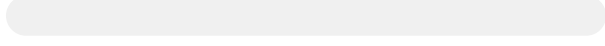
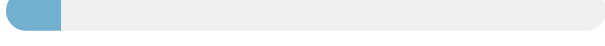


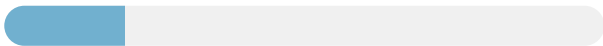
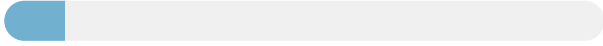

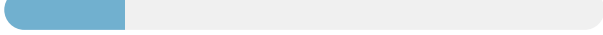
CONSULTATION ON ADDITIONAL HMO LICENSING SCHEME
3 September -12 November 2020

Are you:

A Resident of Harrow		21
A Service Provider in Harrow		0
A Business in Harrow		0
A Landlord/Managing agent with a property or properties in Harrow		2


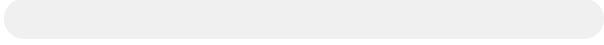
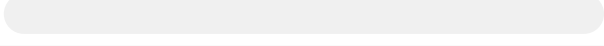
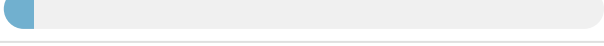
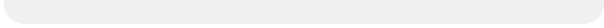
A1

Our service is open from 9am to 5pm Monday to Friday. How do you rate this availability?

Excellent		4
Good		2
OK		10
Poor		4

A2

Are you?

Owner occupier		20
Private rented tenant		0
Housing Association tenant		0
Council tenant		1
Other (specify):		0

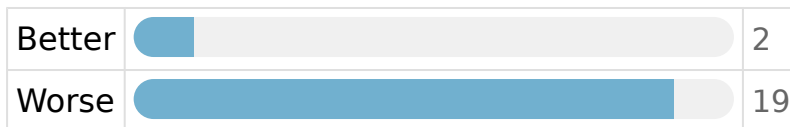
A3

Do you like where you live?



A3b

Has the area changed for the better or worse



A4

What do you **like best** about the area (please specify)

This question has been answered 19 times.

A4b

What do you **dislike** about the area (**please specify**)

This question has been answered 19 times.

A5

How long have you lived in Harrow (please specify)

This question has been answered 20 times.

A6

If you are a tenant has your landlord

	Yes	No
Requested references prior to renting	1	2
Provided written tenancy agreements	1	
Have an annual gas safety check	1	
Keep the property in a good state of repair	1	

B1

Have you experienced any

	Yes	No
Anti social problems in the neighbourhood, which have affected you	20	1
Landlord/Agent		10

threatening if you complain about your living conditions		
Affected by subletting/overcrowding	11	2
Damage caused by tenants	5	5
Complaints from the Council		10
Overflowing bins and/or refuse dumped around the property	15	2
Nuisance from anti social behaviour	15	1
Noise nuisance	12	2
Other (please specify below)	6	

B2

Have you used the Services of any of the following Teams:

	Yes	No
Homelessness		13
Environmental Health	5	9
Anti-Social Behaviour	7	9

Police	10	6
Other (please specify below)	3	6

B3

Have you complained about

	Yes	No
Noise nuisance	9	7
Nuisance from parking	9	6
Noise from cars	5	7
Nuisance neighbours	8	7
Overflowing bins/ fly tipping	12	5
Drug dealing or drug related crime	9	6
Alcohol related crime	6	7
Gang nuisance	1	11
Violence	2	9
Harassment	3	9
Racial prejudices	1	11
Other (please specify below)	3	6

B4

With regards to anti social behaviour have you?

	Yes	No
Being a victim	6	10
Witnessed it	15	4

B5

Do you feel anti social problems are dealt effectively

	Yes	No	Don't know
By the Council	2	15	4
Police	6	11	4
Partnership working with Landlords/ Managing agents		11	7
Other (please specify below)		1	9

B6

Do you think that landlords are taking enough action against tenants who cause a nuisance or anti-social behaviour

Yes	<input type="text"/>	0
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No		16
Don't know		5

B7

Do you think the Council is dealing effectively with landlords and agents who neglect their properties

Yes		0
No		17
Don't know		4

B8

If you have made any complaints, were you happy with the way your complaint was dealt with

Yes		1
No		9
Don't know		3


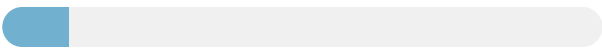

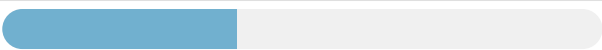
B9

If you have made any complaints, were you happy with the way your complaint was dealt with

Yes		1
No		8

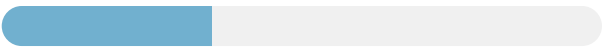

C1

What was your overall opinion of our service?

Excellent		0
Good		2
OK		9
Poor		7

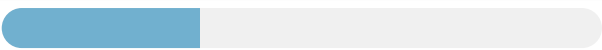
C2

Are there any other aspects you wish to comment on?

Yes		6
No		11




C3

Is there anything else, which you feel, is important for the service or would improve the service?

Yes		10
No		5


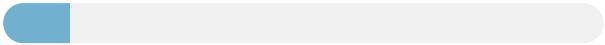

D1

Would you be interested in participating in future stakeholder consultation exercises regarding the review of the Council's Private Sector Housing Enforcement policies?

Yes		12
No		0
Don't Know		4

D2

Additional licensing scheme would enable the Council to have greater control on private rented properties. Therefore do you agree that Harrow Council should introduce additional licensing scheme?

Yes		16
No		2
Don't Know		0

Name:

This question has been answered 6 times.

Address:

This question has been answered 4 times.

Day time telephone number :

This question has been answered one time.

Mobile number :

This question has been answered 2 times.

Email:

This question has been answered 6 times.

A1

What type of service provider are you

No responses have been submitted to this question.

A2

Do you support the Council's proposal to introduce additional licensing?

No responses have been submitted to this question.

A3

Do you agree landlords/Agents should have a responsibility to have satisfactory management arrangements

No responses have been submitted to this question.

A4

Please provide any additional comments regarding any complaints received with private rented properties. *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B1

If the Selective licensing scheme was **not** implemented what impact do you think this may have on the community? *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B2

Do you think that landlords are taking enough action against tenants who cause a nuisance or anti-social behaviour *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B3

Do you think the Council is dealing effectively with landlords and agents who neglect their properties? *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B4

What do you think? *(Please specify if your response is evidence based).*

Should the Council intervene in areas suffering from low housing demand

No responses have been submitted to this question.

B5

Do you think:

Poorly managed properties contribute to the decline of an area. *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B6

Do you think:

Ineffectively managed tenancies contribute to the decline of an area. *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B6

Do you think:

Ineffectively managed tenancies contribute to the decline of an area. *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B7

Do you think:

Selective licensing will help reduce anti-social behaviour. *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

B8

Do you think:

Selective licensing will help make an area more attractive to potential renters, and so increase rental values and property prices. *(Please specify if your response is evidence based).*

No responses have been submitted to this question.

C1

Are there any other aspects you wish to comment on? *(Please specify).*

No responses have been submitted to this question.

C2

Is there anything else, which you feel, is important for the service or would improve the service?

No responses have been submitted to this question.

D1

Do you have any further comments regarding this proposal

No responses have been submitted to this question.

D2

Do you believe there is a better option or alternatives to Selective Licensing, please provide details including your justification.

Please specify if your response is evidence based.

No responses have been submitted to this question.

Please provide your contact details

Name

No responses have been submitted to this question.

Address

No responses have been submitted to this question.

Telephone numbers

No responses have been submitted to this question.

Email

No responses have been submitted to this question.

A1

Our services are open from 9am to 5pm Monday to Friday. How do you rate this availability?

No responses have been submitted to this question.

A2

Is your business:

No responses have been submitted to this question.

A3

What type of business do you run

No responses have been submitted to this question.

A4

Would you invest further in the borough

No responses have been submitted to this question.

B1

Have you experienced any of the following problems with private rented properties?

No responses have been submitted to this question.

B2

Has your business being affected by

No responses have been submitted to this question.

B3

Do you agree that Harrow Council should hold Landlords and Managing

Agents responsible to manage their properties?

No responses have been submitted to this question.

B4

Do you think that landlords are taking enough action against tenants who cause a nuisance or anti-social behaviour

No responses have been submitted to this question.

B5

Do you think the Council is dealing effectively with landlords and agents who neglect their properties

No responses have been submitted to this question.

B6

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?

No responses have been submitted to this question.

B7

Do you feel anti social problems are dealt effectively

No responses have been submitted to this question.

C1

What is your overall opinion of our service?

No responses have been submitted to this question.

C2

Are there any other aspects you wish to comment on?

No responses have been submitted to this question.

C3

Is there anything else, which you feel, is important for the service or would improve the service?

Suggestions

- 1.
- 2.
- 3.

No responses have been submitted to this question.

D1

Would you be interested in participating in future stakeholder consultation exercises regarding the review of the Council's Private Sector Housing Enforcement policies?

No responses have been submitted to this question.

Name

No responses have been submitted to this question.

Address

No responses have been submitted to this question.

Tel no

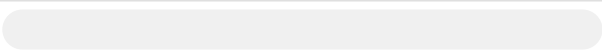

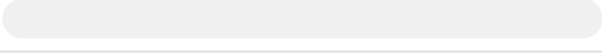
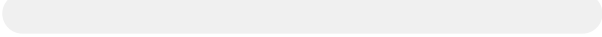
No responses have been submitted to this question.

Email

No responses have been submitted to this question.

A1

Our service is open from 9am to 5pm Monday to Friday. How do you rate this availability?

Excellent		0
Good		2
OK		0
Poor		0

A2

Which of the following are you?

Landlord	<input checked="" type="radio"/>	2
Managing Agent	<input type="radio"/>	0
Leaseholder	<input type="radio"/>	0
Other (please specify below)	<input type="radio"/>	0

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 checked="" type="radio"/>	1
No	<input checked="" type="radio"/>	1

Are your rented properties

	Yes	No
In Harrow	2	
Outside the borough	1	

A5

Do you

	Yes	No
Request references prior to renting	2	
Provide written tenancy agreements	2	

B1

Have you experienced any of the following

	Yes	No
Renting your properties.	2	
Anti social problems in the neighbourhood, which have affected your tenants.		2
Keeping the good tenants	2	
Evicting bad tenants		2
Tenants breaching the tenancy agreement ie subletting/overcrowding		2
Rent arrears	1	1
Damage caused by tenants		2

Complaints from the Council		2
Overflowing bins and/or refuse dumped around the property		2
Nuisance from anti social behaviour		2
Noise nuisance from the tenants		2
Other (please specify below)		1

B2

Have you used the services of any of the following Teams:

	Yes	No
Homelessness	1	1
Environmental Health	1	1
Anti-Social Behaviour		2
Police		2
Other (please specify below)		1

B3

Have you complained to the Council about other private rented properties causing

	Yes	No
Noise nuisance		2
Nuisance from parking		2
Nuisance neighbours		2
Overflowing bins/ fly tipping		2
Drug dealing or drug related crime		2
Alcohol related crime		2
Gang nuisance		2
Violence		2
Harassment		2
Racial prejudices		2
Other (please specify below)		1

B4

With regards to anti social behaviour have you?

	Yes	No
Been a victim		2
Witnessed it		2



B5

Do you feel anti social problems are dealt effectively

	Yes	No
By the Council	1	1
Police	1	1
Partnership working with Landlords/ Managing agents	1	1
Other (please specify below)		1

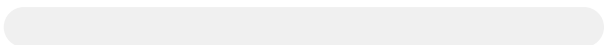

B6

Were you happy with the way your complaint was dealt with

Yes		1
No		1

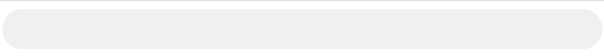

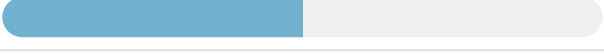
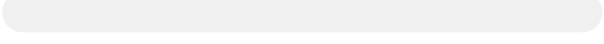
B7

Are there any other Services you would like more information on?

Yes		0
No		2



D1

What was your overall opinion of our service?

Excellent		0
Good		1
OK		1
Poor		0

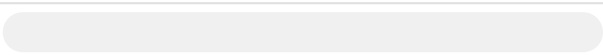

D2

Are there any other aspects you wish to comment on?

Yes		0
No		2


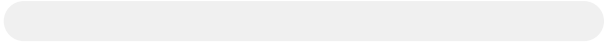
D3

Is there anything else, which you feel, is important for the service or would improve the service?

Yes		0
No		2



E1

Would you be interested in participating in future stakeholder consultation exercises regarding the review of the Council's Private Sector Housing Enforcement policies?

Yes		2
No		0

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		1
No		1

Name

No responses have been submitted to this question.

Address

No responses have been submitted to this question.

Day time Tele

No responses have been submitted to this question.

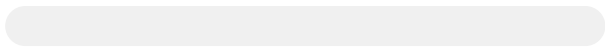
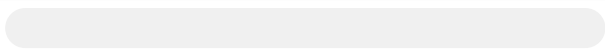


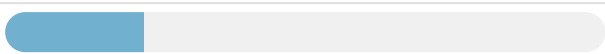
Mobile number

No responses have been submitted to this question.

Email



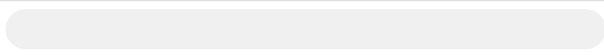
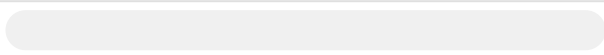
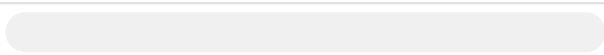
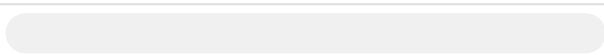
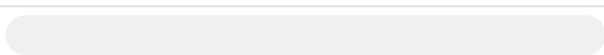
No responses have been submitted to this question.

Age

Under 16		0
16 - 24 years		0
25 - 44 years		6
45 - 64 years		4
65 & over		3

Disability

Are your day-to-day activities limited because of a health problem or disability which has lasted or is expected to last at least 12 months?

No		15
Yes, affecting mobility		0
Yes, affecting hearing		0
Yes, affecting vision		0
Yes, a learning disability		0
Yes, mental ill-health		0
Yes, another form of disability -		0

Ethnic origin

Asian or Asian British

Afghan		0
Bangladeshi		0
Chinese		0
Indian		7
Pakistani		1
Sri Lankan		0
Any other Asian background -		0

Black or Black British

No responses have been submitted to this question.

Mixed background


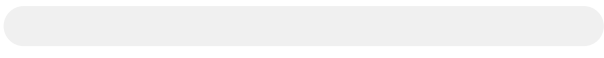
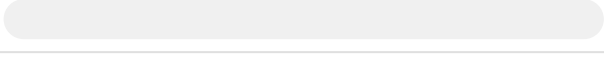
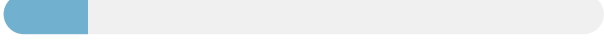
No responses have been submitted to this question.

Other ethnic background

No responses have been submitted to this question.


White or White British

Albanian		0
English		5
Gypsy / Irish Traveller		0
Irish		1
Polish		0



Romanian		0
Scottish		0
Welsh		0
Any other White background -		1

Marriage or Civil Partnership

Are you married

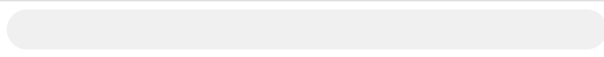

Yes		10
No		5

Are you in a Civil Partnership?

Yes		0
No		12


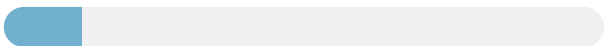
Pregnancy or Maternity

Have you been pregnant and / or on maternity leave during the past 2 years?


Yes		0
No		13

Sex

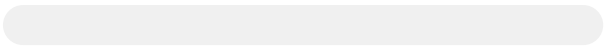
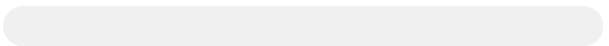
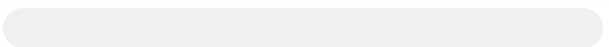

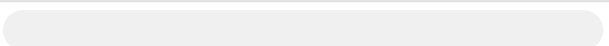
Are you?

Male		13
Female		2

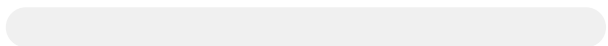
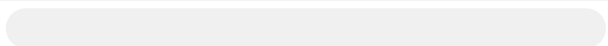
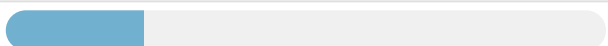
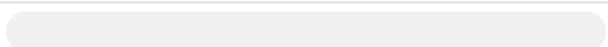
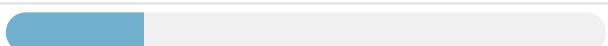
Is your gender identity the same as the gender you were assigned at birth?

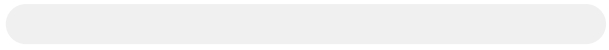
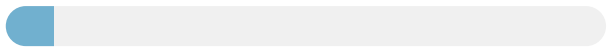
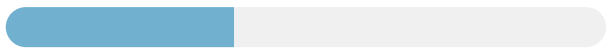
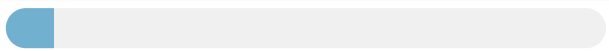
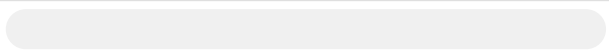
Yes		10
No		0

Sexual orientation

Bisexual		0
Gay Man		0
Gay Woman / Lesbian		0
Heterosexual		10
Other-		0

Religion and belief

Buddhism		0
Judaism		0
Christianity (all denominations)		3
Sikh		0
Hinduism		3

Zoroastrian		0
Islam		1
No religion / Atheist		5
Jainism		1
Other -		0