

Responses from Landlords

Date	Name	Method – phone / letter / email	Query / Comment / Response
09/02/2017	Landlord	Email	<p>I am currently renovating a property at xxx. This property will be a 6 bed 2 bathroom and 2 kitchen with dining area property. I want to know where I can download or get a copy of the HMO regulations so I get everything absolutely right before applying for the HMO license. The property is currently not let as the scope of the work required meant that it will be inhabitable whilst there is no heating and no kitchen. Also I would like to add that I think selective licensing is a good idea as I hear of many horror stories with unscrupulous landlords taking advantage of tenants. Although I don't think that the licensing should just be for tenants. I think the licensing should offer good landlords protection from tenants who try and take advantage of good landlords and the help put in place, that's supposed to help them from the unscrupulous landlords. I would like this to reach the committee who is deciding on whether licensing in south Manchester should be mandatory.</p>
28/03/2017	Landlord	Email	<p>My issue with selective licensing is based on past experience. Last time I was charged £500 per house on around 25 houses with no real warning. This decimated my repair budget and so if anything added to the problems in the area. I was told in the end these fees only cover the cost of implementing the license and so no money was actually generated for the council or the area. The licence was then cancelled which frankly destroyed any trust I had that this had been planned and researched properly.</p> <p>What exactly are you hoping to achieve by doing this? Could you let me know what research has been done and what other options are being explored in order to achieve these aims. is this really the best option for improving the house stock?</p>
03/04/2017	Landlord	Telephone	<p>With regards to xxx, Rusholme. I am the landlord of this property. I have been unable to speak to anyone and would appreciate if someone can reply via email or phone with regards to what I have to do.</p>
13/04/2017	Landlord	Email	<p>I have emailed and posted this to you because the website kept crashing. I feel this proposal is so very short sighted.</p> <p>Everything that one can possibly do to damage the Private Rental Sector seems to be being done and raises important questions. What is going to happen to people when this sector has shrunk so much that demand outstrips supply so even greater numbers of people are homeless and/or are forced to stay at home longer. Will Rents then not go up ridiculously as a result and much more overcrowding occur both in rental and home ownership sectors?</p> <p>Capping rents will make things worse too, because you will have little or no private sector by then.</p>

			<p>The population is growing faster than houses can be build and the government targets will not be for filled. I cannot see how anything thing you are doing is anything other than shooting yourselves in the foot.</p> <p>I genuinely hope Manchester Council consider things properly and take a long-term view rather than the short which other councils have done and don't instigate this proposal in a manner that comes across as a money-making exercise which this does at present.</p> <p>I would like to see all the issues listed addressed and sympathise with those affected, but this is not the answer. It is not only Manchester who are proposing such a project or have already instigated one, but that does not mean they should follow suit. I thank you for taking the time to consider my thoughts in a copy of your survey.</p>
21/04/2017	Landlord	Email	<p>Having received your letter dated 3 February 2017, whilst we recognise the poor conditions that some tenants and residents are subjected to in the Moss Side and Rusholme area, we wish to object to the proposal to have a licence for a privately rented home, where it is operated as per the Government licensing guide for landlords' that states:</p> <p><i>Certain buildings exempt from the HMO definition include:</i></p> <ul style="list-style-type: none"> • those occupied by the resident landlord and a maximum of two other persons who are not part of his or her household <p>My son & I purchased a property with a view to him living there as a permanent resident and letting either 1 or 2 rooms. We accepted that we were unable to apply for 'change of use' and become an HMO, however we now feel that it would be unfair to have to pay for a licence when we have set up this home, to rent 1 or 2 rooms, as per the Article 4 Direction.</p> <p>We fully accept that there are poor conditions in this area, however we firmly believe that having a resident landlord eliminates all of the stated conditions in your letter. As part of this consultation process we would therefore propose that:</p> <p><i>Where a property is exempt from the HMO definition because it is occupied by the resident landlord/free-holder, and a maximum of two other persons who are not part of his or her household, then the property should be exempt from any licensing requirements.</i></p> <p>We trust that this pragmatic view of upholding conditions for tenants, neighbours and local residents, due to the presence of the landlord/free-holder, meets with your approval and as such, is sufficient to exempt us from any future licensing requirement.</p>
21/04/2017	Landlord	Letter	<p>I am writing as a landlord with seven properties within the proposed selective licensing area in Moss Side and Rusholme.</p> <p>I attended the 'drop-in' advisory meeting which you held in the Moss Side Millennium Powerhouse Library on March 15th. During that meeting I requested information regarding the criteria used to establish the boundaries of the current proposal. I received that information shortly after the meeting</p>

and my thanks for your prompt response.

The reason for this letter is to request the removal of a part of the proposed area because, in my opinion, that area does not at all satisfy the statutory requirements which would allow the Council to introduce the license.

The area in question is the section to the north of Great Western Street which includes Haydn Avenue, Ruskin Avenue, the adjoining part of Acomb Street and Playfair Street. I have included in this letter a map indicating that area.

I have extensive experience of this area. I have been a property landlord there since 1988 and have seen the area go through many changes. In latter years those changes have been extremely positive, effectively transforming the area into one with a deep-rooted sense of community. Some years ago, a number of local residents formed a group collectively known locally as 'Avenues and Alleyways'. The plan was to build a community spirit amongst local residents, landlords and tenants to bring about a cleaner, tidier and inviting environment. This has been a resounding success. I am sure you will be aware of the work of the group and the changes in the area. Visually, the old problems of waste bin removal have gone, the previous litter-strewn alleyways have been cleared and transformed with extensive shrub-planting. Importantly, I am happy to say this is no 'flash in the pan' project which is here today, forgotten tomorrow. The local residents are regularly joined by landlords and tenants to continue to reclaim the area as a proper and proud neighbourhood. Given my experience of the above, I was shocked to note that your criteria for inclusion should refer to our area. I would like to ask you to note my comments on the five crucial points essential for a successful licensing proposal –

PERSISTENT ANTISOCIAL BEHAVIOUR. The area is a haven for tranquillity compared with other nearby roads. Tenants, in particular students, no longer engage in excessively noisy parties. Community spirit, friendly neighbours and pre-let advice from landlords has all helped.

POOR PROPERTY CONDITIONS. I have mentioned the general and very successful move to 'beautify' the area. This strategy has been continued by residents and landlords. As well as providing excellent interior accommodation, the exteriors of houses are now prioritised by landlords. I have included some photographs of a house on Ruskin Avenue to illustrate this.

HIGH LEVELS OF MIGRATION. In the past this was an issue. However, the work done locally has made the area much more desirable. The result is that many more of our student tenants stay for the duration of their courses and then pass the accommodation on to like-minded friends.

HIGH LEVELS OF DEPRIVATION. I am unaware of any big problem but my experience is mainly, of course, with student tenants who are invariably well-funded.

HIGH LEVELS OF CRIME. Students are often seen as an easy target but security-conscious landlords and vigilant neighbours have minimised this problem. In our houses we have not had a problem of any sort for many years. I am sure Greater Manchester Police have helped immensely but I am equally sure an examination of their involvement in the overall area would highlight current

			<p>problems elsewhere rather than in our streets.</p> <p>In conclusion, I do hope my experiences of Haydn Avenue, Ruskin Avenue, Acomb Street and Playfair Street will help bring about a withdrawal of these roads from the current proposal. Needless to say, if I can help with any further information, do please contact me.</p>
21.04.2017	Landlord	Email	<p>I am a professional landlord, with a portfolio of properties in the proposed selective licencing area. My business is xxxx and I own the following houses in the ward:</p> <ol style="list-style-type: none"> 1. 1 Ruskin Avenue 2. 2 Haydn Avenue 3. 45 Haydn Avenue 4. 2 Fairbank Avenue 5. 6 Fairbank Avenue 6. 7 Shotton Walk 7. 10 Gateshead Close 8. 151 Acomb Street - registered HMO 9. 324 Great Western Street 10. 340 Great Western Street - registered HMO 11. 390 Moss Lane East 12. 446 Moss Lane East 13. 450 Moss Lane East- registered HMO 14. 460 Moss Lane East- registered HMO <p>I have heavy stakes in the area, living there myself from 2001 to 2011 and now living two miles away.</p> <p>I am against licencing in the area, the following grounds:</p> <ul style="list-style-type: none"> - additional costs to landlord - this would be intrusive for my tenants - I do not believe additional licensing would benefit the area - the area for proposed licencing seems completely arbitrary and to penalize landlords unnecessarily <p>I strongly believe selective licencing won't help solve the problems I see in the area: petty crime, burglaries, parking offenses, litter offences, poor road and pavement conditions, lack of green spaces, excessive traffic and parking caused by neighbouring school(s), hospital, mosque, university and proximity to city centre. The area would much more benefit from parking schemes, rubbish clearance and better recycling initiatives. As a local landlord I am proud of the area and work hard to keep my properties clean, in good decorative order and to look after my tenants and long-term I want to see upgrades to the area and the housing stock which will be brought about in part by landlords investing in their properties, not spending time on additional licenses .</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