

Appendix Seven

Online Questions written responses to Additional licensing

Individual/ Organisation	Summary of submission	Main points raised
Residents	Support proposal Anti-social behaviour such as noise, littering, fly-tipping, excessive rubbish in neighbourhood	Supportive of proposal to introduce additional licensing which will have more control over rogue landlords Better regulation of HMOs as current HMOs are poorly managed in the area
Residents	Supportive of the proposal to introduce Additional	Will combat overcrowding issues in the borough Landlords need to be charged for making profit Exploiting tenants with high cost rents
Residents	Support proposal	Enforcement and compliance should be reasonable which should target the higher risk property. That most enforcement effort is aimed towards rogue landlords Vs good landlords.
Residents	Against proposal	<ul style="list-style-type: none">• More bureaucracy additional cost• Onerous on landlords• Big brother approach• Not good idea to implement during housing crisis• Less flexibility for homeowners to rent out their property

Agent	Against Proposal	<ul style="list-style-type: none"> • Licensing without enforcement is a money making tax levied against responsible landlords • Current schemes in other boroughs are not effective • Lack of enforcement on these schemes – what is the money spent on • Implementation will push the buy-to-let landlords out of the market • Tower hamlets do not have a bad track record with rogue landlords • Additional taxation on landlords will force out responsible landlords instead of the bad ones as no enforcement on the ‘rogue landlords’
Resident	Fee	<ul style="list-style-type: none"> • Proposed fee is too low for licence when landlords make thousands in rent
Tenants	Against	<ul style="list-style-type: none"> • Not effective from other boroughs • Money making scheme vs improving standards • Don't feel additional licensing will rectified this • Don't used enforcement to improve the conditions
Tenants	Against	<ul style="list-style-type: none"> • Worried about additional cost being passed to tenants • Tenants are not aware of their legal rights
Mansion Property Management Ltd (MPM) (student accommodation)	Against	<ul style="list-style-type: none"> • Licence fees are too expensive for bad landlords • As a members of ANUK our standards are high and comply with code • Good landlords will bear the burden of the cost and bad landlords avoid the cost

Block manager – First Port	Support proposal	<ul style="list-style-type: none"> • Will assist with multiple lets in particular areas with problems with litter, rubbish being dump and poor rubbish disposal practices
Private Landlord	Against	<ul style="list-style-type: none"> • Too costly and expensive the proposed fee
Private Landlord	Against	<ul style="list-style-type: none"> • Licensing does not result in good properties run by good landlords
Resident	Support the proposal	<ul style="list-style-type: none"> • Adequate measures to regulate private rented housing • Provide secure housing for tenants • Landlords benefiting from financial gained but not regulated
Resident	Support proposal	<ul style="list-style-type: none"> • Fit and proper test should take regard to whether there are restrictions on letting to multiple lets.
Private Landlords	Against	<ul style="list-style-type: none"> • Penalised good landlords whilst bad landlords escape the burden • Extremely bureaucratic • Council have sufficient existing enforcement powers – inadequate enforcement • Additional costs on landlords and tenants
Private Landlords	Against	<ul style="list-style-type: none"> • No improvement to the private housing sector, no adequate enforcement • Licensing will force landlords to go under the radars • Licensing is a confusing process • Will create a shortage of HMOs. • Councils have existing powers to deal with poor standards and management

Tenant	Support the proposal	<ul style="list-style-type: none">• First-hand experience of being exploited by landlord on rent and poor housing conditions• Landlord did not licence the property and resulted in tenant living in substandard condition
Landlord	Against	<ul style="list-style-type: none">• Questions regarding the licence policy• Large private rented sector and whether the council is able to handle the increase in licensing requests
Resident	Support proposal	<ul style="list-style-type: none">• Should include Airbnb