



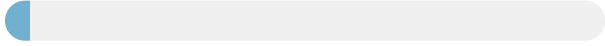
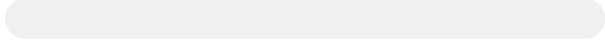
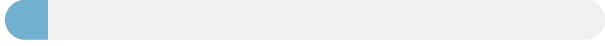
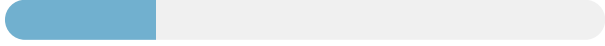
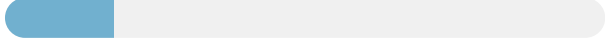
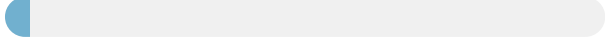
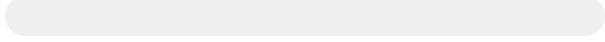


Consultation On Proposal To Introduce Selective Licensing Wealdstone Ward Harrow

A1.

Which of the following applies to you?

Live in Harrow		13
Live in the proposed Selective Licensing Area		13
Work in the proposed Selective Licensing Area		2
Represent an organisation based or operating in Harrow		2
Own or Manage a Harrow Business		1
Own or Manage a Business in the proposed Selective Licensing Area		0
Work in Harrow		2
Private Landlord in the proposed Selective Licensing Area		7
Private Landlord in Harrow		5
Letting or Managing Agent with properties in Harrow		1
Landlords Association		0

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

This question has been answered 11 times.

A2a

How many other private rented properties owned or managed in Harrow

This question has been answered 12 times.

A2b


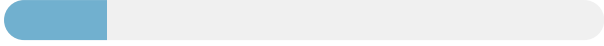
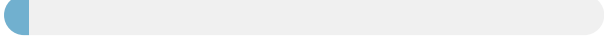
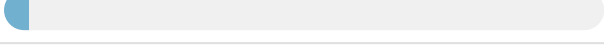
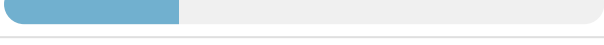
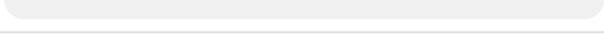
How many Properties owned or managed in the UK

This question has been answered 12 times.

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.


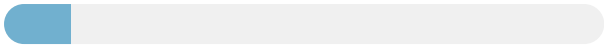


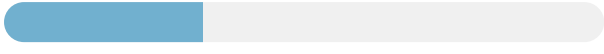
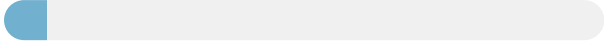
Do you agree or disagree with this proposal?

Strongly Agree		11
Agree		4
Neither agree or disagree		1
Disagree		1
Strongly Disagree		7
Not Sure		0

A4.

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.

Strongly Agree		7
Agree		3
Neither agree or disagree		3
Disagree		3
Strongly Disagree		9
Not Sure		2

B1.

How long have you lived / worked in Harrow

B2.

If you are a tenant has your landlord. See Appendix B

	Yes	No	N/A
Requested references prior to renting	5		7
Provided written tenancy agreements	4	1	7
Have an annual gas safety check	3	2	7

Keep the property in a good state of repair

2

3

7

B3.

Have you ever experienced or complained to the Council about any of the following .See appendix C.

	Experienced / Aware of	Complained
Anti-social problems in the neighbourhood,	9	8
Affected by subletting/overcrowding	9	4
Damage caused by tenants	7	5
Overflowing bins and/or refuse dumped around the property	10	5
Noise nuisance	7	6
Crime including drug dealing	6	5
Poor property conditions	10	1
Gangs or groups congregating or raising fear of crime	8	4
	12	3

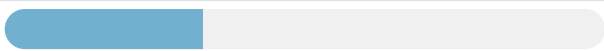

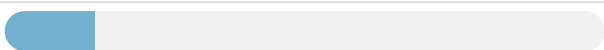
B4.

Do you feel anti-social problems are dealt with effectively. See Appendix D

	Yes	No	Don't know
By the Council	2	12	12
Police	4	9	13
Partnership working with Landlords/ Managing agents	5	11	10

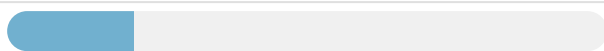
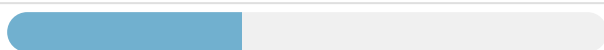
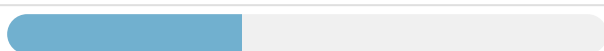
B5.

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

Yes		9
No		14
Don't know		4

B6.

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

Yes		6
No		11
Don't Know		11

B7.

Do you think the Council and partners are doing enough to tackle issues of See Appendix G

	Yes	No	Don't know
Poor standards of property,	7	12	9
Anti-social behaviour	6	12	10
Crime in Wealdstone	6	11	11

C1.

To what extent do you agree or disagree with the following statements?

Licence Holder must:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't know
Use reputable contractors	14	10	1	1		1
Provide details of contractors	14	7	2		2	1
Keep exits, stairs and corridors free of obstruction	16	8	1	1		1
Provide rent receipts	14	9	1	1	1	1
Be competent in managing the	16	9		1		1



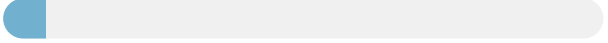
premise						
Reside in the UK	13	4	3	4	2	1
Provide contact details at the premise	18	7		1		1
Provide contact details of person when absent (e.g. on holiday)	16	6	3	1		1
Obtain references from tenants	18	7	2			
Address anti-social behaviour in their premise	18	8				
Regularly inspect their premise	15	10	2			
Make tenants aware of conditions	19	7		1		
Inform the council of any changes to layout, amenities or occupation	13	8		3	1	1
Ensure rooms are not occupied to levels above that in the licence	19	4	1	2		1
Ensure the premise can be secured and is safe	18	8	1			
Maintain the exterior of the premise in a good state, including gardens	18	6	2	1		
Provide suitable	19	5	2	1		

and sufficient rubbish containers						
Provide tenants with details of refuse disposal and collection	17	7	2	1		
Tenants must:	8	2	1			2
Declare any criminal conviction when applying for tenancy	16	7	4			
Take all reasonable measures to assist the licence holder	18	8	1			
Not cause any ASB or environmental issue	23	4				

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? See Appendix H

Yes		17
No		9
Don't Know		2

D2.

Would you be interested in participating in future consultation regarding

the Council's Private Sector Housing policies?

Yes		17
No		3
Don't Know		8

D3.

Have you any other comments or areas that should be address as part of this proposal?

(Please specify) See Appendix I

This question has been answered 12 times.

D4.

What is/was your overall opinion of our service? See Appendix J

Excellent		3
Good		4
OK		13
Poor		6

D5.

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

Yes		6
No		15

Name:

This question has been answered 9 times.

Address:

This question has been answered 8 times.

Day time telephone number :

This question has been answered 8 times.

Mobile number :

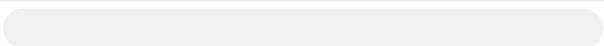

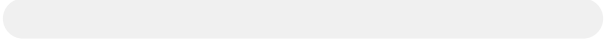

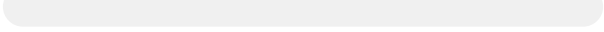
This question has been answered 6 times.


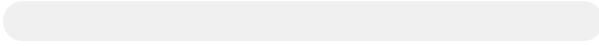
Email:

This question has been answered 12 times.

Ethnic origin

Asian or Asian British

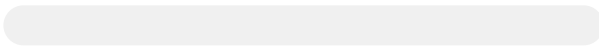
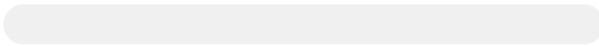


Afghan		0
Bangladeshi		0
Chinese		0
Indian		6
Pakistani		0

Sri Lankan		1
Any other Asian background -		0

Black or Black British

No responses have been submitted to this question.

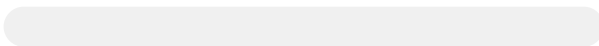

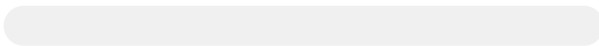
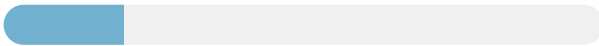

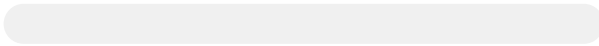
Mixed background


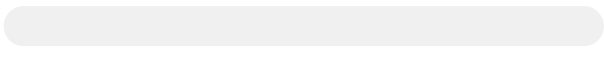
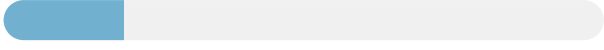
White and Black African		0
White and Black Caribbean		0
White and Asian		1
Any other mixed background		0

Other ethnic background


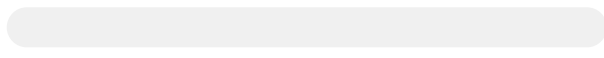
No responses have been submitted to this question.

White or White British

Albanian		0
English		6
Gypsy / Irish Traveller		0
Irish		2
Polish		0
Romanian		0


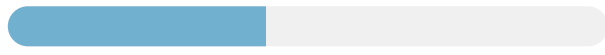
Scottish		0
Welsh		0
Any other White background -		2

Is your first language English?

Yes		16
No		0

Gender

Are you?

Male		12
Female		9