

Summary of responses from other stakeholders

| Date | Name | Method – phone / letter / email | Query / Comment / Response | Manchester City Council Response |
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| 31.10.16 | Private Organisation | Email | <p>Response from The Home Safe Scheme Ltd to the Proposal to designate a Selective Licensing Scheme within the Crumpsall area of Manchester</p> <p>This document is a response to the proposal to implement a pilot Selective Licensing scheme within the Crumpsall area of Manchester. We would ask that it is included in the formal consultation response report and circulated amongst the elected members who will be making the decision on the implementation of this scheme.</p> <p>Summary</p> <p>The Home Safe Scheme Ltd (www.thehomesafescheme.org.uk) is a private sector organisation that was set up as a result of the implementation of a Selective Licensing regime in the Hexthorpe area of Doncaster. Following on from the responses to the public consultation on this scheme Doncaster Metropolitan Borough Council (DMBC) agreed to modify their scheme to enable a “Co-regulation” regime to operate in the area as opposed to the usual version of Selective Licensing. The Home Safe Scheme Ltd (Home Safe) is the “Co-regulation” partner with which DMBC is working in the Hexthorpe area for the 5 year term of the Licence period.</p> <p>Home Safe is now also the “Co-regulation” partner of West Lindsey District Council in the operation of the Selective Licensing scheme in the South West ward of Gainsborough (which received its licensing designation in April 2016 and which went live in July 2016).</p> <p>We agree, from the information provided by Manchester City Council in the course of their Consultation, that there is a problem with some private rented sector properties in the city and commend them for taking action via the Market</p> | <p>Thank you for your response to the selective licensing consultation which ended on 31 October 2016. The feedback that has been received is incredibly valuable and has provided an opportunity for landlords, managing agents, residents and local stakeholders to outline what good housing means to local people.</p> <p>I would like to take this opportunity to confirm your representation has been considered and to also provide a response to some of the key issues that you have raised as follows:</p> <p>1. Recognising responsible landlords Landlords will be encouraged to sign the Manchester Rental Pledge as part of the licensing scheme; the pledge requests landlords consider joining a professional body as well as other commitments. Please see the following link for more information</p> <p>Selective licensing legislation allows the local authority to set a fixed licence fee to accompany the application. The fee is designed to cover the administration costs, implementation and delivery of the scheme. The funds from the licence fee are legally not permitted to be used to make a profit or fund other services. The fee of the licence in Manchester will be £400 under the introductory offer and thereafter will be £650, representing a good discount.</p> <p>It is recognised compliant landlords will apply for a licence in a designated area and therefore the Council will be offering an</p> |

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| | | <p>Rental Strategy to deal with this problem but would like to propose an alternative and innovative (as well as sustainable) solution to that problem. Unlike many other landlord groups or associations, we are in full agreement that the current system in the private rented sector is failing in many areas nationally, that the private rental market is in a state of flux and that there are deep rooted issues throughout the sector that need to be addressed by all stakeholders.</p> <p>We understand that Councils have limited tools and, therefore, also understand the attraction of using Selective Licensing as one of those tools to try and deal with the problems evident in the sector. Our position, however, is that Selective Licensing, in its raw form, is ineffective but that it can be quantifiably effective if deployed via the mechanism of “Co-regulation” as defined by The Home Safe Scheme partnership with Doncaster and West Lindsey Councils.</p> <p>We at Home Safe believe that we are the founders (along with DMBC) of this alternative and innovative approach, already operational in Doncaster and Gainsborough, and that we can offer Local Authorities the ability to deliver Selective Licensing without opposition from and with the active co-operation of the sector. The sector can see itself as a participant rather than as a disparate collection of passively regulated individuals. Landlords can have a stake in their own development and in improving the sector both in a given area and across a Borough as a whole.</p> <p>Since the inception of the Home Safe Scheme in the Hexthorpe area of Doncaster there has been a phenomenal increase in the levels of engagement from the area’s private sector landlords (which can be evidenced both by Home Safe and DMBC) and Managing Agents. For example, we can show that every landlord who is a member of Home Safe has a property or properties that have all the relevant up to date valid certifications or are having works carried out in order to provide these. All Managing Agents nominated by Home Safe landlords to manage properties in the area have provided evidence of their Fit & Proper Person status and are members of an approved Redress Scheme. This has freed the Council to focus on pursuing those landlords who have shown no interest in engaging or complying with</p> | <p>introductory licence fee for early applications within the first 3 Months. This approach has been taken by other local authorities and resulted in a significant number of applications being made within the initial part of the scheme, and enabled resources to target a smaller number of non compliant landlords and also deal with breaches.</p> <p>The scheme is one tool we can use as part of a wider intensive neighbourhood management programme, where some of the more complex issues around criminality will be enforced, the Council is committed to driving out these criminal’s from the sector and together with our partners we intend improve outcomes for communities.</p> <p>Having followed a robust consultation process, and considered all the feedback and representations we have received the Council has decided to formally designate a Selective Licensing area within Crumpsall, information on the public notice which is also available on the website, confirms landlords and managing agents in specific parts of Crumpsall will need a licence to rent a home.</p> <p>Go to our website at www.manchester.gov.uk/licencecrumpsall for results of the consultation survey, a transcript of all the questions and comments received during the consultation period with responses and a map of where we will be running the scheme.</p> <p>A copy of the public notice is enclosed.</p> |
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| | | <p>the Scheme and enabled them to commence prosecution cases against those landlords within 9 months of the scheme going live.</p> <p>With regard to property inspections we create a compliance baseline, from the very beginning, of all stock within a scheme area by deploying our team of HHSRS inspectors to inspect all scheme properties. Following that, members are offered training in order for them to facilitate their own inspection regime. It's worth noting that in the Hexthorpe area all accessible properties were inspected within 6 weeks of the inspection phase beginning and we see landlords actively engaging with the scheme.</p> <p>Thus, we believe that a similar scheme to that in place in Doncaster and Gainsborough would be of great benefit to the residents (generally) and landlords (both private and public sector) in Crumpsall as well as to the Council. Home Safe's alternative scheme will enable Manchester City Council to use their existing powers and resources more effectively and in a more targeted manner allowing them to focus those resources directly against the willingly bad, un-cooperative and non complying landlords. We would, therefore, welcome the opportunity to discuss working with Manchester City Council in developing a "Co-regulation" scheme for Crumpsall and believe that we can garner the support of local landlords in so doing.</p> <p>If it is of interest, we would be happy to arrange a series of workshops in order to explore how the Home Safe scheme can be tailored specifically for Crumpsall.</p> | |
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