

Summary of responses from residents

Date	Name	Method – phone / letter / email	Query / Comment / Response	Manchester City Council Response
24.8.16	Owner Occupier	Telephone	<p>Owner rang and was worried about reason for us writing to him. I explained that all residents in proposed area have been contacted to gauge their views. He said that he does let out a couple of rooms in his property, on a very informal basis. Was concerned that the area had been chosen as it was considered to be "dodgy". I explained re range of criteria and that we hope property conditions will be improved.</p>	<p>He did not want to complete the questionnaire over the phone, he does not use the internet and he said he would not be around when the drop-ins will be taking place. I agreed to send him a copy of the questionnaire by post and to include the background info/FAQs too.</p>
29.9.16	Part Owner Occupier	Letter and email	<p>Re: Consultation on proposals for the licensing of private rented properties in Crumpsall M8 area.</p> <p>I am writing to respond to the above consultation, as I have long had serious concerns about the quality and management of privately rented properties in the area. Our family home is 84 Moss Bank, jointly owned by myself and my family members, one of whom continues to live there. Though I no longer live locally, I visit and stay regularly.</p> <p>I have had previous correspondence with Cllr Leese, the local member, and with Cath Keane at the North Neighbourhood Service Team, re serious safety concerns about specific rented properties facing our house. Although as a result of enforcement action there has been some improvement, the properties continue to house an apparent high turnover of tenants; are poorly maintained and present an environmental eyesore. Such issues blight large areas of Crumpsall, which in recent years has become a very unpleasant place to live for long term and permanent residents, thanks also to increasing levels of crime, and instances of anti social behaviour. In pursuing our concerns about the safety of the properties affecting ours, I was very surprised to realise that Manchester did not already have a private landlord licensing system in place, and I strongly support its establishment as long overdue. Many other areas of the country have already had such arrangements for some time.</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><i>I was unable to find any background arguments for the current Manchester consultation</i></p> <p>After analysing neighbourhood typologies and local intelligence, officers and ward Members have identified areas that are experiencing one or more of the selective licensing conditions. The area selected at Crumpsall has a higher percentage of private rented properties (over 50%) to that of other areas in the city (30%), the area also</p>

			<p>Although I visit Manchester regularly, I have lived in LB Brent for many years, and have general as well as direct experience of similar serious problems, including the subletting of local housing to create unauthorised HMOs; and also the use of false tenancy arrangements as a cover for illegal car breaking and the manufacturing of drugs. The situation has been made more difficult by high demand from migrant workers for homes, and the opportunities arising for unscrupulous landlords to exploit vulnerable tenants. However, the local council has taken a strong line on landlord licensing, beds in sheds, environmental pollution, anti-social behaviour etc. In consulting on proposals to extend the private licensing scheme further, it has also provided substantial background research and information to demonstrate the effects on our local communities, and to set out the reasons why action needed to be taken. I was unable to find any background arguments for the current Manchester consultation, but I am assuming they are similar, and will form part of the final consideration. I attach for information the documentation referred to.</p> <p>In Crumpsall, as in any other area, it also seems unfair that local residents, who pay their council tax and have a long term and vested interest in the locality, have had to endure the problems caused by serious failures in management of the private rented sector, which are of course run solely as businesses, and which appear to act with impunity. There are a number of powers open to local councils to deal with bad practice in this area, as in others, and it is difficult to understand why this does not seem to happen. It should not be the case that things reach a disastrous point, and serious and long term damage has been done to the quality of the social environment, before any action can be taken. Licensing is an obvious policy to pursue to help remedy this, as it sets out clear standards which can be assessed and monitored, with a view in order to preventing future degradation of properties, but more importantly, it also works on the principle of encouraging good property management, which benefits both tenants and neighbours. I hope very much that the decision is taken to introduce a licensing scheme in Crumpsall, and quickly, and that as part of the process it is made clear that appropriate enforcement action will follow where required.</p>	<p>experiences higher than average crime and antisocial behaviour rates compared to those in the city and at a national level, this comparison along with local neighbourhood intelligence can reasonably lead us to believe that there is a direct correlation between the issues of crime and ASB to the standard of privately rented property management within the area.</p> <p>Please refer to the Selective Licensing report which was approved by Executive Committee on 29th June 2016 and provides an evidence base for the consultation. (link provided).</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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