

**Byker Old Town and Allendale Road South  
Selective Licensing Scheme**

**EVALUATION REPORT**

**Consultation update**



**September 2016**

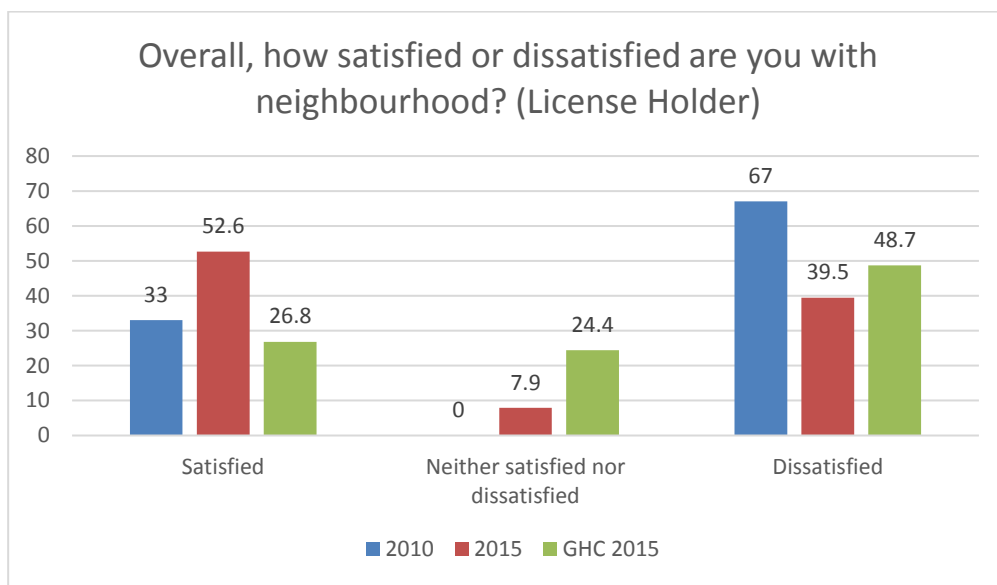
## 1. INTRODUCTION

- 1.1. The Byker Selective Licensing, formal consultation took place between October 2015 and March 2016 while the previous licensing scheme was still in place. Information was sent out to the 132 named license holders for each private rented property in the area. 39 (29.5%) submitted a response. In total these 39 respondents manage 232 properties which equates to 58.6% of licensable properties
- 1.2. Council made the decision to make a further designation and the new scheme is due to start on the 1 October 2016.
- 1.3. In August, four owners made a complaint that the council had failed to consult with them, these owners all had the same managing agent. The council took the view that they had complied with statutory obligations by consulting with the license holders as well as other stakeholders. The expectation was that the representations of the license holders would include the views of the owners.
- 1.4. However, as there was a potential group of 82 owners who may not have been informed of the consultation by their agent (license holder) and may not therefore have had the opportunity to make representations, a 14 day consultation period was opened for owners to express any views they thought should be considered.
- 1.5. 19 responses were received. At least one of the respondents had submitted a questionnaire during the main consultation period. 6 were anonymous so it is unknown whether they had already responded, 2 advised that their agent dealt with such matters and did not complete a questionnaire. 2 agents, who have significant portfolios of properties in the area, advised that they had already made their owners aware of the proposal to introduce a new licensing scheme.
- 1.6. The next section provides details of the outcomes of the second consultation and update the information provided in the Landlord section of the original Byker Selective Licensing Evaluation Report April 2016

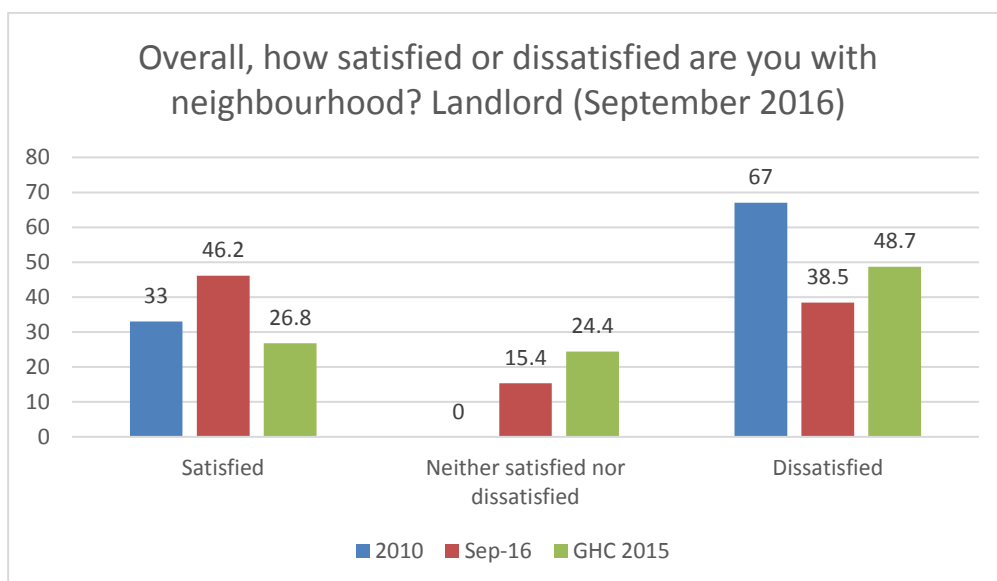
## 2.0 Landlords Survey Results

2.1 Landlords were asked how satisfied they were with the area with 40.5% expressing dissatisfaction with the area and this is down on the initial Selective Licensing consultation in 2009 where it was 61%. Landlords in Byker are almost twice as likely to be satisfied with the area than landlords from Greater High Cross.

**Figure 14 – Landlord – How satisfied are you with the neighbourhood %**



2.2 Updated survey results saw a 6% drop in satisfaction with the neighbourhood with dissatisfaction remain dropping by 1%



2.3 They were also asked what impact licensing had on eight key neighbourhood issues. In all cases landlords' majority opinion was that there had been no change in the last four years since licensing was introduced, followed by don't

know. Only three categories internal and external property condition along with area appearance categories had higher positive views with about a quarter of the landlords stating there had been some improvements. As stated in the evaluation section the wider local and national actions mask the positive benefits of licensing and it is difficult to assess the preventive work which is not visible to the general public.

**Table 4 – How successful has selective licensing been at reducing the following (Landlords)**

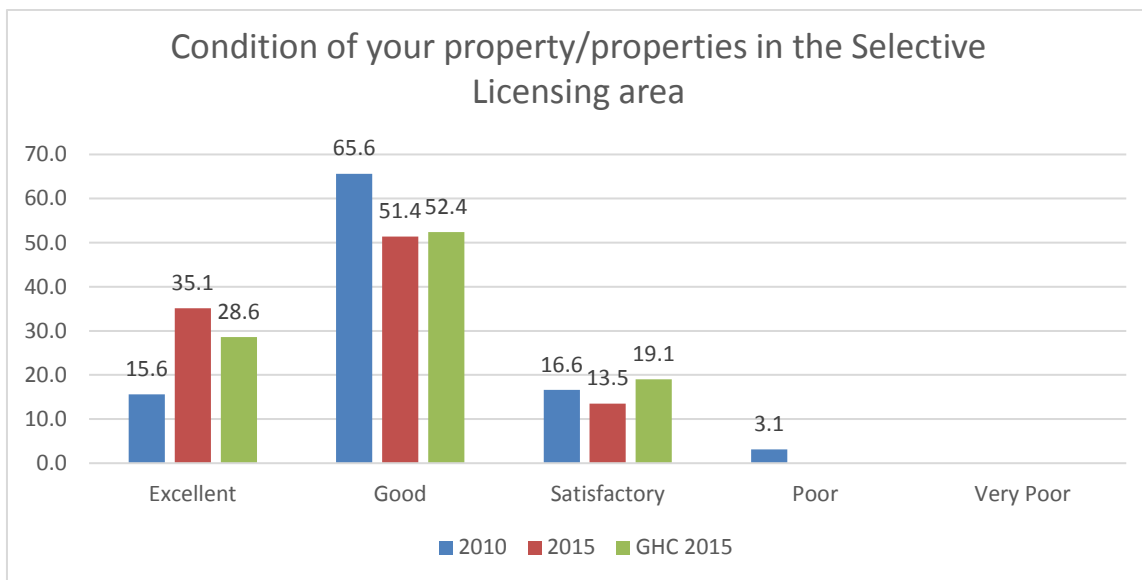
	<b>Successful</b>	<b>No Change</b>	<b>Un- successful</b>	<b>Don't Know</b>
Turnover of tenants	10.5	50.0	15.8	23.7
Empty properties	11.4	37.1	22.9	28.6
Anti social behaviour	16.7	30.6	27.8	25.0
Internal property conditions	26.3	36.8	13.2	23.7
External property conditions	21.1	36.8	0.0	13.2
The management of properties in the area	13.5	35.1	13.5	37.8
Private rented tenant behaviour	13.2	39.5	21.1	26.3
The appearance of the area	23.7	31.6	36.8	7.9

2.4 The September Landlords responses have shift down the percentage of landlords who though that licensing had a positive impact on the factors listed. As with the first consultation the highest response still remains “No change”.

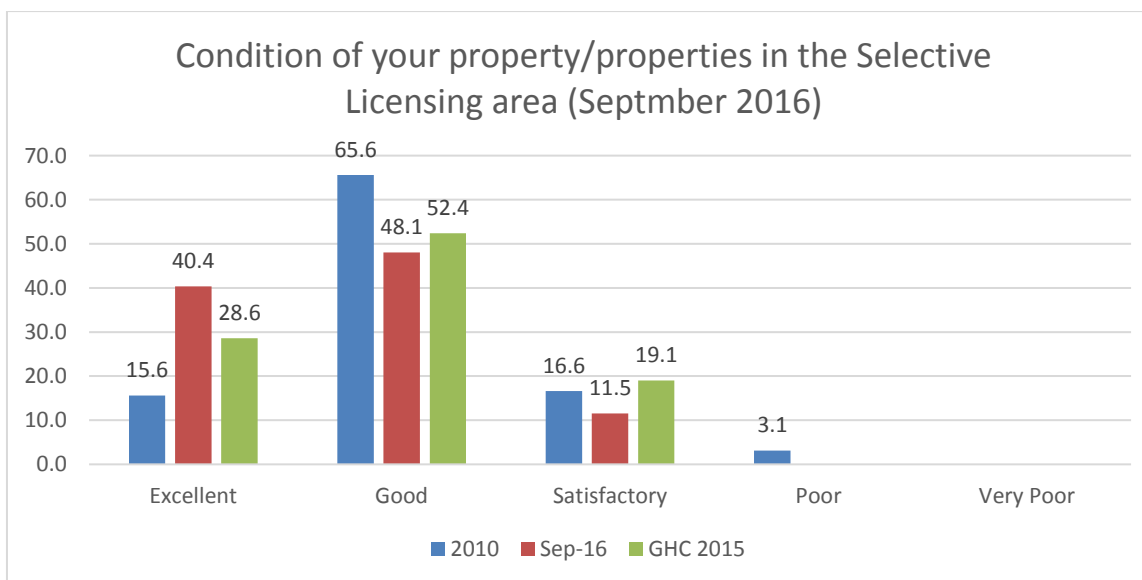
	<b>Successful</b>	<b>No Change</b>	<b>Un- successful</b>	<b>Don't Know</b>
Turnover of tenants	7.5	50.9	20.8	20.8
Empty properties	8.0	42.0	24.0	26.0
Anti social behaviour	11.8	37.3	27.5	23.5
Internal property conditions	18.9	43.4	15.1	22.6
External property conditions	15.1	45.3	34.1	11.3
The management of properties in the area	9.6	36.5	21.2	32.7
Private rented tenant behaviour	9.4	41.5	22.6	26.4
The appearance of the area	17.0	39.6	35.8	7.5

2.5 Landlords were asked to rate their property condition and 86% of landlords rated their properties as good or excellent (slightly up from the 2010 survey at 81%). Landlords in Byker and Greater High Cross both had similar opinion on the condition of their properties. Resident’s survey showed that 61% private tenants rated their property as good or excellent.

**Figure 15 – Landlord – Condition of your properties %**



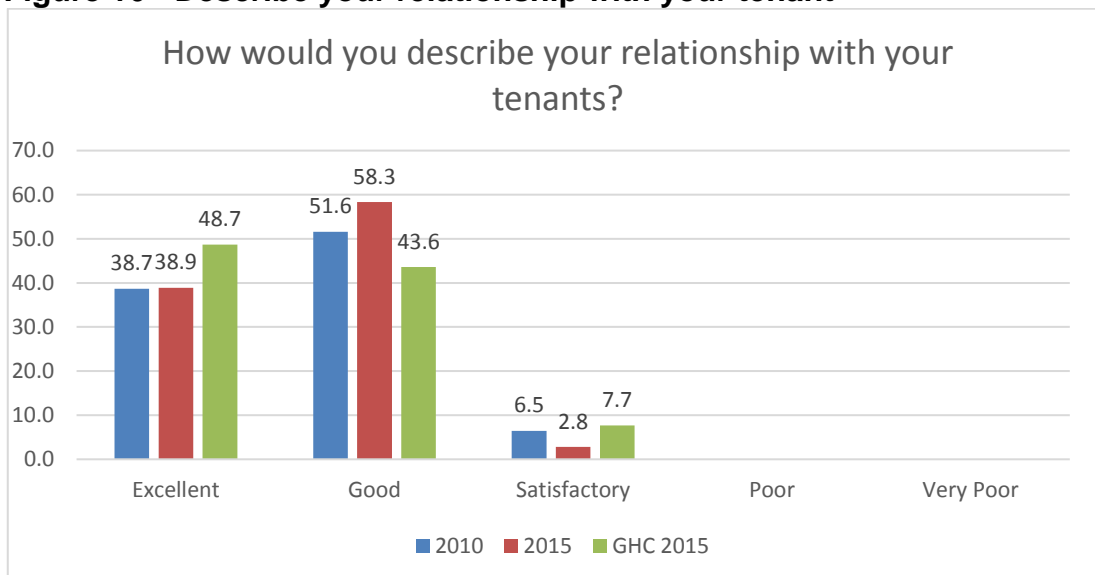
2.6 There is no significant changes in Landlords opinion of their property conditions with 88.5% compared to 86% in the original survey who thought their properties were in good or excellent condition.



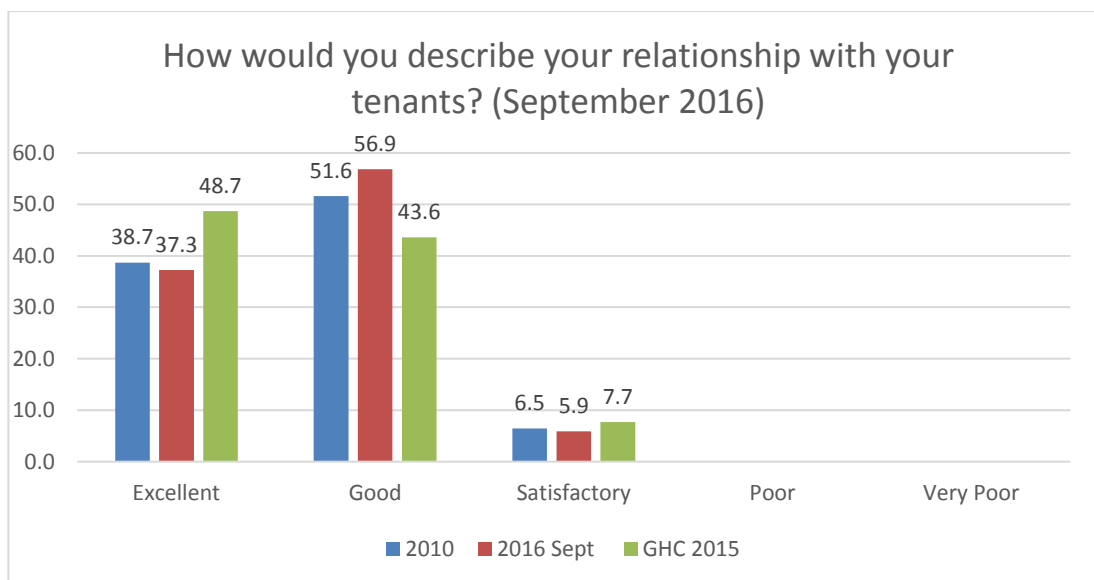
2.7 Landlords were asked about their relationship with their tenants and 98% thought they had excellent or good relationships with their tenants (93% in 2009). The resident’s survey showed that 67% of private tenants rated their landlord as good or excellent. There has been a small improvement in the

relationship with tenants in the four years and levels are higher than Greater High Cross.

**Figure 16 - Describe your relationship with your tenant**

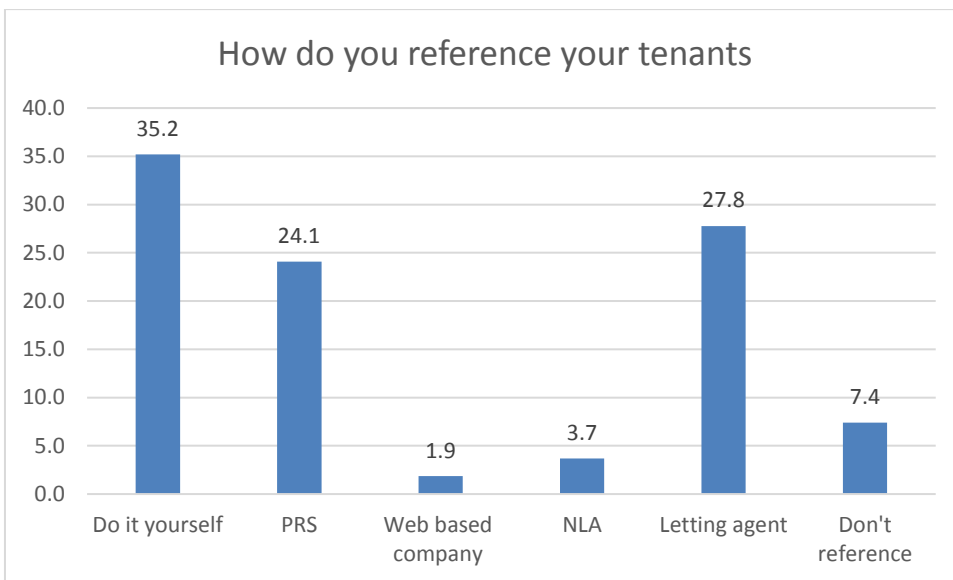


2.8 Relationship with tenants still remains high with 94.1% stating that they had good/excellent relationships slight drop from the original 98%.

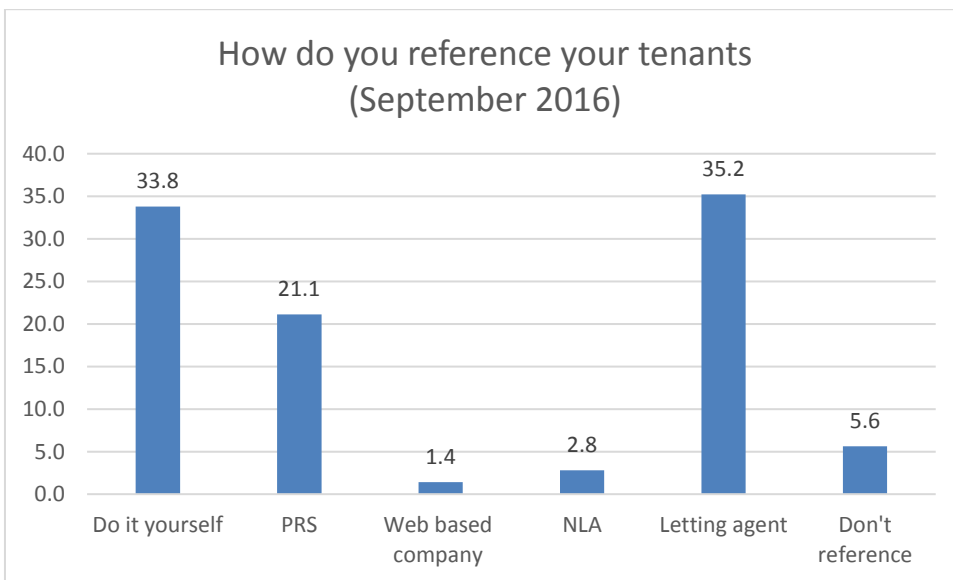


2.9 Landlords were asked how they sourced their tenants with the majority using a combination of methods including letting agents, PRS, word of mouth and internet. They were also asked how they referenced their tenants and again most landlords used a combination of measures with 35% saying they did themselves followed by a letting agent.

**Figure 17 – Landlord - how do you reference your tenants?**

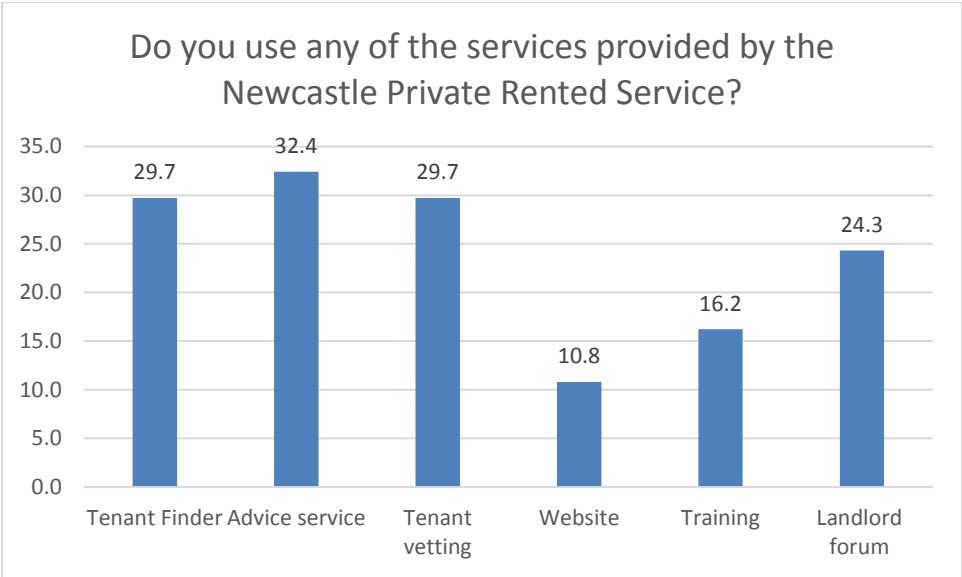


2.10 As expected there is an increase in the percentage using agents which reflective of the September consultation, which was targeted at owners using agents as their license holders.

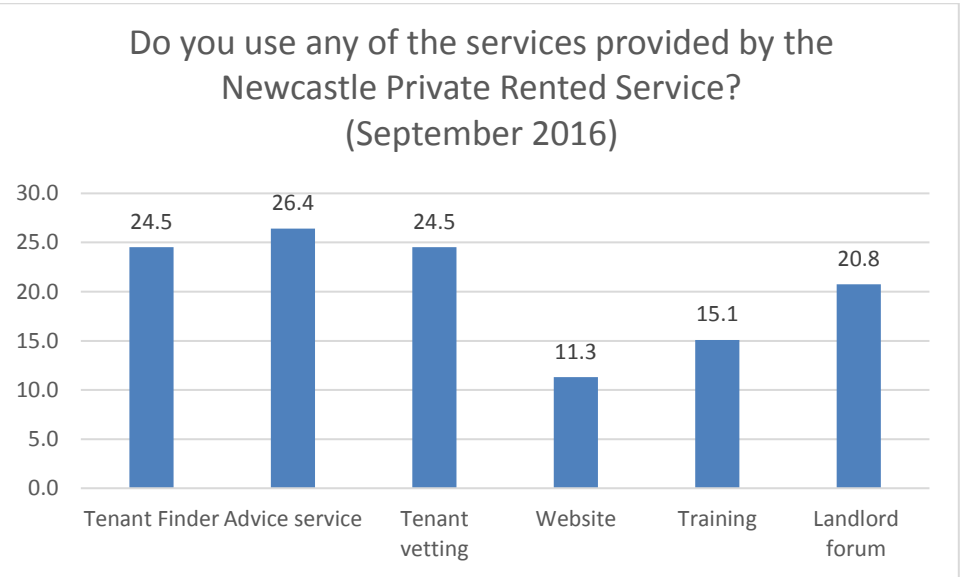


2.11 There has been an increase in the proportion of Landlords accessing the services available through the Private Rented Service up from 42% to 56%. Landlords will use multiple services with help finding tenants, general advice and tenant vetting accessed the most.

**Figure 18 - Landlords – Private Rented Services, services used**



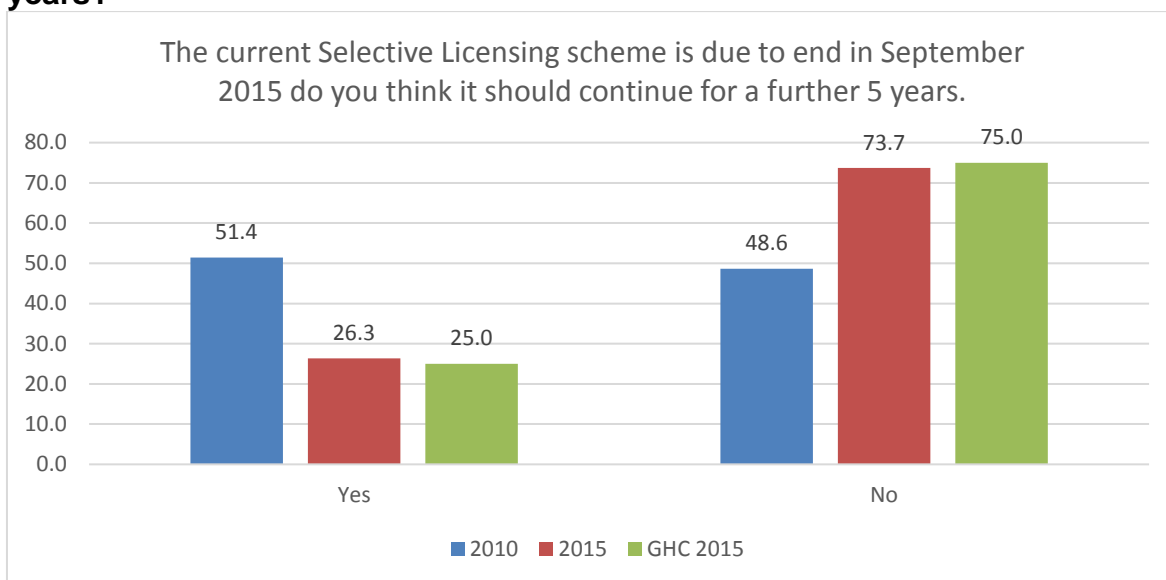
2.12 The numbers are lower due to these September responses from owners with agents so are less likely to be aware of the services available or if their agent uses the services.



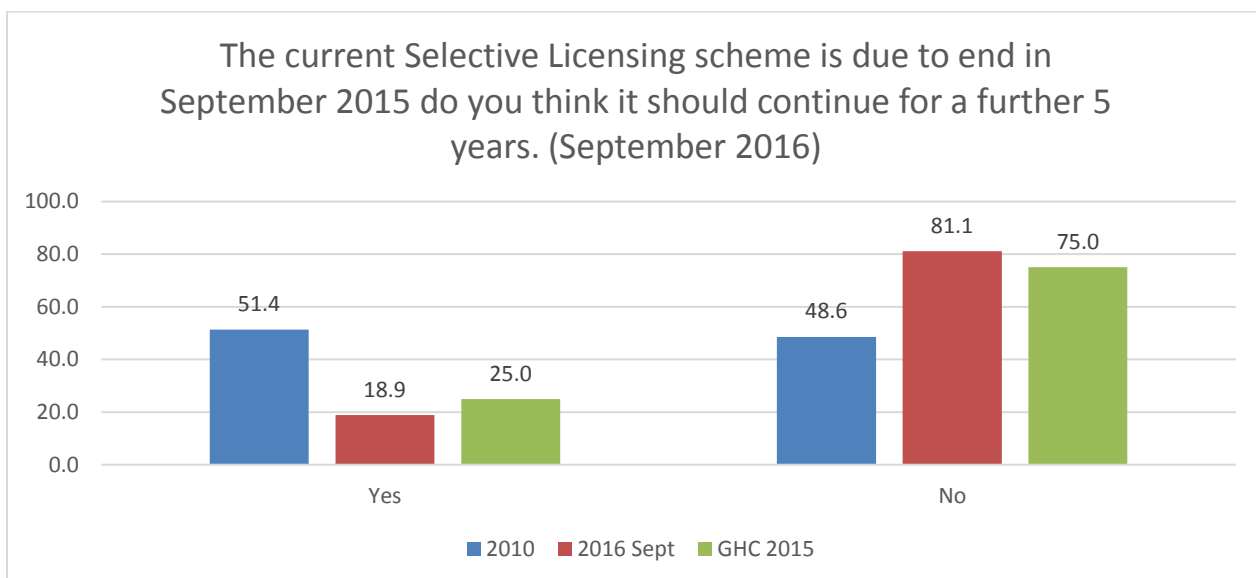
2.13 The landlords were asked if licensing should continue with 73% saying no. This was a significant increase in the proportion of landlords not wanting licensing. The high no response is similar to the response from Greater High Cross at the same period in the licensing scheme.



**Figure 19 – Landlord should Selective Licensing continue for a further 5 years?**



2.14 As with the previous survey the continues to be the majority of landlords do not the scheme continuing raising from 73.7% to 81.1%



2.15 The conclusions to the original landlord survey still remain valid which was as follows. The landlord survey clearly shows that the landlords consider that their properties are in good condition and they have a good relationship with their tenants. They think that selective licensing has made little impact on the neighbourhood and the majority, 81.1% (original report 75%) are against the scheme continuing.

2.16 The survey provided free texts boxes to comment on the impact licensing had on the neighbourhood. The September responses did not raise any additional issues which were not raised in the original survey.

## APPENDIX 1- CONSULTATION SURVEY RESULTS

### LANDLORD REPOSNES

Landlord	How long have you owned or managed property in the Selective Licensing area?	Overall, how satisfied or dissatisfied are you with neighbourhood?				
		Very Satisfied	Fairly Satisfied	Neither satisfied nor dissatisfied	Fairly Dissatisfied	Very Dissatisfied
39	464.25	5	15	3	8	7
%	12.55%	13.16%	39.47%	7.89%	21.05%	18.42%
Sept 2016						
14	169	0	4	5	3	2
	12.48%	0.00%	28.57%	35.71%	21.43%	14.29%
Revised						
53	633.25	5	19	8	11	9
	12.42%	9.62%	36.54%	15.38%	21.15%	17.31%

Please describe the condition of your property/properties in the Selective Licensing area					Are you a member of the National Landlords Association or any other recognised landlord body?	
Excellent	Good	Satisfactory	Poor	Very Poor	Yes	No
14	19	5	0	0	21	16
36.84%	50.00%	13.16%	0.00	0.00	56.76%	43.24%
Sept 2016						
7	6	1	0	0	4	9
50.00%	42.86%	7.14%	0.00%	0.00%	30.77%	69.23%
Revised						
21	25	6	0	0	25	25
40.38%	48.08%	11.54%	0.00%	0.00%	50.00%	50.00%

**Do you use any of the services provided by the Newcastle Private Rented Service?**

Do not use any	Tenant Finder	Bot aware of the PRS	Advice service	Tenant vetting	Website	Training	Landlord forum	RDS
17	11	1	12	11	4	6	9	10
43.59%	28.21%	2.56%	30.77%	28.21%	10.26%	15.38%	23.08%	25.64%
Sept 2016								
9	2	2	2	2	2	2	2	3
64.29%	14.29%	14.29%	14.29%	14.29%	14.29%	14.29%	14.29%	21.43%
Revised								
26	13	3	14	13	6	8	11	13
49.06	24.53%	5.66%	26.42%	24.53%	11.32%	15.09%	20.75%	24.53%

**Do you use any of the services provided by the Newcastle Private Rented Service?**

ASB Tenants	Eviction/Notices	ASB Other	Disrepair	Empty Homes
7	5	8	4	13
17.95%	12.82%	20.51%	10.26%	33.33%
Sept 2016				
0	1	1	0	2
0.00%	7.14%	7.14%	0.00%	14.29%
Revised				
7	6	9	4	15
13.21%	11.32%	16.98%	7.55%	28.30%

**HOW SUCCESSFUL HAS SELECTIVE LICENSING BEEN IN REDUCING**

Turnover of tenants				Empty properties			
Successful	No change	Unsuccessful	Don't Know	Successful	No change	Unsuccessful	Don't Know
4	19	7	9	4	13	9	10
10.26%	48.72%	17.95%	23.08%	11.11%	36.11%	25.00%	27.78
Sept 2016							
0	8	4	2	0	8	3	3
0.00%	57.14%	28.57%	14.29	0.00%	57.14%	21.43%	21.43%
Revised							
4	27	11	11	4	21	12	13
7.55%	50.94%	20.75%	20.75%	8.00%	42.00%	24.00%	26.00%

<b>Anti social behaviour</b>			
<b>Successful</b>	<b>No change</b>	<b>Unsuccessful</b>	<b>Don't Know</b>
6	11	11	9
16.22%	29.73%	29.73%	24.32%
Sept 2016			
0	8	3	3
0.00%	57.14%	21.43%	21.43%
Revised			
6	19	14	12
11.76%	37.25%	27.45%	23.53%

### HOW EFFECTIVE HAS LICENSING HAS BEEN IN IMPROVING

<b>Internal property conditions</b>				<b>External property conditions</b>			
<b>Successful</b>	<b>No change</b>	<b>Unsuccessful</b>	<b>Don't Know</b>	<b>Successful</b>	<b>No change</b>	<b>Unsuccessful</b>	<b>Don't Know</b>
10	14	6	9	8	14	12	5
25.64%	35.90%	15.38%	23.08%	20.51%	35.90%	30.77%	12.82%
Sept 2016							
0	9	2	3	0	10	3	1
0.00%	64.29%	14.29%	21.43%	0.00%	71.43%	25.00%	7.14%
Revised							
10	23	8	12	8	24	15	6
18.87%	43.40%	15.09%	22.64%	15.09%	45.28%	34.09%	11.32%

<b>The management of properties in the area</b>				<b>Private rented tenant behaviour</b>			
<b>Successful</b>	<b>No change</b>	<b>Unsuccessful</b>	<b>Don't Know</b>	<b>Successful</b>	<b>No change</b>	<b>Unsuccessful</b>	<b>Don't Know</b>
5	13	6	14	5	15	9	10
13.16%	34.21%	15.79%	36.84%	12.82%	38.46%	23.08%	25.64%
Sept 2016							
0	6	5	3	0	7	3	4
0.00%	42.86%	35.71%	21.43%	0.00%	50.00%	21.43%	28.57%
Revised							
5	19	11	17	5	22	12	14
9.62%	36.54%	21.15%	32.69%	9.43%	41.51%	22.64%	26.42%

<b>The appearance of the area</b>			
<b>Successful</b>	<b>No change</b>	<b>Unsuccessful</b>	<b>Don't Know</b>
9	12	15	3
23.08%	30.77%	38.46%	7.69%
Sept 2016			
0	9	4	1
0.00%	64.29%	28.57%	7.14%
Revised			
9	21	19	4
16.98%	39.62%	35.85%	7.55%

<b>The current Selective Licensing scheme is due to end in September 2015 do you think it should continue for a further 5 years.</b>		<b>How many properties do you own/manage in total?</b>	<b>How many properties do you own/manage in total in the Selective Licensing area?</b>	<b>In the Selective licensing Area what is the average length of tenancy?</b>
<b>Yes</b>	<b>No</b>			
10	29	1786	232	28.20
25.64%	74.36%	46	6	28
Sept 2016				
0	14	97	32	39.5
0.00%	100.00%	6.93%	2.29%	31.23%
Revised				
10	43	1883	264	31.15
18.87%	81.13%	35.53%	4.98%	31.15%

<b>Do you</b>			
<b>Own the property</b>	<b>Manage the property</b>	<b>Other</b>	<b>Other (Text)</b>
32	9	1	0
76.19%	21.43%	2.38%	0.00
Sept 2016			
14	0	0	0
100.00%	0.00%	0.00%	0.00%
Revised			
46	9	1	0
82.14%	16.07%	1.79%	0.00%

<b>How do you normally find tenants for your property/properties?</b>						
<b>Word of mouth</b>	<b>Letting Agent</b>	<b>Internet</b>	<b>PRS</b>	<b>Advert</b>	<b>Other</b>	<b>Other (Text)</b>
18	16	12	8	3	1	0
25.71%	22.86%	17.14%	11.43%	4.29%	1.43%	0.00
Sept 2016						
3	9	3	2	1	0	0
14.29%	42.86%	14.29%	9.52%	4.76%	0.00%	0.00%
Revised						
21	25	15	10	4	1	0
23.08%	27.47%	16.48%	10.99%	4.40%	1.10%	0.00%

<b>How do you reference your tenants</b>					
<b>Do yourself</b>	<b>PRS</b>	<b>Web based company</b>	<b>NLA</b>	<b>Letting agent</b>	<b>Don't reference</b>
20	13	1	2	15	4
36.36%	23.64%	1.82%	3.64%	27.27%	7.27%
Sept 2016					
4	2	0	0	10	0
25.00%	12.50%	0.00%	0.00%	62.50%	0.00%
Revised					
24	15	1	2	25	4
33.80%	21.13%	1.41%	2.82%	35.21%	5.63%

<b>How would you describe your relationship with your tenants?</b>				
<b>Excellent</b>	<b>Good</b>	<b>Satisfactory</b>	<b>Poor</b>	<b>Very Poor</b>
15	21	1	0	0
40.54%	56.76%	2.70%	0.00	0.00
Sept 2016				
4	8	2	0	0
28.57%	57.14%	14.29%	0.00%	0.00%
Revised				
19	29	3	0	0
37.25%	56.86%	5.88%	0.00%	0.00

Please tell us why your are satisfied or dissatisfied with the neighbourhood	Please tell us why you think licensing should continue or stop	Do you have any additional comments on the impact that Selective Licensing has had on management and condition of properties and the neighbourhood?
Less troublesome tenants therefore much easier to attract better quality tenants less issues including rent arrears	Even if it is going to cost me money it works - don't stop it if it works	great Staff, helps a lot, help evicting troublesome tenants faster would be a major breakthrough if you could agree lobby the government
The area has not improved due to the scheme ASB is still high	No improvement to the area by scheme, where did the fees go	
The area has improved since the scheme started but is still run down and there is still ASB	The area would definitely suffer without it	The majority of properties need attention
it looks like there are a lot of problem families around people are drinking alcohol out on the street. I have been burgled twice some of the properties still do not have fences.	Although it made a difference internally outside the properties are still very poor and there are still problems with tenants around.	Some internal improvements but not much else outside and in the neighbourhood
Problem Still the same tenants in social housing causing them, with what seems to be no come back drug dealing even murders so why do we have to pay for license	waste of time as social housing causing problems just paying for nothing cost to me of £1500 council tax for long term empty property	It has had no effect on the area where my properties are. No decent people want to live there drug dealing fighting in the street, rubbish in gardens, broken doors window, its still disgraceful. Have you been to Scarborough Road, social housing and have to pay 150% Council Tax is disgusting I don't want that type of people the Council vetted for me 4 years ago.
Many private properties are not being kept in reasonable conditions ie gardens and rubbish left outside	I think it should continue with landlords who have more than on property.	As I said earlier landlords with more than one property should be licensed and more pressure should be placed on them to make sure there tenants are looking after the properties and not running the area down.
myself and my landlords have invested £2m buying and renovating over 30 properties, bring them up to a good standard and this has attracted better tenants	Only a small fraction of landlords have been prosecuted and the legislation was already in place to do this	I do not believe that anything achieved in the last 5 years could not have been achieved with the existing legislation. Therefore the Selective Licensing has only added to the landlords problems.
Area seems to be deteriorating	Not worth the cost	
my street Benson Road is fairly quite and the neighbours are good people	We have already paid £500 for our area for the licensing scheme and the council should move on to a new area as a pensioner it is hard enough to get by without paying this fee.	It does not matter what the householders in the area vote on the council will bring this new tax on us, its time you the council moved on to a new area and stopped taxing us, as a pensioner it's a struggle to get by normally without this added burden, I hope you act on my comments but i very much doubt it.

I have not noticed a positive or negative impact on the area		
Never had any problems	It has done its job	I would not buy in a selective licensing area again too much time needed and cost
Area fine, tenants poor	Just a profit centre for the Council	Total waste of time for landlords such as myself that use agents, licence the agent not the owners.
I think the area has deteriorated since purchase. However I do think the Selective Licensing is preventing it from deteriorating further	I feel it is essential in order to maintain the area at its current standard I believe a further 5 years would provide improvements	Having attended forums on this subject, I feel in general landlords don't fully understand how much selective licensing benefits them. The Selective Licensing Team prevented a problem tenant moving into the flat above the one I own. This would undoubtedly lead to me losing my excellent tenant. Whilst £500 is a large amount of money to pay for the fee, it would have cost me much more had I lost my tenant.
Never had any issues		
There is a lot of crime and ASB	This scheme addresses and imposes demands on landlords and their properties however the problem is caused by the residents and this is not addressed.	As mentioned before the problem is social and the scheme does not cover that, a better targeted initiative is required
	The good work needs to continue	I think Selective Licensing is important in preventing ASB. It helps to protect owner occupiers who suffer sometimes at the hands of ruthless landlords.
	If the high standards are for all then that is good, don't think the high cost should be applied to existing members	When the scheme was initially launched we did everything asked to get our property up to standard and paid the license fee it was a long time before we received our license, yet we had threats of large fines if we did not act quickly.
The area has not improved in the 4 years property remains difficult to sell or rent	Responsible landlords like ourselves do not need SL and there has been no improvements.	I feel that this was a costly exercise that was not necessary for both ourselves and you.
Since Selective Licensing has been in the area it has not improved it has gradually got worse the overall look of the area does not lend itself to any decent person wanting to live there I believe if the council installed alley gating in the back lanes this may stop ASB.	I don't think continuing with a further 5 years will make any difference as the last 5 years have made the area worse	When I first started to rent my property I was able to rent to a professional. Since selective licensing I am only able to rent to housing benefit because the area is so bad professionals do not want to rent in the area. I am constantly having to contact myself due to the state of the back lanes e.g. rubbish and ASB. I have had to install security cameras to the front and back of my property.



The area has been ok never had a problem with it. I fail to see why it is just a few streets that fall into the licence area	As stated above I don't know why its just a few streets/properties	I try to manage my property the same most of my tenants have been with me for years. Some home owners in the selective licensed streets try to use the scheme as a ransom. I keep all my properties in good repair so scheme is no use to me.
	Save the costs. It is a waste of time. It is a sledgehammer to crack a walnut solution. If ever there was a time to dispense with needless expenses, it is now. I'd rather you saved the local library or filled in the potholes in my street.	No effect, no point
	I just feel good decent landlords are being penalised for a small minority	
There are still overgrown gardens and properties that look uncared for lots of graffiti an walls garage doors untidy back lanes	I have ticked successful however there should have been a box for some improvements as there is more to do.	
This should be for the bad landlords not for good ones as well	It is too expensive for licence fee	Yes the properties in the selective licensing have improved.
Fencing and walls down rubbish in yards not cleaned up	It does not make a difference	
	the area is obviously benefitting from the scheme	In the last year my direct knowledge of the are has been with that period) I see physical improvements clean up to the area and talking to locals despite the troublesome issues still existing hear of general improvements.
We bought the flat in the hope that the area would improve. This has not happened	They have been improvements. I would like to see this stigma removed from the area.	Because of the blight attached to Selective Licensing most owner/occupiers have moved out of the are. House prices have dropped. License have been granted without the properties being inspected. The money wasted on these could have been spent on improving properties.
never had any real problems with the area.	Its pointless and bureaucratic	It had no impact
Area looks unkempt and neglected	The scheme should approach absent landlords to conform	It is imperative that an official body overseas landlords in the area due to the absent landlords who have no idea how run down their properties are and take no notice of neighbouring responsibilities landlords whose property are affected by theirs
	because it should include every landlord not just a selective few	

All of my properties are accredited lots of private landlords do not look after their properties. The garden walls are a disgrace.	The street seen quite and poor landlords are being exposed	I really think some environmental works would improve the area support to do walls and gardens. I think some NCC involvement with lettings would also help, I use PRS
	As long as you don't hit landlords in their pockets	I feel that peanuts are cracked with sledge hammer in our case as we are in the heart of the Selective area and yet some landlords still don't have a licence!! And operate below the radar.
Tenants do not pay their rents on time or not at all and neighbours do not really come for other properties for example I own a upstairs flat and people on the downstairs flat have broken my fence	It is costing landlords it does not seem to make and difference to the area.	
It has not improved at all you have 5 years to sort it out you have failed.	It has never improved any external appearance in the area	None at all the properties that are in disrepair have got worse in Irthing Ave and Chatsworth Gdns. I have asked the question on many times about the appearance of some properties and get told the Council does not have the power to make owners tidy the properties I have not seen any improvements in any aspect at all a complete waste of money
Licensing has stigmatized the area putting off working tenants from area. Streets are a mess	Scheme has failed. Council did not put enough resources into scheme, no value for monies paid	
bins are always full, garden cutting, garden boundary walls are in poor state of repair, Garden bins never removed unless pay, exterior out look of the properties are poor, should be like Walker Road, Newcastle	I cannot see any improvements	To bring up the appearance of the area at front, as well as back of the houses like Walker Road type development which need very urgently
There is a lot of anti social behaviour (including stabbings and a shooting), low demand for housing etc, However, this has always been the case. I don't see the point of the license. There has been no change and I find it hard to see where the licence fee has been spent???	There has been no change and I find it hard to see where the licence fee has been spent. There has still been anti social behaviour (including stabbings and a shooting), low demand for housing etc	Think the license should be scrapped. Waste of money.

<p>There Is a lot of anti social behaviour (including stabbings and a shooting), low demand for housing etc, However, this has always been the case. I don't see the point of the license. There has been no change and I find it hard to see where the licence fee has been spent???</p>	<p>The licence should be scrapped or much cheaper with a clear itinerary of what is being carried out by the council and where and when.</p>	
		<p>Very negative</p>
<p>The area surrounding my property is in a decent area</p>	<p>I don't think it has made any difference to the area.</p>	<p>A I only own one property which is in the area, I can only comment on the area surrounding mine and I don't think it has improved anything.</p>
<p>As I understand very few landlords have been prosecuted as a result of their properties been in poor condition is it not the case that if this scheme was necessary there would surely be more prosecutions and I make the point in case that landlords on the whole are making a good job and this is purely political decision.</p>	<p>We believe the scheme to have a negative rather than a positive effect on the area. It has a negative effect on our ability to sell property in this area. First time buyers won't buy in an area with a selective licence because they will assume it has social problems. We will not be purchasing further properties within this area because we are not inclined to deal with the extra bureaucracy nor stand the extra cost when we have seen little improvement in the area. Plus all the necessary legal requirements are all ready in place with regard to letting properties, we feel we still not be alone in making this decision.</p>	<p>a) Properties in the area are now impossible to sell to first time buyers &amp; new investors are walking away. B) As previously mentioned legislation already exists to prosecute bad landlords, C) This is purely political and pandering to residents even though they don't realise its actually having a negative impact on their house prices') It is having a negative effect on house prices, E) We bought the properties believing the previous scheme to be a one off. We had heard nothing further until we received the email sated 16/08/16 followed by a letter sated August 16 referring to letter sated 1/07/16 which we never received. F) We bought our properties and have spent money improving them. I have not seen much visual improvement in the area. Private residents and social housing properties are still nonregulated and in some cases are in poor condition. G) How can this be fair, could you please explain how this is supposed to work. H) Why is this area of Newcastle treated defiantly is selective licensing to be applied in other areas. I) Investors have an interest and obligation to maintain their properties to the required standards for letting without further burdens.</p>
<p>Very few landlords have been prosecuted for having properties in poor condition and we are not amongst those who have been prosecuted because we do a good job in managing them and maintaining them to a</p>	<p>I have 7 properties in the area but only 1 within the area of the Scheme and would not choose to buy any more in the area if the Scheme were to be continued I believe that the Selective Licensing</p>	<p>Properties within the area of the Scheme are very difficult to sell and Landlords are reluctant to invest  The Scheme is unnecessary to prosecute Landlords as legislation already exists enabling prosecution which seems to rarely happen</p>

<p>good standard without the necessity of there being a Selective Licensing Scheme which serves no purpose other than to impose an extra charge on the landlord which is a disincentive to us to invest further in the area</p>	<p>Scheme acts as a disincentive to buy and further invest in the area as it only adds cost and not value to landlords</p> <p>Also the fact that there is such a scheme highlights potential social problems in the area which again adds only worry and uncertainty to a landlord considering investing in the area</p> <p>I have 7 properties in the area but only 1 within the area of the Scheme and would not choose to buy any more in the area if the Scheme were to be continued</p>	<p>Why does this area need a Scheme when the incidence for antisocial behaviour is more or less in line with other areas? – especially when you look at other nearby areas that are not subject to such a Licence Scheme</p> <p>If there is need for a Scheme here, then why not over a wider area? – that would really kill off private landlords interest in investing</p> <p>We were led to believe that the Scheme was for 5 years only, so why the need to renew? – is the suggestion that the first Scheme has failed and thus the need to renew in which case that dosent make sense? – or is the suggestion that the Scheme has worked, in which case why the need to renew against a backdrop of antisocial behaviour on a much wider scale than in this small particular area?</p>
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I have many issues with regards to this licensing scheme:-

The Housing Act, Rent Act, Health and Safety Acts and the Police PACE Act and all amendments to these acts, cover all the legal requirements for all landlords and tenants. They also include suggested penalties for all and any illegal activities.

I can find nothing extra in the licence scheme which is not already covered under Parliamentary law. Therefore with all the powers needed under the law are already in place, I ask why is a licence scheme necessary?

Relating to ASBO's, environmental complaints and disruptive tenants - all the powers for police and councils are already in place under different acts of Parliament and local byelaws – so again I ask, why is need a licensing scheme necessary?

No evidence has been produced to prove that private landlord tenants are responsible or have been included in the statistics relating to all the alleged poor behaviour in the areas.

I have yet to be informed of how many private landlords' tenants were evicted or how many private landlords were prosecuted using this scheme compared with council tenants and private house owners?

Bad tenants can be dealt with without an extra layer of bureaucracy. There is no need an extra layer of employment to have this communication line.

With austerity in place throughout the country why are you engaging in more layers of administration?

Again referring to ASBO's and all misbehaving persons etc in any area are the responsibility of the councils and in particular the police to deal with these matters directly.

Local council housing officers and neighbourhood policing units can contact any landlord directly to discuss any issues.

Ø How many ASBO's etc were issued and how many to privately rented tenants?

Ø How many to council tenants?

Ø How many to privately owned properties?

I have yet to be given any hard stories or facts to substantiate this scheme.

It is very well known that with the slightest increase of police patrols alone can have a strong influence of just driving the offenders from one area into the next.

Apparently the matters of concern in the area have been brought into line and are now “normal in line with the rest of Newcastle” - therefore I again ask, why is a licence scheme necessary?

Does the council implement the same enforcements with private owned households and council run properties with such vigour you apparently are enforcing upon us - an employer and private landlord?

Annual inspections of properties are not carried out. The council inform me that it is a condition of the licence that licence holders must inspect their properties quarterly. This legislation is already in place and this is another example of duplication.

All tenants who are not happy with their properties have the right to complain to their landlord and if not satisfied can complain to the rent or housing officers who have strong powers under already Parliamentary law to deal with any non-compliance.

The last scheme ended in April 2016 therefore between April and August no scheme.

If the previous scheme was such an apparent success, then why is there a four month gap between the completion and start of schemes?

During the past five years your statistics claim to show that there has been such an improvement throughout the area then why hasn't the scheme been rolled out over the rest of Newcastle?

I, as a landlord, feel I am being persecuted and victimised.

All the powers the council and police want are already in place under Parliamentary Law.

This scheme is an extra layer of unnecessary bureaucracy.

I have not been given any answers to my questions of what do I - the landlord - gain from this scheme?

As a private landlord why should I pay to support local projects (as described in emails sent to me) which are the local council and their council taxpayers' responsibility?

Again, I have asked a number of direct questions relating to the scheme and in return been given statistics which actual answer nothing as I work with statistics' and know how than can be used.

But to use one of the statistics given to me by the council, only a quarter (26%) of 48% of landlords who answered a survey wants the scheme to continue. That is a very poor reflection of what the scheme has tried to achieve.

What I do know is that the council did not consult me and many other landlords in the area as to our input.

That is why we are at this stage of discussion.

I wonder what the percentages would be now.

Again, in an email sent from the council it stated “Selective Licensing is not an optional registration scheme”. YES IT IS optional.

Many local councils have not implemented a scheme or have dropped the scheme for the many reasons repeatedly submitted.

There are sufficient Parliamentary laws to cover all misbehaviour already in operation – Rent Act, Housing Act, ASBOs are just some. Yet the council want to implement an extra layer of administration to enforce laws when there are housing officers, social workers and police officers amongst many already in place.

Again I ask, with austerity in place throughout the country, why you are engaging in more layers of administration.

The National Landlords Association does not support a further scheme for the following reasons:-

- Ø The evidence gathered does not justify this
- Ø A further scheme penalises private landlords with additional costs
- Ø Properties have been inspected and licensed and will continue to be safe without licensing
- Ø The Council has enough powers to deal with any future property standards and tenant behaviour
- Ø There has no change to the area since licensing has been implemented.

I have four properties in the area under this scheme that means I am expected to pay up to a maximum of £2200.00p.

That is a lot of money I have to submit to the council when I am actually doing the council a service by providing good accommodation for your residents.

That's £2200.00 less that I have to spend on services towards the up keep of my properties.

Why has there been an increase of 10% when inflation is low and over the past five years inflation has been a total of about 2.5%?

I, like many other landlords in the area of Newcastle, will have to seriously consider increasing the rents to cover these costs.

You know increased rents could lead to evictions and tenants would have to then will have to be housed by you (the council).

I have borrowed and invested a lot of my own money in your area by purchasing, improving and have maintained my properties to a very good level.

This scheme does nothing to root out bad landlords but will, that I am confident about, put a halt to further investment into the area.

I had previously made enquiries in to the purchasing of two more properties in Newcastle but have now decided not to and I am considering another part of the country. I must be like many other potential landlords/investors' that are considering Newcastle an area no longer worth investing in.

Consider this-

Increase of rents – possible evictions

Newcastle Council to take up the responsibility of evicted tenants

No future investments – how would the chamber of commerce and potential new investors see Newcastle with stealth taxes being implemented?

<p>Very few landlords have been prosecuted for having properties in poor condition and we are not amongst those who have been prosecuted because we do a good job in managing them and maintaining them to a good standard without the necessity of there being a Selective Licensing Scheme which serves no purpose other than to impose an</p>	<p>I believe that the Selective Licensing Scheme acts as a disincentive to buy and further invest in the area as it only adds cost and not value to landlords</p> <p>Also the fact that there is such a scheme highlights potential social problems in the area which again adds only worry and uncertainty to a landlord</p>	<p>Properties within the area of the Scheme are very difficult to sell and Landlords are reluctant to invest</p> <p>The Scheme is unnecessary to prosecute Landlords as legislation already exists enabling prosecution which seems to rarely happen</p> <p>Why does this area need a Scheme when the incidence for antisocial behaviour is more or less in line with other areas? – especially when you look at other nearby areas that are not subject to such a Licence Scheme</p>
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<p>extra charge on the landlord which is a disincentive to us to invest further in the area</p>	<p>considering investing in the area</p> <p>I have 7 properties in the area but only 1 within the area of the Scheme and would not choose to buy any more in the area if the Scheme were to be continued</p>	<p>If there is need for a Scheme here, then why not over a wider area? – that would really kill off private landlords interest in investing</p> <p>We were led to believe that the Scheme was for 5 years only, so why the need to renew? – is the suggestion that the first Scheme has failed and thus the need to renew in which case that dosent make sense? – or is the suggestion that the Scheme has worked, in which case why the need to renew against a backdrop of antisocial behaviour on a much wider scale than in this small particular area?</p>
<p>1. Another scheme would blight the area. The fact of the existence of a second scheme will put off investors but also deter prospective tenants. Why would they move to such a troubled area would be their perception ( when in fact it is not all the statistics show it to be an improved area )</p> <p>2. ASB is in line with the City</p> <p>3. A further scheme is only required if previous failed which is not the case.</p> <p>4. From the Evaluation Report</p> <p>The last scheme has already increased standards</p> <p>ASB 60% reduction and in line</p> <p>97% landlords have good/excellent relationship with tenants</p> <p>67% tenants satisfied</p> <p>Turnover rates have not improved - why would they with another scheme</p> <p>Empty properties reduced - visual appearance already improved</p> <p>Crime on an average</p> <p>Environmental conditions improved</p> <p>Landlords satisfaction with area lower at end of last scheme than at beginning - how Will another scheme help</p> <p>Table 4 items listed mainly no change or unsuccessful</p> <p>Figure 19 75% landlords no to further scheme</p> <p>Figure 21 such has been the impact that 69% of tenants not aware of scheme</p> <p>Figure 22 61% residents happy with neighbourhood 43% in 2010</p> <p>Table5 residents assessment of SL only small % rate success</p> <p>Figure 27 high % tenants now happy with landlords</p>		

Although high % residents want SL to continue 69 % didn't even know about it		
	It has been of no benefit what so ever to us. The area is the same.	This is an expensive waste of time and money to yourselves and to me. This is an unnecessary expenditure to landlords who look after their tenants and property well. You would be better off to fine improper landlords.
not attractive to many people	To expensive bureaucracy	Less money available to spend on maintaining property.
Tenants and landlords do not bring houses up to a good standard therefore bring whole area down.	Because it has not worked or continue but don't expect landlords to pay again.	If Selective licensing would put as much effort into cleaning up the area, chasing bad landlords and bad tenants as they do into arranging useless meetings providing tea and coffee and paying staff who do no do there jobs, I would gladly pay
Some people have no respect.		
Little change over the years	No change	no, please refer to the questionnaire
In five years since the licensing began there has been no visable improvement.	If you can't improve the area in the first preiod, how are you going to do it in the second one.	There has been no improvement to the area if anything it has deteriated it has been a complete waste of money and time. Why did the Council allow it to get to this state in the first place, my husband was born in 71 Allendale Road in 1948 and the area used to be wonderful it used to be called the posh part of Byker
	There has been little to no change in the area I cannot see where any of the money has been spent.	I would like to see a breakdown of costs and income to see what has actually been done.

## Additional landlord comments and views February 2016

### Email

With reference to your letter dated 17th February 2016 regarding the recommendation for a further scheme to be introduced in the same area, I would like to voice my objections.

I originally objected to the first scheme, pointing out that targeting tax paying landlords would not work and the real issues in the area were with vacant properties and problem families. I particularly objected to the fact that I had to pay £1000.00 just because my flats fell into this area, even though I have been a property owner in Scarborough road since 1990 with no issues, but I was told that this was a one off fee with nothing else to pay, or go to court.



It turns out that I was right on the first count, that the scheme has not worked and the area looks and feels the same as it did prior to the selective licensing (SL) scheme being introduced, and the same empty properties are there, probably still being used as crack dens or worse.

But I'm furious that you have decided to do this again, IN THE SAME AREA, asking the same persecuted landlords to yet again stump up hard earned cash to fund an ineffective (proven over the last 5 years) bureaucratic department which admits it has to effect sustained interventions to get the neighbourhood in some order.

Instead of doing the same thing, in the same area to the same landlords/tenants, why not try SL in an area adjacent to these streets, do you really think the problems around Byker town are isolated to this area, you could not be more wrong. You have already rounded up the landlords, took their money and educated them on how to behave, surely this new incentive would be far better set in an area where the landlords have not yet done any obligatory hoop jumping and who have not already paid through the nose, your just hitting the same people with the same stick.

So this time round it will cost me £1100.00, how can this be justified? I want a breakdown of exactly how this figure was arrived at and how the money is distributed.

If this is pushed through in June I will take legal advice on the matter, I was distinctly informed by your department that the licensing fee was a one-off payment, never was I told this would be a 5 yearly scheme. I will also be writing to my local MP, the tax payer is always interested in how government money is spent, or wasted in this instance.

What I will certainly consider is selling up and buying property in an area of Byker or Walker that falls outside of the SL scheme, as you say in your letter, you require more time to develop the area further and get it to "self sustaining", whatever that means, therefore this persecution could go on for decades.

Could you please advise where and when I can officially "cast my vote" if there is such an opportunity, I will this just be bull dozed through regardless of what the feedback is, just like the last time.

## **Email**

Further your recent letter regarding the above to extend the license scheme to help improving the areas.

I have a comment to make i.e. Why Landlords have to pay for this service as this should part of the council's duty to check documentation on need basis with landlords. Previous license took 3 year to come to landlord's hand, By giving this licence, I don't think so you are catching the Rogue landlords.

Fee should be abolished for this service and you as a council has power to execute that all landlord should submit the certificate on need basis, when your department needs them.