

Consultation on licensing in private rented property in West Lindsey

West Lindsey is currently considering the introduction of a property licensing scheme in parts of the district with known issues around poor property conditions, antisocial behaviour (ASB) and deprivation.

The council is considering introducing licensing across two designations, covering five wards:

- Designation 1 would cover Gainsborough SW on the basis of poor property conditions, antisocial behaviour, and deprivation.
- Designation 2 would cover Gainsborough North, Hemswell, Market Rasen and Wold View on the basis of poor property conditions:
 - Hemswell ward includes Blyborough, Corringham, Glentworth, Grayingham, Harpswell, Heapham, Hemswell, Hemswell Cliff, Springthorpe and Willoughton
 - Market Rasen ward includes Legsby, Linwood, Market Rasen, Middle Rasen, North Willingham, Osgodby, Owersby, Sixhills, Tealby, Walesby, West Rasen
 - Wold View ward includes Brookenby, Claxby, Holten-Le-Moor, Kirmond-Le-Mire, Nettleton, Normanby-Le-Wold, Rotherwell, Stainton-Le-Vale, Swallow, Swinhope, Thoresway and Thorganby

Before making a decision, the council wants to hear your views about the proposal and any alternatives we could consider. The Council would specifically like to hear from private tenants, landlords, letting and managing agents, residents and businesses or organisations operating in West Lindsey and the surrounding areas.

You can see full details, including supporting documents and information about the council's previous selective licensing scheme, at www.west-lindsey.gov.uk/selectivelicensing2022

If you have any questions, then please email selectivelicensing@west-lindsey.gov.uk

This survey should take no more than 10-15 minutes.

The closing date for the consultation is 11.59pm on Monday 11th April 2022.

Any information you provide will only be used for research purposes and you will not be personally identifiable in any reports, however organisations may be identifiable.

We will hold all information securely and strictly in line with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Please visit the following to read our privacy notices: <https://www.west-lindsey.gov.uk/my-council/have-your-say/consultations/consultation-privacy-notice/>

Section 1: About you

Q1 Which of the following best describes you? **Please select all that apply**

- Resident
- Landlord
- Letting / Managing agent
- Private tenant
- Housing Association Tenant
- Work in West Lindsey
- Live in a neighbouring district
- Other (Please specify)

Q2 Do you live in West Lindsey

- Yes
- No
- Prefer not to say

Q3 What is your full postcode? *This information will not be used to identify you. The information will only be used to help the Council to understand if there are differing views from respondents in different areas and that there is a representative response from across the district.*

Q4 If you are a landlord, letting agent or managing agent, do you own, let or manage a property in West Lindsey?

- Yes
 No
 Don't know

Section 2: Housing conditions in West Lindsey

An objective of the new licensing scheme is to improve property conditions in privately rented properties in the designated area. The council has evidence that there are high levels of poor property conditions in the designated areas. Examples of poor property conditions includes mould and damp, poor electrical installations and maintenance, excessive cold and trip and fire hazards. The licensing scheme would enable the council to implement clear licence conditions relating to the standard and management of rented properties in the area, and to inspect properties to check compliance.

For information on the condition of property in the Private Rented Sector in West Lindsey please read the evidence base that has been produced to support this consultation. View Selective Property Licensing Evidence Report at: www.west-lindsey.gov.uk/selectivelicensing2022

Q5 To what extent do you consider any of the following to be a problem in privately rented properties West Lindsey? **Please tick one box for each row**

	A very big problem	A fairly big problem	A fairly small problem	Not a problem at all	Don't know
Poor property conditions:					
Poor state of repair of private rented properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unsafe private rented properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inadequate fire safety in private rented properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of basic amenities (e.g. toilet, bathroom, cooking facilities)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor property management:					
Poor response from landlords to tenants complaints	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not carrying reference checks on potential tenants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Landlords not using a tenancy deposit scheme	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unfair additional charges made by landlords	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poorly maintained outside spaces in private rented properties (e.g. overgrown garden)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Please specify for other:					

Q6 Where in West Lindsey do you think these issues are a concern? **Select all that apply**

- | | |
|--|--|
| <input type="checkbox"/> Over the whole district of West Lindsey | <input type="checkbox"/> Saxilby ward |
| <input type="checkbox"/> Bardney ward | <input type="checkbox"/> Scampton ward |
| <input type="checkbox"/> Caistor and Yarborough ward | <input type="checkbox"/> Scotter and Blyton ward |
| <input type="checkbox"/> Cherry Willingham ward | <input type="checkbox"/> Stow ward |
| <input type="checkbox"/> Dunholme and Welton ward | <input type="checkbox"/> Sudbrooke ward |
| <input type="checkbox"/> Gainsborough East ward | <input type="checkbox"/> Torksey ward |
| <input type="checkbox"/> Gainsborough North ward | <input type="checkbox"/> Waddingham and Spital ward |
| <input type="checkbox"/> Gainsborough South West ward | <input type="checkbox"/> Wold View ward |
| <input type="checkbox"/> Hemswell ward | <input type="checkbox"/> MOD Village of Brookenby |
| <input type="checkbox"/> Kelsey ward | <input type="checkbox"/> MOD Village of Hemswell Cliff |
| <input type="checkbox"/> Lea ward | <input type="checkbox"/> MOD Village of Newtoft |
| <input type="checkbox"/> Market Rasen ward | <input type="checkbox"/> MOD Village of Scampton |
| <input type="checkbox"/> Nettleham ward | <input type="checkbox"/> Not applicable |

Ward Map:



Section 3: Anti-social Behaviour in West Lindsey

An objective of the proposed scheme in Designation 1: Gainsborough South West is to address the issue of high instances of anti-social behaviour, repeat antisocial behaviour (ASB) and envirocrime (such as leaving rubbish in gardens or in the street) in relation to the private rented sector. Licensing would allow the council to continue to work proactively with the landlords and owners of the properties to prevent ASB and, where necessary, support them to deal with ASB in their properties.

For information on the ASB in the private rented sector in West Lindsey, and information about the previous licensing scheme, please read the evidence base that has been produced to support this consultation. View the Selective Property Licensing Evidence Report at: www.west-lindsey.gov.uk/selectivelicensing2022.

Q7 To what extent do you consider any of the following to be a problem in privately rented properties West Lindsey? **Please tick one box for each row**

	A very big problem	A fairly big problem	A fairly small problem	Not a problem at all	Don't know
Intimidation of tenants or neighbours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noisy, rowdy or inconsiderate neighbours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vandalism or graffiti	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alcohol or drug-related or any other illegal activity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Animal related problems (such as dog fouling)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leaving rubbish in gardens or in the street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Litter and waste issues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Abandonment of cars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inconsiderate or inappropriate use of vehicles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Please specify for other:					

Q8 Where in West Lindsey do you think these issues are a concern? **Select all that apply**

- | | |
|--|--|
| <input type="checkbox"/> Over the whole district of West Lindsey | <input type="checkbox"/> Saxilby ward |
| <input type="checkbox"/> Bardney ward | <input type="checkbox"/> Scampton ward |
| <input type="checkbox"/> Caistor and Yarborough ward | <input type="checkbox"/> Scotter and Blyton ward |
| <input type="checkbox"/> Cherry Willingham ward | <input type="checkbox"/> Stow ward |
| <input type="checkbox"/> Dunholme and Welton ward | <input type="checkbox"/> Sudbrooke ward |
| <input type="checkbox"/> Gainsborough East ward | <input type="checkbox"/> Torksey ward |
| <input type="checkbox"/> Gainsborough North ward | <input type="checkbox"/> Waddingham and Spital ward |
| <input type="checkbox"/> Gainsborough South West ward | <input type="checkbox"/> Wold View ward |
| <input type="checkbox"/> Hemswell ward | <input type="checkbox"/> MOD Village of Brookenby |
| <input type="checkbox"/> Kelsey ward | <input type="checkbox"/> MOD Village of Hemswell Cliff |
| <input type="checkbox"/> Lea ward | <input type="checkbox"/> MOD Village of Newtoft |
| <input type="checkbox"/> Market Rasen ward | <input type="checkbox"/> MOD Village of Scampton |
| <input type="checkbox"/> Nettleham ward | <input type="checkbox"/> Not applicable |

Section 4: Deprivation in West Lindsey

Licensing would enable the council to address issues of deprivation, which are exacerbated by poor property conditions. For example, fuel poverty caused by poor thermal efficiency of properties and inadequate or old-fashioned heating.

For information on the deprivation in the Private Rented Sector in West Lindsey please read the evidence base that has been produced to support this consultation. View the Selective Property Licensing Evidence Report at: www.west-lindsey.gov.uk/selectivelicensing2022.

Q9 To what extent do you consider any of the following to be an issue in privately properties West Lindsey? **Please tick one box for each row**

	A very big problem	A fairly big problem	A fairly small problem	Not a problem at all	Don't know
Fuel poverty (unable to pay for utilities that provide heating, hot water etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reliance on food banks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High unemployment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor quality housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High reliance on benefits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Empty properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low income households	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Run down areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High levels of crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please specify for other:

Q10 Where in West Lindsey do you think these issues are a concern? **Select all that apply**

- | | |
|--|--|
| <input type="checkbox"/> Over the whole district of West Lindsey | <input type="checkbox"/> Saxilby ward |
| <input type="checkbox"/> Bardney ward | <input type="checkbox"/> Scampton ward |
| <input type="checkbox"/> Caistor and Yarborough ward | <input type="checkbox"/> Scotter and Blyton ward |
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| <input type="checkbox"/> Gainsborough East ward | <input type="checkbox"/> Torksey ward |
| <input type="checkbox"/> Gainsborough North ward | <input type="checkbox"/> Waddingham and Spital ward |
| <input type="checkbox"/> Gainsborough South West ward | <input type="checkbox"/> Wold View ward |
| <input type="checkbox"/> Hemswell ward | <input type="checkbox"/> MOD Village of Brookenby |
| <input type="checkbox"/> Kelsey ward | <input type="checkbox"/> MOD Village of Hemswell Cliff |
| <input type="checkbox"/> Lea ward | <input type="checkbox"/> MOD Village of Newtoft |
| <input type="checkbox"/> Market Rasen ward | <input type="checkbox"/> MOD Village of Scampton |
| <input type="checkbox"/> Nettleham ward | <input type="checkbox"/> Not applicable |

Section 5: The proposed Selective Licensing schemes

West Lindsey is currently considering the introduction of a property licensing scheme in parts of the district with known issues around poor property conditions, anti-social behaviour (ASB) and deprivation.

The council is considering introducing licensing across two designations, covering five wards:

- Designation 1 would cover Gainsborough SW on the basis of poor property conditions, anti-social behaviour, and deprivation
- Designation 2 would cover Gainsborough North, Hemswell, Market Rasen and Wold View on the basis of poor property conditions

Q11 To what extent do you agree or disagree with the proposal to designate the specified ward in Designation 1 (Gainsborough SW) for Selective Licensing? **Please select one only**

- Strongly agree
 Tend to agree
 Tend to disagree
 Strongly disagree
 Don't know

Q12 If you would like, please explain your answer:

Q13 To what extent do you agree or disagree with the proposal to designate the specified wards in Designation 2 (Gainsborough North, Hemswell, Market Rasen, and Wold View) for Selective Licensing? **Please select one only**

- Strongly agree
- Tend to agree
- Tend to disagree
- Strongly disagree
- Don't know

Q14 If you would like, please explain your answer:

Section 6: The proposed license fees

The proposed fee for a selective licence is £675 per property. The licence will last for up to five years.

The council is required to split the fee into two payments. The initial part of the fee is charged to cover the processing of the application. If the application for a licence is successful, a further fee will be charged before the full licence is issued. This second fee is to cover the cost to the council for enforcement of the licence.

Landlords licensing properties that had been licensed under the previous selective licensing scheme (in parts of the Gainsborough SW ward) will have a discounted fee of £375 for those properties. The council is also proposing an Early Bird Discount of 25% applied to the proposed selective licence fee. This will operate for a period of 3 months from the point the scheme starts. Please note that the discounts operate independently and cannot be used in conjunction with one another.

Q15 To what extent do you agree or disagree with the proposed fee for Selective Licensing? **Please select one only**

- Strongly agree
- Tend to agree
- Tend to disagree
- Strongly disagree
- Don't know

Q16 If you would like, please provide any comments about the fees:

Q17 Do you think the proposed discounts to the license fees are reasonable? **Please select one only**

- Strongly agree
- Tend to agree
- Tend to disagree
- Strongly disagree
- Don't know

Q18 Are there any discounts that should be removed or additional discounts that could be considered?

Section 7: The proposed license conditions

As part of a selective licensing scheme there are some licence conditions the council are required to include. The council can also apply additional conditions for each designation, which are part of the consultation. The conditions relate to the management, use, occupation, condition and some of the contents of the property, for example, carbon monoxide detectors, carpets and electrical appliances. The licence conditions for the designations can be found at www.west-lindsey.gov.uk/selectivelicensing2022

Q19 To what extent do you agree or disagree with the proposed license conditions for Selective Licensing? **Please select one only**

- Strongly agree
- Tend to agree
- Tend to disagree
- Strongly disagree
- Don't know

Q20 Do you have any specific comments about the proposed draft conditions, or suggestions for alternative or additional conditions?

Section 8: Other comments or suggestions

Q21 Do you have any further comments about the Selective Licensing proposals? Please include any suggestions for alternative ways of dealing with problems in the area or any ideas for improving the proposed scheme?

Q22 How did you hear about this consultation?

- Email
- Letter/leaflet to your home
- In the press
- On the radio
- Through other people
- At an event
- Other (please specify)

Q23 Would you be interested in attending one of our online forum events? **Please check this box and make sure you have left your email address at the end of this section:**

- Yes I would be interested - provide email address below
- No

Q24 If the Council decides to go ahead with Selective Licensing in the proposed areas would you like them to contact you with details of the scheme? **Please check this box and make sure you have left your email address at the end of this section.**

- Yes I would be interested - provide email address below
- No

Q25 Please provide your email address:

Section 9: About you

Thank you for providing your feedback on this consultation.

Finally, it would be really helpful to find out a bit more about you. This is to understand the views of different groups of people living in and around the district. All responses are anonymised and you do not have to answer these to take part in the consultation.

Q26 Are you?

- Male
- Female
- I describe myself another way
- Prefer not to say

Q27 Do you consider yourself disabled?

- Yes
- No
- Prefer not to say

Q28 What age are you?

- 16-25
- 26-35
- 36-45
- 46-55
- 56-65
- 66-75
- 76 or over
- Prefer not to say

Q29 Which of these ethnic groups do you consider you belong?

- White - British, Irish or other
- Black or Black British - Caribbean, African or other
- Asian or Asian British - Indian, Pakistani, Bangladeshi or other
- Arab/Middle Eastern
- Chinese
- Mixed Race
- Other
- Prefer not to say

Q30 Which of the following best describes your faith/religion/belief?

- No religion
- Christian (all denominations)
- Muslim
- Buddhist
- Sikh
- Hindu
- Jewish
- Other faith
- Prefer not to say

Q31 Which of the following statements best describes your sexuality?

- Heterosexual/Straight
- Lesbian/Gay
- Bisexual
- Other
- Prefer not to say

Thank you very much for your time completing this questionnaire.
Please return in the enclosed prepaid envelope by 11 April 2022.