

HOUSING ACT 2004 ADDITIONAL LICENSING SCHEME

CONSULTATION RESULTS

4TH MARCH 2021



THE HEADLINES AND METHODOLOGY

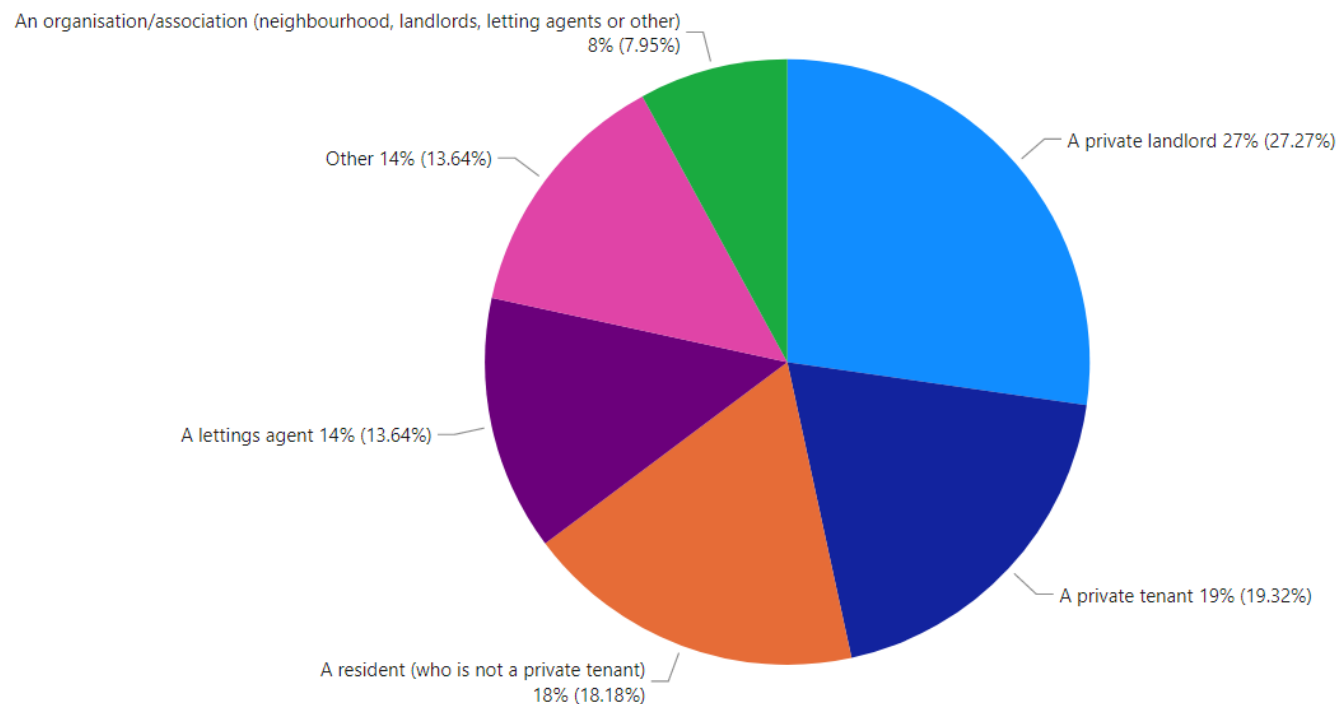
89 responses (90 online consultation survey conducted through Smart Survey, 5 by email (2 submitted after consultation close))

- The consultation opened on the 19th of November and lasted 13 weeks until the 18th of February (an extension was granted due to changes to the website which disabled the link for a couple of days)
- When the total sum of percentages does not amount to 100%, it signifies that others did not respond to that question

Largest groups of respondents: Private Landlords (27% s=24), followed by Private Tenants (**18% s=16**) and Residents (**18% s=16**)

- Within the Other respondent type, we find Westminster Council employees, two London councils and a series of different uncategorised respondents

Split opinion on the proposal to introduce the Scheme: **48% agreement** with Additional Licensing proposal (**25%** agreement amongst landlords, **62%** amongst private tenants and **69%** amongst residents) compared to **49% disagreement** (**70%** disagreement amongst landlords, **31%** amongst private tenants and **25%** amongst residents)



Key stakeholders that provided consultation responses:

- Camden Council
- Newham Council
- Hackney Council
- London Fire Brigade

COMMUNICATIONS & PROMOTION

The consultation was advertised throughout the consultation period in the MyWestminster newsletter, which has an audience of approximately 117,000.

2 Online events were held to inform stakeholders about the consultation and seek their informed responses.

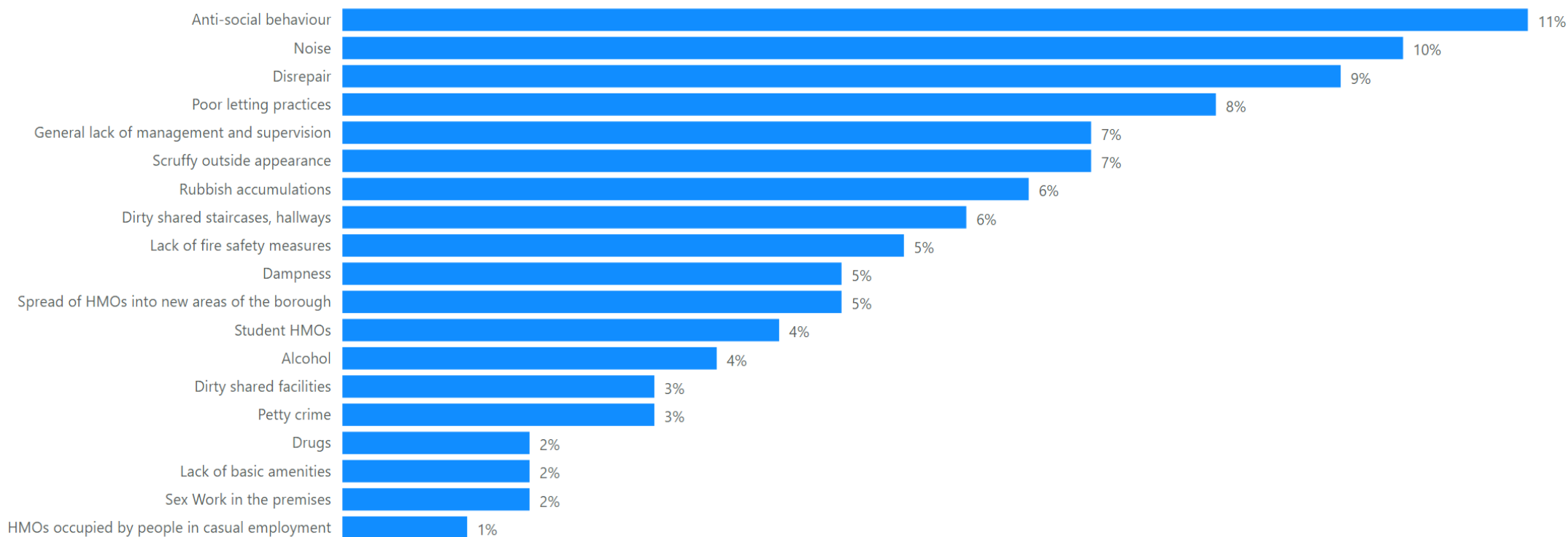
Targeted emails were sent out to 422 stakeholders to request their views and make sure they were informed about the consultation.

A social media campaign promoted the consultation, in co-ordination with online advertising.

A media release was produced in November 2020 to get the news out that the consultation had opened.

KEY ISSUES

Key issues across all respondents were anti-social behaviour (11%), noise (10%) and disrepair (9%)



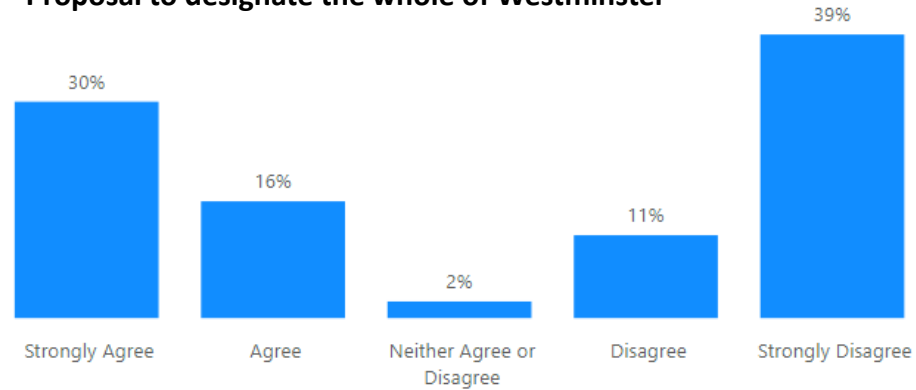
- **Key issues for residents** – both private tenants and those who are not – generally follow the trend above, with anti-social behaviour, noise and disrepair (all 10%) coming on top. However, when isolating **private tenants**, disrepair is the biggest issue (15%), followed by poor letting practices (12%), general lack of management and supervision, scruffy outside appearance and dampness (all 10%)
- Despite their small sample size (s=7), for **organisations or associations**, which include landlord and neighbourhood associations, the key issue clearly is anti-social behaviour (22%), followed by disrepair, poor letting practices and rubbish accumulations (all 11%)
- 60% of **letting agents** (s=12), believe that student HMOs are the key issue, followed by 20% for noise and dirty shared staircases/hallways. These are the only issues pointed out by letting agents

DESIGNATION

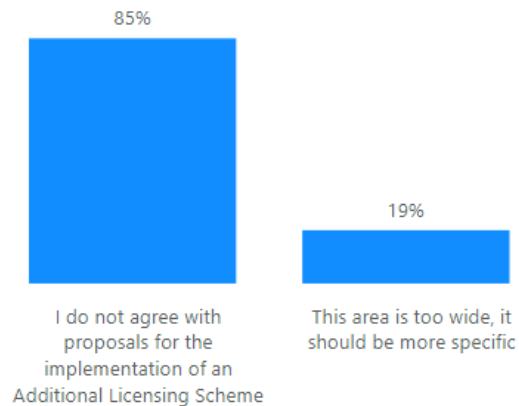
Overall, **46%** agreed with the designation proposal compared to **50%** who disagreed

- **Private landlords:** 25% agreed overall, 70% disagreed, 4% neutral
- **Private tenants:** 68% agreed overall, 31% (only strongly) disagreed
- **Residents:** 69% agreed overall, 25% disagreed, 6% neutral
- **Organisations:** 80% agreed overall, 20% disagreed

Proposal to designate the whole of Westminster



Reasons for disagreeing with the designation



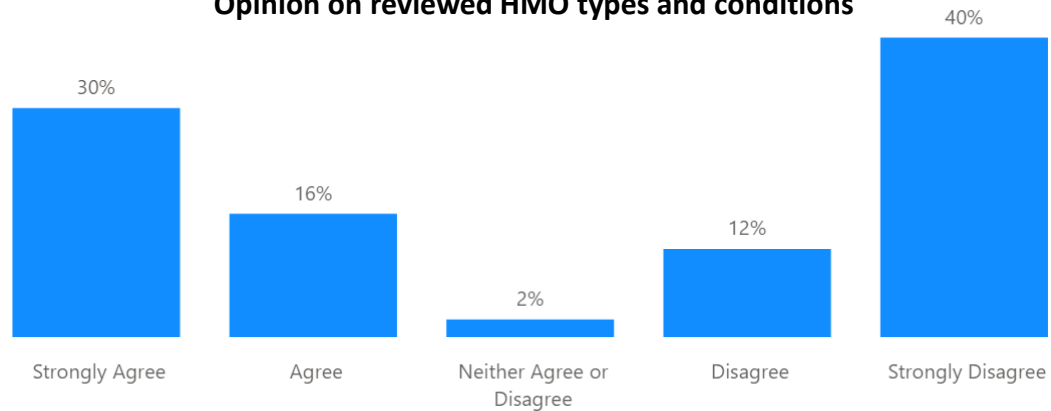
100% of private tenants, residents (who are not private tenants), organisations/associations and the Other group simply disagree with the implementation of an Additional Licensing Scheme.

HMO TYPES AND CONDITIONS

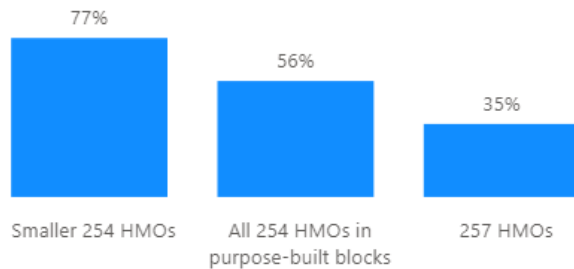
46% agreed overall with the reviewed HMO compared to **52%** who disagreed and **2%** who were neutral

- **Private landlords:** 25% agreed overall, 71% disagreed, 4% neutral
- **Private tenants:** 65% agreed overall, 35% (only strongly) disagreed
- **Residents:** 69% agreed overall, 25% disagreed, 6% neutral
- **Organisations:** 66% agreed overall, 33% disagreed

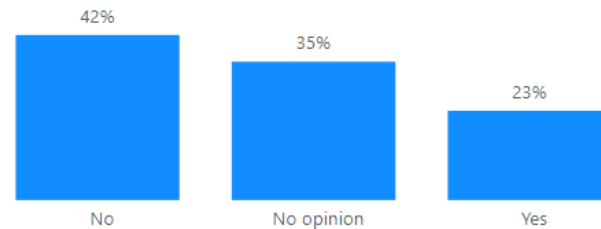
Opinion on reviewed HMO types and conditions



Specific types of HMOs that should not be included



Ratio of leaseholders to tenants reduction to 50/50 in 257 blocks



FEES

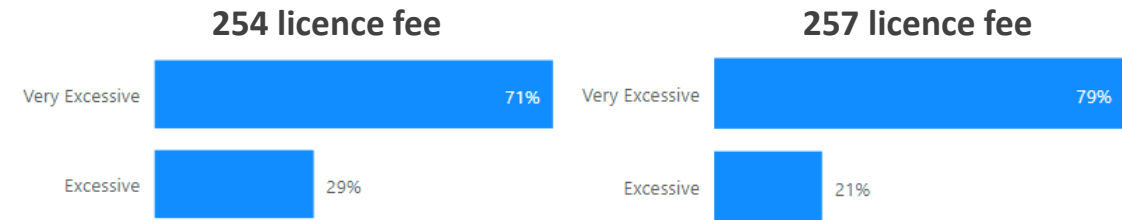
For the 254 licence, **34%** generally agreed compared to **44%** who disagreed overall.

- **Private landlords:** 17% agreed overall, **71%** disagreed, **13%** neutral
- **Private tenants:** **47%** agreed overall, **29%** (only strongly) disagreed, **24%** neutral
- **Residents:** **44%** agreed overall, **25%** disagreed, **31%** neutral
- **Organisations:** **71%** agreed overall, **29%** neutral

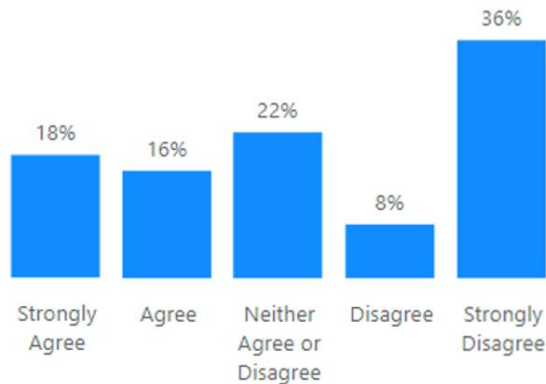
Similarly, for the 257 licence, **32%** agreed compared to **44%** who disagreed overall.

- **Private landlords:** **8%** agreed overall, **79%** disagreed, **13%** neutral
- **Private tenants:** **47%** agreed overall, **24%** (only strongly) disagreed, **29%** neutral
- **Residents:** **44%** agreed overall, **25%** (only strongly) disagreed, **31%** neutral
- **Organisations:** **57%** agreed overall, **14%** disagreed, **29%** neutral

Key reasons for disagreement



254 licence fee agreement



257 licence fee agreement

