



## Landlord licencing scheme consultation

### Consulting on a selective licencing scheme for the private rented housing sector

The council is considering introducing a selective licencing scheme for private landlords renting properties to tenants. The proposed licensed areas are Blackwall and Cubitt Town, Bow East, Bow West, Millwall, Spitalfields & Banglatown, Weavers and Whitechapel. Before introducing this scheme we are consulting all relevant stakeholders to ensure that we consider your views and, if the scheme is implemented, it is done in the most effective way. We want to use selective licencing to tackle anti-social behaviour, deal with housing standards and to assist in improving the overall management of rented accommodation. We welcome your views, please complete the following questionnaire.

We are legally required to be able to notify you of the outcome of this consultation.

Would you like us to contact you via email or postal address? \*

- Email
- Address

Are you a \*

- Landlord / managing agent / agent
- Private tenant, Tower Hamlets resident, Resident outside Tower Hamlets
- Business or service provider



Are you a landlord, agent or managing agent?

- In which of these areas do you own or manage properties?
- Blackwall and Cubitt Town
  - Bow East
  - Bow West
  - Millwall
  - Spitalfields & Banglatown
  - Weavers
  - Whitechapel
  - Other

How many properties do you own or manage in these areas?

Do you own or manage property in any other areas of Tower Hamlets?  Yes  No

- In the last 12 months have you encountered any of the following problems regarding your property?
- Difficulty finding new tenants
  - Difficulty obtaining references for new tenants
  - Anti-social behaviour by tenants
  - Problems evicting tenants
  - Poor property conditions
  - Problems with neighbouring properties affecting your property / tenants
  - Other

Please specify:

Thinking about the area (s) where you have property, how much of a problem are the following on a scale of 0 – 10, with 10 being the highest problem and 0 being not an issue.

- Loud noise:
- Neglected, run down properties:
- Nuisance from parking / adequacy of street parking:
- Nuisance from neighbours:
- Littering:
- People not treating others with consideration:
- Rubbish dumping / fly and street tipping:
- Large gatherings on the streets:

Are there any other problems in the area(s) where you have property?



Have you been a victim or witness to any anti-social behaviour in any of the areas detailed (Blackwall and Cubitt Town, Bow East, Bow West, Millwall, Spitalfields & Banglatown, Weavers and Whitechapel)?  Yes  No

Are you aware of any anti-social behaviour being caused by your tenants in areas detailed (Blackwall and Cubitt Town, Bow East, Bow West, Millwall, Spitalfields & Banglatown, Weavers and Whitechapel)?  Yes  No  I don't know

In your experience as a landlord have you had problems with your tenants for any of the following reasons?

- Rent arrears
- Damage to your property
- Tipping of rubbish
- Complaints from neighbours

Do you request references from prospective tenants?  Yes  No

What is the demand for your properties?

The council can choose to require landlords to obtain a licence before they can rent out properties. This gives us more knowledge of who the landlords are and encourages the improvement of management standards and give support to landlords. This is called selective licencing.

Would you support the introduction of selective licencing in:

Blackwall and Cubitt Town	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> I don't know
Bow East	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> I don't know
Bow West	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> I don't know
Millwall	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> I don't know
Spitalfields & Banglatown	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> I don't know
Weavers	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> I don't know
Whitechapel	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> I don't know



### About you

Please complete the equalities monitoring form below to help us make sure that services are accessed equally and fairly. The information which you provide on the form will be kept confidential in accordance with the Data Protection Act 1998.

#### Gender

- Are you:  Female  
 Male  
 Prefer not to say

#### Ethnicity

Are you:

- Asian  Bangladeshi  
 Chinese  
 Indian  
 Pakistani  
 Vietnamese  
 Other

- Black  Caribbean  
 Somali  
 Other

- White  English  
 Irish  
 Scottish  
 Welsh  
 Other

- Mixed/dual heritage  White & Asian  
 White & Black African  
 White & Black Caribbean  
 Other

#### Disability

Under the Disability Discrimination Act 1995 a person is considered to have a disability if he/she has a physical or mental impairment which has a sustained and long-term adverse effect on his/her ability to carry out normal day to day activities.

- Do you consider yourself to be a disabled person?  No  
 Yes  
 Prefer not to say

If yes, what is the nature of your disability?

#### Sexual orientation

- How would you define your sexual orientation?  Bisexual  
 Gay  
 Heterosexual  
 Lesbian  
 Other  
 Prefer not to say

#### Age

- Choose one of the following age bands  16 or under  
 19-19  
 20-29  
 30-39  
 40-49  
 50-59  
 60-74



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Do you have a business or provide a service in one of the following areas?

What type of business do you have?

Do you own / rent your business premises?

Do you have more than one business in Tower Hamlets?  Yes  No

Thinking about the area where you have your business in/cr provide a service in, how much of a problem are the following on a scale of 0 – 10, with 10 being the highest problem and 0 being not an issue.

Loud noise:

Neglected, run down properties:

Nuisance from parking / adequacy of street parking:

Nuisance from neighbours:

Littering:

People not treating others with consideration:

Rubbish dumping / fly and street tipping:

Large gatherings on the streets:

Are there any other problems in the area where you have your business?





Do you feel safe undertaking your activities in the defined areas (Blackwall and Cubitt Town, Bow East, Bow West, Milwall, Spitalfields & Banglatown, Weavers, and Whitechapel) around it?

Yes  No

Have you ever been a victim or witnessed any anti-social behaviour in any of the defined areas (Blackwall and Cubitt Town, Bow East, Bow West, Milwall, Spitalfields & Banglatown, Weavers, and Whitechapel)?

Yes  No

Have you experienced any anti-social behaviour from tenants in privately rented properties in any of the defined areas?

Yes  No

Do you think that all landlords in the area generally keep their properties in a good standard?

Yes  No  I don't know

Would you say that landlords in the defined area where you have your business (Blackwall and Cubitt Town, Bow East, Bow West, Milwall, Spitalfields & Banglatown, Weavers, and Whitechapel), are good responsible landlords?

Please Select ...

The council can chose to make landlords obtain a licence before they can rent out properties. This gives the council more knowledge of who the landlords are and encourages landlords to deal with anti-social behaviour. This is called selective licencing.

Do you support the introduction of selective licencing in:

- Blackwall and Cubitt Town  Yes  No  I don't know
- Bow East  Yes  No  I don't know
- Bow West  Yes  No  I don't know
- Milwall  Yes  No  I don't know
- Spitalfields & Banglatown  Yes  No  I don't know
- Weavers  Yes  No  I don't know
- Whitechapel  Yes  No  I don't know



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**Ethnicity**

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 Other
- White**  English  
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 Welsh  
 Other
- Mixed/dual heritage**  White & Asian  
 White & Black African  
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If yes, what is the nature of your disability?

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Are you a tenant in private rented accommodation?  Yes  No

Which area do you live in?

How long have you lived in your current property?

Thinking about the area you live in, how much of a problem are the following on a scale of 0 – 10, with 10 being the highest problem and 0 being not an issue.

Loud noise:

Neglected, run down properties:

Nuisance from parking / adequacy of street parking:

Nuisance from neighbours:

Littering:

People not treating others with consideration:

Rubbish dumping / fly and street tipping:

Large gatherings on the streets:

Are there any other problems in the area you live in?



Do you feel safe in your home and the area around it?  Yes  No

Have you been a victim or witnessed any anti-social behaviour in your area?  Yes  No

Thinking about properties in your area owned by private landlords, have you experienced or witnessed anti-social behaviour from tenants from these properties?  Yes  No

Thinking about properties in your area owned by private landlords, do you think the owner's maintain the properties to a good standard?  Yes  No

Overall, would you say that private landlords in your area act responsibly in letting, managing and maintaining their properties?

Do you think private landlords take any action against tenants who cause a nuisance or anti-social behaviour?  Yes  No  I don't know

The council can chose to make landlords obtain a licence before they can rent out properties. This gives the council more knowledge of who the landlords are and encourages landlords to deal with anti-social behaviour. This is called selective licencing.

Would you support the introduction of selective licencing in:

Blackwall and Cubitt Town  Yes  No  I don't know

Bow East  Yes  No  I don't know

Bow West  Yes  No  I don't know

Milwall  Yes  No  I don't know

Spitalfields & Banglatown  Yes  No  I don't know

Weavers  Yes  No  I don't know

Whitechapel  Yes  No  I don't know



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