

# HOUSING ACT 2004 ADDITIONAL LICENSING SCHEME

## CONSULTATION RESULTS

4<sup>TH</sup> MARCH 2021



# THE HEADLINES AND METHODOLOGY

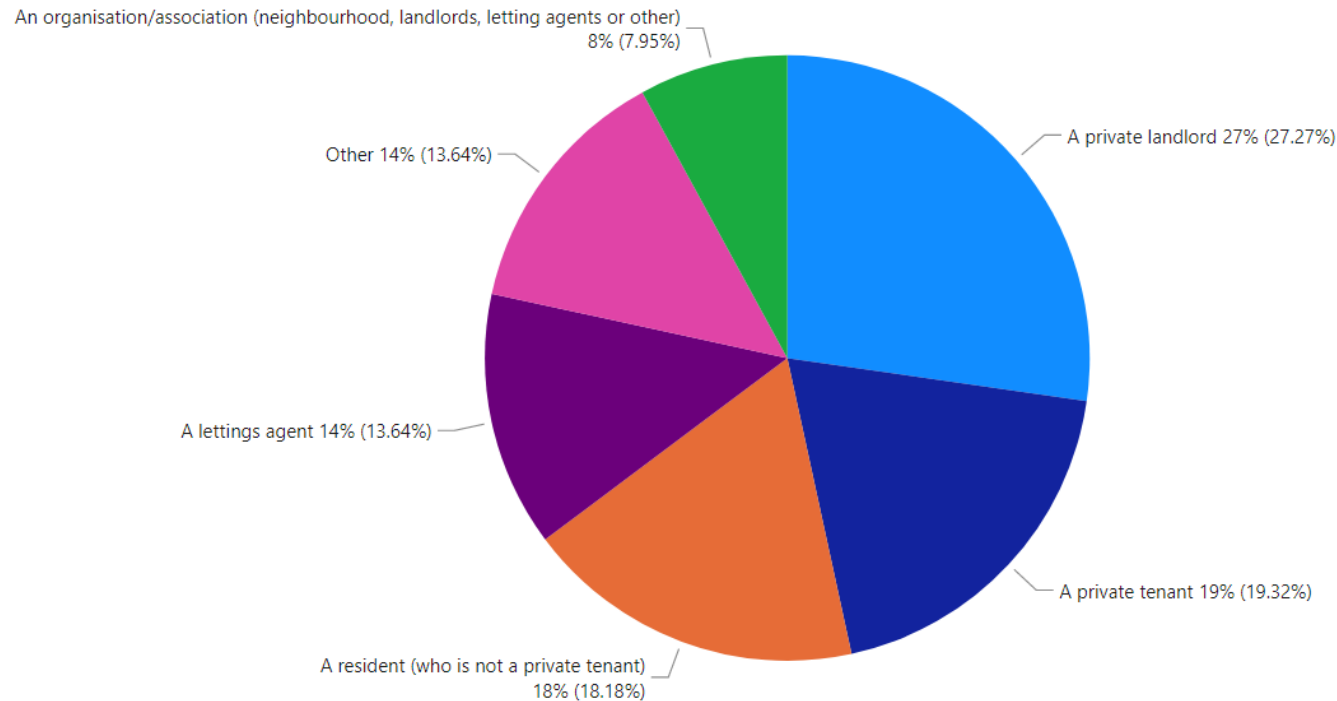
**89 responses** (90 online consultation survey conducted through Smart Survey, 5 by email (2 submitted after consultation close))

- The consultation opened on the 19<sup>th</sup> of November and lasted 13 weeks until the 18<sup>th</sup> 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.

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

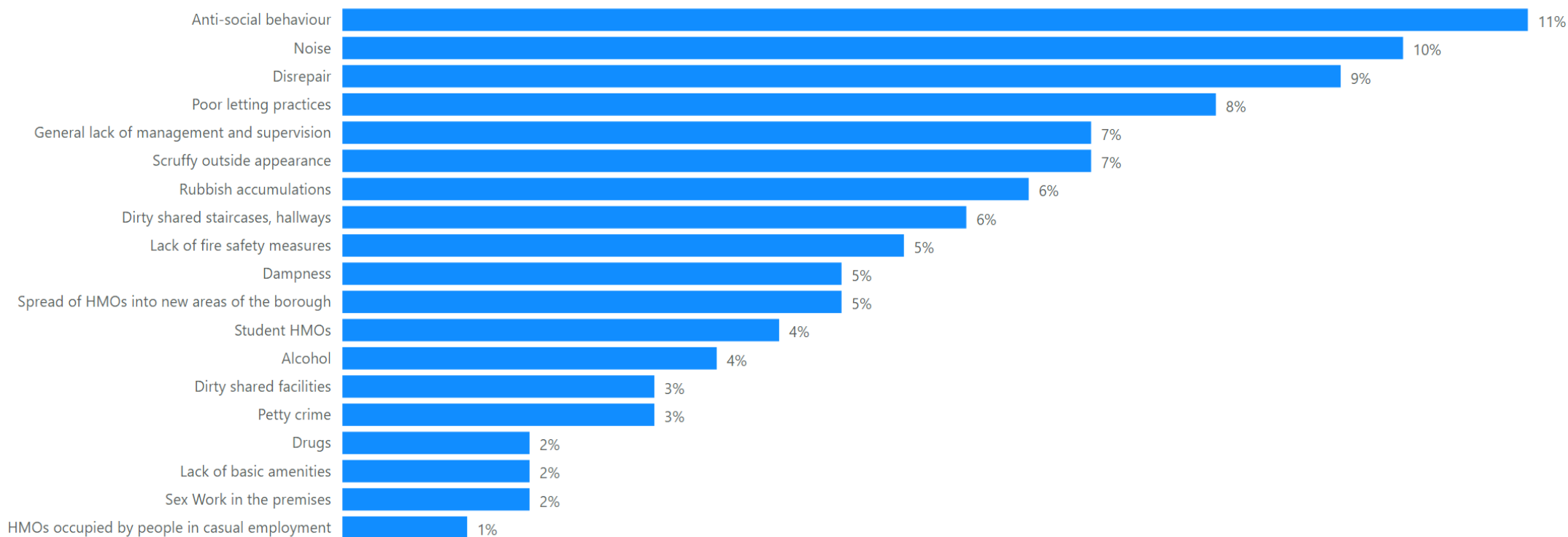
A media release was produced in November 2020 to get the news out that the consultation had opened.

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

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

# KEY ISSUES

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



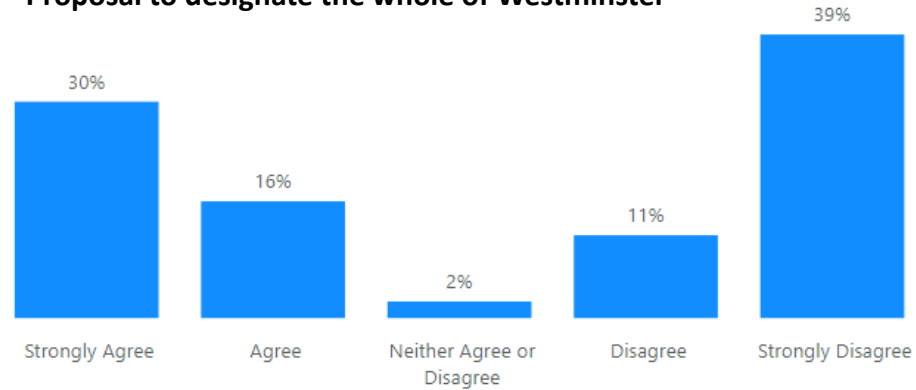
- **Key issues for residents** – both private tenants and those who are not – generally follow the trend above, with anti-social behaviour, noise and disrepair (all 10%) coming on top. However, when isolating **private tenants**, disrepair is the biggest issue (15%), followed by poor letting practices (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

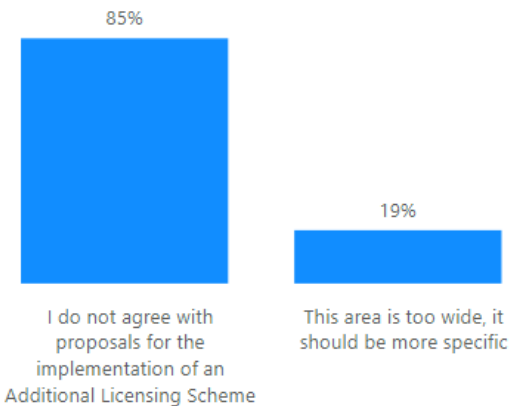
Overall, **46%** agreed with the designation proposal compared to **50%** who disagreed

- **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



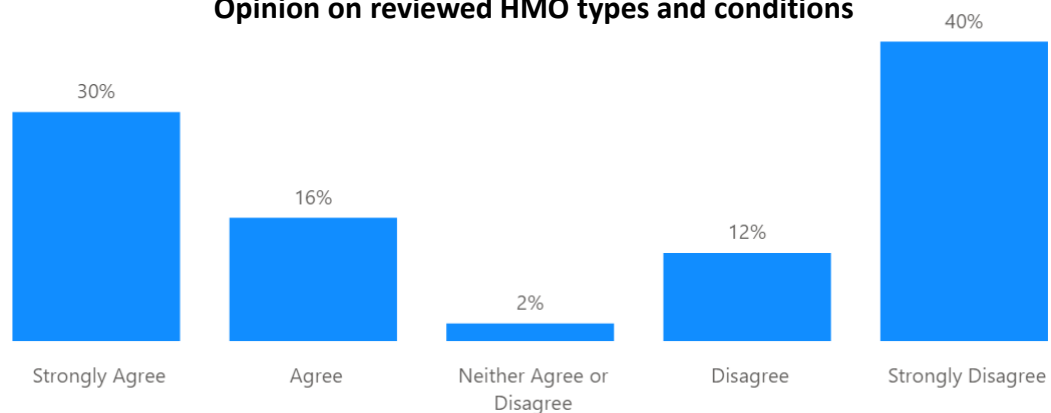
**100%** of private tenants, residents (who are not private tenants), organisations/associations and the Other group simply disagree with the implementation of an Additional Licensing Scheme.

# HMO TYPES AND CONDITIONS

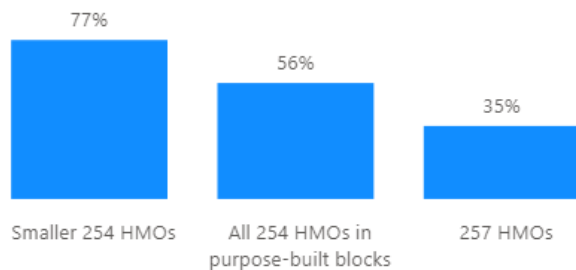
**46%** agreed overall with the reviewed HMO compared to **52%** who disagreed and **2%** who were neutral

- **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

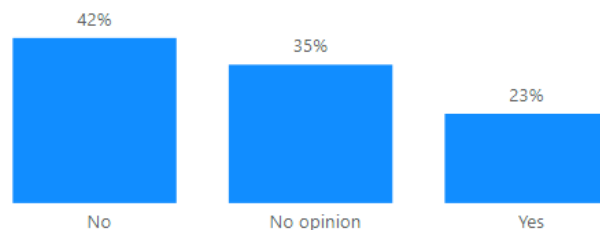
Opinion on reviewed HMO types and conditions



Specific types of HMOs that should not be included



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



# FEES

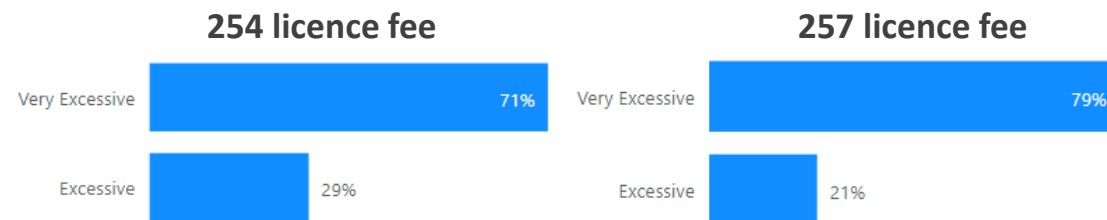
For the 254 licence, **34%** generally agreed compared to **44%** who disagreed overall.

- **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

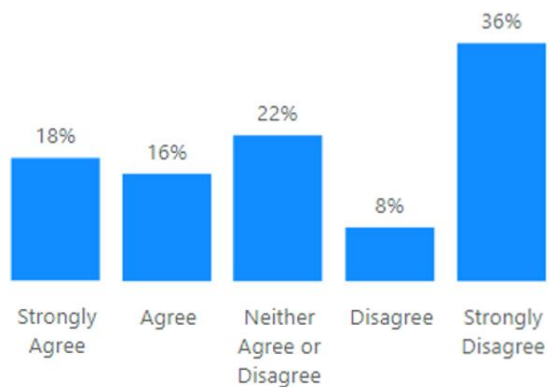
Similarly, for the 257 licence, **32%** agreed compared to **44%** who disagreed overall.

- **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

