

Responses from Petitions

Date	Name	Method – phone / letter / email	Query / Comment / Response
06.02.2017	<p>Submitted by Tzanka Tcherneva- Ilieva (Petition Organiser)</p> <p>Open from 06 Feb 2017 to 07 May 2017 Signatures: 30</p>	Online E Petition	<p>We, the undersigned, petition the Council to Stop the proposed selective licensing procedure-Moss Side and Rusholme</p> <p>More details from petitioner:</p> <p>On the 3th of February 2017 Manchester city council started consultations on proposal to have licences for privately rented homes in area in the middle of Moss side and Rusholme. They think the licences will improve the issues in the area such as:</p> <ul style="list-style-type: none"> • antisocial behaviour • poor property conditions • high level of migration • deprevation • crime <p>In fact all these issues can't be solved introducing a new fee of £500 per house to be licenced. It will only lead to labeling area as poor, will reduce house prices and it will make the area less desirable for investment. Most of the buyers will not go to such area to look for home.</p> <p>The tenants will end up having to pay higher rents, as the landlords will want to recover the cost.</p> <p>The other objection is how the area was defined as there are other parts of Manchester which are more dangerous in terms of crime.</p> <p>Rusholme /Moss side is multicultural friendly area with a big number of permanent residents on each street. The area is very desirable for renting, which wouldn't be the case if the conditions were so bad. I personally know most of my neighbours on the street and the only problems we had were caused by council houses tenants.</p> <p>Please sign my petition if you are against selective licencing in Moss Side and Rusholme</p>

In addition to the above representations the following common queries were noted at the consultation drop-in events:

15.02.2017 – Trinity House, Grove Close, Manchester

- Resident wishes to go travelling and let property out for 12 months only to fund trip, will they have to pay for a licence?
- A Trust manages two asylum seeker properties in the area and queried are they exempt, if not who applies, the Trust or Owner?
- Would MCC consider phased payments for landlords with many properties
- There used to be a landlord forum in the town hall can this be re-introduced?
- Properties should be inspected by MCC before they are let out by landlords
- Can the area be extended (popular requests for all of Acomb St and Crofton St) - conditions are worse near the Curry Mile, and top of Fallowfield where students are.
- Remove Thornton, Brompton and Horton streets as they are the nicest in the area
- Landlords feel like they are border control (Right to Rent)
- Will licensing mean the visual appearance of the area is improved, in particular issues with litter, fly-tipping, communal containers (alley-way) and street cleansing?
- Builders often fly tip in the area
- Lots of people queried why this areas has been chosen when the immediate neighbouring areas (Walmer St, Acomb St, Crofton, top of Fallowfield, Curry Mile area) are considered to be in worse condition. Top end of proposed area is primarily social housing.
- Residents and landlords both agree that the council's decision to place communal bins for residents to use in none gated alleyways has added to the problem. They believe it should have been individual bins for households in none gated properties and communal bins in gated properties. So they didn't believe SL would tackle the issue of rubbish in the area.

15.03.2017 – Millennium Powerhouse, Raby St, Manchester

- Council needs to support landlords and take action against empty properties
- Rents will increase
- Licensing should be extended to near shops on Wilmslow Rd
- Who should apply for the licence – managing agent or landlord
- Difficult getting references for students sometimes as its their first property
- Queries around proposals for extended mandatory HMO licensing (2 storey)
- Builders always dumping rubbish in the area
- Queries around cost of licence
- Scheme will need to be effectively resourced to take enforcement action to work
- Area does not meet conditions for Selective Licensing – Hayden St and Ruskin Ave
- Right To Rent – unclear what documents are sufficient as residential permits are sometimes time limited, majority of landlords don't know about this requirement.
- Older landlords may not maintain properties as the investment is their pension
- Regular updates to landlords about legislative changes and updates would be useful
- Will licensing address street cleansing and litter in area. Environmental quality of the area determines resident's health and sustainability of the area.

13.04.2017 – Birch Community Centre, Brighton Grove, Manchester

- Will impact investors and letting properties in the area
- Other legislation exists which has had an impact on landlords e.g. stamp duty for second homes, tax on mortgage interest, tenancy deposit scheme
- Additional cost and regulations
- Area doesn't suffer with the issues that have been the driving force for Selective Licensing

- There is a real sense of community in the area
- Rogue landlords only should be targeted
- Residents agreed issues in the area are with waste management, transiency, poorly managed rented houses and poor housing conditions
- Rents will increase
- Queries around cost of licence
- Scheme will need to be effectively resourced to take enforcement action to work