



SELECTIVE LICENSING

Consultation report

April 2022

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1. GLOSSARY

Term	Meaning
Anti-social behaviour (ASB)	Behaviour related to a rented property that causes annoyance and irritation to neighbours and the community. Most commonly noise, litter and waste.
Barriers to housing and services	One of the government's measures of deprivation. It combines elements relating to housing affordability, overcrowding and homelessness.
Category 1 hazard (Cat 1 hazard)	A serious or immediate risk to a person's health and safety that is related to housing.
Category 2 hazard	A less serious or less urgent risk that can still be regarded as placing the occupiers' health, safety and welfare at risk.
Deprivation	Living on low income and not having the money to pay for basic requirements.
Designation	Geographical area chosen for licensing based on evidence.
DLUHC	Department for Levelling Up, Housing and Communities
Housing Health and Safety Rating System (HHSRS)	Government prescribed system that rates housing hazards based on their risk to occupiers' health, safety, and welfare.
Indices of Multiple Deprivation	A dataset produced by the government to give a relative value to how deprived an area is, compared to the rest of the country.
Mandatory HMO Licensing	National scheme which requires landlords to have a licence to legally let their property to five or more unrelated sharers.
Private rented sector (PRS)	The portion of housing in the district that is rented from private landlords.
Privately rented	Homes rented from a private landlord.
Selective Licensing	A local scheme which requires landlords to have a licence to legally let their property to a family or two sharers.
Socially rented	Homes rented from housing associations and/or registered social landlords.

2. EXECUTIVE SUMMARY

West Lindsey District Council carried out a public consultation on their proposal to introduce a Selective Licensing scheme in five wards across two designations, designed to tackle the most pressing issues within the wards.

Designation 1	Designation 2
Gainsborough South West ward under the criteria of poor property conditions, anti-social behaviour (ASB)	Gainsborough North, Hemswell, Market Rasen and Wold View wards under the criteria of poor property conditions.

To gather the views of landlords, tenants, residents and other interested parties, the council carried out an online survey. Paper copies were also available upon request and to digitally excluded stakeholders. To provide information and advice on the schemes, the council also hosted several online public meetings with landlords, letting agents, landlord associations, District Councillors, Parish Councillors and the press. In person engagement was scheduled to start on 8 March with officers attending market days within the district. The council used digital media communications, alongside local media press releases and were due to start using print media to advertise the consultation. The consultation ran for seven weeks from 17 January 2022 to 8 March 2022, when it was halted following a decision from West Lindsey District Council's Full Council.

In total the council received 200 responses to the online survey and 135 paper responses. Qualitative feedback was also received at four public meetings and 41 written responses from interested parties. The consultation looked at views on the proposed licence conditions, fees and the respondents' perceptions of issues in the district.

2.1. Key Findings

Covering the views of 335 individuals who took part in the survey to date, more than 60% agreed with the introduction of Selective Licensing in parts of the district on average. The bulk of the agreement came from private rented sector (PRS) tenants and residents, compared to 53% and 77% of landlords disagreeing with introducing Selective Licensing in designations one and two respectively. A response breakdown summary can be seen in table 1.

On average, more than half of respondents agreed with the proposed fee; however, of the responses that came from landlords, 83% disagreed. This was unsurprising as fees were raised as a topic of contention during the online forums with attendees concerned additional costs would be passed on to tenants.

In terms of agreement with the conditions, 81% of residents agreed with the proposals, followed closely by 76% PRS tenants, and only 24% of landlords, bringing the average to 64% agreement.

	Overall	Landlords	PRS tenants	Residents	Other
Total consultation survey responses	335	90	25	205	15
Agree with Selective Licensing in designation one	65%	31%	72%	80%	53%
Disagree with Selective Licensing in designation one	19%	53%	8%	4%	33%
Agree with Selective Licensing in designation two	58%	18%	56%	76%	53%
Disagree with Selective Licensing in designation two	28%	77%	20%	8%	33%
Agree with the proposed Selective Licensing fee	55%	9%	64%	74%	60%
Disagree with the proposed Selective Licensing fee	36%	83%	20%	16%	40%
Agree with the proposed Selective Licensing conditions	64%	24%	76%	81%	60%
Disagree with the proposed Selective Licensing conditions	24%	61%	16%	9%	27%

Table 1: General findings from consultation undertaken on Selective Licensing proposal

2.2. Next steps

The consultation was undertaken using a tried and tested approach, recognised by the DLUHC, however, it was brought to a halt on 8 March 2022. The elected Members of the Council passed a motion at its meeting on the 7th of March 2022, which asked for the consultation to be halted and reformulated to address the limitations of the online consultation process including a district wide meeting between the elected Members and the private landlords of the designated areas.

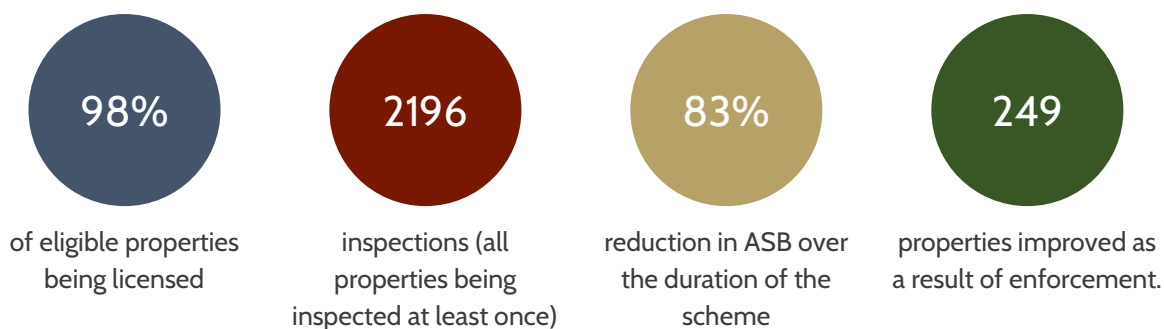
The Council is now in the process of considering how to move its proposals for selective licensing forward to meet the specific requirements of the motion put forward and approved by its Full Council.

3. INTRODUCTION

3.1. Background

According to the Office for National Statistics (ONS), the PRS in West Lindsey has more than doubled since 2001. The percentage of privately rented properties stands at 20.4% in 2021 compared to 8.3% in 2001. Despite most landlords/letting agents managing their properties well, the demand for housing has been accompanied by issues such as a deterioration in property conditions, and an increase in anti-social behaviour (ASB) and deprivation associated with the sector.

A previous Selective Licensing scheme administered in a small part of Gainsborough South West ward between 2016 and 2021, successfully resulted in:



West Lindsey District Council is now seeking to continue and expand on the work previously carried out as demand for private rented housing in this area continues to increase. This is reflected in the council's recently refreshed Housing Strategy covering period 2022-2024, in which the council has committed to tackling issues related to housing, including laying out plans to supporting residents living in the PRS.

“We want private landlords to improve their offering and in doing so provide homes and the residential environments that meet aspirations. Where private landlords either cannot or choose not to respond to these challenges, we will provide advice, assistance and where necessary utilise our statutory powers to ensure standards are improved.”

West Lindsey District Council Housing Strategy refresh 2022-24

The previous scheme demonstrated that Selective Licensing contributes to the council's mission to improve the lives of residents by improving property conditions, reducing homelessness, bringing empty properties back into use and reduce ASB.

3.2. Proposals

The council was proposing to introduce a new Selective Licensing scheme in two phases. Designation one would cover the entirety of Gainsborough South West ward under the criteria of ASB, deprivation and poor property conditions. This could have been agreed locally by the council's Prosperous Communities Committee and started as early as September 2022.

The second designation would cover Gainsborough North, Hemswell, Market Rasen and Wold View. Independent research carried out by Metastreet (2021) reviewed the level of poor property conditions across the rest of the district and identified these four additional wards as having a level of privately rented homes above the national average (19%), many of which are in poor condition. As this is a much larger designation, approval must be provided by the Secretary of State at the Department of Levelling Up, Housing and Communities (DLUHC). If confirmed, the earliest this designation could be implemented is 2023.

There is not sufficient evidence to include any other wards at this point.

The consultation focused on the extent to which respondents agree or disagree with the:

- council's proposal to introduce Selective Licensing in Designation 1
- council's proposal to introduce Selective Licensing in Designation 2
- proposed fee
- proposed licence conditions.

The consultation also looked at the respondents' perceptions of the issues of anti-social behaviour, deprivation and poor property conditions in the district.

3.3. Public Consultation

Part 3 of the Housing Act 2004 requires councils to take reasonable steps to consult persons likely to be affected by designations, though does not go into detail what constitutes or is likely to constitute “reasonable steps”. As cases of Omicron infections rapidly increased, the council agreed in November 2021 to undertake the consultation, and accompanying engagement activities, mainly in an online format. In-person activity was planned to take place from March onwards, should the advice on Omicron have changed by then. The online mainly approach had been successful throughout the pandemic for other activities and enabled additional activities to be planned due to its more accessible nature. This approach was adopted for all council consultations carried out during this time and was consistent with the council’s green energy to hold meetings online, rather than in-person, to reduce the carbon footprint.

The council developed an accessible evidence pack to enable stakeholders to make an informed decision about the proposed scheme. The consultation had been planned to run for 12 weeks from 17 January; however, it was halted on 8 March due to a motion put forward by Council Members in order to address concerns raised by a number of Councillors within a motion to Full Council. See Section 2.2 above

The council planned to use a tried and tested approach, recognised by DLUHC in previous submissions, to publicise the consultation and capture as much feedback from landlord, tenants, residents and other stakeholders inside and outside the district. Below is a summary of the completed and planned communications activities that had been completed and were subsequently planned.

COMPLETED	PLANNED
Press releases and newspapers	
<ul style="list-style-type: none"> • 2 x press releases disseminated to 165 journalists. • 2x articles published on Lincolnshirelive.co.uk. 	<ul style="list-style-type: none"> • Agreement for articles to be published on Visit Lincoln blog and East Midlands Farmers’ Union online. • In discussion with the following District Councils for publication of articles in Local Authority newsletters (North East Lincolnshire, North Kesteven, East Lindsey, Boston and Bassetlaw). • Planned engagement with national and local media (Inside Housing, Market Rasen Mail, Gainsborough Standard, etc.)
Targeted emails	
<ul style="list-style-type: none"> • Email correspondence targeted at known private landlords and Landlord / letting agent e-newsletter. • E mail correspondence to local businesses and key 	<ul style="list-style-type: none"> • Reminder emails were to be sent out towards the end of March • Ongoing response to specific e mails about the proposals

stakeholders (i.e. the Police)	
Public meetings and workshops	
<ul style="list-style-type: none"> • 4x online landlord forums held so far • 2x online Councillor briefings held • Ongoing verbal responses via telephone to any queries about the proposals 	<ul style="list-style-type: none"> • Multiple in person Market Day and food bank attendance planned for March • Additional online briefings held • In person landlord forum and Councillor forums planned for April • Direct responses (via telephone) to enquiries about the proposals
Social Media	
<ul style="list-style-type: none"> • Posts seen 52,344 and 4,253 times on Facebook and Twitter respectively 	<ul style="list-style-type: none"> • Social media campaign was to continue throughout the lifetime of the consultation
Posters / flyers	
<ul style="list-style-type: none"> • Flyers and posters developed and ready to be distributed. 	<ul style="list-style-type: none"> • Ready and to be distributed at market day attendance, food bank and local schools. • Council Tax insert was ready to be mailed out to circa 48,000 addresses • Advertisement on public digital screens at Gainsborough Trinity Football Club, Marshalls Yard and Market Racecourse.
Online and face-to-face survey	
<ul style="list-style-type: none"> • Online survey • Webpage • Citizen's panel e-survey and hard copy surveys 	<ul style="list-style-type: none"> • Online survey • Market Day pop up stall attendance • Feeding Gainsborough food bank attendance

Table 2: Completed and planned communications activity to publicise the consultation

4. CONSULTATION RESULTS

4.1. Survey

The online survey was open to the general public. In total there were 200 responses to the online survey and 135 responses via paper copies of the survey. The consultation survey was the main method of gathering feedback during the consultation. Respondents were asked their views on Selective Licensing, the proposed fees and conditions, and their views on issues within the district. Their responses are analysed and broken down by stakeholder type below.

4.2. Public Forums

The council ran four online public forms to provide more information about the proposed scheme and to gather feedback from stakeholders who would be impacted by licensing.

The public meetings were held over Microsoft Teams, and the council presented information about the proposed schemes, followed by a question-and-answer session. Attendees were also able to ask multiple questions during the sessions via the chat function, which were then responded to directly or taken away for a response to be provided.

4.3. Landlord Focus Group

The council held a focus group with a small number of landlords who were licensed under the previous scheme. The focus group looked at what the council could learn from the previous scheme. The focus group was held over Microsoft Teams.

4.4. Other written feedback

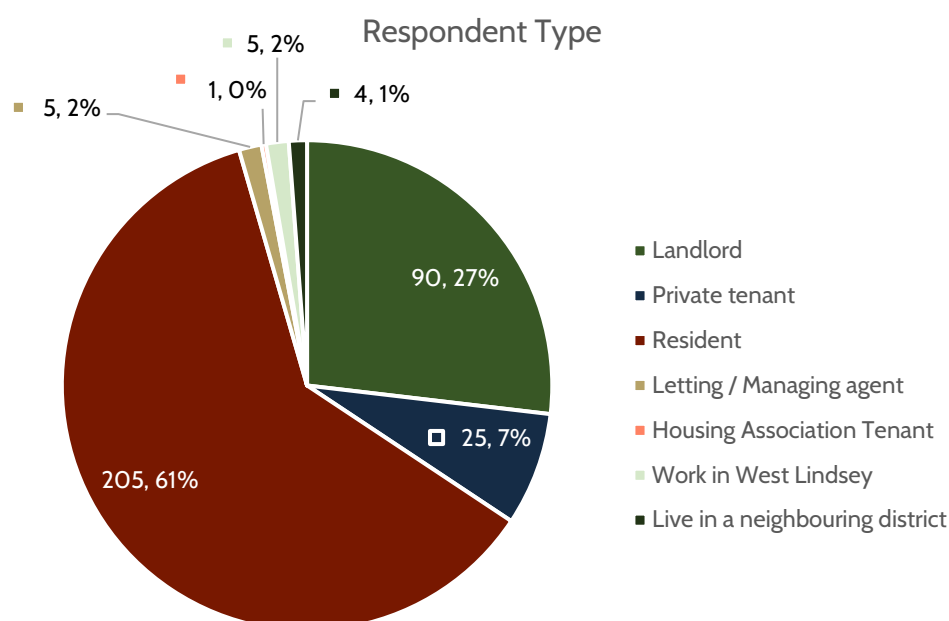
The council accepted feedback on the proposed licensing schemes by email or written response. The feedback in the 41 written responses received has been analysed below and the written responses received can be found in the appendices.

5. CONSULTATION SURVEY RESULTS

This section of the report presents the results from the consultation survey. There were 335 responses to the consultation survey. In the following analysis, the percentages are based on the answers to the question and will state where less than the total 335 respondents answered the question.

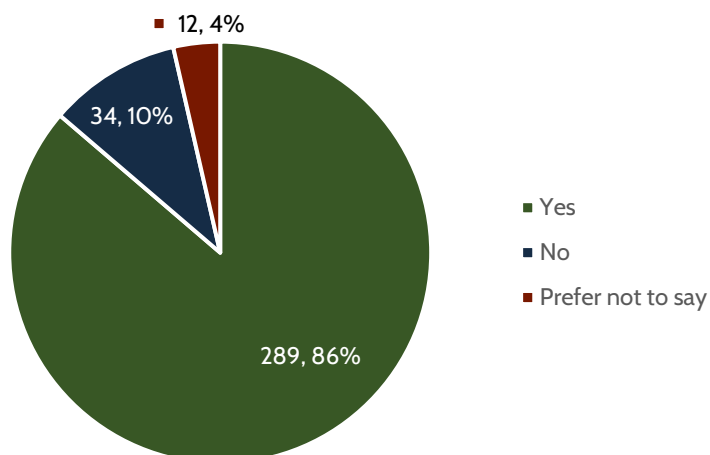
5.1. Overall Consultation Response

All respondents to the consultation were categorised into the following stakeholder groups. Where respondents said they were both a landlord and another stakeholder group (for example, a landlord and a resident), they have been categorised as a landlord for the analysis of the consultation responses

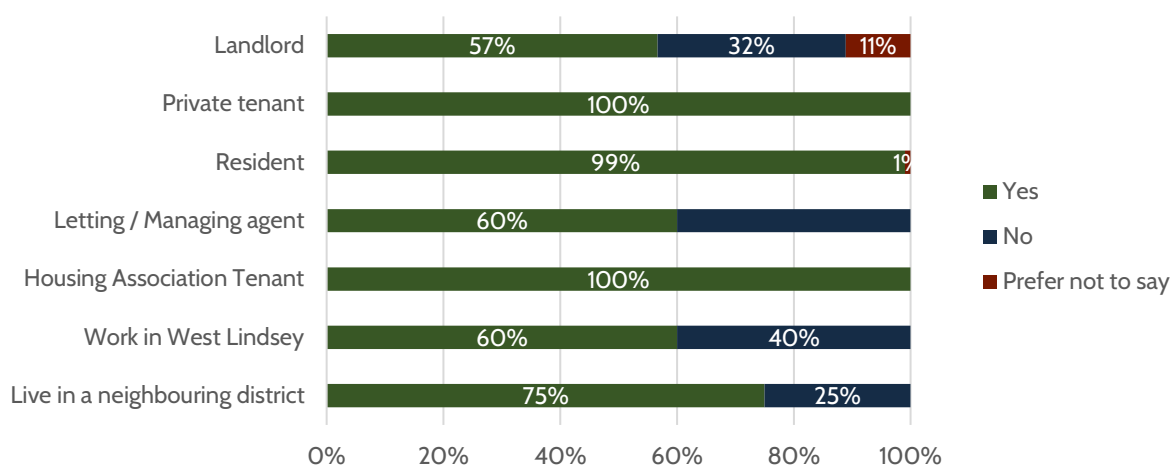


All respondents were also asked if they lived in West Lindsey, with 86% of respondents stating that they did.

Do you live in West Lindsey?



Do you live in West Lindsey by respondent type



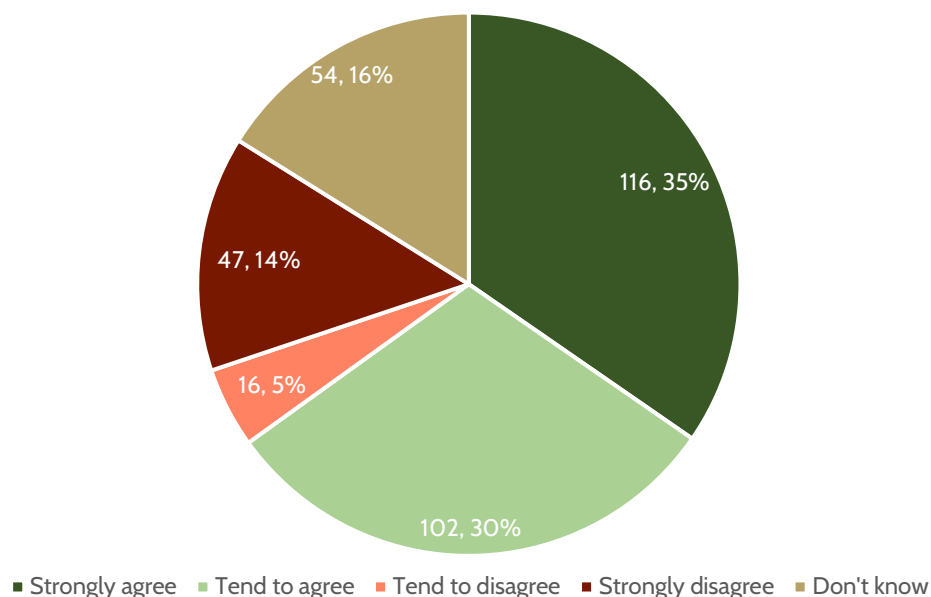
These results clearly indicate that the consultation reached landlords outside the district, whilst also gathering the views of a range of residents and tenants within the district.

5.2. Views on the proposed licensing scheme for designation 1

The council is proposing to introduce two Selective Licensing schemes which would target privately rented homes across five wards. To understand the views on the two designations, respondents were asked about them separately. This section covers the responses regarding the proposed Selective Licensing scheme in designation 1, which would cover the Gainsborough South West ward.

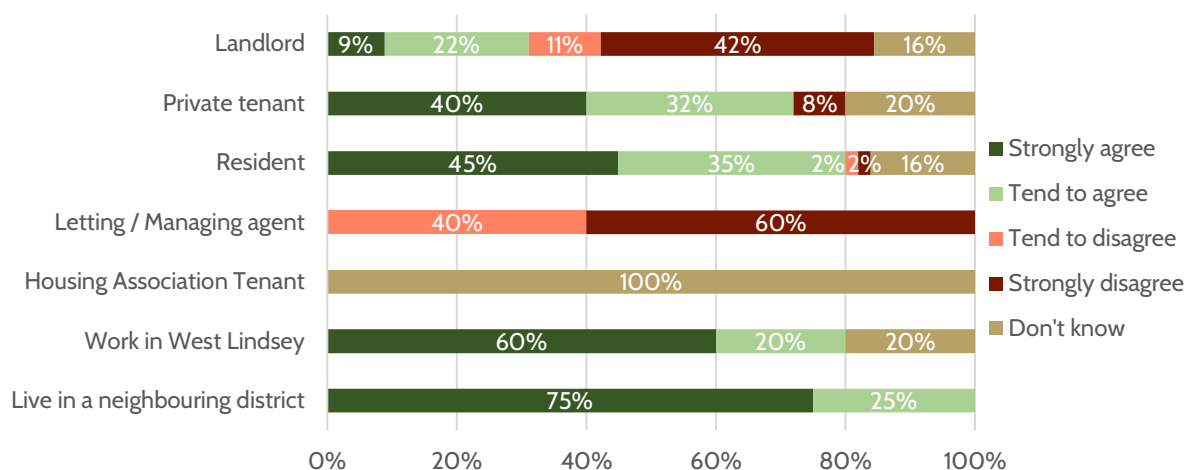
The overall majority, 65% (218) of respondents, agree with the proposal to introduce Selective Licensing in the Gainsborough South West ward. Around 19% (63) disagree, and 16% (54) of respondents stated that they “Don’t know” if they agree or disagree. All respondents (335) to the survey answered this question.

To what extent do you agree or disagree with the proposal to designate the specified ward in designation 1 (Gainsborough SW) for Selective Licensing?



Looking at the responses by group, residents, private tenant, respondents who work in West Lindsey and those who live in a neighbouring district, are in favour of the proposals with over 70% of each group agreeing. Landlords and letting/managing agents are opposed to the proposals with more than 50% disagreeing.

Agreement with designation 1 by respondent type

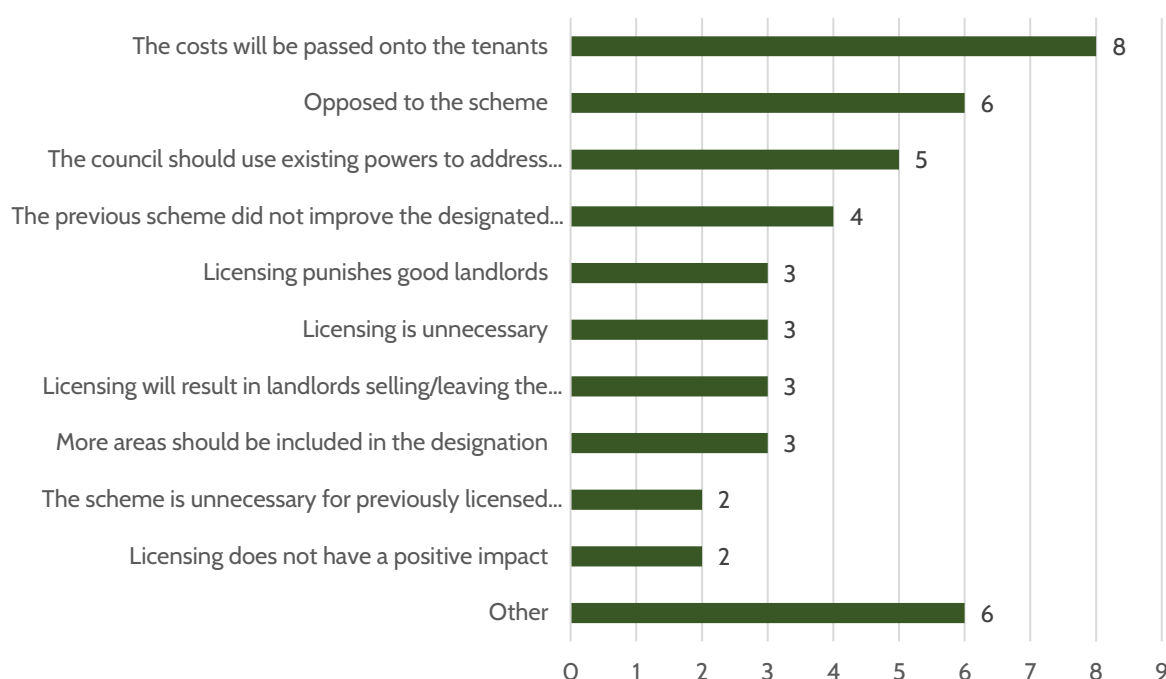


Reasons for opposing the proposed Selective Licensing scheme in designation 1

Respondents who said they disagreed with the proposed Selective Licensing scheme in designation 1 were asked to give their reasons if they wished. For all the free text responses throughout the report, each response was looked at and categorised into a theme. Comments that were not relevant to the question were excluded from this analysis. In total

there were 45 comments from respondents who disagreed with Selective Licensing, 35 from landlords, two from private tenants, five from residents and three from other respondent types. Themes which received fewer than two comments were grouped under 'other'. Key themes for opposing Selective Licensing are that “the costs will be passed onto tenants”, “opposed to the scheme” and that “the council should use their existing powers to address issues”. All representations to the consultation will be considered in line with the Housing Act 2004 and the council’s consideration published as an annex to this consultation.

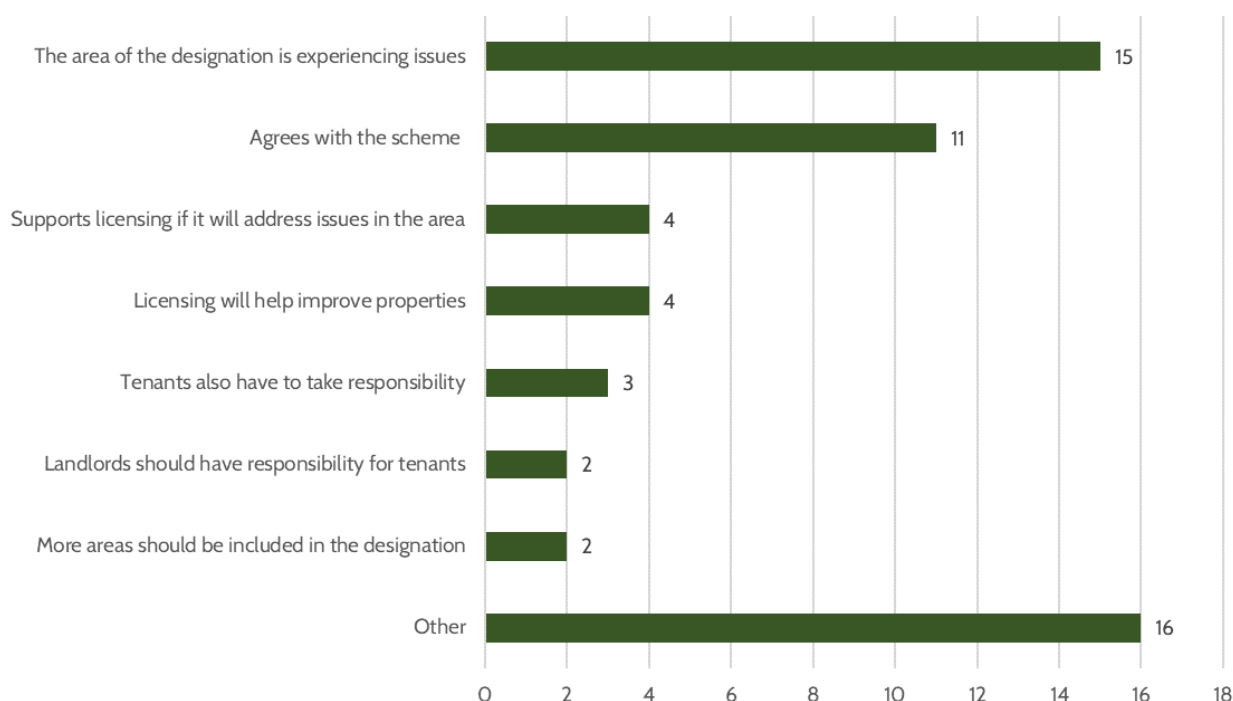
Reasons for disagreeing with proposed scheme in designation 1



Reasons for supporting the proposed Selective Licensing scheme in designation 1

Respondents who said they agreed with the proposed Selective Licensing scheme in designation 1 were asked to give their reasons if they wished. In total there were 57 comments from respondents who agreed with Selective Licensing, 11 from landlords, seven from private tenants, 35 from residents and four from other respondent types. Themes which received fewer than two comments were grouped under 'other'. Key themes for agreeing with Selective Licensing were that “the area of the designation is experiencing issues”, “agrees with the scheme”, “support licensing if it will address the issues” and “licensing will help improve properties”. All representations to the consultation will be considered in line with the Housing Act 2004 and the council’s consideration published as an annex to this consultation.

Reasons for agreeing with proposed scheme in designation 1



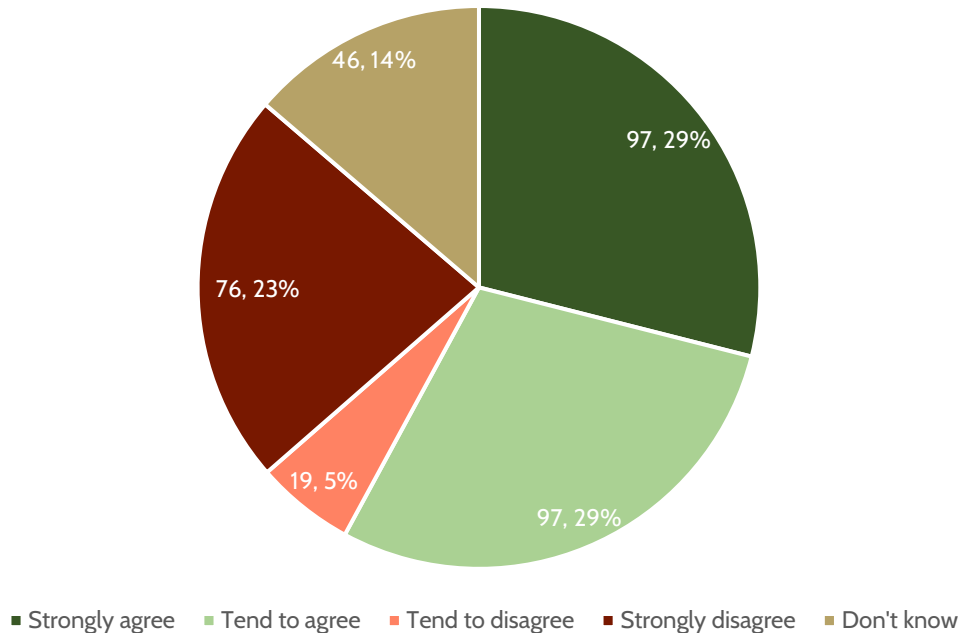
5.3. Views on the proposed licensing scheme for designation 2

The council is proposing to introduce two Selective Licensing schemes which would target privately rented homes across five wards. To understand the views on the two designations, respondents were asked about the two schemes separately. This section covers the responses regarding the proposed Selective Licensing scheme in designation 2, which would cover the Gainsborough North, Hemswell, Market Rasen and Wold View wards.

All representations to the consultation will be considered in line with the Housing Act 2004 and the council's consideration published as an annex to this consultation.

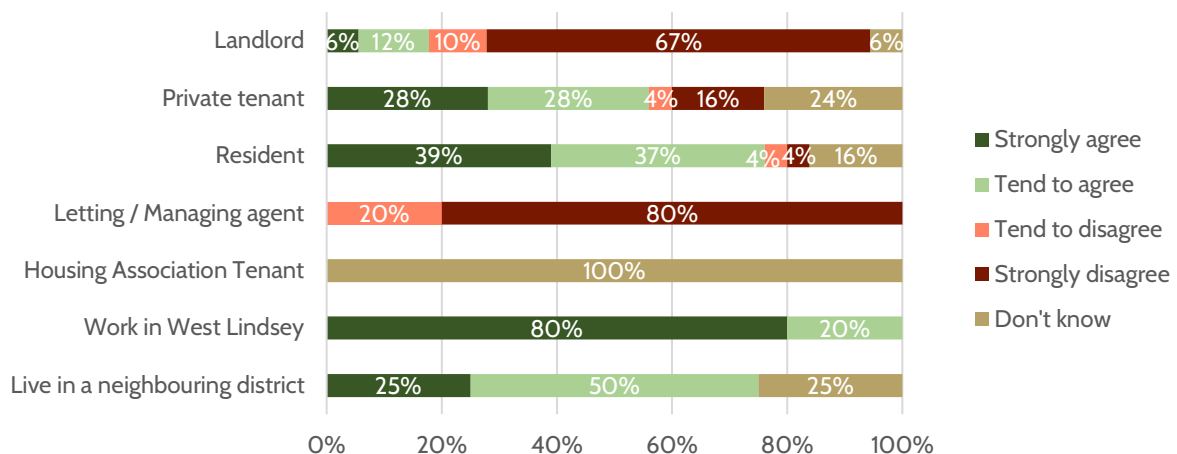
The overall majority, 58% (194) of respondents, agree with the proposal to introduce Selective Licensing in the proposed wards. Around 28% (95) disagree, and 14% (46) of respondents stated that they "Don't know" if they agree or disagree. All respondents (335) to the survey answered this question.

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?



Looking at the responses by group, residents, private tenant, respondents who work in West Lindsey and those who live in a neighbouring district, are in favour of the proposals with over 50% of each group agreeing. Landlords and letting/managing agents are opposed to the proposals with over 70% disagreeing.

Agreement with designation 2 by respondent type

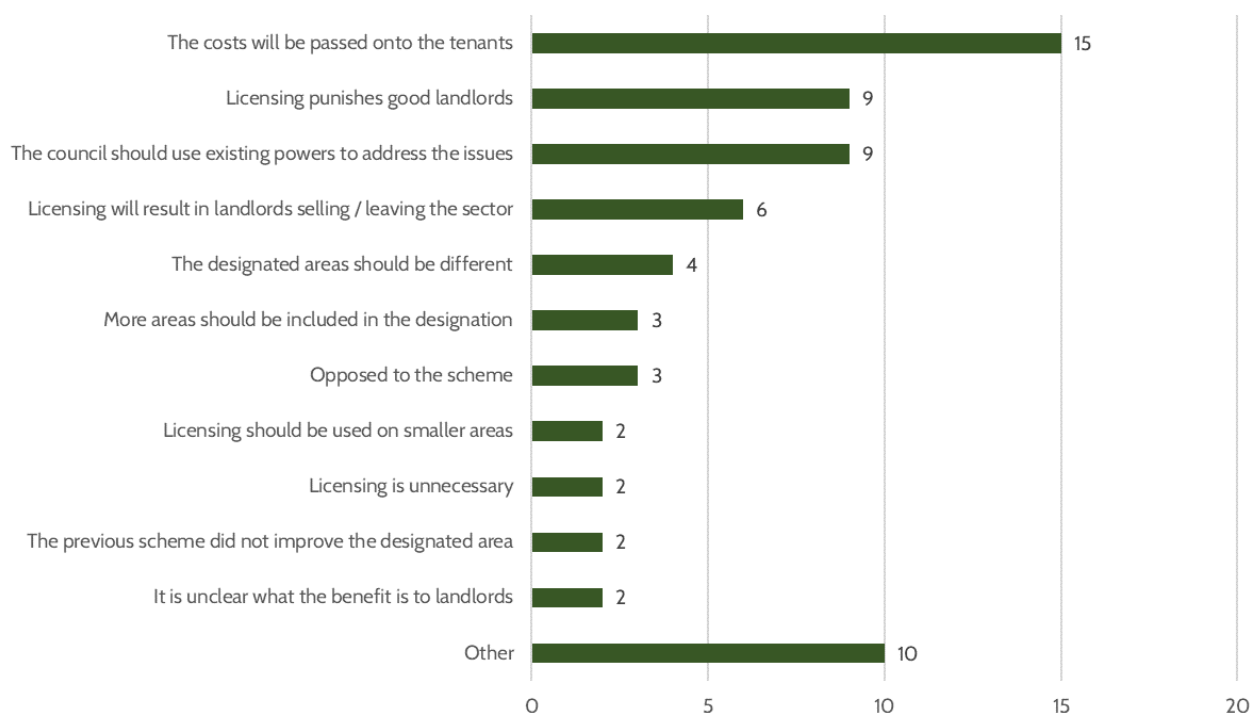


Reasons for opposing the proposed selective licensing scheme in designation 2

Respondents who said they disagreed with the proposed Selective Licensing scheme in designation 2 were asked to give their reasons if they wished. For all the free text responses throughout the report, each response was looked at and categorised into a theme. Comments that were not relevant to the question were excluded from this analysis. In total

there were 67 comments from respondents who disagreed with Selective Licensing, 54 from landlords, four from private tenants, five from residents and four from other respondent types. Themes which received fewer than two comments were grouped under 'other'. Key themes for opposing Selective Licensing are that "the costs will be passed onto tenants", "licensing punishes good landlords" and that "the council should use their existing powers to address issues".

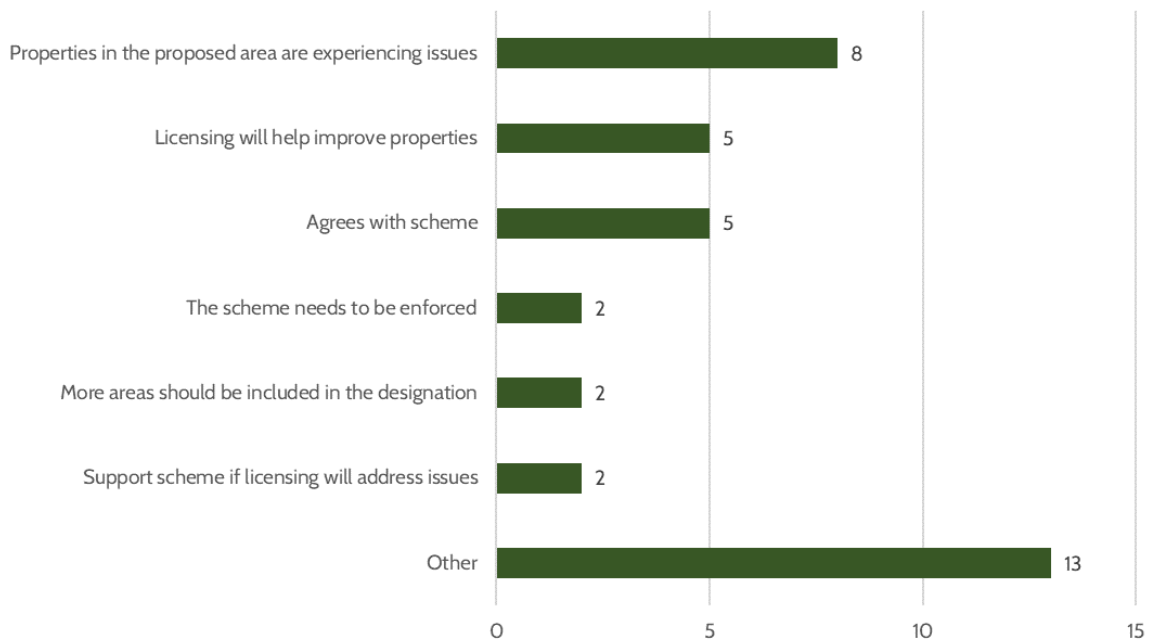
Reasons for disagreeing with the proposed scheme in designation 2



Reasons for supporting the proposed Selective Licensing scheme in designation 2

Respondents who said they agreed with the proposed Selective Licensing scheme in designation 2 were asked to give their reasons if they wished. In total there were 37 comments from respondents who agreed with Selective Licensing, seven from landlords, three from private tenants, 22 from residents and five from other respondent types. Themes which received fewer than two comments were grouped under 'other'. Key themes for agreeing with Selective Licensing were that "properties in the area are experiencing issues", that "licensing will help improve properties" and they "agree with the scheme".

Reasons for agreeing with the proposed scheme in designation 2

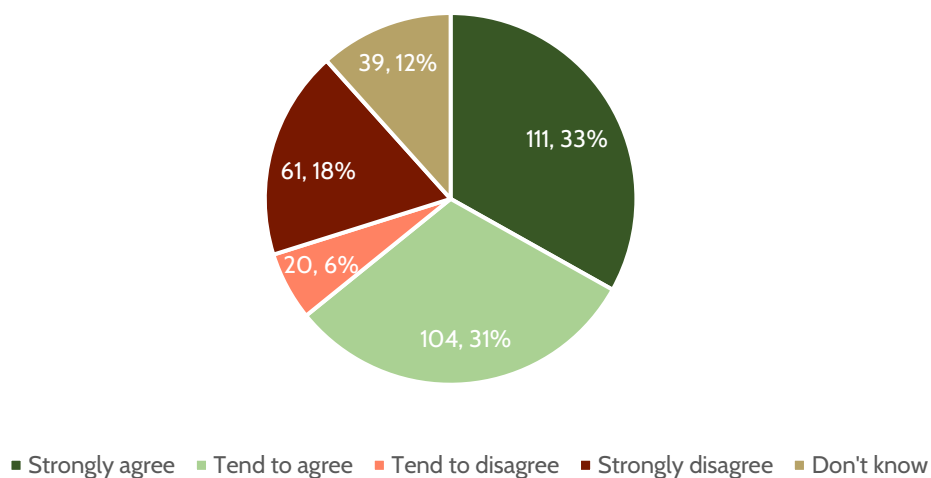


5.4. Views on the proposed licensing scheme conditions

The consultation asked respondents for their views on the proposed set of licence conditions. Information about the licence conditions was provided within the consultation documents.

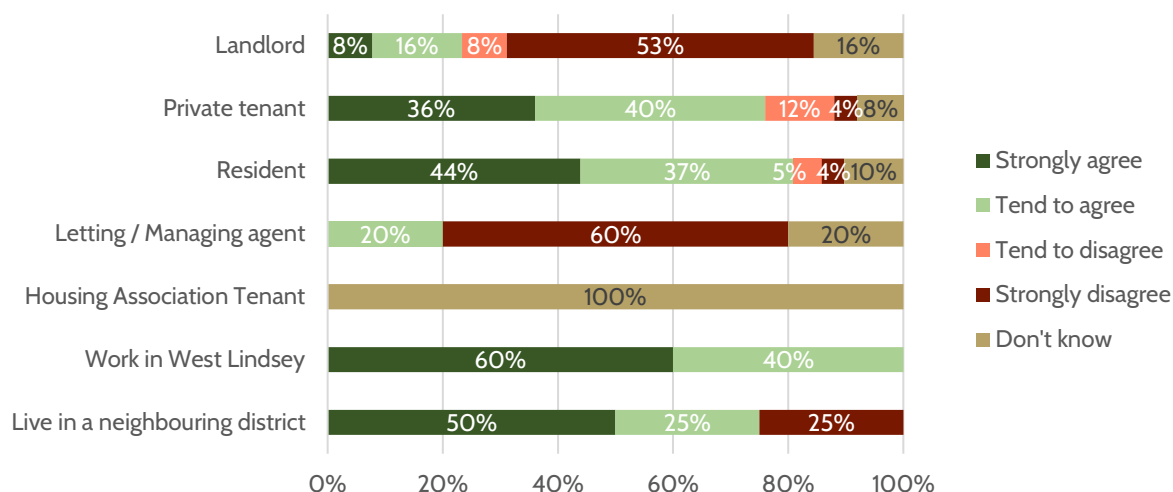
All respondents were asked if they agree or disagree with the Selective Licence conditions. 64% (215) respondents agreed that the selective licence conditions were reasonable, and 24% (81) disagreed.

To what extent do you agree or disagree with the proposed licence conditions for Selective Licensing?



Looking at the responses by group, residents and private tenants, respondents who work in West Lindsey and those who live in a neighbouring district, are in favour of the proposed conditions with over 75% of each group agreeing. Landlords and letting/managing agents are opposed to the proposed conditions with over 60% disagreeing.

Agreement with licence conditions by respondent type

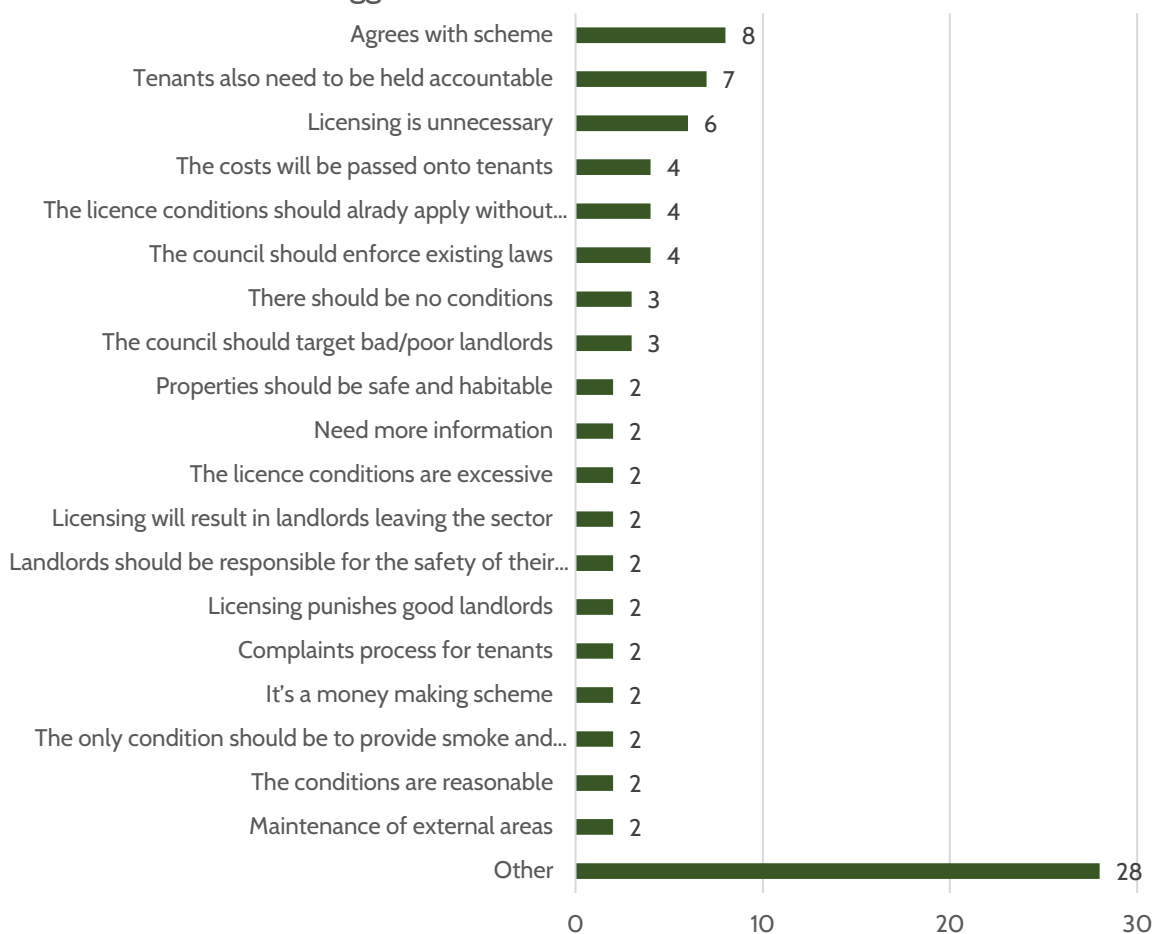


Comments on the proposed licence conditions

Respondents were asked to give their feedback on the proposed licence conditions for selective licensing, including suggestions for alternative or additional conditions. Information about the licence conditions was provided within the consultation documents.

For all the free text responses throughout the report, each response was looked at and categorised into a theme. Comments that were not relevant to the question were excluded from this analysis. In total there were 89 comments from respondents, 51 from landlords, six from private tenants, 27 from residents and five from other respondent types. Themes which received fewer than two comments were grouped under 'other'. Key themes for which licence conditions were that respondents "agreed with the scheme", "tenants should also be held accountable" and that "licensing is unnecessary".

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



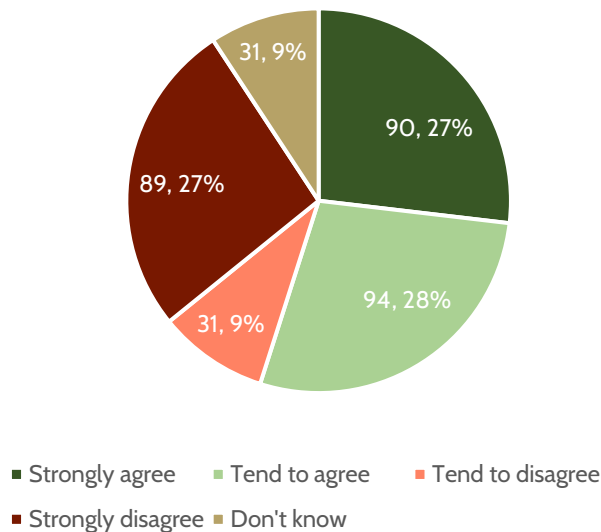
5.5. Views on the proposed licensing scheme fees and discounts

The consultation asked respondents for their views on the proposed licence fees for the proposed Selective Licensing scheme, and the proposed discounts. Information about the proposed licence fees and discounts was provided within the consultation documents.

Proposed Selective Licensing Fees

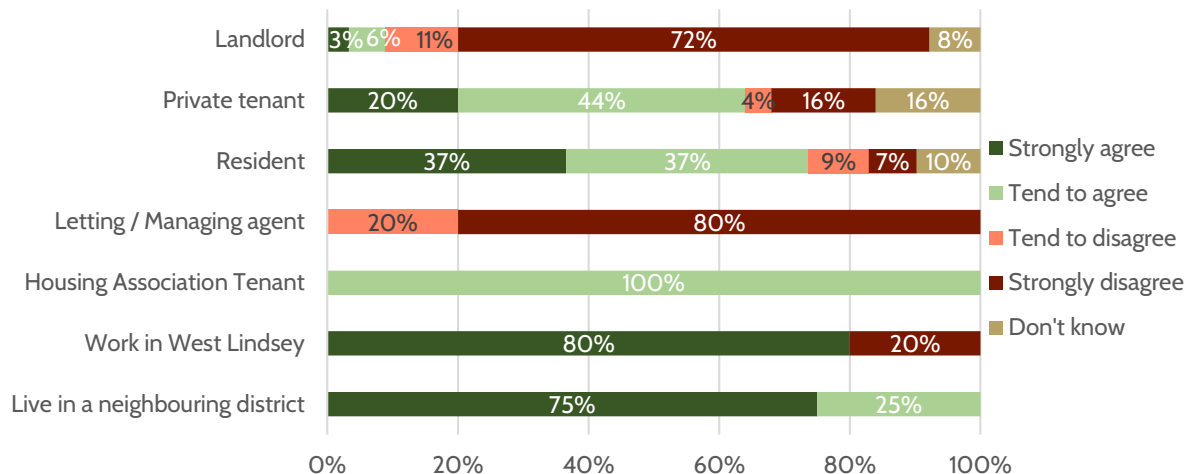
Respondents were asked how reasonable they feel the proposed licence fee for Selective Licensing scheme of £675 for a five-year licence. All respondents answered this question. 55% (184) of respondents agreed with the proposed fees. 36% (120) of respondents disagreed with the proposed fees.

To what extent do you agree or disagree with the proposed fee for Selective Licensing?



Looking at the responses by group, residents and private tenants, respondents who work in West Lindsey and those who live in a neighbouring district, are in favour of the proposed fees with over 60% of each group agreeing. Landlords and letting/managing agents are opposed to the proposed conditions with over 80% disagreeing.

Agreement with proposed fee by respondent type



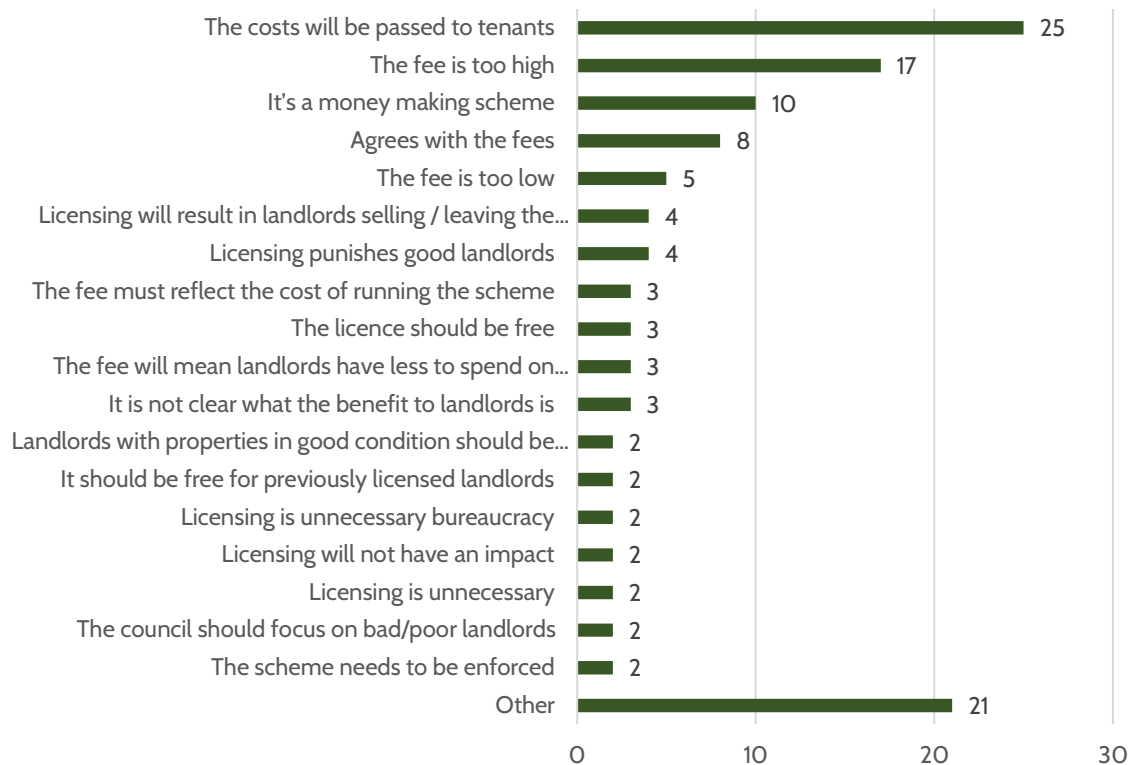
Comments on the proposed licence fees

Respondents were asked to give their feedback on the proposed licence fees for Selective Licensing. Information about the licence fees was provided within the consultation documents.

For all the free text responses throughout the report, each response was looked at and categorised into a theme. Comments that were not relevant to the question were excluded from this analysis. In total there were 120 comments from respondents, 65 from landlords, nine from private tenants, 39 from residents and seven from other respondent types.

Themes which received fewer than two comments were grouped under 'other'. Key themes for which licence conditions should be removed were that "the costs will be passed onto tenants", "the fee is too high" and that licensing is a "money-making scheme".

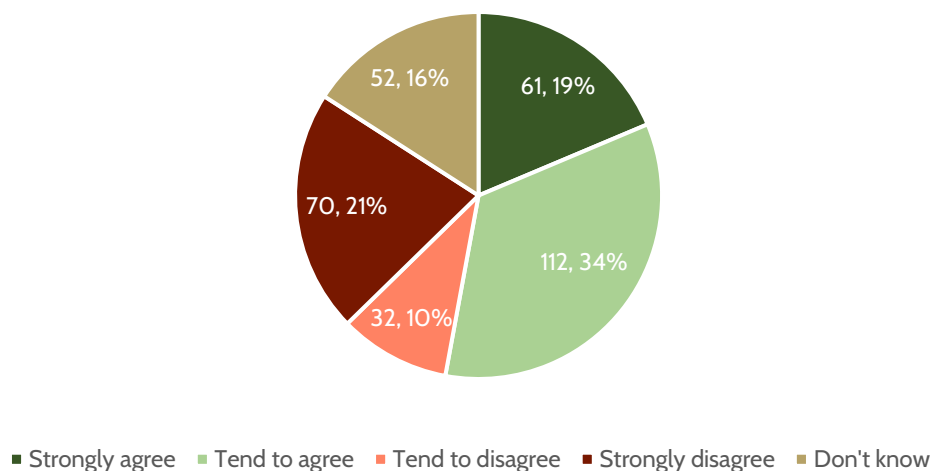
Comments on the proposed licence fees



Proposed Selective Licensing Fee Discounts

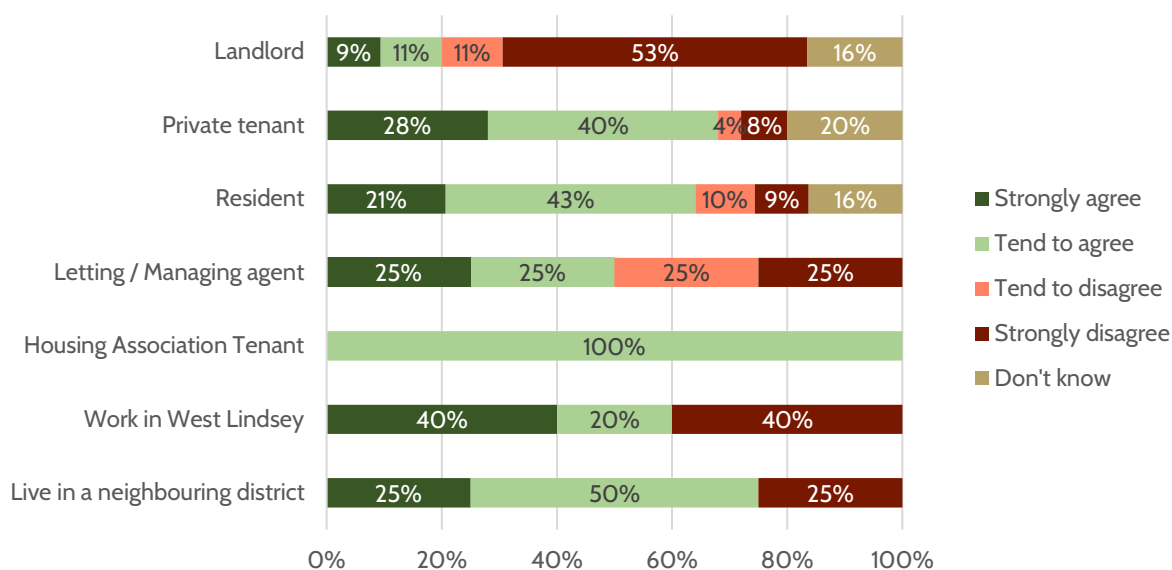
Respondents were asked how reasonable they feel the proposed licence fee discounts for Selective Licensing scheme of 15% for those who register in the first three months of the scheme, and a discount of £300 for properties that were covered under the previous selective licensing scheme (in parts of the Gainsborough South West ward). 327 respondents answered this question. 53% (173) of respondents to the question agreed with the proposed fees. 31% (102) of respondents to this question disagreed with the proposed fees.

Do you think the proposed discounts to the licence fees are reasonable?



Looking at the responses by group, residents and private tenants, letting/managing agents, respondents who work in West Lindsey and those who live in a neighbouring district, are in favour of the proposed fees with over 50% of each group agreeing. Landlords are opposed to the proposed conditions with over 60% disagreeing.

Agreement with fee discounts by respondent type



Comments on the proposed licence fee discounts

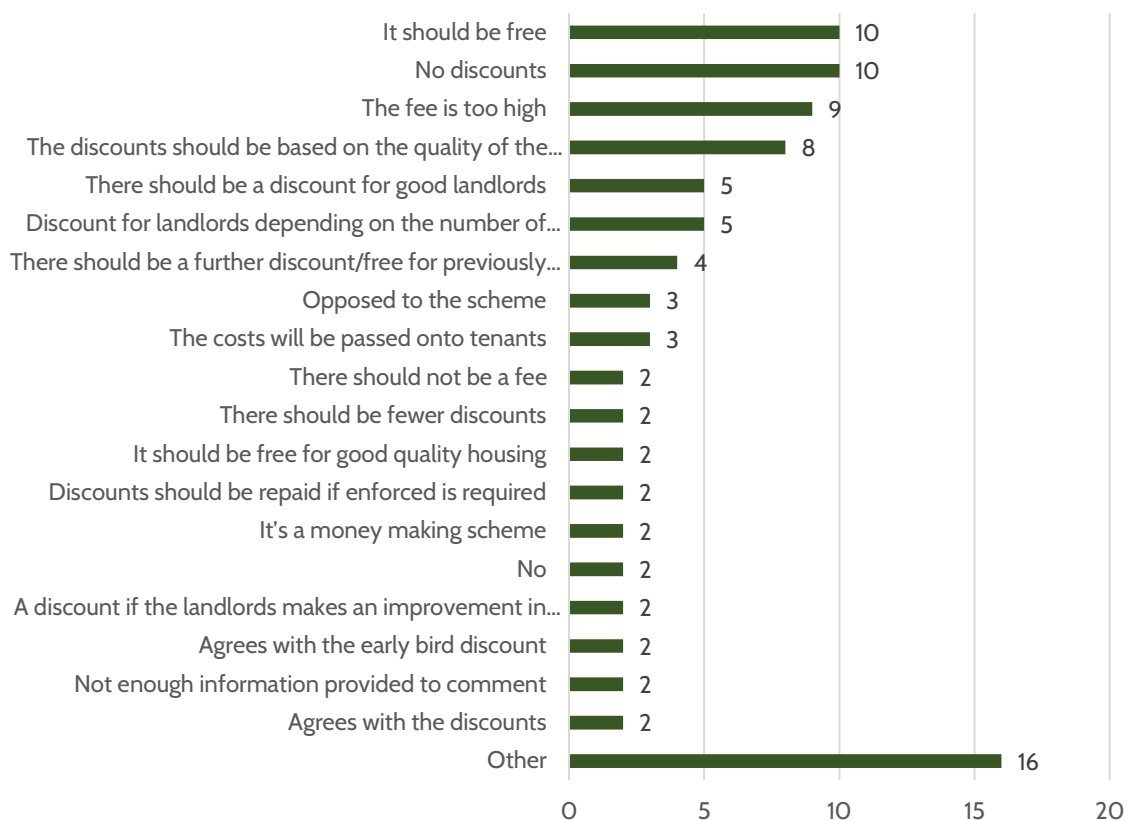
Respondents were asked to give their feedback on the proposed licence fee discounts, and were asked if there were any discounts that should be removed or additional discounts that should be considered. Information about the licence fees was provided within the consultation documents.

For all the free text responses throughout the report, each response was looked at and categorised into a theme. Comments that were not relevant to the question were excluded

from this analysis. In total there were 95 comments from respondents, 46 from landlords, six from private tenants and 34 from residents and nine from other respondent types. Themes which received fewer than two comments were grouped under 'other'.

Key themes for which discounts should be removed or additional discounts considered were that the licence "should be free", there should be "no discounts" and that the "fee is too high".

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



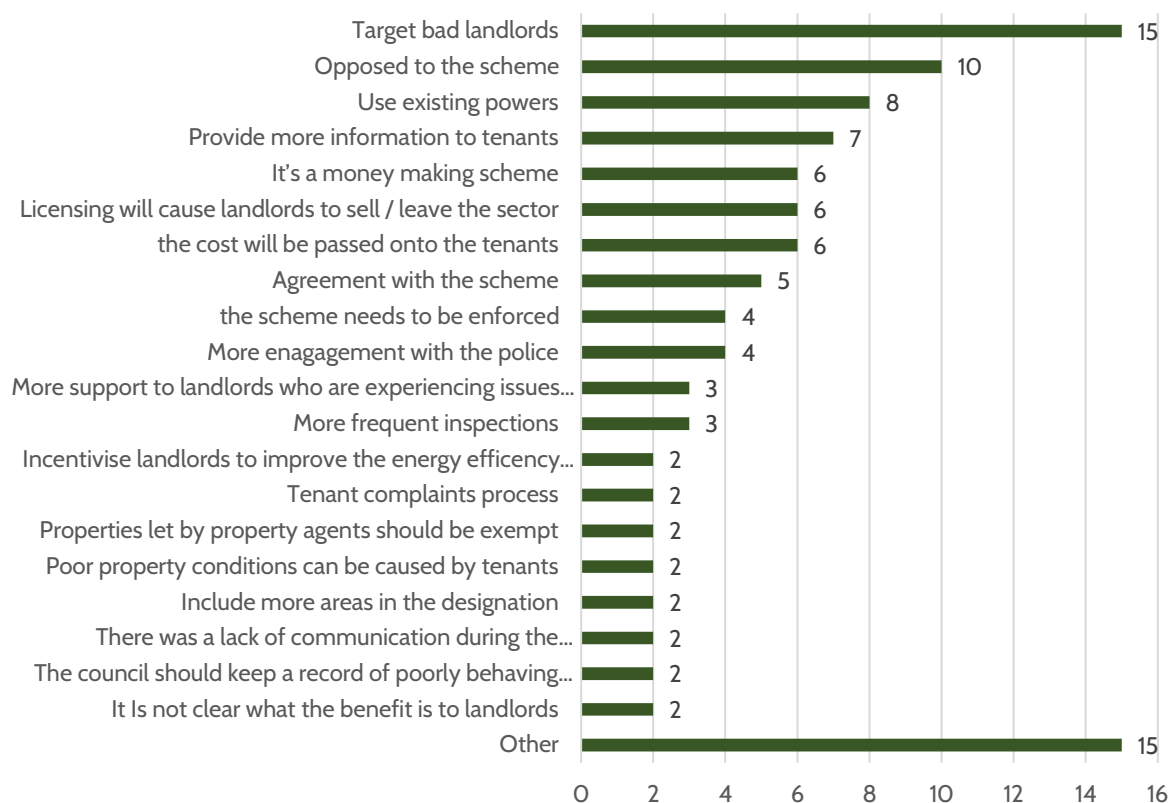
5.6. Further comments on the Selective Licensing proposals

Respondents were asked if they have any further comments about the proposed Selective Licensing, including suggestions for alternative ways of dealing with problems in the area or any ideas for improving the proposed scheme.

For all the free text responses throughout the report, each response was looked at and categorised into a theme. Comments that were not relevant to the question were excluded from this analysis. In total there were 108 comments from respondents, 60 from landlords, six from private tenants, 35 from residents and seven from other respondent types. Themes which received fewer than two comments were grouped under 'other'.

Key themes for other comments on the proposed scheme were that the council should “target bad landlords”, that respondents were “opposed to the scheme” and that the council should “use existing powers”.

Do you have any further comments about the Selective Licensing proposals?



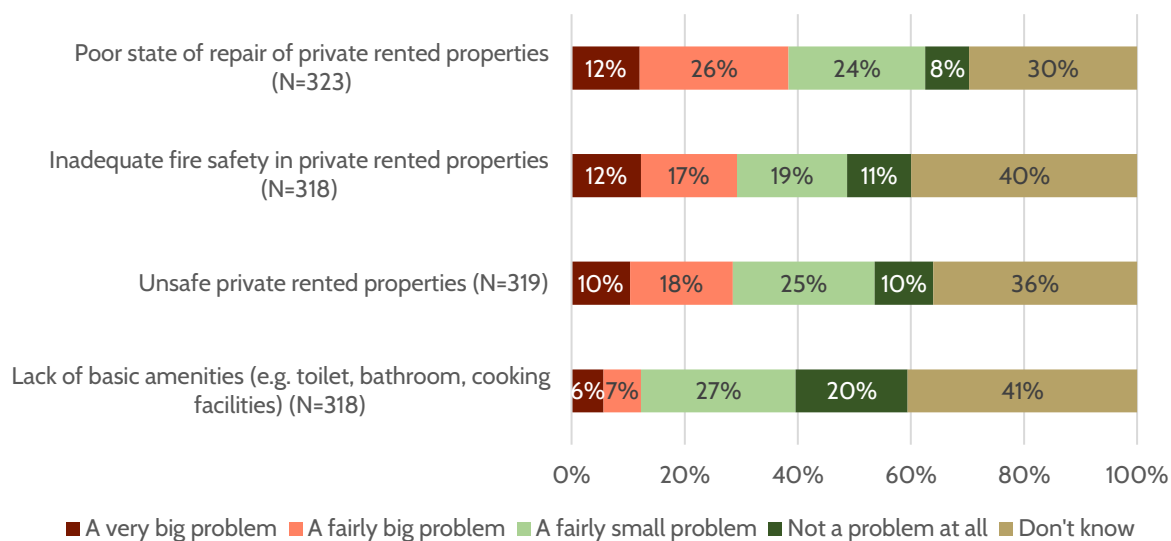
5.7. Views on issues within the district

Respondents to the survey were asked their opinion of issues relating to poor property conditions, ASB and deprivation in private rented properties in the district.

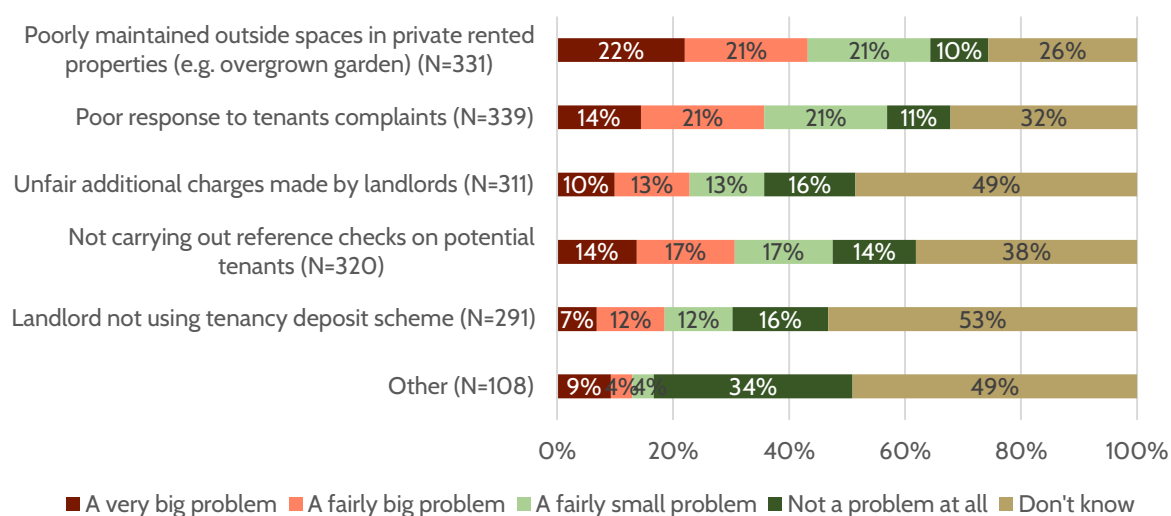
Views on poor property conditions and poor property management in the district

Respondents were asked about their views on poor property conditions, and poor property management in private rented properties in West Lindsey. For each question, the number of responses is shown on the graph below as “N=”.

Respondents' views on poor property conditions in private rented properties in West Lindsey



Respondents' views on poor property management in private rented properties in West Lindsey

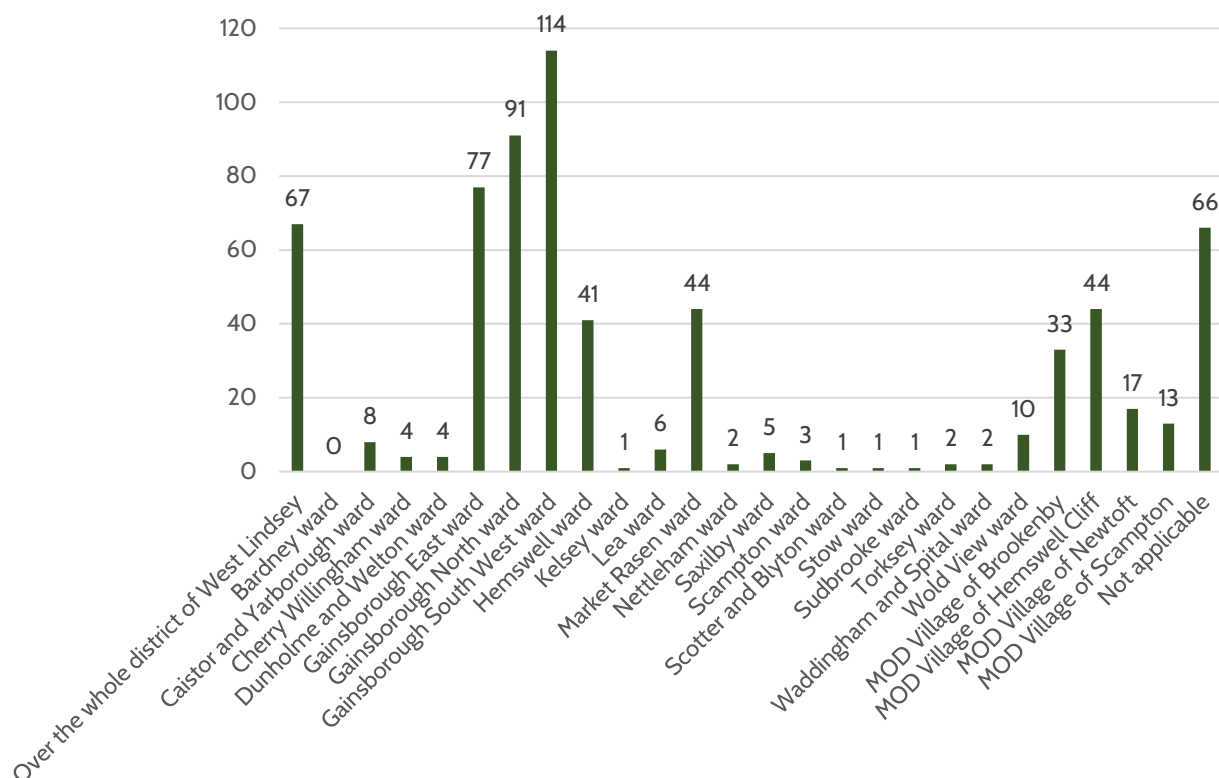


It is notable that different stakeholders had different perspectives on issues with poor property conditions and poor property management in private rented properties in the district. In general, private tenants, residents, those who work in West Lindsey and those who live in a neighbouring district were more likely to consider the issues to be a very big or fairly big problem, compared to landlords and letting/managing agents who tended to say that they were a fairly small problem or not a problem at all.

Respondents were also asked where in West Lindsey that they thought these issues regarding poor property conditions and poor property management were present. Respondents could select as many answers as they thought were necessary to this

question. The area which had the highest response was Gainsborough South West ward, followed by Gainsborough North ward, Gainsborough East ward, and the whole district of West Lindsey.

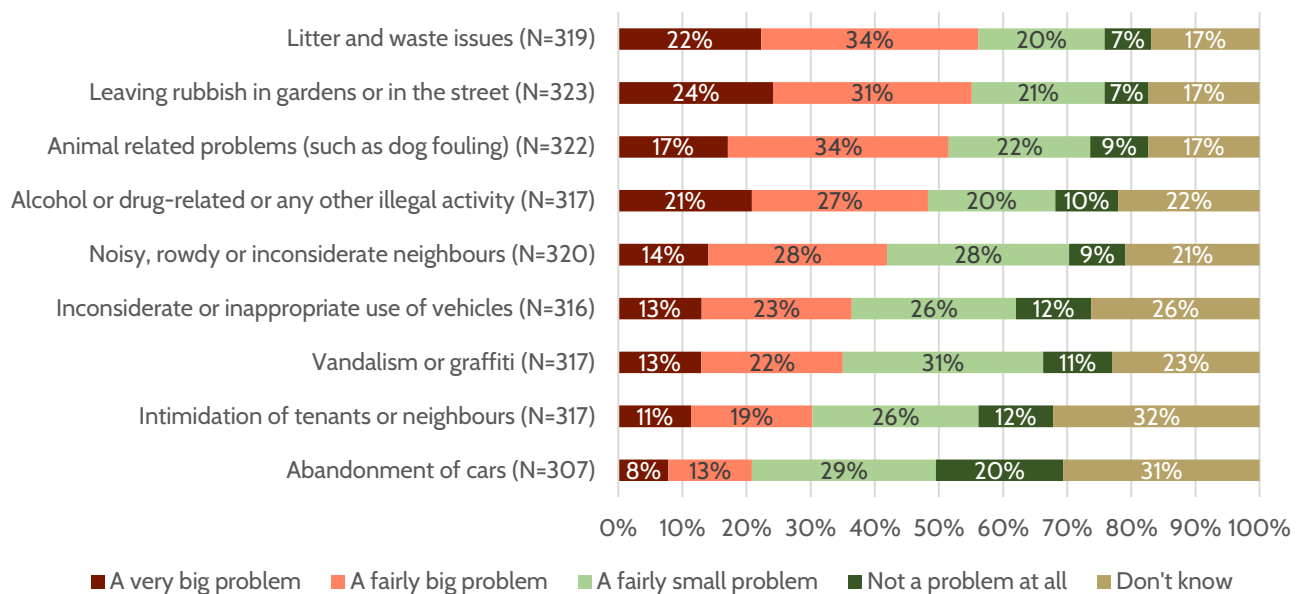
Where in the district respondents think there are issues with housing conditions



Views on anti-social behaviour (ASB) in the district

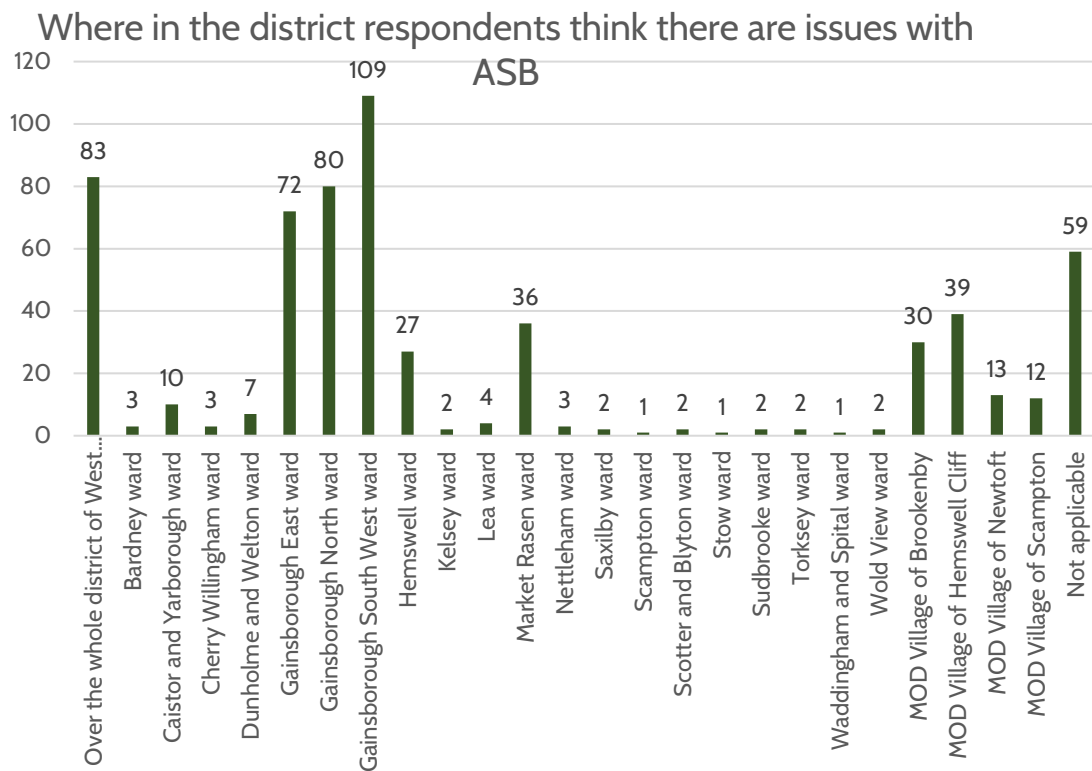
Respondents were asked about their views on anti-social behaviour in private rented properties in West Lindsey. For each question, the number of responses is shown on the graph below as "N=".

Respondents' views on ASB in private rented properties in West Lindsey



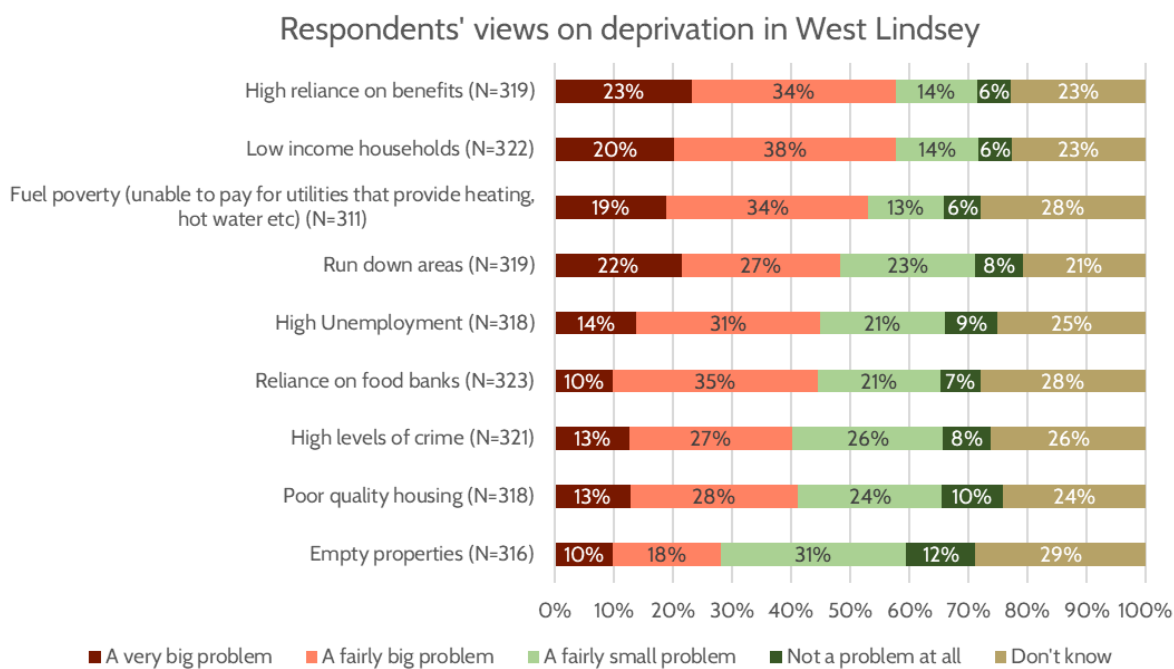
Similarly, to the questions regarding poor property conditions and poor property management, different stakeholder groups had different perspectives on the issues relating to ASB in private rented properties the district. In general, private tenants, residents, housing associations tenants, those who work in West Lindsey and those who live in a neighbouring district were more likely to consider the issues to be a very big or fairly big problem, compared to landlords and letting/managing agents who tended to say that they were a fairly small problem or not a problem at all, although a higher percentage of landlords tended to also say they were a very or fairly big problem than for poor property conditions and management.

Respondents were also asked where in West Lindsey that they thought these issues regarding anti-social behaviour were present. Respondents could select as many answers as they thought were necessary to this question. The area which had the highest response was Gainsborough South West ward, followed by the whole district of West Lindsey, Gainsborough North ward, and Gainsborough East ward.



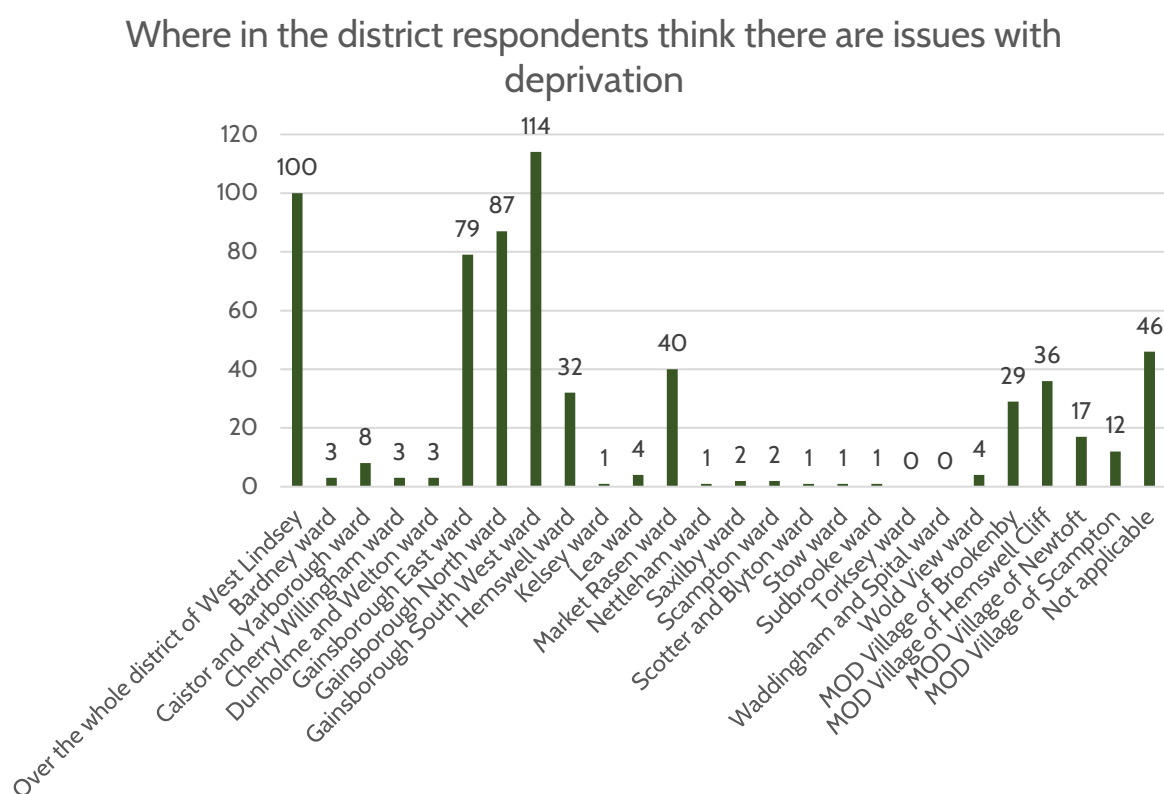
Views on deprivation in the district

Respondents were asked about their views on deprivation in private rented properties in West Lindsey. For each question, the number of responses is shown on the graph below as “N=”.



When looking at the views of different stakeholders on deprivation, there is more consistency across the different groups than when looking at ASB or poor property conditions and management. A higher proportion of landlords and letting/managing agents view the issues of deprivation in the private rented sector as a very or fairly big problem than ASB or poor property conditions and management. All other stakeholder groups also tended to think that the issues of deprivation were very or fairly big problems in privately rented properties in West Lindsey.

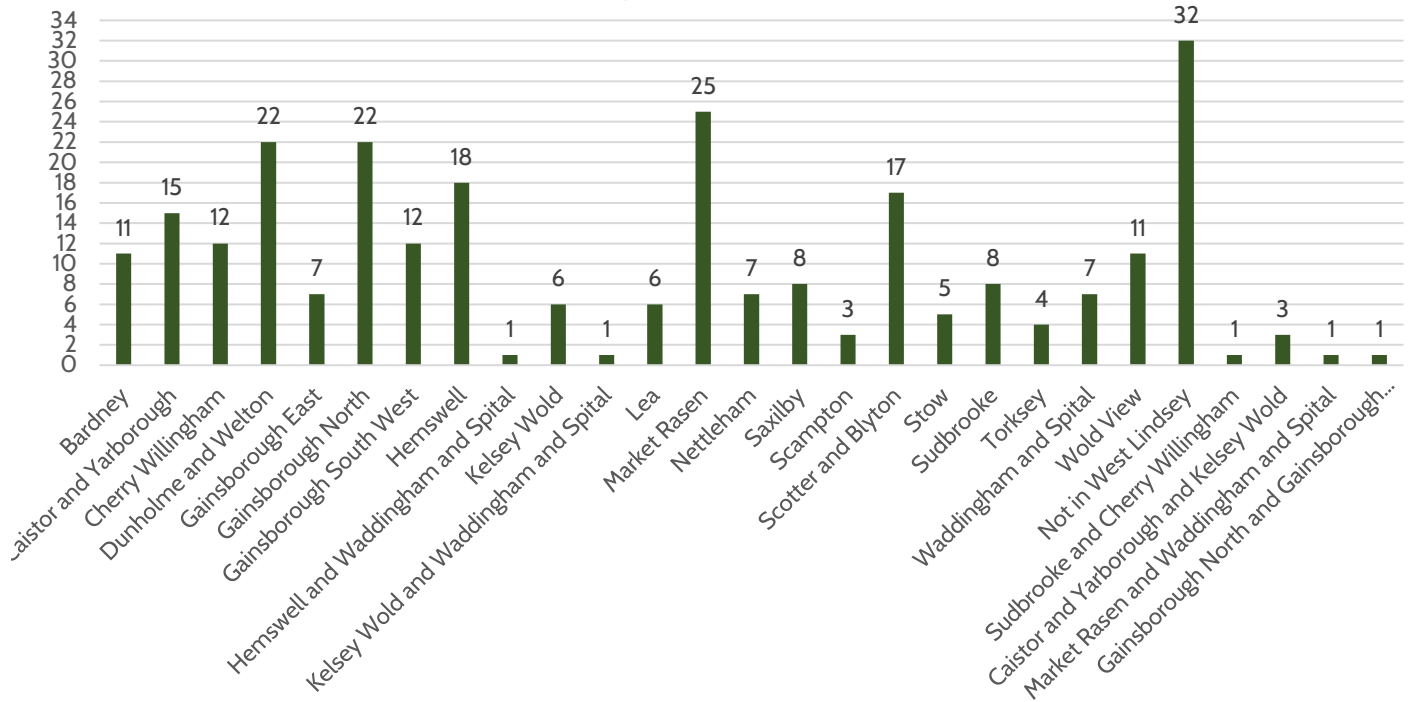
Respondents were also asked where in West Lindsey that they thought these issues regarding deprivation were present. Respondents could select as many answers as they thought were necessary to this question. The area which had the highest response was Gainsborough South West ward, followed by the whole district of West Lindsey, Gainsborough North ward, and Gainsborough East ward.



6. THE PROFILE OF CONSULTATION RESPONDENTS

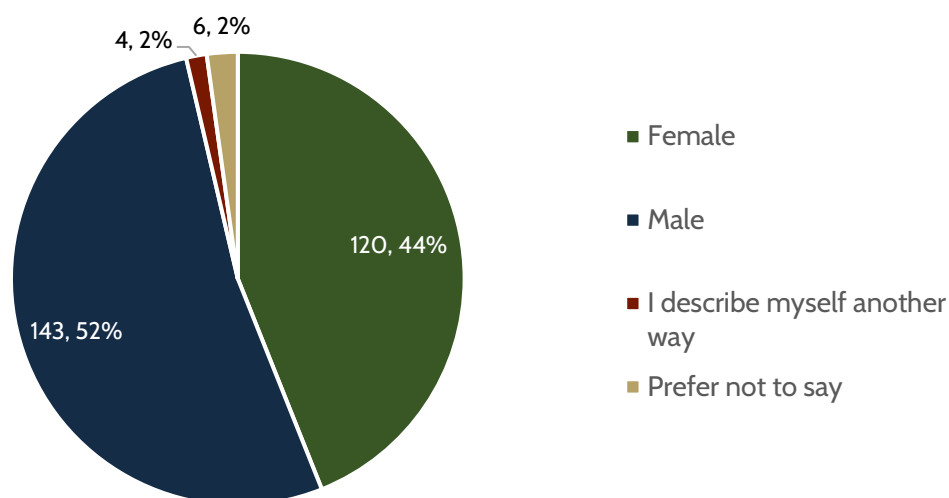
Respondents were asked to provide their postcodes, which were then mapped onto wards, to provide an overview of the spread of responses received. The highest number of responses from within West Lindsey came from Market Rasen, Dunholme and Welton and Gainsborough North.

Respondent's wards

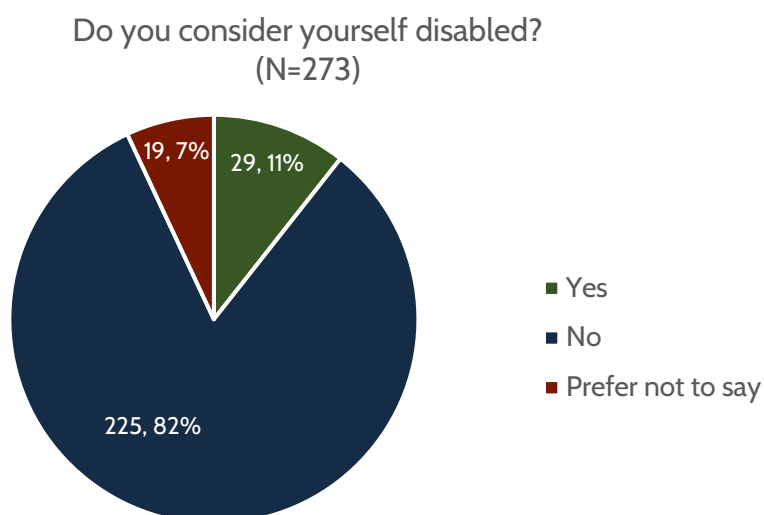


The survey also asked about the characteristics of respondents, to understand if the responses were representative of the wider district.

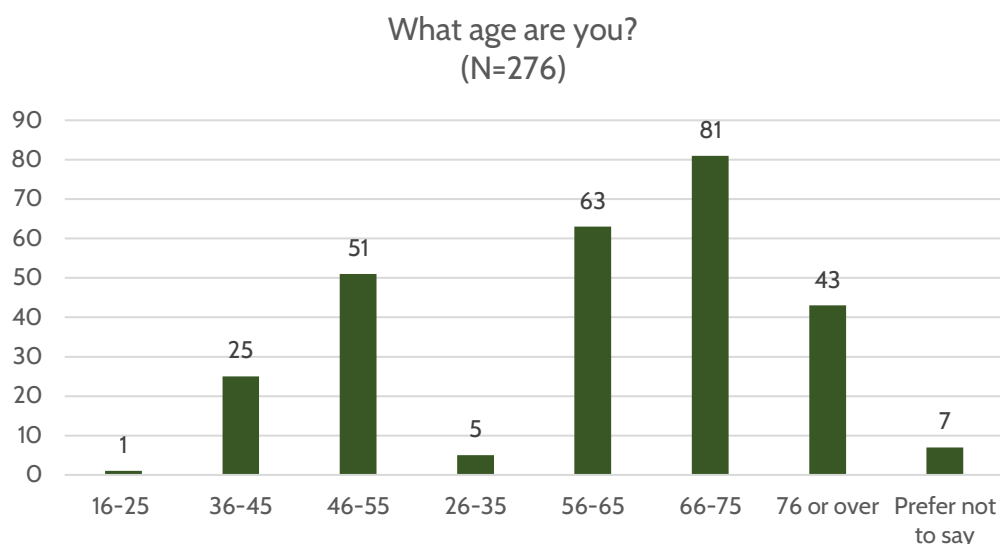
According to the State of the District report (2020), 51% of the population in West Lindsey is female and 49% is male. Male respondents are slightly overrepresented in the consultation survey responses, making up 52% of respondents.

The gender of respondents
(N= 273)

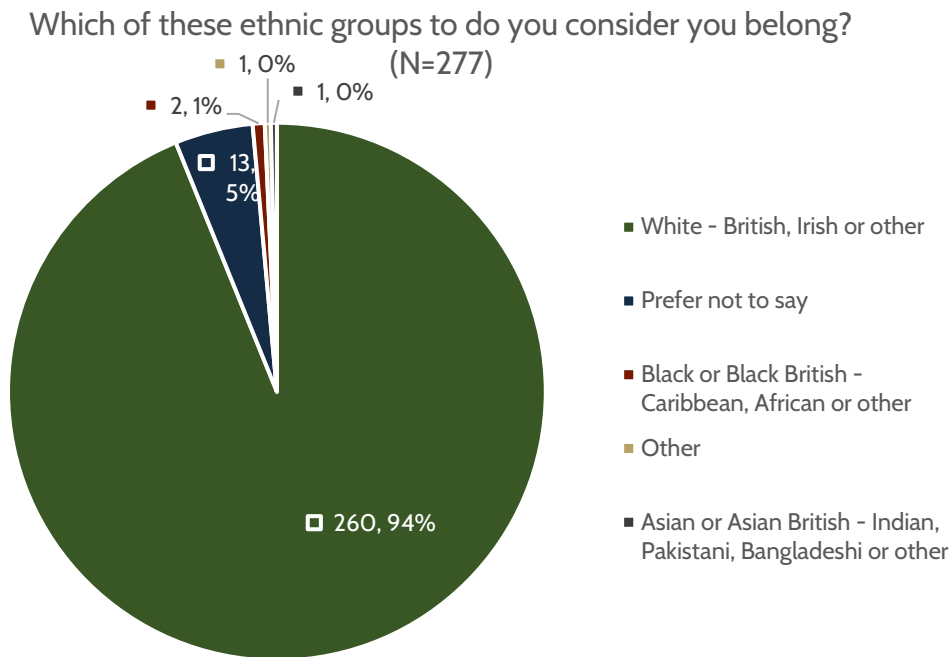
The State of the District report also states that 18.7% of the working age population would consider themselves disabled. This group is slightly underrepresented in the consultation responses, at 10.6%



According to the Population Project by Age Group in the State of the District report, if you take out the 16-and-under age group, the proportion of West Lindsey that is working age (between 16 and 65) is 70%. The proportion that are 66 years and older is around 30%. The proportion of working age respondents was 53% which is lower than the district benchmark. The proportion of older respondents was much higher than the benchmark, at 45%, with the largest number of respondents from the 66-75 age range.



According to the 2011 Census, the proportion of ethnic minority residents in West Lindsey is 3.6%. It is to be expected therefore that the largest proportion of respondents would classify themselves as "white". The number of respondents from ethnic minorities is slightly under the district benchmark, however, a notable number of respondents, 5% did not want to give their ethnicity.



7. FEEDBACK FROM PUBLIC FORUMS

The council held four public meetings which were attended by 44 people. The meetings were held to provide more information about the proposed scheme and to gather feedback from stakeholders who would be impacted by licensing. The public meetings were held over Microsoft Teams, and the council presented information about the proposed schemes, followed by a question-and-answer session. The meetings were advertised on the council's social media, in emails to known private landlords and in a council Landlord / letting agent e-newsletter.

The majority of attendees in the public meetings were landlords. The questions and comments raised during the meeting were responded to verbally during the meeting, or via the meeting's Microsoft Teams chat function. The most common themes of the questions and comments raised during the public meeting were:

- Opposition to the schemes
- Questions about the evidence base
- Landlords will sell their properties / leave the sector
- The costs will be passed onto the tenants
- The council should target specific areas not whole wards
- The costs involved for landlords would be more than just the fee
- Licensing punishes good landlords
- Questions about the licence conditions

- The new scheme is not needed if the prior scheme was successful
- Questions about lack of prior communications about the proposed scheme

All representations to the consultation will be considered in line with the Housing Act 2004 and the council's consideration published as an annex to this consultation.

8. FEEDBACK FROM THE FOCUS GROUP

The focus group was attended by three landlords who were licensed under the previous scheme. The focus group was run by an independent consultancy and council staff did not attend so that landlords would feel comfortable to speak freely.

The focus group looked at what the council could learn from the previous scheme and was held over Microsoft Teams. The views of the landlords were captured and can be found in the appendices. The feedback in the focus group highlighted the following areas landlords felt the previous scheme could be improved:

- Ongoing dialogue between council and landlords
- Carryout activities to raise tenants' awareness of their responsibilities
- Create a complaints process for the licensing scheme
- Use a different partner to administer the scheme
- Support landlords with difficult tenants
- Inspections carried out by HHSRS qualified staff
- Share scheme achievements
- Improve transparency with regards to hazards in priorities and provide landlords with a clear checklist of newer regulations

9. FEEDBACK FROM WRITTEN RESPONSES

The council received 41 written responses to the consultation. 41 of the written responses received a written reply from the council. The most common themes of the questions and comments in the written responses were:

- Opposition to the schemes
- Criticism of the consultation
- Criticism of the previous scheme
- Criticism of the evidence base
- The proposed fee is too high
- Some parts of the proposed designation should be removed
- The council should use the accreditation model (DASH)

All representations to the consultation will be considered in line with the Housing Act 2004 and the council's consideration published as an annex to this consultation.