



**Improving the Private Rented Sector:
Proposals for Consultation on Extending Selective
Licensing in Brent**

Contents

1.0 Introduction	1
2.0 The Business case	2
3.0 Supporting the Council's wider objectives	3
4.0 The Summary and the Effect of our Proposals	3
5.0 Rationale	4
5.1 Conditions applying to Selective licensing and further background	4
5.2 Why is the Council considering this measure?	5
5.3 Other courses of action being taken	6
5.4 Regeneration	8
5.5 What will Private Rented Sector licensing achieve?	8
5.6 Does the Council want to put off landlords from operating in Brent?	9
5.7 How will Private Rented Sector licensing work?	9
5.8 Examples of successful Selective Licensing Schemes	10
5.9 What about the costs for landlords?	10
6.0 The selective licensing relationship with HMOs and HMO licensing schemes in Brent	10
7.0 Further evidence for selective licensing	11
7.1 Methodology	11
7.2 Population projections for Brent	11
7.2.1 The private rented sector in Brent: its growth and distribution	12
7.3 The levels of Housing Act ASB and the links to the PRS	12
7.4 Poor Housing Conditions	20
7.5 High levels of Migration	20
7.5 High levels of Deprivation	21
7.6 High levels of Crime	22
8.0 Summary	23
9.0 The Consultation - Have your say	24
10.0 What happens next?	25
11.0 Appendices	25
Glossary	25

Consultation Launch Date: 30th September 2016

If you would like a copy of this document in a different format such as Braille, audio or large print, or in another language, please call 020 8937 2384/5.

1.0 Introduction

The private rented sector in Brent is large and growing. In 2011 there were 35,000 properties in the sector in the Borough - over 32% of the housing stock. As this trend continues the private rented sector is now bigger than the social rented sector provided by the Council and housing associations in Brent.

Much of the private rented sector in Brent offers good accommodation for people who want to live in the Borough, but parts of it are badly managed and the quality of some rented accommodation is poor and in some cases, unsafe.

There is also evidence that poorly-managed privately rented properties are having a negative impact on some neighbourhoods. Anti-social behavior (ASB), nuisance neighbours and accumulations of rubbish can be linked to the failure of private landlords to effectively manage their properties and tenancies. Overcrowding, subletting and illegal conversions are also features of the private rented sector in Brent on the back of the huge demand for housing in the Borough (and London as a whole).

In 2014, the Council led project (Additional and Selective Licensing in the Private Rented Sector in Brent: A Consultation Exercise, HQN) looked at the links between the private rented sector (PRS) and anti-social behavior and identified areas within the Borough that were suffering from high levels of anti-social behaviour and environmental issues. We were confident that the evidence showed that poorly managed private rented sector housing contributes to anti-social behaviour in some areas and on this basis, the Council introduced two types of licenses in the spring and summer of 2014 both of which came into operation on 1st January 2015. The cabinet report for the Brent Additional licensing designation 2014 can be found at **Annex A**

- Firstly, in April 2014 the Executive approved the introduction of an Additional Licensing scheme for the whole borough for houses in multiple occupation (HMOs). This requires all landlords who let a property that is occupied by three or more non-related occupiers who share some basic amenities, such as a kitchen, to have a licence. This supplements the Mandatory Licensing scheme already run by the Council for HMOs with three stories or more.
- Secondly, in August 2014, Cabinet approved the introduction of a Selective Licensing designation for three wards where anti-social behaviour was identified as a significant problem linked to the poor management of private rented housing. In these wards, landlords who let any residential accommodation that falls outside of the mandatory and additional HMO definition are required to have a licence. These are mainly single family dwellings and flats in the wards of:
 - Harlesden
 - Wembley Central
 - Willesden Green

The cabinet report for the Brent Selective Licensing designation 2014 can be found at **Appendix A**. In the report, Cabinet agreed to note that the Selective Licensing scheme would be kept under review annually. Any significant changes, including the withdrawal of a licensing designation, would be subject to further consultation and a decision by Cabinet.

Since the current schemes were implemented, the government has introduced a range of new criteria that council's may take into account when considering their approach to licensing and these will be taken into account in any decision on these proposals. Further detail on the changed guidance is set out in sections 2 and 5 below.

We want to improve the standard and safety of all private rented housing in the borough to make Brent better for tenants, landlords, our other residents and businesses. This current consultation exercise will also help us gather more evidence to address this priority and to act in line with our housing strategy.

2.0 The Business case

In 2014, the percentage of the PRS in Brent was at approximately 35%, which was significantly higher than the London (27%) and national (19%) figures. Prior to the decision to extend licensing in 2014, the Council commissioned two studies into its private sector:

- a) Research undertaken by Housing Quality Network (HQN) during the summer of 2013 examined the feasibility of introducing a licensing scheme for the PRS in the Borough, and
- b) Research by Mayhew Harper Associates Ltd, 2014 established the ASB-PRS link in Brent

The reports from these studies, plus the report of the Brent 2014 formal consultation on licensing supported the Cabinet Report: Selective Licensing in the Private Rented Sector, August 2014.

Since then we have been gathering further data and evidence and we have looked at the additional criteria for introducing selective licensing;

- Anti-social behavior: ASB in Brent 25 per 1000 head of population for ASB calls to police 2015/16. A review of the enviro-crime data supports the correlation between the private rented sector and anti-social behaviour at specific locations and across the borough. We have examined such factors as noise, waste and fly-tipping now termed (illegal rubbish dumping IRD), alcohol drinking, graffiti etc. We have also considered our residents attitude to enviro-crime problems and safety issues in the borough.
- Poor housing conditions: A significant amount of the complaints we receive are around poor property conditions. The majority of enforcement interventions where serious hazards exist relate to overcrowding, poor heating, damp and mould, gas, fire and electrical safety owing to poor management by landlords.
- Level of migration: The population has been projected to increase from 313,100 in 2011 to 328, 200 by 2016. National Insurance Number Registrations of overseas nationals (NINo) figures from DWP for Brent show that overseas registration rose by 33.6% between the period 2013/14 and 2014/15. This represents a figure greater than 15% in the 12 month period. An ethnicity analysis of the 34 completed private housing prosecutions Jan 2016 – July 2106 show over 62% of tenants are from EU states with a further 18% of Asian origin. As part of a wider strategy, the Council wants to improve the economic conditions of the area and ensure that all people occupying private rented properties live in well managed housing and in acceptable conditions.
- Levels of deprivation: Brent has 173 Lowest Super output Areas (LSOA). In 2015 Brent rated in the most deprived rank according to the index of multiple deprivation (IMD)

- Levels of crime: Crime levels mapped from March 2015 – February 2016 show that monthly levels in Brent are higher than averaged across London. The levels of crime show a positive correlation with the PRS though this is much less positive than observed in the social sector.

The review of the 5 criteria has resulted in maps which show that problems exist to varying extents for each ward but are but are significantly widespread across the whole borough.

3.0 Supporting the Council's wider objectives

The Borough Plan sets out the council's priorities and objectives for Brent within a number of broad themes. Action to improve standards and conditions in the private rented sector and to work cooperatively with landlords to deliver an accessible and high quality supply of accommodation falls under the Better Place theme. In consultation on the Plan, residents gave a clear indication of their expectation that privately rented accommodation should be better regulated and tenants' rights protected.

Work in this area also supports the objectives of the council's Housing Strategy 2014-19 and other strategies aimed at addressing levels of deprivation and poverty and improving community safety and the neighbourhood environment. The private rented sector has a key role to play as a significant provider of housing, larger than the combined social rented sector.

4.0 The Summary and the Effect of our Proposals

4.1 The Council is proposing that selective licensing is extended to all or some other wards within Brent. Please see **section 9** on consultation for details of how you can respond to this proposal.

4.2 The existing scheme designation which applies to Harlesden, Wembley Central and Willesden Green will remain in force up to 31st December 2019.

4.3 The evidence we have collected so far tells us that there is a strong connection between anti-social behaviour and the management of the private rented sector in Brent and we are using the consultation exercise to see if residents and businesses believe the Council should extend selective licensing.

4.4 We are also consulting about where selective licensing should apply based on ASB and also one or several of the new criteria: - poor property conditions, high levels of migration, high level of deprivation or high levels of crime, as a smaller area scheme could be introduced on this basis.

4.5 Our proposals are primarily governed by the provisions of the Housing Act 2004. A summary of the legislation that underpins our proposals can be found at section 5.

4.6 We have designed three questionnaires to capture your views on our proposals. There is one for tenants, other residents and businesses, another for private landlords with property in the Borough and a third questionnaire for stakeholders in the London Boroughs of Barnet, Camden, Ealing, Harrow, Hammersmith and Fulham, Kensington and Chelsea, and Westminster, as these boroughs border Brent.

The consultation questionnaire will be conducted online, though paper forms will be made available on request and in certain circumstances. Paper forms can be completed by hand and returned to the Council in a pre- paid envelope. The outline consultation will be set out in a communications plan.

4.7 Fee proposal – At this point we are proposing a basic fee of £540.00 with a reduced fee of £340.00 for landlords who apply early and a further discount for accredited landlords. This is our way of supporting accreditation as an excellent way for responsible landlords to improve their knowledge of the sector as well as demonstrating their professionalism to tenants and to others. Issues raised concerning fee during the consultation will be considered as part of the consultation response. **The fee structure is shown in Appendix C**

4.8 Licence conditions proposals – We do not propose to change the existing selective licence conditions. Issues raised concerning our licence conditions during the consultation will be considered as part of the consultation response. The conditions are shown in **Appendix D**.

4.9 If introduced the **effect** will be that landlords who rent or let any residential accommodation in any area designated for selective licensing in Brent, that is not occupied as a mandatory or additional House in Multiple Occupation (HMO) must have a **selective licence**. There are statutory exemptions to the requirement to licence but in reality this will affect properties occupied by **up to two tenants or licencees and no more than one household**. All applications must be made to the Council and shall be accompanied by the licence fee. The Council will apply the Housing Act mandatory and its own standard conditions where licences are granted. Specific conditions and schedule of works may also be applied.

4.10 If the selective licensing scheme is extended in Brent the designation will last for 5 years.

4.11 An initial Equality Analysis (EA) has been undertaken to identify those affected, assess the impact of the change and to meet their needs. In general, the licensing proposals will have a positive impact for all protected groups.

5.0 Rationale

The Housing Act 2004 gives Councils the power to introduce selective licensing schemes for privately rented properties in some or all of its area in order to improve standards of management in the private rented sector (PRS) and lead to an improvement of the area. The power to designate is subject to certain conditions and criteria, including the requirement to consult persons who are likely to be affected by the designation; and to consider any representations made in accordance with the consultation being met.

5.1 Conditions applying to Selective licensing and further background

5.1.1 The supporting evidence for the existing scheme is based on the criterion; that the area is experiencing a significant and persistent problem caused by anti-social behavior, and that some or all private sector landlords in the area are failing to take action to combat the problem that it would be appropriate for them to take; and that making of a designation, will, when combined with other measures taken by the local housing authority (LHA), or by other persons together with the LHA, will lead to a reduction in, or the elimination of, the problem.

5.1.2 Additional criteria for making a scheme are now in force. <http://www.legislation.gov.uk/ukxi/2015/977/contents/made>. In addition to the already existing low demand and antisocial behavior criteria, the Department for Communities and Local Government “Selective Licensing in the Private Rented Sector” Guide for Local Authorities states that a selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions, being an area experiencing:

i. Low housing demand or is likely to become such an area;

- ii. Significant and persistent problem caused by anti-social behaviour (ASB);
- iii. Poor property conditions;
- iv. High levels of migration;
- v. High level of deprivation;
- vi. High levels of crime.

5.1.3 A new General Approval came into force on 1 April 2015. Brent Council will be required to obtain confirmation from the Secretary of State for any licensing scheme which would cover more than 20% of its geographical area or would affect more than 20% of the privately rented homes in the Borough. This may be especially so, given that there is already a scheme in place covering the Harlesden, Willesden Green and Wembley Central electoral wards.

5.1.4 The new legislation, *The Selective Licensing of Houses (Additional Conditions) (England) Order 2015* is supported by non-statutory guidance document *Selective licensing in the private rented sector: A Guide for local authorities*, DCLG, March 2015 explains the criteria for making a selective licensing scheme and the type of evidence needed to support a designation.

5.1.5 Before proposing a designation and embarking on a consultation the local housing authority must identify the problems affecting the area to which the designation will apply and provide evidence to support the existence of the problems.

5.1.6 The proportion of properties is a statutory requirement- see *The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 - Article 3 (1) (a)*. It is a prerequisite to making a scheme that such a review has been carried out. *The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 – Article 4 (a)*.

5.2 Why is the Council considering this measure?

On 8th September 2016, the Brent Policy Coordinating Group (PCG) considered the report on extending selective licensing and welcomed the proposed approach.

The quality of the environment where people live is important both to the Council and to our residents and the Council is committed to improving the living conditions of all of its residents. We also want to build on lessons the existing mandatory and the discretionary selective and HMO licensing schemes which we introduced in January 2015 to ensure that our residents live in good conditions and in safe communities where criminal and anti-social behaviour is minimised. We have found poor conditions and a strong link between levels of anti-social behaviour and homes that are rented out privately. More details of our rationale and evidence base can be found in **Section 7**.

To tackle the problems the Council has identified in its private rented sector, we have added discretionary licensing powers to the range of enforcement powers which we use whenever we can. In seeking to deal with the poor standards of those properties which are outside the Harlesden, Wembley Central and Willesden Green selective designation and including for the large number of HMOs whose owners have neglected to apply for licences, our standard enforcement regime can be complicated, time-consuming and expensive. This makes it difficult for us to act quickly against poorly-managed private rented properties. These are other reasons why we want to extend licensing of the private rented sector in Brent.

We believe that our stepped approach to licensing the private rented sector is more in line with the current Government's wishes rather than the blanket approach adopted by other councils. Therefore, provided all other criteria are reasonably met, we feel that an extended scheme submission for the Secretary of State confirmation is likely to be looked upon favourably.

5.2.1 Current licensing success

- Applications received 7277; Licences issued 5,672
- Mandatory HMO Licensing
 - Predicted 300; No. Licensed = 445 (148%) including 87 1-yr (18%)
- Additional HMO Licensing: Started January 2015
 - Predicted 16,000; No. Licensed = 1348 (8%) including 175 1-yr (13%)
- Selective Licensing (Harlesden, Wembley Central & Willesden Green): Started January 2015
 - Predicted 2,823; No. Licensed = 3,642 (130%) including 175 1-yr (3%)

Approximately 500 1-year licences have been issued since January 2015 in respect of licensed properties. 344 renewal inspections have been undertaken as a result of concerns regarding these properties. Licence checks and enforcement programmes are used to bring about compliance with standards and licence conditions pursuant to Part 1-3 of the Housing Act 2004.

5.3 Other courses of action being taken

5.3.1 Links to overall Housing Strategy 2014-19

The current Brent strategy is set in relation to national and the local policy context and has an objective for all private rented properties in the borough to achieve minimum standards of management and condition by 2019. Within the strategy there are opportunities for the private rented sector to play an important role in delivering new supply but there are serious concerns over standards, access and affordability. The strategy aims to work with the sector, supporting landlords to delivery supply that meets required standards of management and maintenance and is accessible to people on a range of incomes in a market that is well regulated and offers appropriate protection to tenants.

5.3.2 Landlord Accreditation and Landlord Forum

Brent is part of the London Landlord Accreditation Partnership and has 691 landlords accredited to this scheme as at June 2016, rising slightly from 632 in December 2014. The licensing schemes give a £40.00 discount per property for accredited LLAS members, however although there are over 3000 licence holders, and accepted that some landlords are accredited to other schemes, the number of licence applications which have claimed this discount is relatively low. Accreditation has its limitations in being a voluntary scheme and therefore landlords who are not interested in improving their professionalism are less inclined to join schemes. Accreditation has not achieved the level of participation needed to tackle the problems in the PRS.

Brent's landlord forum has previously been poorly attended. In June the Council worked in conjunction with Midas Property Club to host a forum which was attended by over 350 landlords and agents with private property interest.

5.3.3 Housing Standards, Regulation and Enforcement

Service requests regarding private property standards are treated to an initial response and are only referred to be dealt with where there is justification for further investigation. Between 1 January 2014 and 31st December 2015, the Private Housing Service dealt with **1,023** complaints of housing disrepair from the total amount received. Between 1 January 2015 and 30 June 2016, **1,294** complaints were dealt with. For this latter period, 205 notices have been served on private landlords. There were 43 convictions, for which £366k fines and costs were awarded, as a result of the housing act prosecutions heard January 2016 – September 2016.

For each of the 2 yearly periods between January 2014 and December 2015 the Environmental Services Noise Team dealt with 3,443 and 3,539 noise complaints respectively. Between January 2016 and September 2016 the Team dealt with 2,982 complaints. A proportion of these will have emanated from the PRS.

5.3.4 Empty Properties

Although the exact number fluctuates, Council tax estimates indicate over 1200 empty private properties. Private Housing has a dedicated Empty Properties Team which last year brought over 100 properties back into use. This not only adds to the available homes, as well as to reduce the nuisance and ASB that empty properties are likely to attract.

5.3.5 Regulatory Enforcement Group, Partnership working and tasking

The EPG (Enforcement Practitioners Group) was set up in 2015 to bring together regulatory enforcement teams from across departments to tackle specific problems which had a visual or environmental impact as the main issue.

We utilise a Local Joint Action Group (JLAG) model to tackle ASB issues in Brent, to seek to identify and manage location-based problems either in the public realm or through nuisance properties and locations. These are undertaken on a problem-solving basis and use analytical products to drive activity. Representatives from statutory organisations, voluntary sector agencies and housing providers come together monthly to manage issues raised by residents (through ward panels) or through data analysis. LJAGs also act as a decision-making body for the use of environmental and place-based ASB tools and powers, for example Public Space Protection Orders.

5.3.6 Homelessness

Brent has severe housing pressures and is taking a range of actions to address demand arising from homelessness and reduce reliance on temporary accommodation. As at September 2016 there were 2869 households in temporary accommodation, compared to a London average of around 1600, although this total is falling against an upward trend in London and the borough now has the fourth highest level of temporary accommodation occupancy, having had the highest level two years ago. In the year 2015/16, 1536 homelessness applications were processed, of which 709 led to acceptance of a housing duty. Of these, 382 were the result of the loss of a private sector tenancy.

The private sector therefore plays an important role in driving homelessness demand while also being a key source of temporary and permanent accommodation to meet it. Licensing can play a significant role in ensuring that the sector is well managed and provides settled and decent accommodation for Brent residents. During 2015/16, homelessness was prevented in 175

cases and the majority of these were resulted in sustaining existing or securing new tenancies in the sector.

It is also recognised that enforcement action in relation to licensing could lead to homelessness and the council acts to secure the rights of tenants and provide advice and assistance as required. There has been no evidence of any significant level of homelessness applications directly arising from licensing activity.

5.3.7 Wider Context

Licensing is set in the context of the council's wider programmes to tackle crime and ASB, for example noise nuisance and fly tipping, which are often associated with poor management in the PRS, particularly of HMOs. Similarly, the council uses its planning and building control powers to ensure that alterations and improvements to PRS properties are undertaken properly.

5.4 Regeneration

Alongside our work with private landlords, our key priority is to increase supply, including the supply of private rented housing. In 2014-15 Brent delivered 1560 new homes (3rd amongst the boroughs), including 707 affordable homes (1st amongst the boroughs). LB Brent was the first local authority to secure designation for Housing Zones in Wembley and Alperton and these two zones have the capacity to support the greatest growth moving forward, with over 20,000 new homes in total and specific interventions to accelerate delivery of over 5,000 new homes by 2025. This represents a significant contribution to London-wide targets and public realm improvements in Brent.

5.5 What will Private Rented Sector licensing achieve?

Overall licensing will help us to work with landlords to drive up management standards for private rented properties in the whole borough and in summary we believe that this will:

- Provide an improved strategic approach to managing the sector
- Help us to identify all properties that are rented out privately
- Establish a register of landlords operating in Brent
- Give us the opportunity to inspect the properties to assess living conditions and to advise landlords, managing agents and tenants about their obligations
- Impose the Housing Act mandatory conditions and a set of local conditions as a minimum letting standard in Brent
- Redefine how the service operates by shifting the emphasis from a customer complaints led, reactive service
- Address issues resulting from the movement of new and emerging communities and to preserve or improve the socio-economic conditions of the area
- Ensure that a proper standard of management of privately rented property is maintained and that properties do not become overcrowded
- Reduce the levels of anti-social behaviour in the borough and take action against those whose properties or tenants cause persistent ASB
- Reduce enviro-crime locally including improvement in the management of waste
- Strengthen enforcement action to tackle the small minority of rogue landlords in the sector

We will focus on a wide range of anti-social behavior, including littering and dirty front gardens, the playing of loud music and the use of homes for illegal activities. We will also address sub-standard conversions of homes.

5.6 Does the Council want to put off landlords from operating in Brent?

This is not our intention and we recognise that private renting plays a valuable role in providing housing for residents of the Borough. Many landlords operating in the Borough take their responsibilities seriously and we want to encourage and support these landlords. We believe most landlords will welcome our approach. Licensing will help us tackle the worst properties and the poorest management standards in the Borough's private rented sector. Licensing will also help us to support landlords through advice, training and a range of incentives that we believe will assist them in running their businesses effectively and profitably, while mitigating the damage to the sector's reputation caused by bad practice.

5.7 How will Private Rented Sector licensing work?

Where licensing is introduced, properties which are rented out privately must be licensed by the Council. This Part applies to a house if—

- (a) it is in an area that is for the time being designated under section 80 as subject to selective licensing, and
- (b) the whole of it is occupied either—
 - (i) under a single tenancy or licence that is not an exempt tenancy or licence or
 - (ii) under two or more tenancies or licences in respect of different dwellings contained in it, none of which is an exempt tenancy or licence

The exemptions to this under s79, subsection (3) or (4) are set out below:

- Properties which are required to be licensed as a house in multiple occupation (HMO) under Part 2 of the Housing Act 2004
- Properties subject to a temporary exemption
- Properties subject to a management order
- Properties let by a Local Authority or registered provider
- Properties let under tenancies or licences described as 'exempt' from the requirement to be licensed by the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006/370

Private landlords and managing agents who want to let out a property in the areas where licensing operates will need to submit an on-line application form to the Council. The licence fee will be payable and a current valid gas safety certificate for the premises must be submitted. Certain criteria must be met in order to obtain the licence e.g. we would have to consider if the landlord or managing agent is 'fit and proper' This means that we could ask whether they have committed certain offences, or, have any criminal convictions. We can also check whether we have already had dealings with them in the past.

There would be conditions attached to the licence which would make sure that landlords keep properties safe; that references are secured for new tenants; and that any complaints of anti-social behaviour are dealt with.

Landlords or managing agents who let homes without a licence would have to pay unlimited fines if they are convicted by the Courts, can face unlimited fines, and may have their licence removed if they do not comply with the licence conditions.

If an applicant feels that a decision is unfair we will discuss the decision and try to resolve it. There is a right to make representations to the Council and also of appeal to the Residential Property Tribunal Service.

5.8 Examples of successful Selective Licensing Schemes

5.8.1 A report to the Brent community and Wellbeing Scrutiny Committee, 20 July 2016, provided an overview of the progress since the implementation of borough-wide Additional and Selective Licensing in the three wards of Harlesden, Wembley Central and Willesden Green in January 2015. The report showed that there has been a good take-up of Mandatory and Selective licensing in Brent, far exceeding the totals estimated prior to implementation.

5.8.2 The Council's proposals have been influenced by successful results seen by other Councils who have already introduced extensive selective licensing. Good examples are noted in the London Borough of Newham, Barking and Dagenham, Waltham Forest and Croydon. LB Newham, which was the first to introduce a borough-wide scheme have commented that licensing has had a positive impact.

5.9 What about the costs for landlords?

Councils are allowed to recover the cost of running a private rented sector licensing scheme through setting a licence fee for private landlords but are not allowed to make a profit on this.

At this stage, we are considering a fee for *selective licensing* of £540 per property for a 5 year licence; with a £340.00 fee discount, being the same as at present for those landlords who apply early, if the proposals proceed. The fee structure is summarised in **Appendix C**.

A further discount of £40.00 is proposed for landlords who are accredited to certain approved landlord accreditation schemes such as the UK London Landlord Accreditation Scheme (UKLAS).

6.0 The selective licensing relationship with HMOs and HMO licensing schemes in Brent

A House in Multiple Occupation (HMO) is any house or flat that is occupied by three or more people who form more than one household.

Brent Council considers that the local authority has taken necessary actions to improve standards in the HMO sector in the Borough using the powers currently available. There is evidence however that many HMOs in the borough remain unlicensed, poorly managed and are in an unsatisfactory state of repair.

We are clearly of the opinion that extending selective licensing will greatly benefit efforts to improve the uptake of HMO additional licences. Licensing of HMOs (both mandatory and additional licensing) is intended to ensure that:

- the landlord of an HMO is a fit and proper person (or employs a manager who is)
- each HMO is suitable for occupation by the number of people allowed under the licence and that
- overcrowding is eliminated, or is at least reduced
- the standard of management of the HMO is acceptable
- vulnerable tenants are protected.
- high-risk HMOs can be identified and targeted for improvement

7.0 Further evidence for selective licensing

The following sections further sets out the evidence the Council has looked at before deciding to consult on extending our licensing scheme:

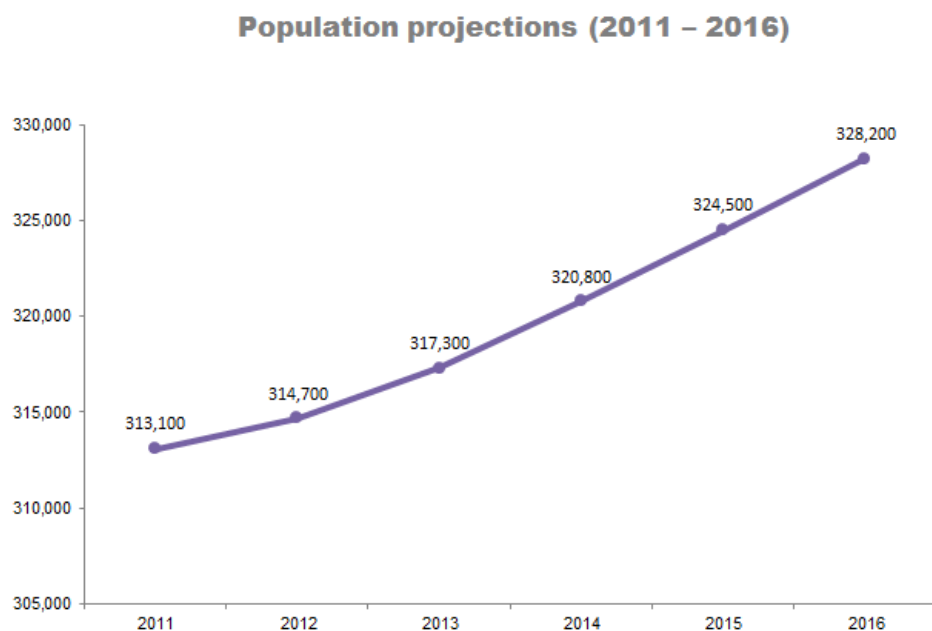
- The growth and the distribution of the PRS
- The levels of Housing Act ASB reported to the Council and to the Police
- The links between ASB and the PRS
- Levels of poor housing conditions, deprivation migration and crime

7.1 Methodology

Data was gathered from the Council, the Metropolitan Police reported incidences and national databases over the last 2-3 year period. For ASB, incidences that met the DCLG guidance and Housing Act definition were mapped against the LSOA PRS distribution to establish a correlation between the ASB and the PRS.

7.2 Population projections for Brent

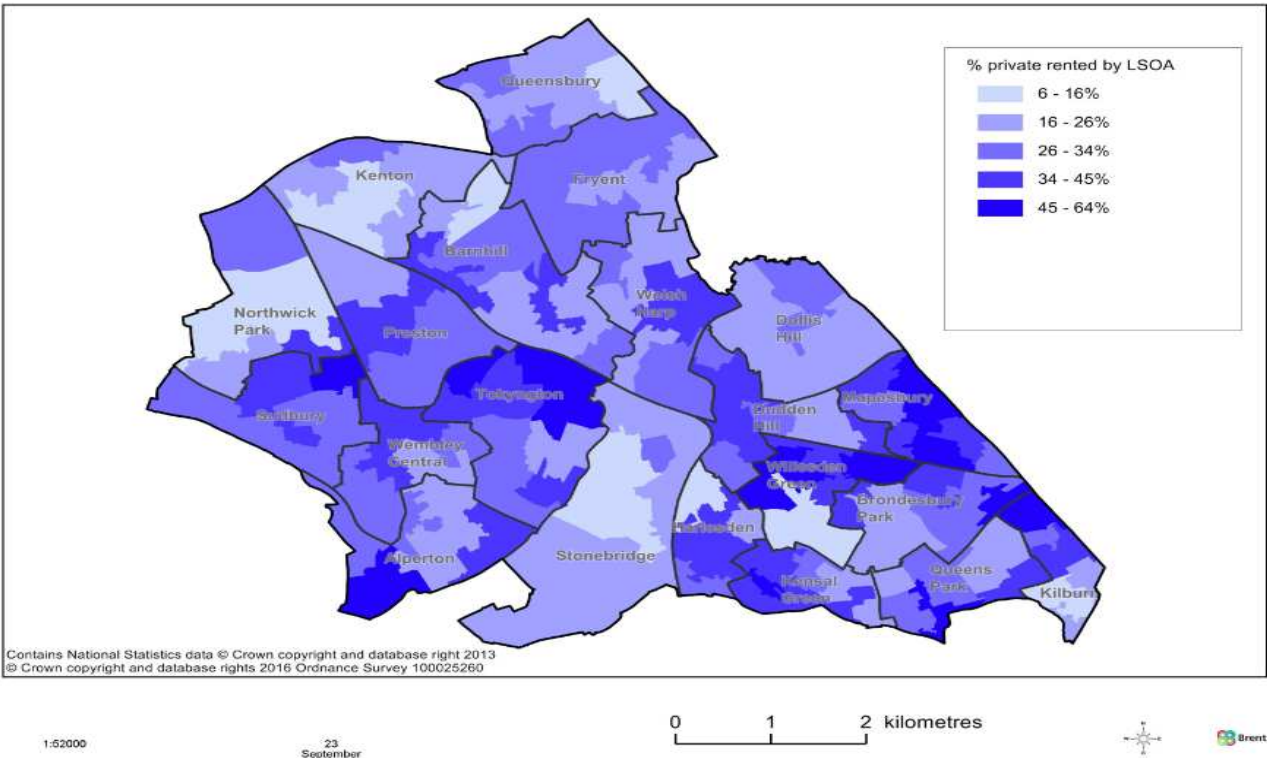
Figure 1: The population projections for Brent shows annual population increase



Source: GLA 2016 2015 Round of Demographic Projections

7.2.1 The private rented sector in Brent: its growth and distribution

The private rented sector in Brent is large and growing. In 2011 there were 35,000 properties in the sector in the Borough - over 31% of the housing stock.
Figure.2 below is an overview of the private rented % by LSOA (source 2011 census)



In Annex A: Additional and Selective Licensing of the private rented sector in Brent: A summary of the HQN study summer 2013 provides the following details:-

- Table 1: The private rented sector in Brent: 2001 and 2011 by Ward
- Figure 1: Private rented sector properties as percentage of all domestic properties in Brent (2011)
- Figure 2: Percentage change in private rented sector in Brent: 2001-11

As this trend continues the private rented sector is now bigger than the social rented sector provided by the Council and housing associations in Brent. The percentage of households in Brent who live in the private rented sector is higher than both the London and national average.

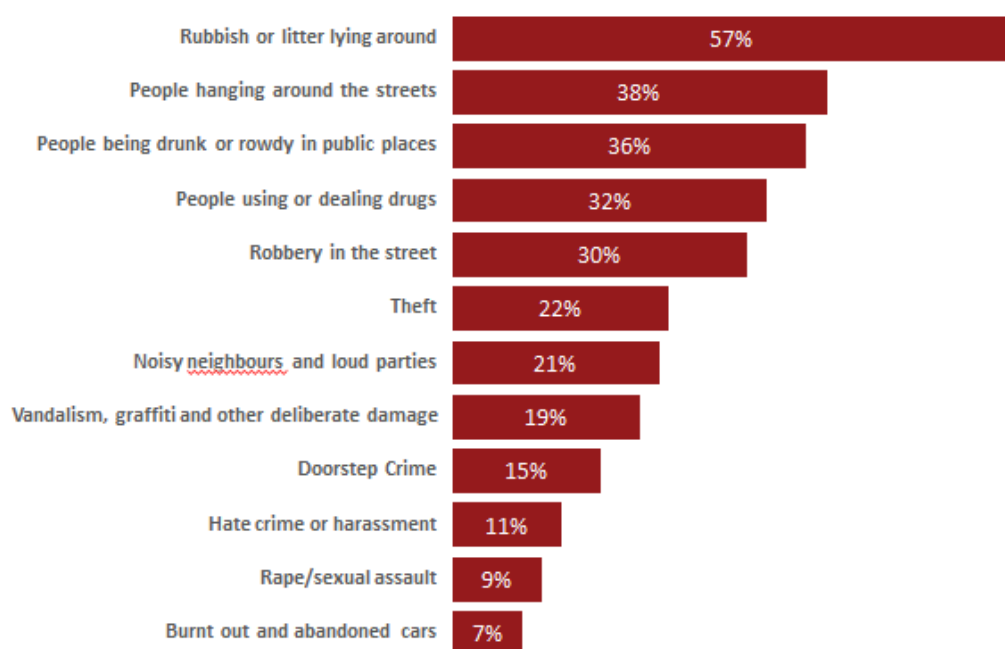
7.3 The levels of Housing Act ASB and the links to the PRS

In terms of ASB evidence, we are providing some headline stats for ASB in Brent as a well as showing the relationship between ASB and PRS. Three sources highlighted are the residents' attitude survey, Council recorded enviro-crime data and police recorded enviro-crime. In defining anti-social behavior in our evidence we have used the Police and the Housing Act definitions of ASB to (a), highlight the general problems of ASB and then to b) link the incidences to the PRS.

7.3.1 Residents survey

Figure 3 below is the response to the survey of residents' attitude to concerns in the borough undertaken in 2014. It shows that both enviro-crime e.g. rubbish and litter, noise, graffiti etc., and police reported crime e.g. alcohol misuse, robbery and drug use rank as matters of highest concern.

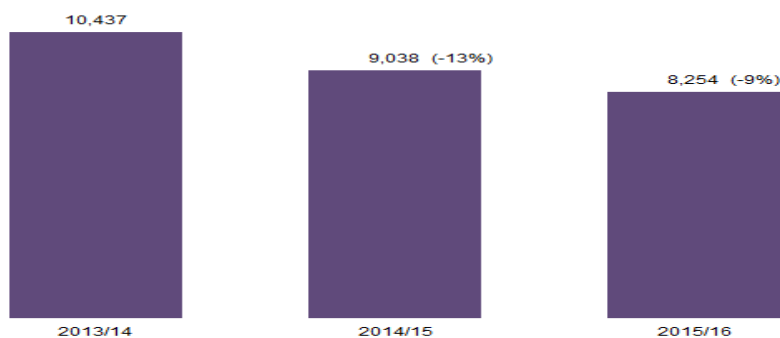
Resident Survey: How much of a problem do you think each of the following are...?



Source: Resident's Attitude Survey, September – November 2014 Base: 2,121

7.3.2 Police recorded ASB – Figure 4 below show that ASB calls to the Police are reducing gradually across the borough. Table 1 breaks this down to ward level

ASB Calls to the police



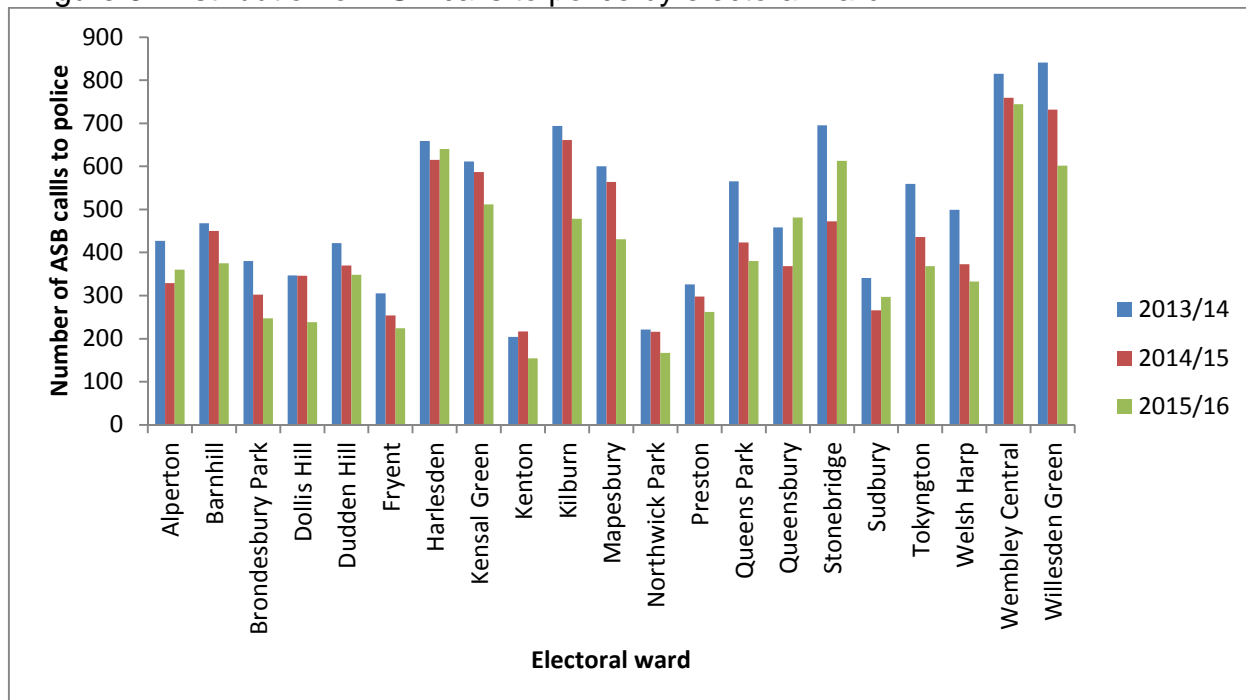
ASB call incidents to police. Figures in brackets show percentage change from previous year.

7.3.3 Police recorded ASB by ward 2013-2016:

Table 1: This shows high levels of ASB across all wards though wards such as Wembley Central, Stonebridge, Harlesden, Willesden Green, Kensal Green, Queensbury and Kilburn were significantly higher than the ward average

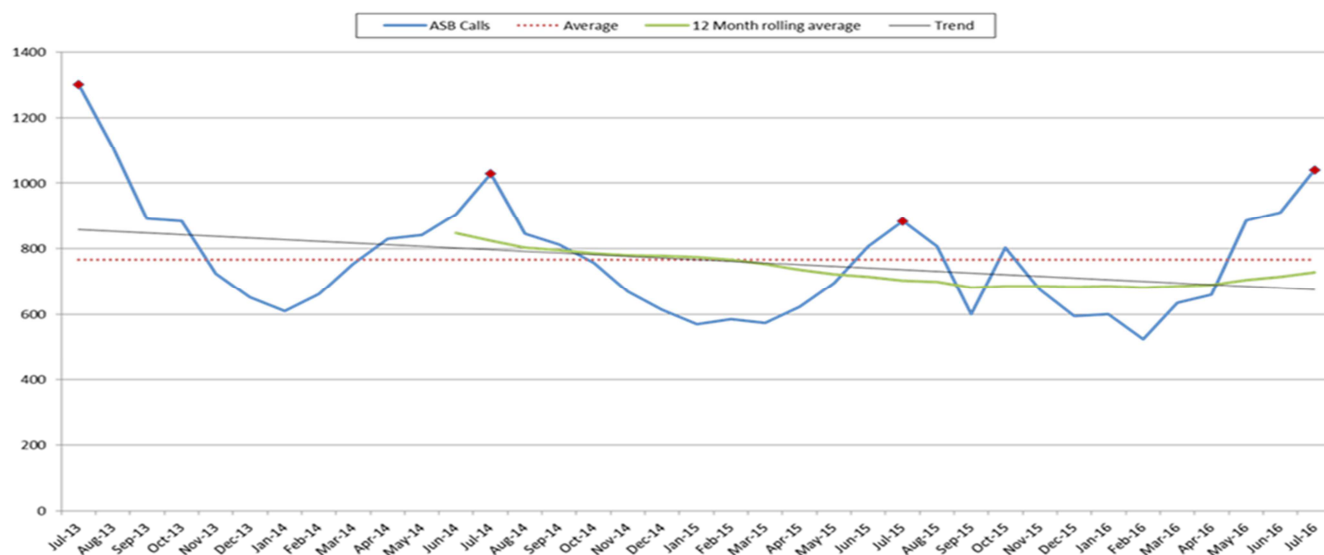
Ward	2013/14	2014/15	2015/16
Alpertown	427	329	360
Barnhill	468	450	375
Brondesbury Park	380	302	247
Dollis Hill	347	346	238
Dudden Hill	422	370	348
Fryent	305	254	224
Harlesden	659	615	640
Kensal Green	611	587	512
Kenton	204	217	154
Kilburn	694	661	478
Mapesbury	600	564	431
Northwick Park	221	216	167
Preston	326	298	262
Queens Park	565	423	380
Queensbury	458	368	481
Stonebridge	695	472	613
Sudbury	341	266	297
Tokington	559	436	368
Welsh Harp	499	373	333
Wembley Central	815	759	744
Willesden Green	841	732	602

Figure 5: Distribution of ASB calls to police by electoral ward



7.3.4 Figure 6: Data source: calls received by the Metropolitan Police (Brent) where the call handler has flagged the call as ASB related.

During this three year period ASB calls received by the Police have decreased year on year. It should however be noted that ASB is currently rising as demonstrated by the 12 month rolling average shown in the graph below.



7.3.5 Council recorded environmental crime

In Table 2 below, the analysis counts different issues by (Lowest Super Output Areas – see glossary) LSOA. The top 25 LSOAs for each type of tenure are then looked at in turn, and the number of environmental / ASB issues are then counted. The table shows, for example that the top 25 LSOAs for home ownership saw 787 fly tip reports over a year, while the top 25 LSOAs for private rental saw 3,761 fly tip reports.

Table 2: Environmental / ASB issues by tenure type

Top 25 LSOAs (by % tenure type)	Illegally dumped waste* (08/09/2015 – 09/09/2016)	Noise complaints (19/09/2015 – 19/09/2016)	Police recorded crimes – last 12 months	Council reported ASB – last 12 months
Owned	787	143	1,747	13
Shared ownership	1,756	274	6,732	34
Social rented	1,726	263	5,661	22
Private rented	3,761	369	4,951	41

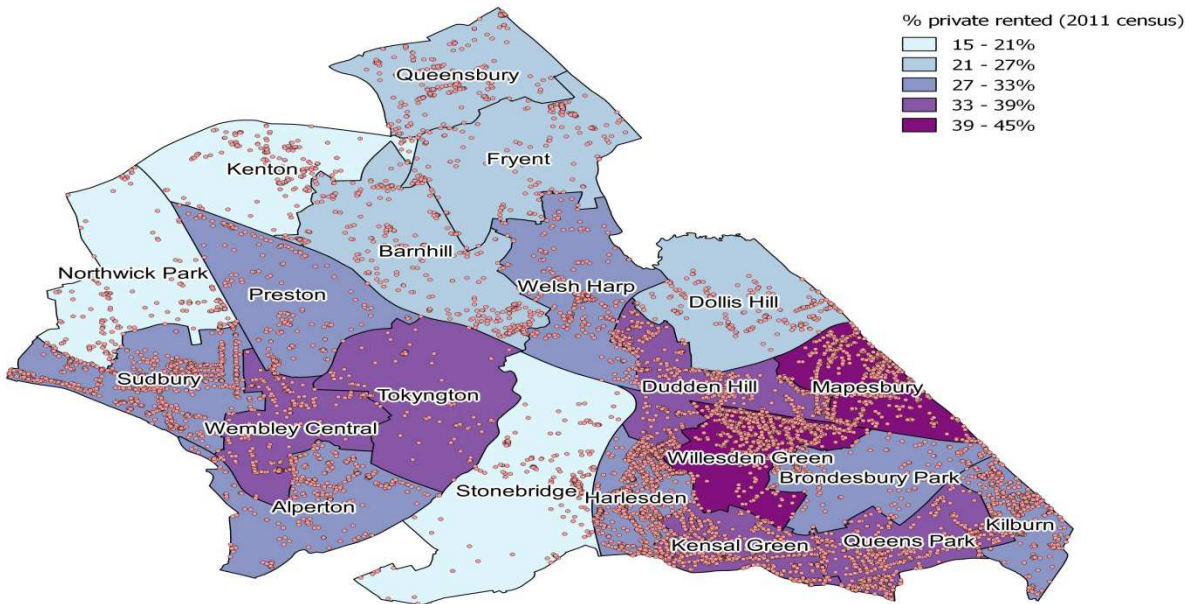
*Reported by members of the public through the Cleaner Streets App

7.3.6: Fly- tipping in Table 3: London – Incidences. Shows that Brent normally lies about mid-table in the incidences of fly tipping reported. Although there is a reduction in the number of reports by all boroughs, generally the comparative borough position for Brent has not changed.

Fly-tipping incidents reported by local authorities in 2013-14		
LA_Name	Total Incidents	Total Incidents Clearance Cos
Newham LB (a)	67930	£3,026,234.00
Enfield LB	31692	£1,348,880.00
Haringey LB	31045	£1,491,507.00
Southwark LB	26638	£1,108,692.00
Westminster City Council	17121	£699,653.00
Hounslow LB	15864	£564,135.00
Croydon LB	15113	£1,366,642.00
Greenwich LB	12765	£715,829.00
Camden LB	10950	£229,852.00
Lewisham LB	9152	£293,672.00
Hammersmith and Fulham LB	9011	£529,042.00
Redbridge LB	8939	£390,390.00
Harrow LB	8429	£740,504.00
Hackney LB	7635	£1,210,485.00
Brent LB	7001	£425,399.00
Chelsea	6934	£273,482.00
Ealing LB	5765	£243,201.45
Tower Hamlets LB	5201	£241,176.00
Waltham Forest LB	4723	£184,419.00
Havering LB	3620	£157,650.00
Merton LB	3064	£172,574.00
Richmond upon Thames LB	2871	£61,393.00
Bromley LB	2809	£190,587.93
Islington LB	2634	£101,706.00
Hillingdon LB	1995	£90,405.00
Barnet LB	1779	£51,836.00
Barking and Dagenham LB	1282	£119,278.00
Sutton LB	1264	£89,049.00
Lambeth LB	1206	£98,523.00
Wandsworth LB	1105	£78,083.00
Bexley LB	1078	£45,111.00
London Corporation	530	£15,331.00
Kingston-upon-Thames LB	339	£14,466.00

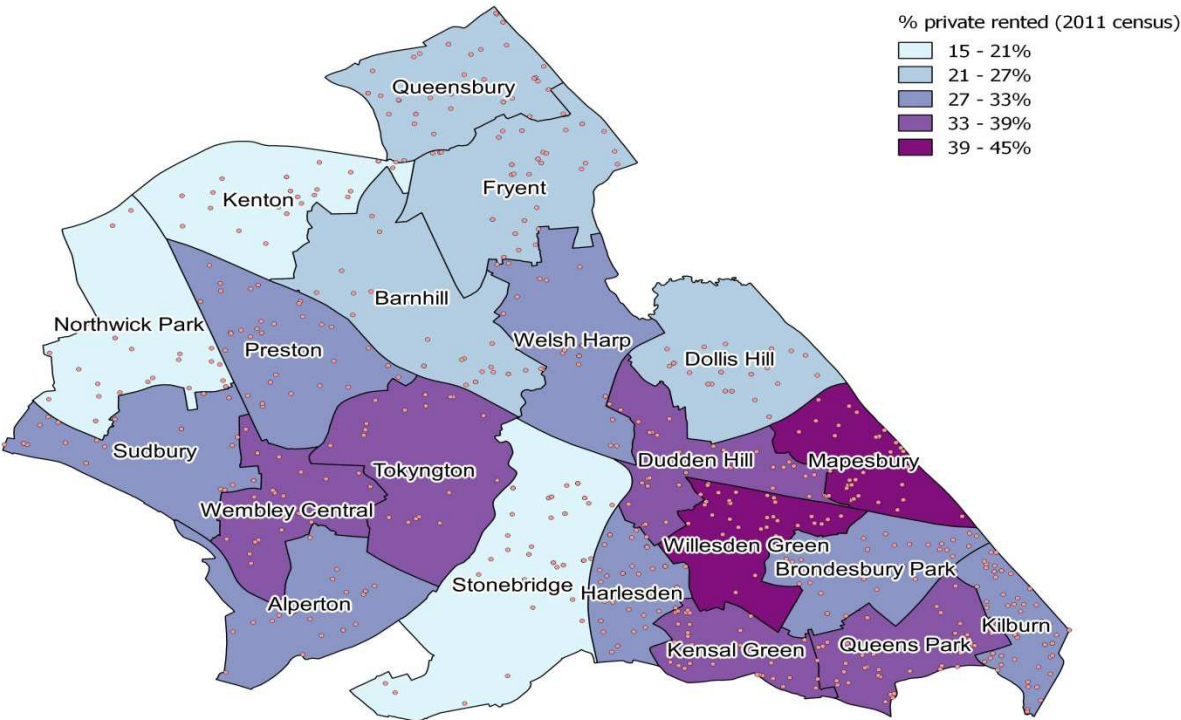
7.3.7 Illegally Dumped Waste by Ward 2015/16 (13,262 records)

Figure 7: Shows high incident areas are Harlesden, Mapesbury, Willesden Green, Kensal Green, Barnhill, Sudbury, Dudden Hill, Queens Park, Kilburn and Queensbury also feature prominently.



7.3.8 Noise complaints.

Figure 8: Noise complaints received 2015/16 (998 records)



7.3.9 The link of ASB and the PRS

Figure 9: Council reported ASB 2015/16 (147 records)

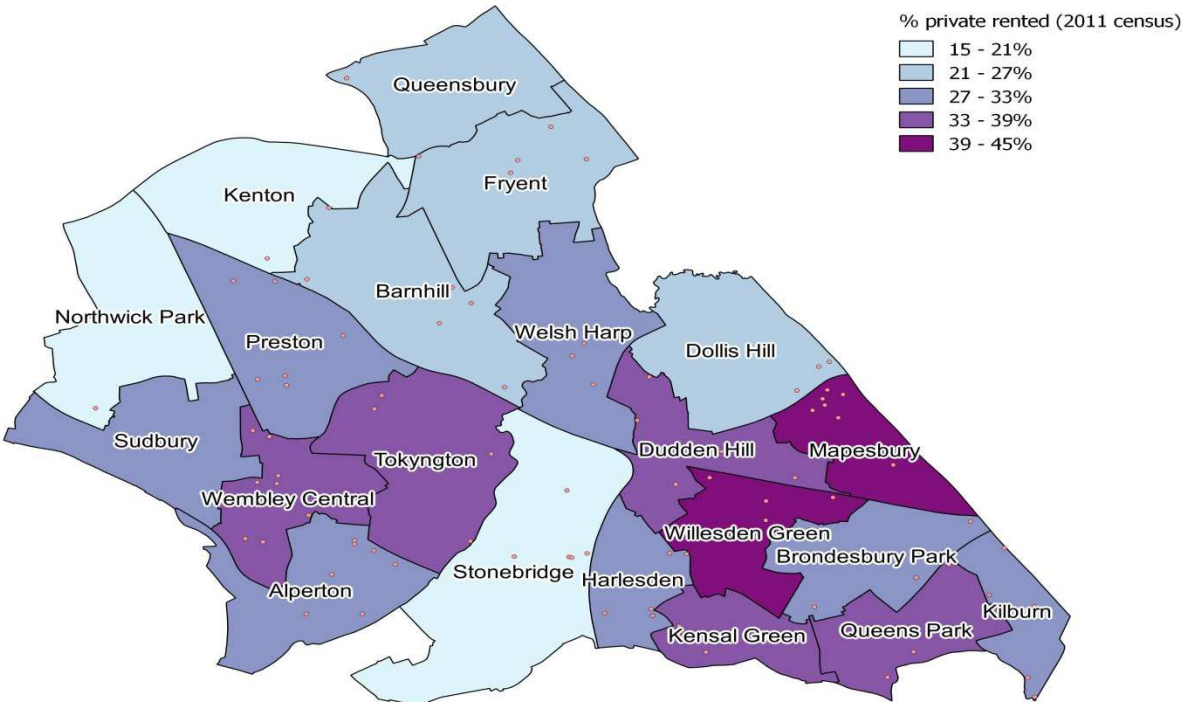
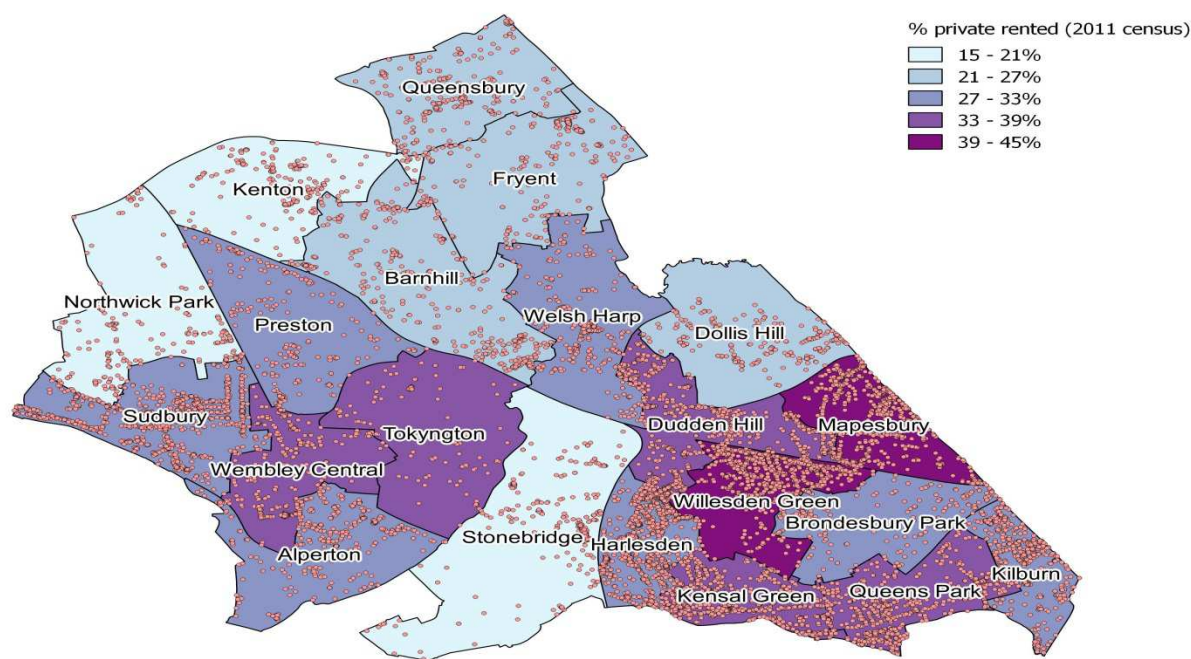


Figure 10: All ASB related issues combined (noise complaint, illegally dumped waste and council reported ASB) 2015/16



7.3.10 Linking ASB to Housing Tenure

The following charts demonstrate the correlations between different issues (e.g. noise complaints, illegally dumped waste) by different tenure types.

In general, there can be seen to be a positive correlation between areas with high amounts of private sector rented accommodation and ASB incidents.

Figure 11 – Illegally Dumped Rubbish (IRD) by Tenure

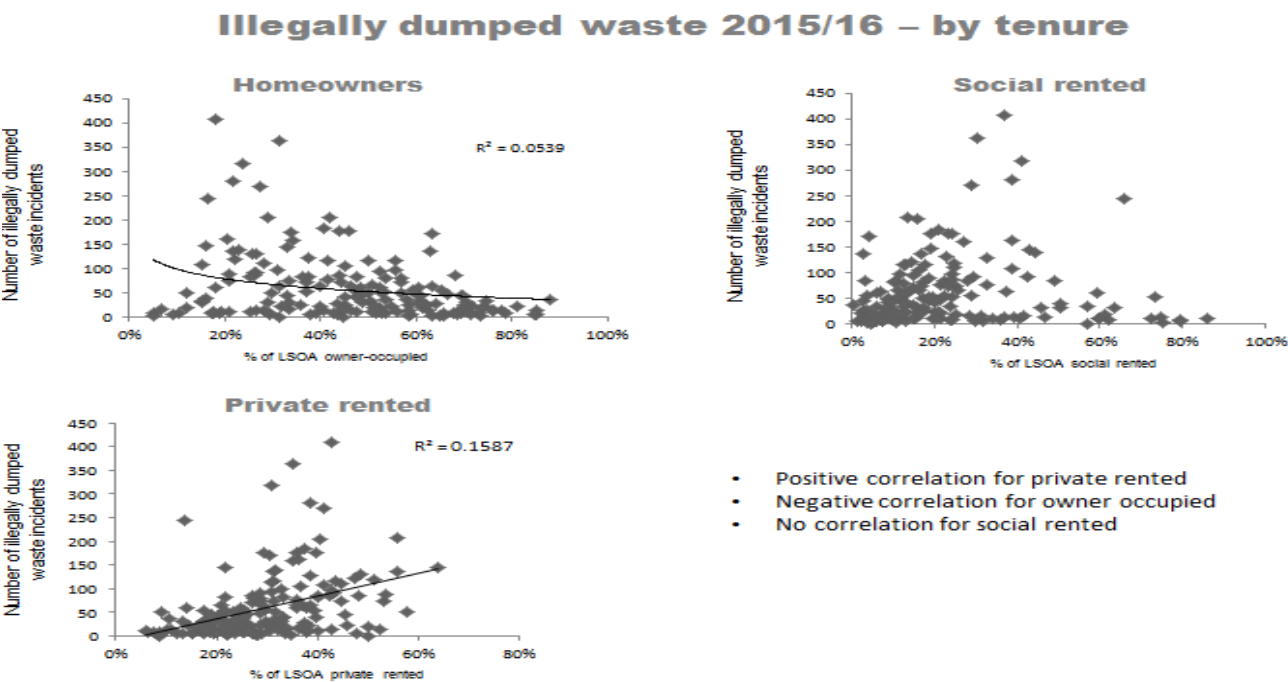


Figure 12 - Noise complaints by tenure

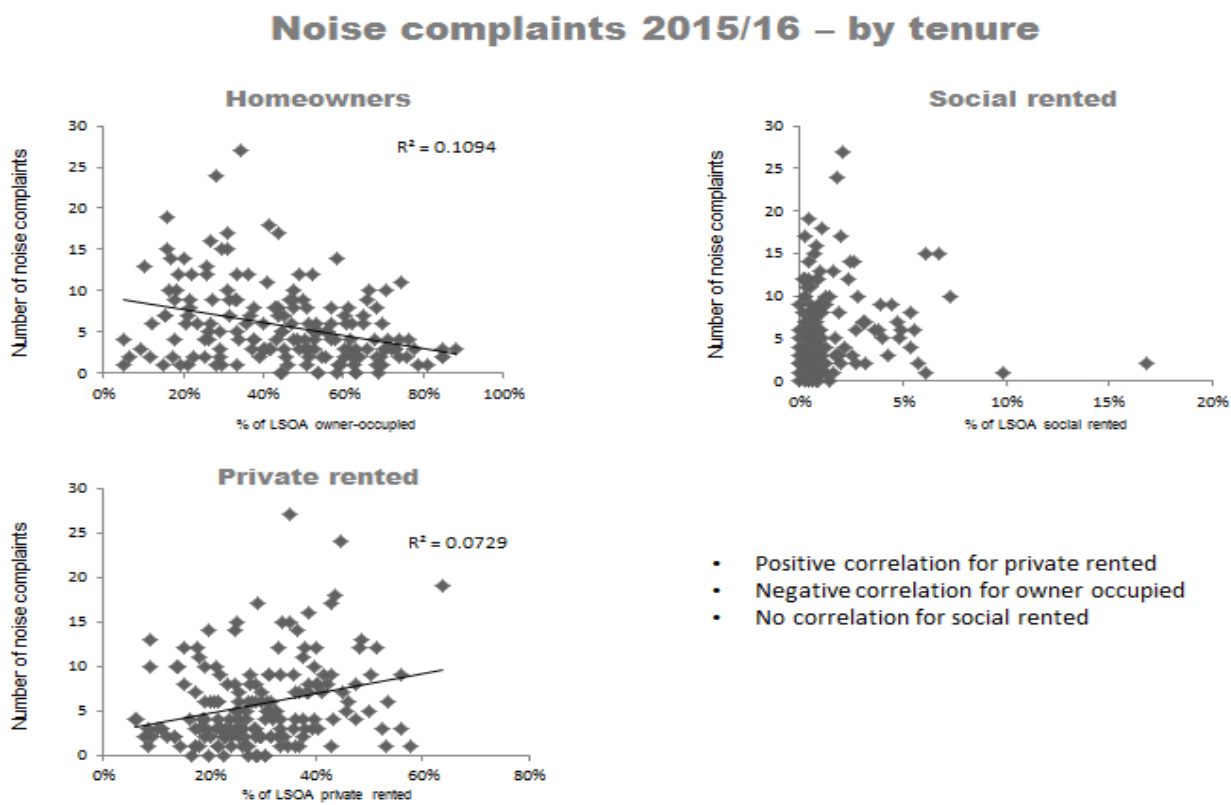
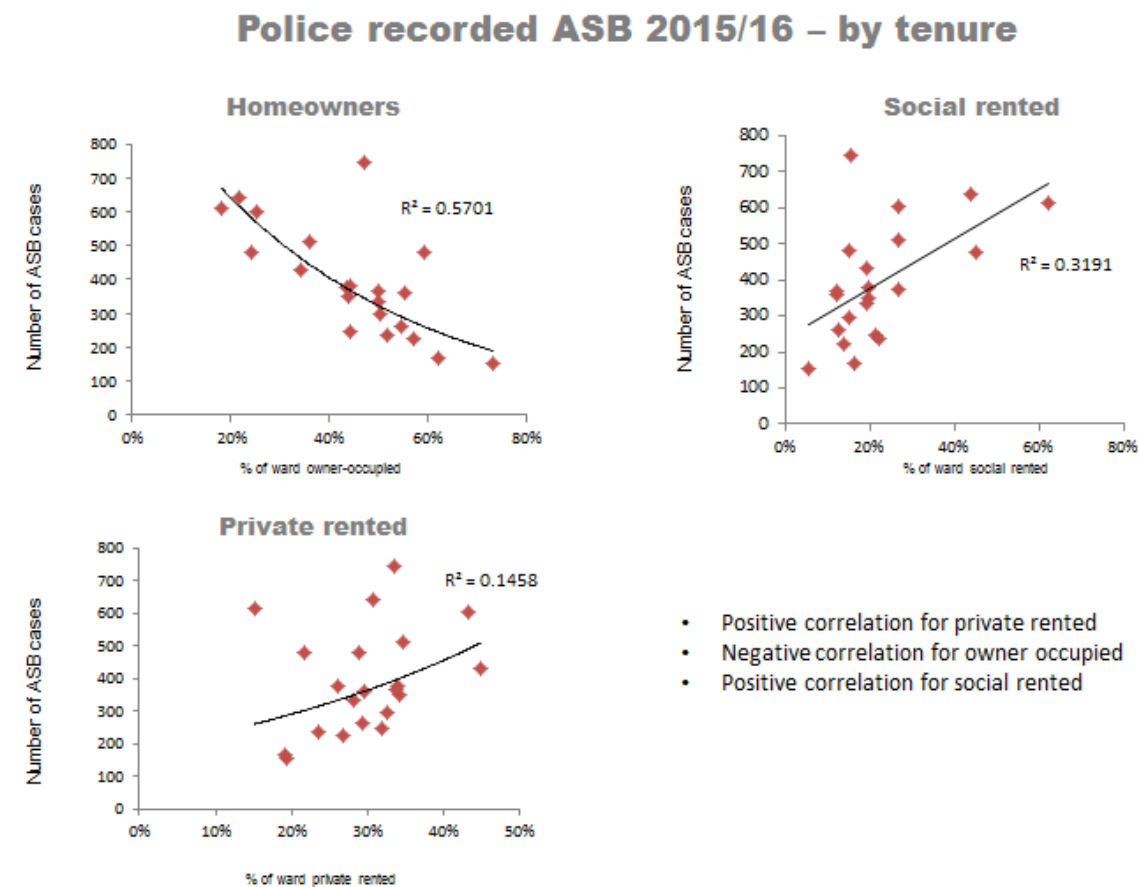


Figure 13 - Police recorded ASB by Tenure



7.4 Poor Housing Conditions

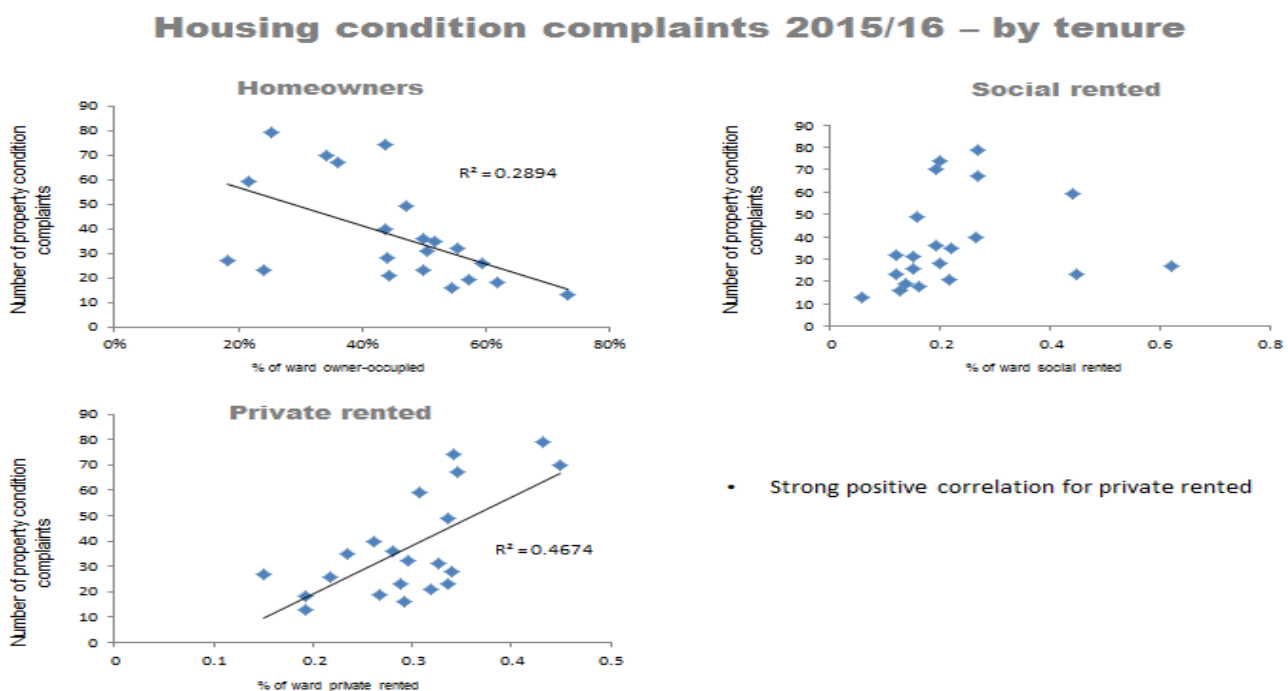
There are circumstances in which a significant number of properties in the private rented sector are in poor condition and are adversely affecting the character of the area and/ or the health and safety of their occupants. As part of a wider strategy to tackle housing conditions, the Council considers it appropriate to make a selective licensing scheme so that it can prioritise enforcement action under Part 1 of the Act, whilst ensuring through licence conditions under Part 3 that the properties are properly managed to prevent further deterioration. The assessment has considered:-

The age and visual appearance of properties in the area and that a high proportion of those properties are in the private rented sector;

Evidence of our housing conditions considers a significant number of properties in the private rented sector need to be inspected in order to determine whether any of those properties contain category 1 or 2 hazards.

The last housing condition survey in Brent was carried out in 2004. An extract from the Strategic Housing Market Assessment (SHMA), which is based on the English Housing Condition Survey (EHS) rather than local data, provides useful information about housing disrepair. The EHS headline report for 2013-14 identifies that private rented sector dwellings had the highest rate of disrepair: 7% compared with 4% of owner occupied dwellings and 3% of social sector dwellings.

Figure 14 – Housing Standards - Complaints



7.5 High levels of Migration

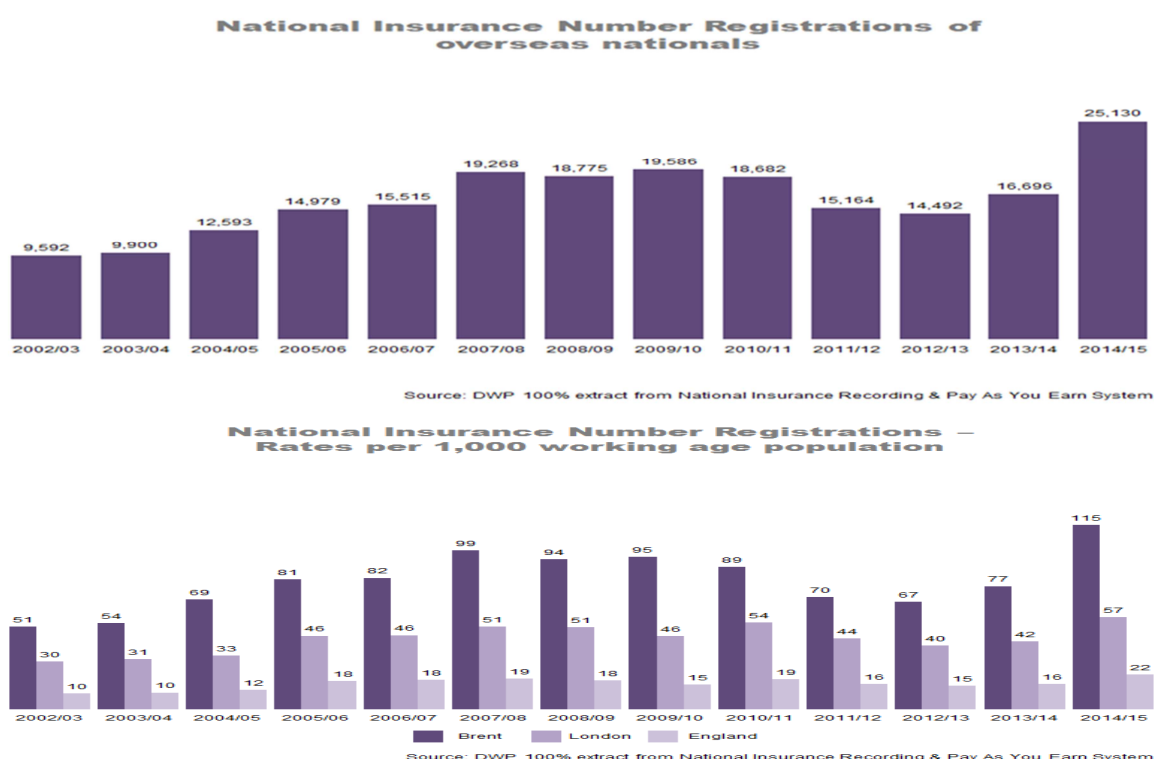
Migration refers to the movement of people from one area to another, whether within the UK or from overseas. Brent experiences considerable levels of international in-migration, the Census 2011 figures for usual resident population records 23,854 migrants not born in the UK arriving in 2004 to 2006; 28,306 arriving in 2007 to 2009 and; 11,260 arriving in 2010 to 2011. Brent has seen a 66.4% increase in National Insurance Number Registrations of overseas nationals in the last few years.

These said NINO recordings show that Brent has higher migration than London and nationally. (See NINO figures below). Within the wards themselves and in Brent there are a high proportion of privately rented properties with a significant number of migrants to the area occupying them. A selective licensing designation can be made, as part of wider strategy, to preserve or improve the economic conditions of the area to which migrants have moved and ensure people occupying private rented properties do not live in poorly managed housing or unacceptable conditions.

In assessing whether the area is experiencing or has experienced significant migration the local authority has regard to such information on households in the area; the call for, or in the provision of, local authority services in the area; increase in local authority or police intervention in the area and changes to the socio-economic character of the area.

The intended outcome of the designation is to preserve or improve the socio-economic conditions of the area and ensure that a proper standard of management of privately rented property is maintained and that properties do not become overcrowded.

Figure 12: NINO Registrations in Brent (Source: DWP)

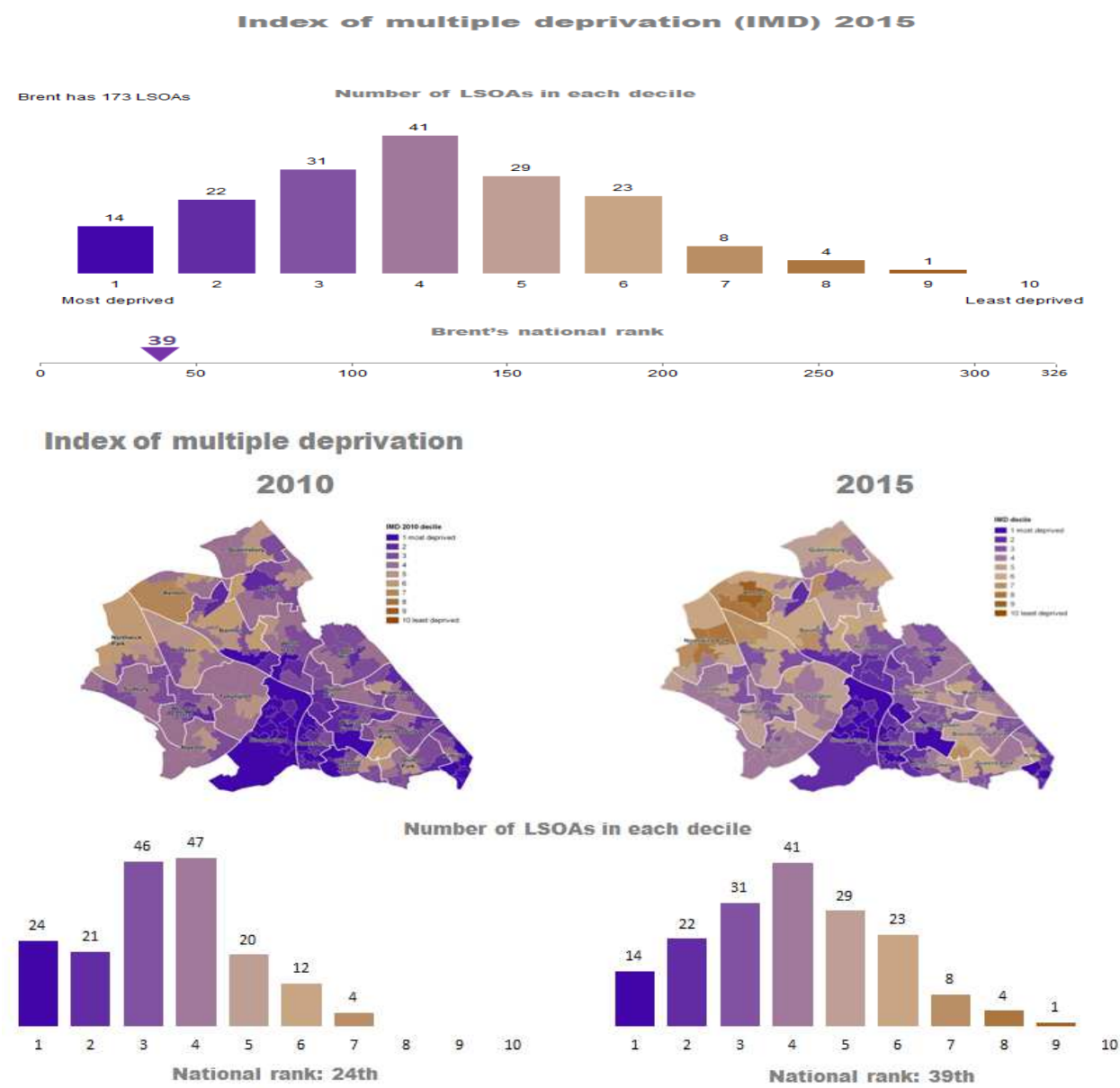


7.5 High levels of Deprivation

The graphs and maps shown in Figures 15 and 16 show that Brent suffers from high level of deprivation. Factors included in the index of deprivation are:

- the employment status of adults;
- the average income of households;
- the health of households;
- the availability and ease of access to education, training and other services for households;
- housing conditions;
- the physical environment;
- levels of crime.

Figure 16: There have been some improvements from the 2010 national ranking position (ranked 24th) to the 2015 national ranking position (ranked 39th), 1 being the most deprived, on 10 being the least deprived on the scale.



7.6 High levels of Crime

In considering whether an area suffers from a high level of crime we have had regard to whether the area has displayed a noticeable increase in crime over a relatively short period, such as in the previous 12 months and note that though crime is reduced (down 9%), it is still higher than the London average and that there are strong correlation with the rented sectors. Residents have indicated the perception to crime and safety as seen in the 2015 Residents' Attitude Survey.

Any licensing scheme will be part of a wider strategy to address crime in the designated area. It is indicating that there a cross-over of ASB and environmental crime. The evidence gathered has included the nature of the criminal activity, e.g. theft, burglary, arson, criminal damage, graffiti; In addition the maps show a position correlation between the PRS location and the crime incidences.

Figure 17: Crime Levels in Brent February 2015-February 2016

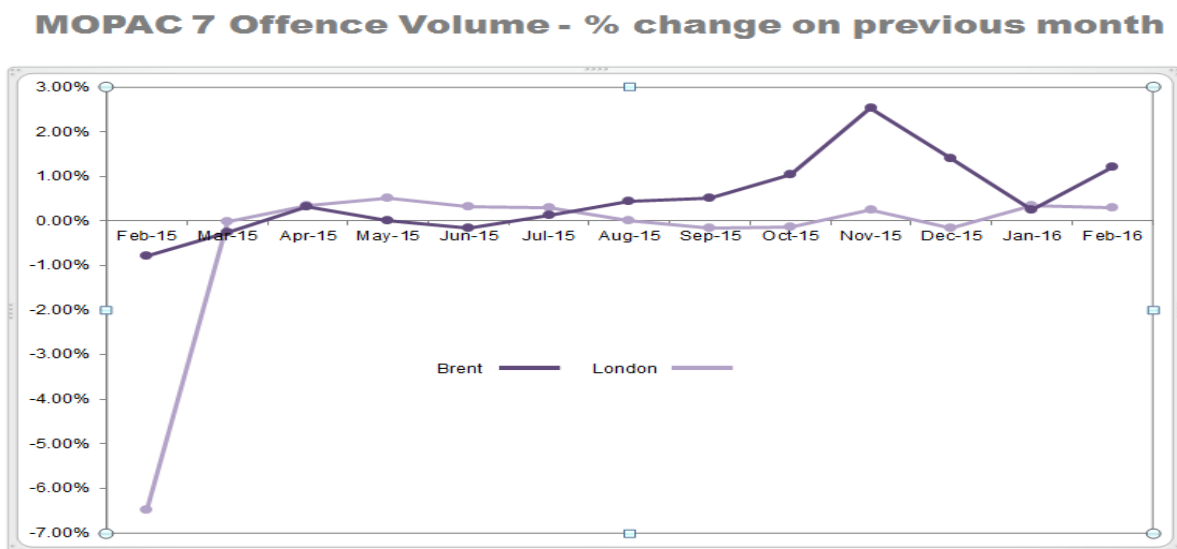
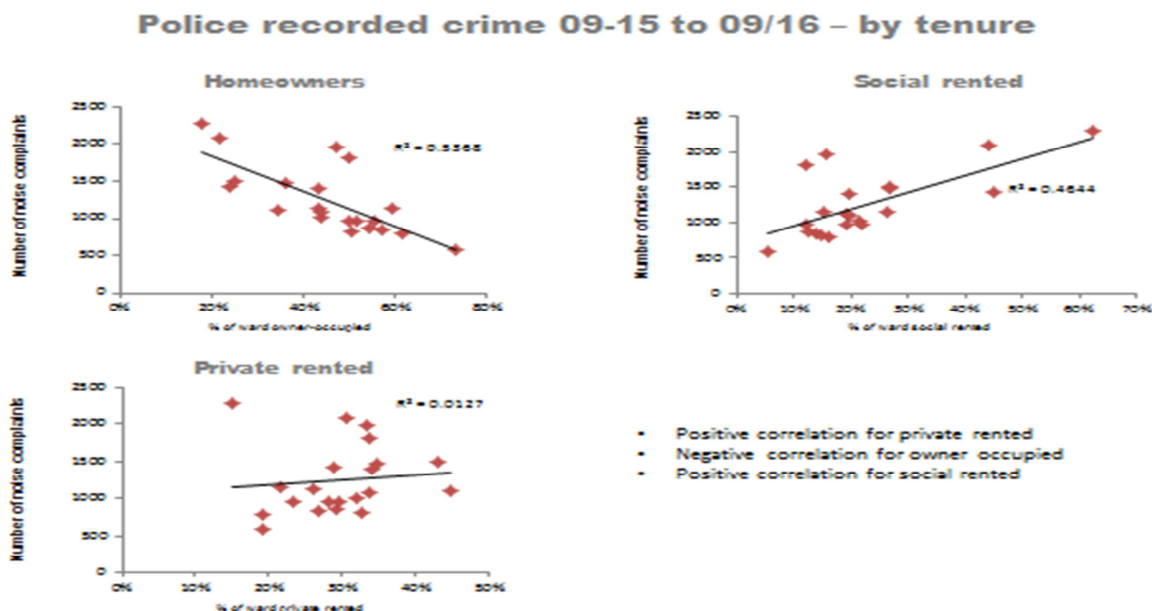


Figure 18: Police Recorded Crime September 2015-September 2016



8.0 Summary

The information outlined above shows the links between police and housing reported ASB and the PRS in Brent.

- The mapping exercises carried out show positive correlation with the PRS
- Evidence also shows that deprivation, inward migration and crime levels in Brent are high and impact on the PRS

When the data is taken into the present context there is justification for Brent to engage in the consultation exercise on proposals to extend selective licensing to all, or most areas of the borough.

9.0 The Consultation - Have your say

Based on the information provided in this document, the Council believes that the conditions for extending selective licensing scheme are satisfied. However, we want to know your views before any final decision is made about private rented sector licensing in Brent. If we make a decision to introduce selective licensing borough-wide, it will mean that some homes in the Borough that are rented out privately must be licensed by the Council. The consultation runs between **30 September, 2016 and 16 December 2016**.

The 'Draft proposals to designate a wider Selective Licensing Scheme' which outlines in detail the reasons is also available on the Council website www.brent.gov.uk/selectivelicensing2016. You can also call us on 020 8937 2384/5 or email to prslicensing@brent.gov.uk to be sent a copy. Please read the information about our licensing proposals, before completing the questionnaire. There are questionnaires which apply to different groups of people. Please make sure you complete the one(s) that apply to you.

During the consultation period, we will conduct the following:

- An on-line survey available to all residents
- An on-line stakeholder consultation questionnaire including people in surrounding areas
- Focus groups with private tenants and representative organisations
- Focus groups with landlords, letting agents and landlords representative organisations, and
- The analysis of the submissions

The formal consultation is being publicised widely by Brent through various methods including flyers in Housing Benefit and Council Tax statements to residents and landlords; flyers and Posters sent to local leisure and community centres; continuing advertisements in Brent Magazine and other printed media throughout the consultation; front-page marketing on Brent Council's Website; and council officers' attendance at local landlord and tenant forums.

There will also be a number of opportunities for you to come along to Brent Connects Forums to find out more about the proposed schemes. Details of these consultation events will be advertised in the local press and posted on the Council's website.

If you wish to comment on the proposals please feedback by Midnight on Friday 16th December 2016. You can do this by:

- **You can complete the questionnaire available online**
at: www.brent.gov.uk/selectivelicensing2016
- **Paper copies of the questionnaire are available on request** by e-mailing prslicensing@brent.gov.uk or calling us at 020 8937 2384/5. You can scan it and return to us by e-mail to PRSlicensing@brent.gov.uk, or send it back to us in a pre-paid envelope to:
Brent Consultation Team
Civic Centre Level 4
FREEPOST (SCE 11 999)
Engineers Way, Wembley,
HA9 0FJ
- **You can provide general more comments and representations by sending an email to**
prslicensing@brent.gov.uk

If you want to know more details about selective licensing and why the Council is considering this measure before completing the questionnaire, please e-mail us at PRSLicensing@brent.gov.uk .

10.0 What happens next?

The consultation with local residents, landlords, local businesses and other organisations with an interest in the private rented sector in Brent will run until 16th December, 2016 to give everyone time to consider and respond to our proposals fully.

The Council will publish the findings of the consultation as soon as possible after the consultation ends and decide on the next steps.

At the end of this period the Council will consider any representations made before deciding whether or not approve the implementation of selective licensing and seek approval from the Secretary of State to confirm the decision.

Should the Secretary of State confirm the approval to introduce wider selective licensing in Brent there will be a minimum of a three month notification period before any scheme would come into force. This will allow affected landlords time to apply for licences.

11.0 Appendices

11.1 Annex A - Additional and Selective Licensing of the private rented sector in Brent:

A summary of the HQN study summer 2013

11.2 Appendix A - Cabinet Report: Selective Licensing in the PRS, August 2014.

11.3 Appendix B – Extending Selective Licensing Questionnaires

11.4 Appendix C - Selective Licence Fees

11.5 Appendix D- Selective Licence Conditions

Glossary

ASB - Anti-Social Behaviour

PRS - Private Rented Sector

SLS - Selective Licensing Scheme

IRD – Illegal Rubbish Dumping (Fly-tipping)

DCLG - Department of Communities and Local Government

HHSRS - Housing Health and Safety Rating System

LSOA - A Lower Layer Super Output Area is a geographical area designed to improve the reporting of small area statistics.

NINo - National Insurance Number Registrations of overseas nationals

EHCS – English Housing Condition Survey

SHMA – Strategic Housing Market Assessment

Additional and Selective Licensing of the private rented sector in Brent:

Annex A

A summary of the HQN study summer 2013

Introduction

This annex summarises the research undertaken by Housing Quality Network (HQN) during the summer of 2013 when they were commissioned by the London of Brent to examine the feasibility of introducing a licensing scheme for the private rented sector in the Borough.

Executive Summary

HQN's research charts the growth of the private rented sector in Brent over the last 10 to 15 years. The private rented sector is now bigger than the social rented sector in Brent. The private rented sector in the Borough is characterised by variable standards of management, uneven stock condition and high rents. The Council is increasingly unable to access the private rented sector to house families in need as the Government's welfare reforms begin to take effect. HQN's focus groups and on line survey of private rented sector tenants of Brent showed high levels of dissatisfaction with the sector. For many the private rented sector is not a tenure of choice but private renting is the only option given the limited availability of social rented housing and the prohibitive cost of owner occupation.

Local authorities have increasingly used the Housing Act 2004 to strengthen their oversight of the private rented sector – both of houses in multiple occupation (HMOs) and the private rented sector more generally. Additional licensing of HMOs of less than three storeys has been adopted by more and more local authorities and selective licensing of other properties in the private rented sector private rented sector has become progressively popular. Selective licensing can only be introduced to tackle low demand and/or anti social behaviour under the 2004 Act.

The Council has therefore been exploring the links between anti-social behaviour and the prevalence of private renting in the borough and whether this is attributable to poor management within the private rented sector. The council is also responsible for developing strategies to tackle the wider housing issues faced by the Borough – for example homelessness, empty properties and anti social behaviour. The Council has recently published a draft Housing Strategy and, following consultation, this is being finalised and will ensure that its approach to the private sector and anti-social behaviour is set out clearly

It is a requirement that a comprehensive and rigorous consultation exercise should be conducted before an SLS can be introduced. The purpose of this consultation exercise is to ensure that landlords, tenants and other local residents have the opportunity to respond. An Equality Impact Assessment will also be carried out.

HQN's fieldwork revealed numerous problems associated with the management of HMOs in the Borough. There is a strong case for further regulation of the HMO sector in Brent using provisions contained in housing and planning law.

The private rented sector in Brent: its growth and distribution

The private rented sector is now a major part of Brent's housing market making up over 30% of Brent's housing stock. The sector increased by 72% between 2001 and 2011. Wards with over 2,000 properties in the private rented sector are Mapesbury (2,885 private rented sector properties), Willesden Green (2,723), Kilburn (2,284), Queen's Park (2,213), Kensal Green (2,181) and Harlesden (2,157). The wards with the highest percentage of private rented sector properties are Mapesbury (46%), Willesden Green (45%) and Kensal Green (36%). The biggest proportionate increases in the private rented sector between 2001 and 2011 occurred in Harlesden and Kensal Green. Table 1 details the growth in the private rented sector PRIVATE RENTED SECTOR in Brent by ward over the ten years from 2001 to 2011.

Table 1: The private rented sector in Brent: 2001 and 2011 by Ward

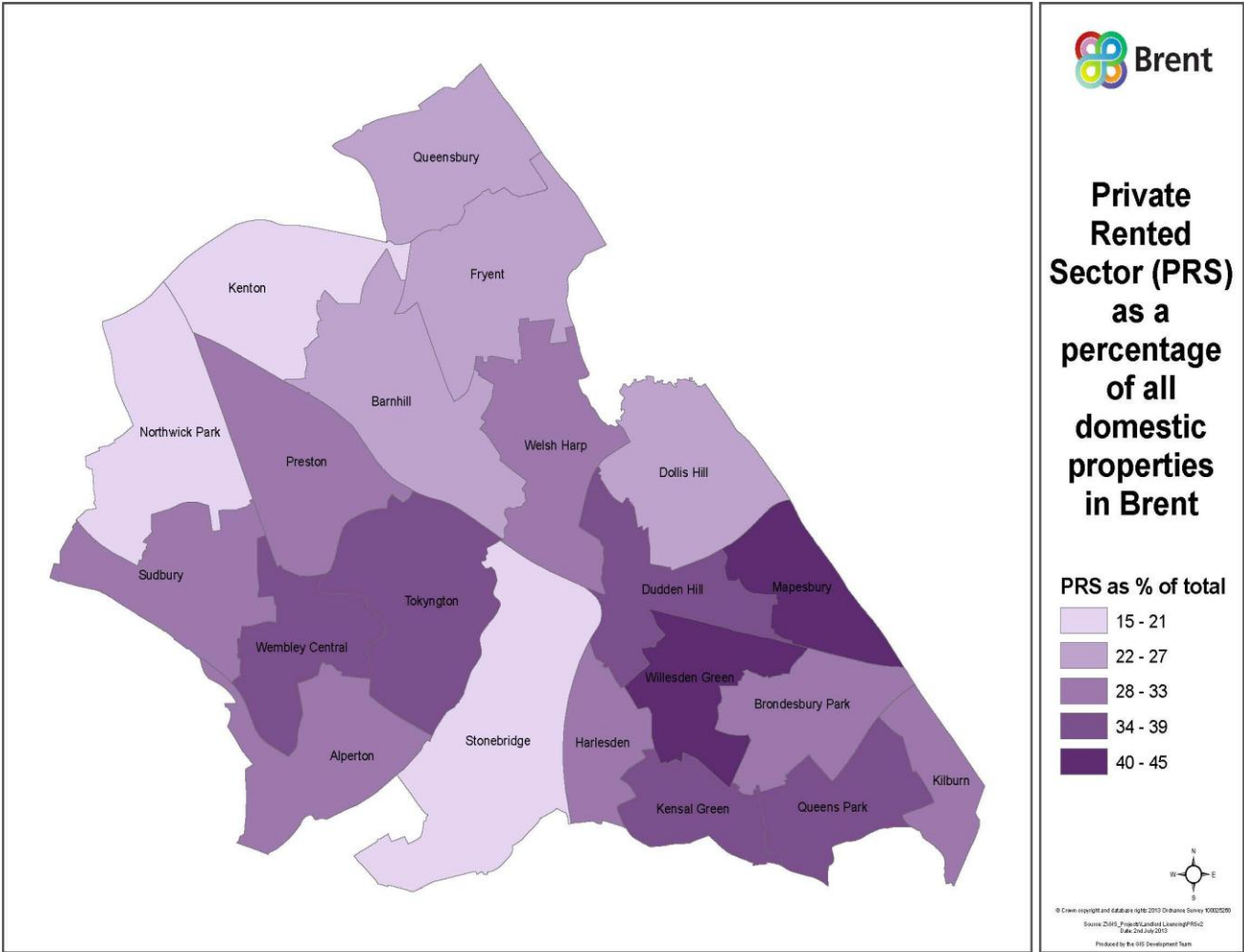
	All households 2001	Private rented or living rent-free 2001	PR PRIVATE RENTED SECTOR as % of total 2001	All households 2011	Private rented or living rent-free 2011	PR PRIVATE RENTED SECTOR as % of total 2011	PR PRIVATE RENTED SECTOR: total change	PR PRIVATE RENTED SECTOR: % change
Alperton	4,198	806	19.20%	4,156	1,294	31.14%	488	61%
Barnhill	4,922	886	18.00%	5,407	1,492	27.59%	606	68%
Brondesbury Park	4,849	1,176	24.25%	5,338	1,799	33.70%	623	53%
Dollis Hill	4,245	669	15.76%	4,264	1,053	24.70%	384	57%
Dudden Hill	4,950	1,156	23.35%	5,198	1,839	35.38%	683	59%
Fryent	4,418	793	17.95%	4,374	1,236	28.26%	443	56%
Harlesden	4,965	850	17.12%	6,654	2,157	32.42%	1,307	154%
Kensal Green	4,447	935	21.03%	6,063	2,181	35.97%	1,246	133%
Kenton	4,045	510	12.61%	3,866	800	20.69%	290	57%
Kilburn	6,594	1,437	21.79%	7,658	2,284	29.83%	847	59%
Mapesbury	5,747	1,936	33.69%	6,307	2,885	45.74%	949	49%
Northwick Park	3,887	539	13.87%	4,139	854	20.63%	315	58%
Preston	4,765	852	17.88%	4,995	1,536	30.75%	684	80%
Queen's Park	5,205	1,145	22.00%	6,274	2,213	35.27%	1,068	93%
Queensbury	4,285	654	15.26%	4,727	1,095	23.16%	441	67%

	All households 2001	Private rented or living rent-free 2001	APSP PRIVATE RENTED SECTOR as % of total 2001	All households 2011	Private rented or living rent-free 2011	APSP PRIVATE RENTED SECTOR as % of total 2011	APSP PRIVATE RENTED SECTOR: total change	APSP PRIVATE RENTED SECTOR: % change
Stonebridge	5,865	585	9.97%	5,903	997	16.89%	412	70%
Sudbury	4,747	965	20.33%	4,843	1,641	33.88%	676	70%
Tokyington	4,172	815	19.53%	4,864	1,710	35.16%	895	110%
Welsh Harp	4,856	960	19.77%	4,809	1,415	29.42%	455	47%
Wembley Central	3,630	785	21.63%	4,380	1,531	34.95%	746	95%
Willesden Green	5,184	1,728	33.33%	6,067	2,723	44.88%	995	58%
Total	99,976	20,182	20.19%	110,286	34,735	31.50%	14,553	72.11%

Source: Census data – 2001, 2011

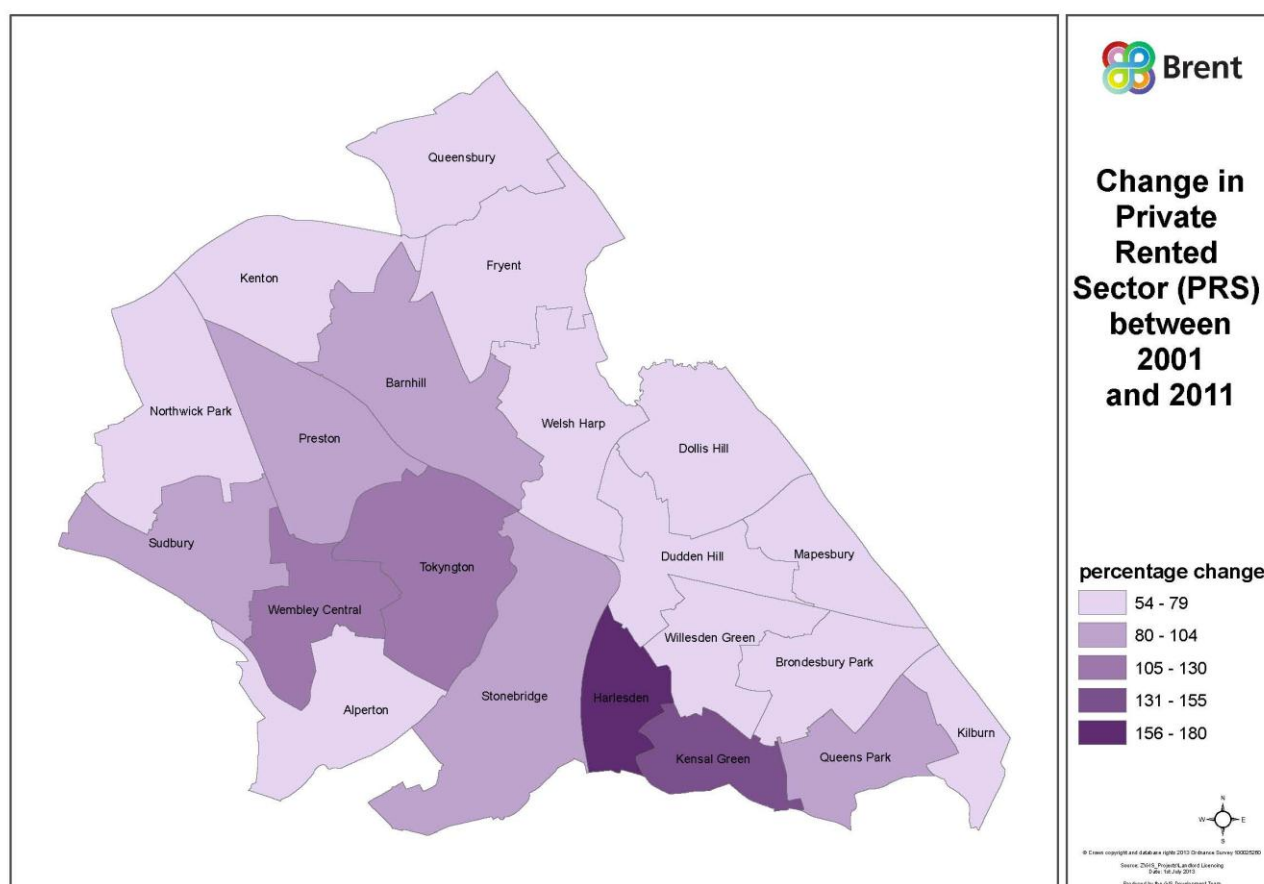
Figure 1 shows the distribution of the private rented sector in Brent in 2011. Figure 2 shows the wards where the biggest changes in the size of the private rented sector have occurred.

Figure 1: private rented sector properties as percentage of all domestic properties in Brent (2011)



Source: 2011 Census; Brent Council

Figure 2: Percentage change in private rented sector in Brent: 2001-11



Source: 2011 Census; Brent Council

Housing standards in the private rented sector

There is some good quality accommodation in the private rented sector in Brent particularly in the north of the Borough and in places like Brondesbury Park in the south. But the HQN study team heard that problems with standards in the private rented sector were increasing with more illegal sub-divisions and conversions; more cases of multiple sub-letting; more properties without basic facilities; and a greater number of properties exhibiting safety hazards.

At HQN's focus groups the study team heard about various concerns with standards in the private rented sector, specifically:

- Owner-occupier complaints about run-down properties, noise and pests in the private rented sector
- Disrepair in the private rented sector across the Borough
- Rapid turnover of tenants – where private rented sector residents (and landlords) have no long-term commitment to the areas where they live
- LIFT – an agency catering for the single homeless in Brent – reported that it had to reject 28 out of 80 properties viewed for its clients because of poor condition
- Increased street drinking in some areas (e.g., Harlesden)

- Use of rented properties to run unlicensed businesses – including drug dealing.

More details on the views of tenants on the private rented sector in Brent were collected in HQN's online survey (see below).

Two case studies brought to HQN's attention highlight poor landlord standards in parts of the private rented sector in Brent. A summary of these cases is reproduced below.

Case study one

Owner-occupiers of a ground floor flat in an Edwardian house in NW2 where the first floor flat is let to a household of eight children and one adult. An unenforceable anti-hazard notice was served last year (2012) but the situation remains unchanged (as at summer 2013).

Anti social behaviour consists of:

- Noise nuisance – day and night – a full night's sleep has not been possible for three years
- Partner attacked on doorstep
- Cars vandalised
- Faecal matter on doorstep mat
- Water damage to kitchen and living room once and bathroom nine times
- Current cost to repair bathroom damage is £3,000
- Domestic waste thrown out upstairs windows into the garden
- Daily and nightly visits from police as teenage boy is often in trouble with the law
- Three carloads of men lined up outside flat at 7am on a Sunday morning playing loud music following the woman and teenage daughter's arrest for criminal damage to flat
- Vermin infestation upstairs
- Wooden floors throughout and no soundproofing
- Fire safety risk due to overcrowding and windows blocked with bunk beds
- Domestic waste and furniture left on footpath – bins usually overflowing within two days of emptying.

Case study two

"I have experienced years of anti social behaviour from the occupants of properties next to and opposite my house in NW6. The landlord and his son/s live opposite my home. The ongoing anti social behaviour has had serious impact on the quality of my home life and environment.

"Because the tenants in these properties are ever-changing and noise is more often on the street, anti-social behaviour team/noise team are unable to support me in doing anything whatsoever to change this situation. Anti-social behaviour team asked me to keep diaries and report incidents to the police. I did this for two years – all this was a waste of my time and energy with little or no result to improve the poor property management. Community police were also of little to no help.

"Problems include:

- Noise throughout the night and early hours of the morning on a week-in, week-out basis for years on the street

- Slamming doors and people shouting up at windows
- Tenants coming back drunk in large groups, shouting, chatting and partying in and outside the house in the early hours of the morning
- The front of the landlord's house (the doorstep) is used as a lettings office; noisy disputes with tenants who are unhappy at the state of their properties are conducted here
- I was told Brent HMO department were able to do nothing to address these problems as these properties are two-storey buildings
- The bins at the properties of the landlord overflow; he has been prosecuted for fly-tipping as a result of this in the past
- He uses residential rubbish collection for industrial scale waste removal with 13 tenants per house for a family of five to six people (no attic conversion)
- The obligatory fire alarm in these properties sound every time tenants toast bread and this is also a noise nuisance
- The landlord has caused damage to my garden on two occasions.”

HQN's study team also heard about agents charging unreasonable fees which are not refunded if a property rental falls through, and withholding deposits unfairly. And there are question marks about whether some landlords in the Borough would pass the 'fit and proper' test set out under the Housing Act 2004 (given some of the evidence the study team collected about landlord behaviour).

Overcrowding and the private rented sector

HQN's focus groups and other evidence revealed a range of concerns about overcrowding in the private rented sector in Brent:

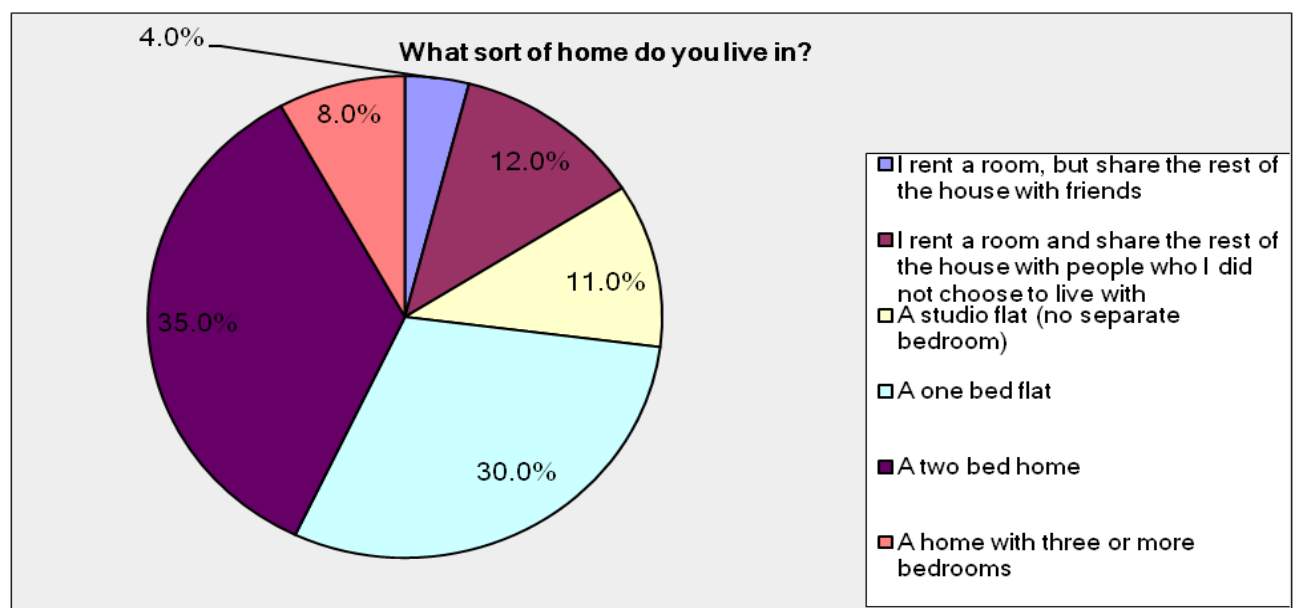
- Excess refuse and fly-tipping
- Excess noise in many converted properties where insulation is poor – but often at too low a level for environmental health to take action
- Parking especially in south of Borough where Victorian homes have no off-street parking and houses are now overcrowded following conversions
- The study team heard about one house which was divided into eight rooms but let with only one toilet – this led to residents urinating in the street.

HQN survey of private rented sector tenants and others in Brent

For this study HQN undertook an online survey of private rented sector tenants and others in Brent. HQN used the Council's website, the *Locata* system for choice-based lettings and other media to gather responses to the survey. Inevitably these surveys are completed by people that do not necessarily represent all private rented sector tenants in the Borough.

In total 121 households renting in the private sector told us about their current housing circumstances and a further 67 residents of other tenures shared their views and experiences of finding housing in Brent. Most of those responding rented smaller homes in Brent, with 65% of households living in one- or two-bed accommodation. A further 16% of respondents lived in shared accommodation.

Figure 3: Type of accommodation occupied by survey respondents



Most private tenants who responded saw living in the private rented sector as something which had been forced upon them by circumstances, and was not a positive choice. When asked about their reasons for living in the private sector, one-third gave the reason “I want to live in social housing but need a home for now” as their most important reason. Many referred to their experience of being homeless and having no alternative. The other top reasons cited were: “The only way to find a home in the area of my choice” and “I can’t afford to buy a home” with all respondents choosing at least one of these three reasons in their top three selections. Clearly, for many residents it is important to remain in Brent near to family, friends or work. Very few said they do not want to own their own home, but this is an aspiration that is simply out of reach for most.

Some 72% of private renters are either dissatisfied or very dissatisfied with their current home. The most common concern is the condition of the property itself, or difficulties in getting the landlord to carry out repairs with 55% of private sector tenants reporting this as a problem they experienced.

Comments included:

- a) *“Since I have moved into this property, I’m having difficulty getting in touch with my landlord. The oven is not working and after a year the tiles in the bathroom started to crack and now it’s badly damaged. The shower is broken and the flat gets really cold and damp during the winter.”*
- b) *“My home is in very poor condition and is not habitable. My landlord will not repair [it]. My landlord threatens eviction when [repairs are] requested.”*
- c) *“I have lived in the property for over ten years; the boiler has never been serviced... I’ve asked on several times and nothing has been done. No property repairs unless it is an emergency, like a blocked drain. Last year I had the bailiff coming to my door because the landlord had sent bills to my address. I really want to move but I just cannot secure the deposit.”*

The second most common concern of respondents (46%) was about “anti social behaviour caused by people living near to me”. The survey definition of anti-social behaviour included noise and harassment.

Figure 4: Satisfaction with privately rented home by survey respondents

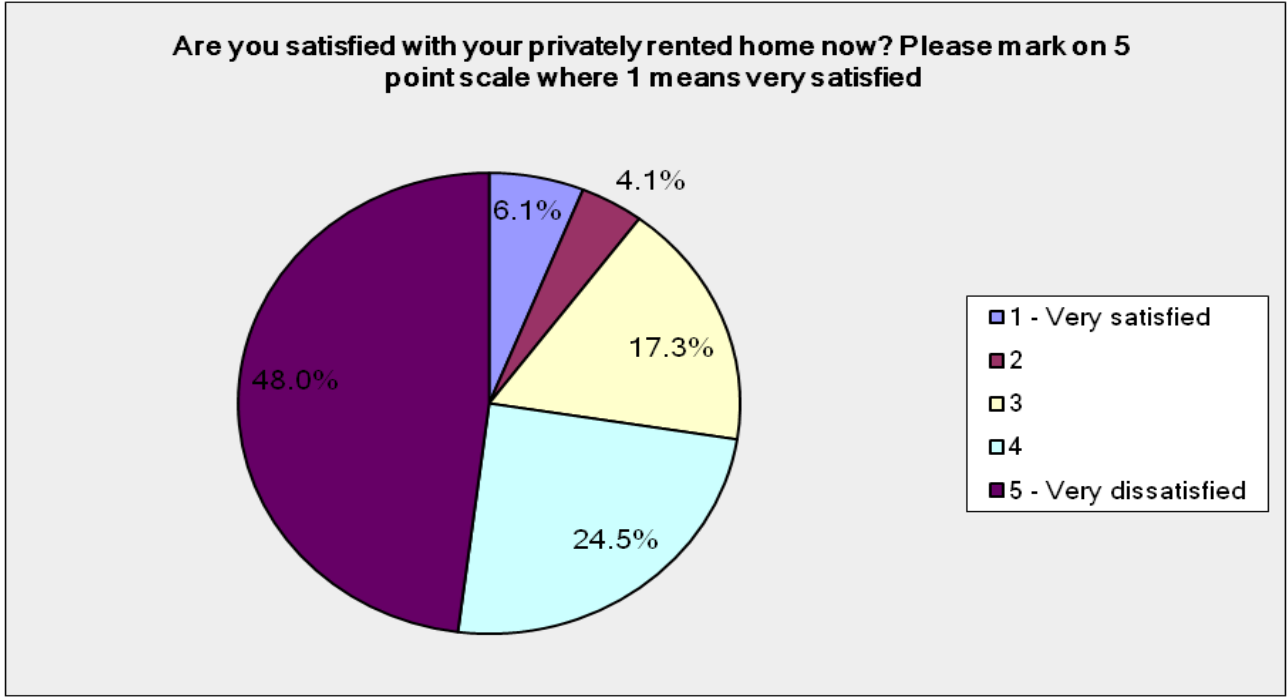
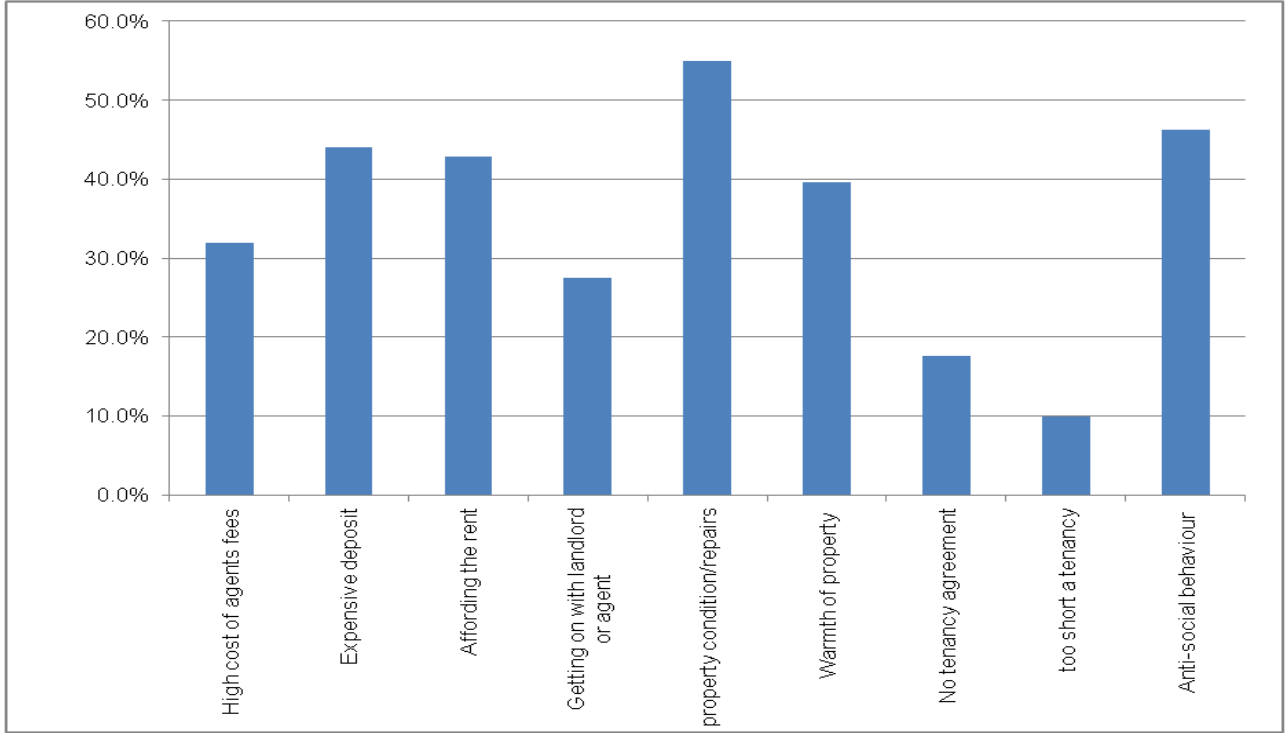


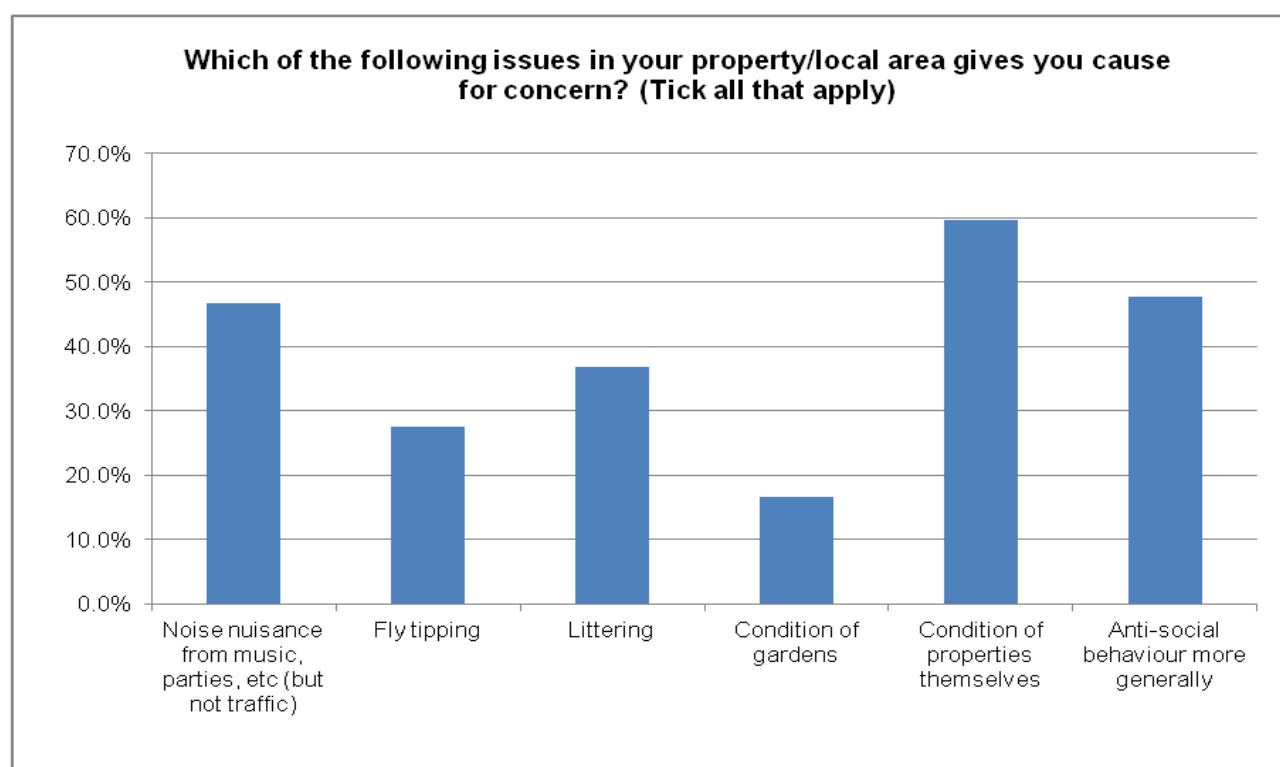
Figure 5: Concerns associated with the private rented sector *in* Brent identified by survey respondents



Some respondents, who were not currently living in the private rented sector, told us about their experiences of renting privately in Brent in the recent past. Again, they reported that private renting had not, for the vast majority, been a positive choice, and that they had experienced real issues with disrepair. A large number also reported concerns about their accommodation not being warm enough. This took second place amongst tenant concerns, ahead of anti-social behaviour and expensive deposits.

Types of anti-social behaviour that caused concern to residents included noise nuisance, littering and fly-tipping, but also a range of issues which are not reported under the standard monitoring definitions currently in use in Brent.

Figure 6: Types of anti-social behaviour causing concern for survey respondents



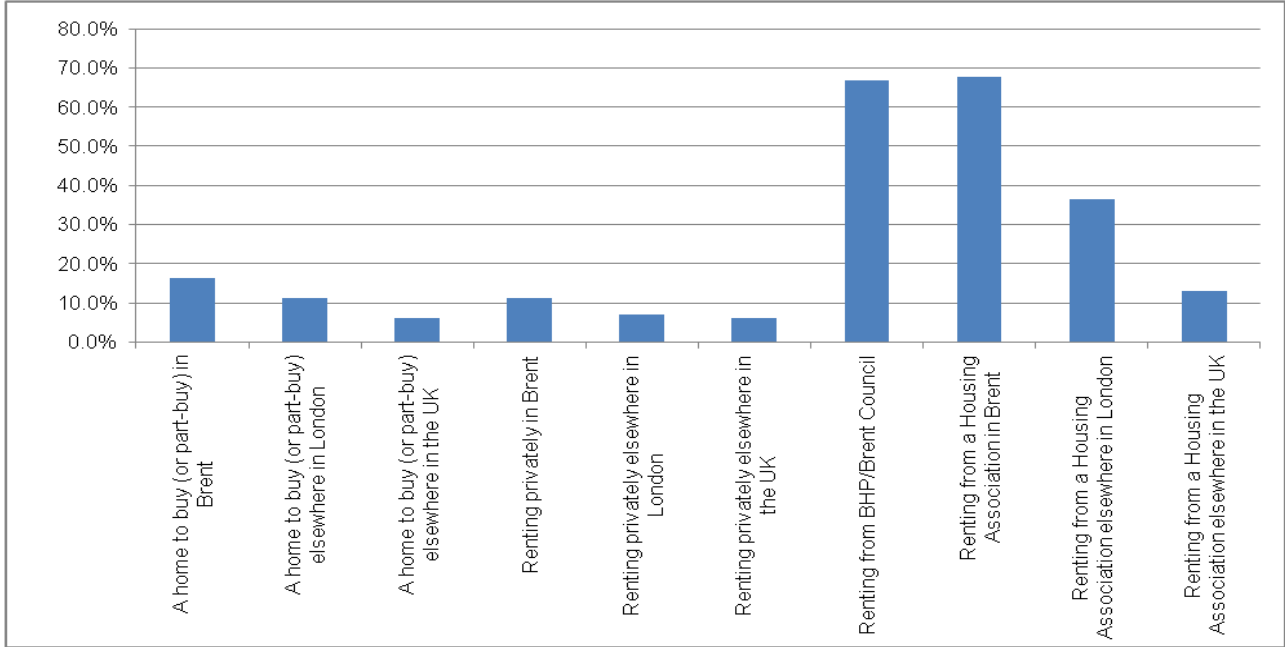
One respondent said *“My life has turned upside down and I have serious depression just because of this neighbourhood, neighbours and landlord.”*

Over 80% of respondents were looking to move within the next five years but as many aspire to move into Brent’s ALMO (BHP) homes, this is unlikely to be achieved. The reasons for moving focused on affordability (affecting 54% of would-be movers) and overcrowding (46%). Over a third of respondents (36%) indicated that they wanted to move to an area where there is less trouble or anti-social behaviour. One respondent commented: *“[The] area is not safe for my family and there is no hope to get a permanent accommodation through social housing”*

Whilst most respondents were focused on finding affordable housing locally, 13% of those looking to move were interested in affordable accommodation (from a housing association) outside of London. Interestingly, a significant number appreciated that private renting was a long-term solution to their housing needs, with 11% expecting

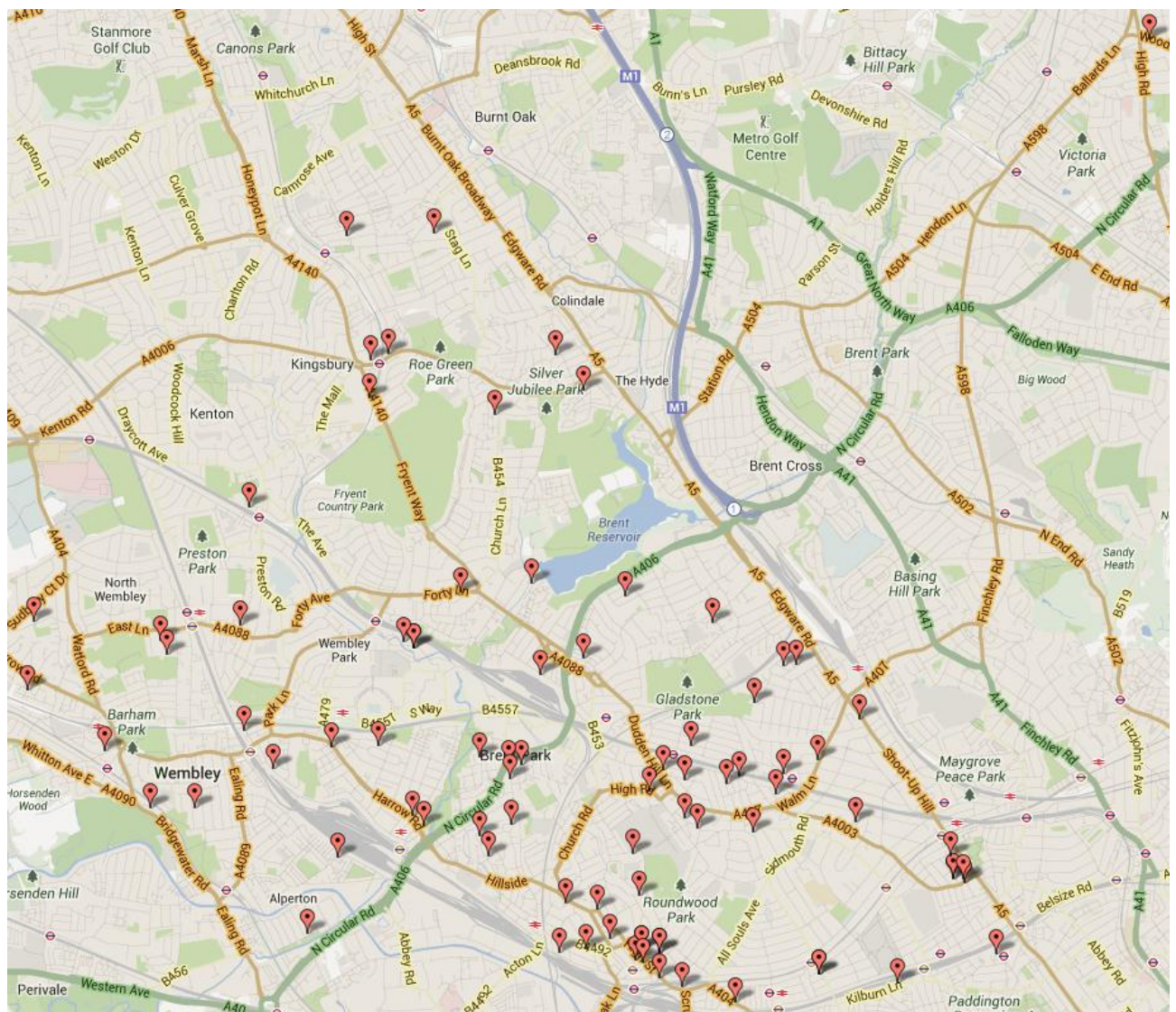
to stay renting privately in Brent, 7% renting privately elsewhere in London and 6% considering leaving London but remaining in the private rented sector .

Figure 7: Moving on: planned/aspirational moves of survey respondents



HQN asked respondents to provide their addresses in case the study team needed to contact them to discuss their responses. Fifty-six of those completing the questionnaire supplied us with that information. Figure 8 shows the geographic distribution of those respondents. Reflecting the distribution of the private rented sector in the Borough, these respondents lived primarily in the south of the Borough.

Figure 8: Geographic distribution of survey respondents



Selective licensing in Brent: gathering the evidence

HQN has analysed both Council and Police data to map anti-social and some criminal behaviour in Brent to identify where anti-social behaviour is most concentrated. The data is broken down to ward level. First of all, HQN used data from Brent's Environmental Service to look at incidences of fly-tipping, noise and graffiti at ward level. HQN ranked the Borough's 21 wards according to the scale of anti-social behaviour identified in those areas. Also given is the percentage of private rented sector stock in each ward.

Table 2: Some anti-social behaviour activities in Brent relative to the size of the private rented sector by ward (as recorded by the London Borough of Brent)

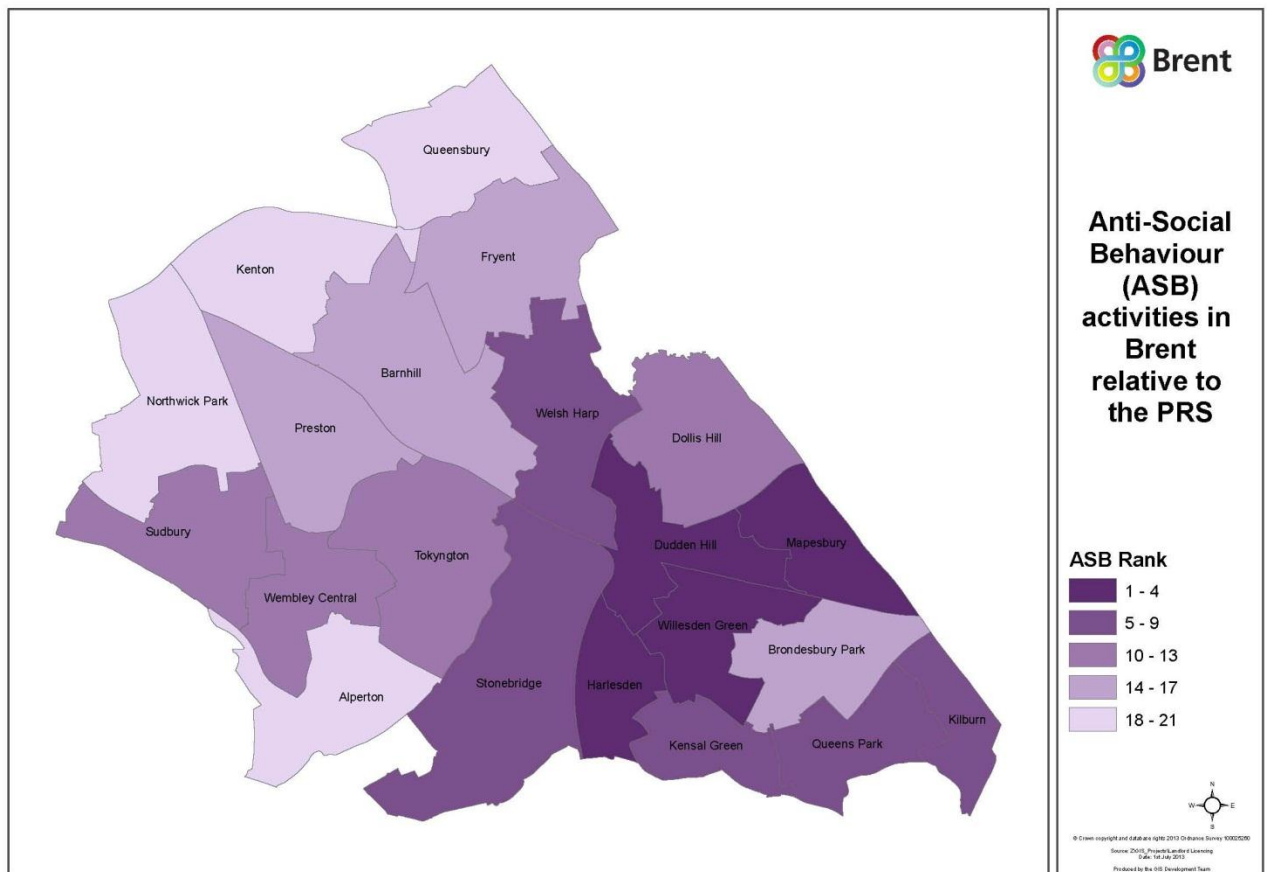
Ward (a)	PRSPRIVATE RENTED SECTOR as % of total (b)	Ranking for % PRSPRIVATE RENTED SECTOR (c)	Score for fly-tipping, noise and graffiti (d)	Ranking (e)
Willesden Green	45%	20	9	21
Harlesden	32%	12	9	21
Dudden Hill	35%	18	13	19
Mapesbury	46%	21	14	18
Welsh Harp	29%	8	19	17
Queen's Park	35%	17	21	16
Kensal Green	36%	19	23	15
Stonebridge	17%	1	27	14
Kilburn	30%	9	29	13
Dollis Hill	25%	5	29	12
Wembley Central	35%	15	34	11
Sudbury	34%	14	36	10
Tokington	35%	15	39	9
Barnhill	28%	6	40	8
Brondesbury Park	34%	13	46	7
Preston	31%	10	47	6
Fryent	28%	7	47	5
Queensbury	23%	4	47	4

Alperton	31%	11	50	3
Northwick Park	21%	2	54	2
Kenton	21%	3	60	1

Note: This table is based on complaints registered by the Environmental Service and may not reflect the true scale of anti-social behaviour problems in the Borough; for the rankings the higher the number the greater the proportion of private rented sector and anti-social behaviour (columns c and e); for column d – the lower the score the greater the incidence of anti-social behaviour.

A GIS mapping of this data for all wards in the Borough appears in Figure 9 below. A low score means a proportionality high level of anti-social behaviour.

Figure 9 – ranking of wards in Brent by levels of anti-social behaviour as recorded by the Council’s Environmental Service: 2012-13



The wards with the most incidences of anti-social behaviour are concentrated in the south and east of the Borough. These wards have relatively high levels of private rented sector stock apart from Stonebridge which has a high concentration of social housing. The only ward in the south of the Borough that does not feature in this list is Brondesbury Park (ranked only seventh highest in the Borough for these types of anti-social behaviour).

The Metropolitan Police collects significant information about criminal activity at Brent to ward level. Some of this criminality can be defined as anti-social in nature. Looking at certain crimes in detail over the 12 months to May reveals the following:

- a There are relatively high levels of criminal damage recorded in Wembley Central and Harlesden. Other wards where criminal damage is also relatively high are Stonebridge, Willesden Green, Kensal Green, Kilburn and Queensbury.
- b Theft and handling offences are highest in Wembley Central. Other wards with relatively high levels of this type of offence include Tokyngton, Stonebridge, Queensbury, Kensal Green and Queen's Park. This type of criminal activity is not exclusively concentrated in the south of the Borough.
- c The hot spot for drug-related offences is Harlesden. The wards surrounding Harlesden also have relatively high levels of drug-related offences. These wards are: Wembley Central, Tokyngton, Stonebridge, Dudden Hill, Willesden Green and Kensal Green. Kilburn also has a relatively high level of crimes related to the use and sale of drugs.
- d Violence against the person offences are concentrated in Harlesden and Wembley Central. Kensal Green also suffers from relatively high levels of this type of crime.

Criminal activity (with anti-social behaviour undertones) as recorded by the Metropolitan Police is distributed more widely across the Borough than the anti-social behaviour recorded by the Council's Environmental Service. Nonetheless the data tells us that many of these crimes occur in the south of the Borough with Harlesden particularly affected by high rates of certain types of criminal activity. Wembley Central also features prominently in these statistics. This could be because Wembley Central is the Borough's principal shopping area and there are disproportionately high levels of crime in such places. Also the ward is adjacent to Wembley Stadium and some people travelling to and from the ground might be engaged in criminal activity of one kind or another.

Table 3 ranks each ward in the Borough terms of the scale of anti-social behaviour - related criminal activity they experience. This table has been compiled using two years data to May 2013. Across the whole Borough for that period there were 4,421 cases of criminal damage, 7,841 drug related offences, 16,879 cases involving theft and handling offences and 13,623 cases involving violence against the person. The wards with the most cases have the highest rankings. For this exercise the police count criminal activity in Harlesden Town Centre separately so there are 22 areas in this count rather than 21 – the number of wards in Brent. Two wards in the north of the Borough that suffer from relatively high levels of crime of this type are Wembley Central and Tokyngton (the ward where Wembley Stadium is sited). Brondesbury Park and Dollis Hill – both in the southern part of the Borough – by contrast do not experience high levels of crime of this sort (relative to other parts of the Borough).

Table 3: anti-social behaviour and related criminal behaviour in Brent by ward (as recorded by the Metropolitan Police) for the two years to May 2013

Ward	Burglary rank	Criminal damage rank	Drugs rank	Robbery rank	Theft and handling rank	Violence against the person rank	Total crimes	Rank
Alperton	12	16	4	20	12	13	2,546	13
Barnhill	11	9	10	4	10	10	2,226	10
Brondesbury Park	20	3	14	2	8	2	2,031	6
Dollis Hill	9	6	7	9	9	4	2,040	7
Dudden Hill	18	15	16	19	13	15	3,052	15
Fryent	4	2	8	6	6	8	1,888	4
Harlesden	21	21	22	21	15	22	4,170	21
Harlesden TC	1	5	12	10	7	14	2,116	8
Kensal Green	17	17	17	17	14	17	3,093	16
Kenton	5	1	2	3	1	1	1,378	1
Kilburn	6	19	19	15	18	18	3,234	18
Mapesbury	10	14	6	8	11	12	2,344	11
Northwick Park	3	7	1	1	4	3	1,600	2
Preston	19	4	11	13	5	7	2,151	9
Queen's Park	13	11	13	12	19	11	2,758	14
Queensbury	14	13	3	11	17	5	2,460	12
Stonebridge	22	22	21	16	22	20	4,375	22
Sudbury	8	8	5	14	2	6	1,814	3
Tokington	15	12	20	7	20	16	3,223	17
Welsh Harp	16	10	9	5	3	9	1,993	5
Wembley Central	2	20	15	22	21	21	3,806	20
Willesden Green	7	18	18	18	16	19	3,268	19

Note: Wards are sorted alphabetically; the higher the score the higher the crime levels; there are 22 'wards' in this table because the police measure crime in Harlesden Town Centre separately from Harlesden ward itself.

The Community Safety team in Brent collects data on anti-social behaviour by ward *and* by tenure. This shows that in the three years to 2012/13, 96 anti-social behaviour incidents were associated with premises in the private rented sector throughout the Borough. The six wards where the most anti-social behaviour was recorded were, in order, Willesden Green, Mapesbury, Wembley Central, Alperton, Northwick Park and

Harlesden. It needs to be noted here that the number of incidents was small – less than 35 a year. Also there are some wards in this list that are unexpected (e.g., Northwick Park) perhaps reflecting reporting patterns rather than levels of anti-social behaviour experienced on the ground. Nevertheless the study team were told that brothels and cannabis factories have been identified in the Northwick Park area.

Enforcement activity in Brent

The Enforcement Team in Brent's Private Housing Services unit records its activities dealing with sub-standard accommodation in the private rented sector. Data provided by the team show casework rising significantly between 2011/12 and 2012/13 but a decline in the issue of statutory notices in each of the last three years. Prosecutions are also very low – less than one a year (Table 4).

Table 4: Private housing services casework 2010/11 to 2012/13

	2010-11	2011-12	2012-13
Enquiries/new casework	884	874	1019
Statutory notices issued per year	768	696	593
Works in default per year	11 contracts (plus 2 pre-WID) £11K (approx.)	7 contracts (plus 4 pre-WID) £23K (approx.)	4 contracts (plus 6 pre-WID) £5.5K (approx.)
Prosecutions per year	1 HMOL related (£500 fine + £1,577.67 costs)	None	1 HHSRS related (£1,500 fine + £1,000 costs)

HMOL = Houses in Multiple Occupation Licensing; HHSRS = Housing Health and Safety Rating System

The Enforcement Team also keeps data on their actions at ward level. Annex G shows cases involving Category 1 hazards under the HHSRS at ward level. The GIS graphic shows that the wards where most actions were brought against landlords were in Harlesden and Willesden Green. However it should be recognised that only 195 cases were handled in total over the three years to 2012/13.

Houses in multiple occupation (HMOs)

Since 2006, Brent has assessed and granted over 300 HMO licences under the Housing Act 2004.

There are many more than this – when the last local house condition survey was undertaken in 2003, it was estimated that there were over 2,100 HMOs in the Borough. There is evidence of a recent growth in HMOs which do not fall under the mandatory licensing scheme (which is for properties over three storeys with five or more occupants).

HQN's conclusions in part come from the analysis of data held by the Council on new build between 2001 and 2011. Official statistics show that 6,475 homes were built in

Brent between 2001 and 2011. The Census reveals that there were 10,310 more households in the Borough in 2011 than there were in 2001. As the Census relies on self-reporting, one theory is that the additional 3,835 units recorded under the Census could be as a result of the sub-division and conversion of properties aimed primarily at the rental market.

Evidence collected from HQN's focus groups and elsewhere suggests that there is a significant problem with the management and condition of HMOs in Brent. HMOs over three stories and with five or more persons are subject to mandatory licensing under the Housing Act 2004. But properties with two storeys or less and converted into HMOs are not subject to a licensing regime – although planning enforcement can still tackle illegal conversions if the authority is made aware of such activity.

Local authority oversight of *all* HMOs is possible under the 2004 Act with Part II of the legislation setting out the conditions under which additional licensing of the HMO sector is permissible.

Under S56 of the Act a local housing authority may designate either the whole of its area or a district in its area as subject to additional licensing. To set up an additional licensing regime, the authority must consider that a significant proportion of the HMOs in its area are being managed 'sufficiently ineffectively as to give rise or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public'.

Before making a designation 'the authority must take reasonable steps to consult persons who are likely to be affected by the designation; and consider any representations made in accordance with the consultation'.

As with selective licensing, a Council must ensure that it has a number of strategies in place before additional licensing can be introduced. These are an overarching housing strategy, and strategies for homelessness, empty homes and anti-social behaviour.

In essence though, additional licensing for HMOs has to meet less stringent conditions than an SLS. 'Significant and persistent' anti-social behaviour does not have to be proved (for instance) before additional licensing can be introduced for HMOs in a local authority area.

HQN's study concludes that there is a strong case for introducing an additional licensing scheme that covers all relevant HMOs in the Borough.



Brent

Cabinet
26 August 2014

Report
From the Strategic Director of
Regeneration and Growth

For Action

Wards affected: All

Selective Licensing in the Private Rented Sector

1. Summary

- 1.1 In April 2014 the Executive approved the introduction of an Additional Licensing scheme for the whole borough and deferred a decision on a proposal for a Selective Licensing scheme pending further consultation on the possible addition of Dudden Hill and Mapesbury wards to the area to be covered by the scheme. Following completion of this exercise, this report seeks approval for the introduction of a Selective Licensing scheme in the three wards of Wembley Central, Harlesden and Willesden Green.
- 1.2 Consultation was undertaken from 20th May to 18th July 2014. This report sets out the results of the exercise and explains the basis and rationale for the proposed scheme, building on the April report, relevant parts of which have been incorporated into this document.
- 1.3 The consultation exercise focussed on tenants and residents in the two wards, since landlords had already been consulted extensively while a postal survey had been sent to all residents in the three original wards as part of the earlier exercise. Outcomes from both exercises are considered in this report.

2. Recommendations

- 2.1 That Cabinet:
 - 2.1.1 Considers the evidence and the responses to consultation and determines whether the proposed scheme should be introduced.
 - 2.1.2 Subject to 2.1.1 above, agrees that the legal requirements for introducing Selective Licensing as set out in paragraphs 11.1 to 11.8 of this report have been met with regard to the three wards of Harlesden, Wembley Central and Willesden Green.

- 2.1.3 Subject to 2.1.1 and 2.2.2 above, agrees to authorise the designation of an Selective Licensing area to cover the three wards of Harlesden, Wembley Central and Willesden Green, as delineated and edged red on the map at Appendix 3, to take effect from 1 January 2015 and to last for five years from that date, in line with the timing of the Additional Licensing scheme approved by the April Executive.
- 2.1.4 Agrees that the council will begin to accept applications for Selective Licensing from 1st November 2014, in anticipation of the scheme coming into effect on 1st January 2015.
- 2.1.5 Agrees that authority to issue the required statutory notifications in relation to the Selective Licensing Scheme designation is delegated to the Strategic Director of Regeneration and Growth.
- 2.1.7 Agrees that the fees for Selective Licensing will be set at £350 for the five-year licensing period.
- 2.1.8 Agrees that, subject to further consultation, authority should be delegated to the Strategic Director of Regeneration and Growth to agree the basis for and level of any discounts to be applied to these fees.
- 2.1.9 Cabinet is asked to note that the Selective Licensing scheme will be kept under review annually. Any significant changes, including the withdrawal of a licensing designation, will be subject to further consultation and a decision by Cabinet.

3. Background

- 3.1 Under the Housing Act 2004, there are three forms of licensing relating to private rented housing available to local authorities:

- (a) Mandatory Licensing

All local authorities are obliged to run a licensing scheme covering Houses in Multiple Occupation (HMOs) that have three or more storeys and are occupied by five or more people. A scheme has been in operation in Brent since 2006.

- (b) Additional Licensing

Section 56 of the Housing Act 2004 provides a power to licence HMOs not covered by mandatory licensing; defined as properties containing 3 or more separate households in a property of no more than 2 floors. Under Additional Licensing, local authorities can designate an area for an initial 5 years but must be satisfied that a significant proportion of the HMOs in the area are being managed sufficiently ineffectively as to give rise to one or more particular problems, either for those occupying the HMOs or for members of the public. In April 2014 the Executive approved the designation of an Additional Licensing Scheme covering the whole borough with effect from 1st January 2015.

- (c) Selective Licensing

Under Part III of the Act, local authorities can introduce Selective Licensing schemes that focus on improving the management of privately

rented properties accommodating single households as well as HMOs. Areas designated for Selective Licensing must demonstrate low housing demand or be experiencing 'significant and persistent' problems with anti-social behaviour.

- 3.2 The private rented sector has grown across London in the ten years between the 2001 and 2011 Census exercises and growth in Brent has been particularly pronounced. In 2001, the private rented sector represented almost 18% of the stock and by 2011 had grown to over 28%. Latest estimates indicate that the sector comprises around 35,000 properties - over 31% of the stock, making it bigger than the social rented sector in Brent.
- 3.3 The sector is therefore a vital resource that has grown in response to demand, particularly as house purchase has moved increasingly out of reach for Brent residents and access to social housing is restricted by short supply. Much of the sector in Brent offers good accommodation but there is also evidence of poor management and the quality of some rented accommodation is low and, in some cases, unsafe.
- 3.4 There is also evidence that poorly-managed privately rented properties have a negative impact on some neighbourhoods. Anti-social behaviour, nuisance neighbours, accumulations of rubbish and other problems can be linked to the failure of private landlords to manage their properties and tenancies effectively. Overcrowding, sub letting and illegal conversions are also features of the private rented sector in Brent on the back of huge demand for housing in the borough and all contribute to neighbourhood problems.
- 3.5 In response to the rapid growth of the sector and concern about standards of management and maintenance, Housing Quality Network (HQN) were commissioned in May 2013 to undertake a study to explore the nature and extent of the sector, problems related to it and possible solutions; in particular, the brief called for consideration of the current and possible future use of the authority's licensing powers.
- 3.6 The findings of the study indicated a correlation between poorly managed private rented housing and the incidence of anti-social behaviour in some areas, suggesting that there was a case for consideration of Selective Licensing and it was agreed that the council should consult on proposals to extend licensing and, concurrently, gather further evidence that would indicate the most appropriate course of action, including in particular further analysis of the evidence of the connection between private renting and anti-social behaviour. Mayhew Harper Associates were commissioned to carry out this analysis, which confirmed the connection. More detail on the work carried out by HQN and Mayhew Harper Associates, together with other evidence, is set out below and in Appendix 1, while the consultation exercise is also summarised below, with further detail in Appendix 2.

4. Private Renting in Brent and the Role of Selective Licensing

- 4.1 The Housing Act 2004 sets out specific requirements for the introduction of Selective Licensing and evidence gathering and consultation have sought to establish the position in relation to these. The legal requirements which the Cabinet has to consider before authorising the introduction of a scheme are set out in paragraphs 11.1 to 11.8 of this report.

- 4.2 It is a requirement that any exercise of the power is consistent with the council's overall Housing Strategy and that a co-ordinated approach is taken in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector. The Housing Strategy was approved by Cabinet on 21st July 2014 and addresses these issues. The authority must also consider whether any other course of action – for example the use of other enforcement powers – would be effective and whether the designation of Selective Licensing will assist in dealing with identified problems. This is considered further below.
- 4.3 Selective Licensing is intended to assist in dealing with one or both of two problems: low demand and anti-social behaviour. Clearly, the former is not relevant in Brent and the focus has therefore been on anti-social behaviour. The relevant set of general conditions is:
- a. that the area is experiencing a significant and persistent problem caused by anti-social behaviour;
 - b. that some or all of the private sector landlords who have let premises in the area (whether under leases or licences) are failing to take action to combat the problem that it would be appropriate for them to take, and;
 - c. that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, lead to a reduction in, or the elimination of, the problem (s.80(6) HA 2004)

4.4 The Private Sector in Brent

- 4.4.1 With support from HQN and Mayhew Harper Associates, data provided mainly from council sources and the Metropolitan Police has been used to map the extent of the private rented sector, identify problems attributable to it and assess the link between the sector and a range of anti-social and criminal activity. Analysis also draws on responses to consultation set out in section 5 and Appendices 1 and 2.
- 4.4.2 As noted above, the sector has grown significantly. Wards with over 2,000 properties are Willesden Green and Harlesden, while wards with the highest percentage of private renting are Mapesbury (44%), Willesden Green (42%) and Kensal Green (35%). The largest increases in private renting between 2001 and 2011 occurred in Harlesden and Kensal Green. The south and south-east of the borough have the largest concentrations of private renting, with the nature of the stock and historic tenure patterns contributing to this imbalance. However, the sector has also grown in the north of the borough, where owner occupation has been the primary tenure in the past. Appendix 1 maps the distribution of the sector.
- 4.4.3 The precise extent of private renting is difficult to ascertain; there is no requirement for landlords or tenants to inform the council or others of their status in most cases and there is a constant flow of properties and people into and out of the sector. The HQN study used data from the 2011 Census which, although reliable, contains some under-reporting and only provides the picture for a particular point in time. Mayhew Harper Associates' analysis uses a predictive model, based on council data – for example Housing Benefit claims and other engagement with landlords and tenants - which arrives at a higher total. Both methods demonstrate the growth in the sector and the number of both HMOs and single household lets within the total.

4.5 Selective Licensing

- 4.5.1 There is some overlap between the requirements for Additional and Selective Licensing in terms of relevant evidence; for example, poor management leading to problems for other residents in the vicinity of private rented homes is a factor in both. However, Selective Licensing is concerned in particular with the impact of anti-social behaviour.
- 4.5.2 It should be stressed that the research does not set out to prove a causal link between incidents of ASB and any *particular* property, landlord or tenant. Nor is it implied that all landlords or tenants are responsible for ASB in an area or that licensing alone is the only solution to these problems. The focus has been on collecting evidence that would demonstrate whether or not there is a correlation between levels of ASB and related criminal activity and the scale of private renting in wards in Brent, within the meaning set out in the legislation and, in particular, whether there is a significant and persistent problem.
- 4.5.3 Focus groups and other evidence, particularly from consultation responses, noted concerns relating to overcrowding and poor management in the sector and its contribution to:
- Refuse and fly tipping.
 - Noise in converted properties, although often at a level too low for enforcement action.
 - Parking problems, particularly in the south of the borough where off-street parking is not generally available. Although parking issues are not a direct indicator of anti-social behaviour, they provide an indication of local occupancy levels and possible overcrowding, which is a factor underlying anti-social behaviour, particularly in relation to noise and waste issues.
 - Increased street drinking in some areas.
 - Use of rented properties to run unlicensed businesses or criminal activity such as drug dealing.
- 4.5.4 Examination of data from the Community Safety Team, the Police and other services indicates that the wards with the highest incidence of anti-social behaviour are concentrated in the south and east of the Borough. These wards have relatively high levels of private rented sector stock, apart from Stonebridge which has a high concentration of social housing (although it should be noted that a significant number of homes bought under Right to Buy are now let privately). The only ward in the south of the Borough that does not feature in this list is Brondesbury Park (ranked seventh highest in the Borough for relevant anti-social behaviour).
- 4.5.5 Criminal activity with anti-social behaviour undertones as recorded by the Metropolitan Police is distributed more widely across the borough than the anti-social behaviour recorded by the Council's Environmental Service. Nonetheless, the data indicate that many of these crimes occur in the south of the borough, with Harlesden particularly affected by high rates of certain types of criminal activity. Wembley Central also features prominently in these statistics. It is recognised that Wembley's status as the Borough's principal shopping area, where disproportionately high levels of crime are often found, together with the proximity of Wembley Stadium in an adjoining ward may have influenced Wembley's high ranking and this has been taken into

consideration. Mapping indicates that reports of anti-social behaviour emanate from residential streets rather than the High Road itself and anti-social behaviour linked to the Stadium is concentrated in the neighbouring Tokyngton ward, in which the Stadium is situated. Together with the high level of private renting in the area, the evidence indicates that the link is similar to that established in Harlesden and Willesden Green.

- 4.5.6 The Community Safety team collects data on anti-social behaviour by ward and by tenure. This shows that in the three years to 2012/13, 96 anti-social behaviour incidents were associated with premises in the private rented sector throughout the Borough. The six wards where the most anti-social behaviour was recorded were, in order, Willesden Green, Mapesbury, Wembley Central, Alperton, Northwick Park and Harlesden. It needs to be noted here that the number of incidents was small – less than 35 a year – although it should also be stressed that this represents only a proportion of all anti-social behaviour incidents, not all of which are reported to the Community Safety Team, either because they are reported to the police, because they are examples of other kinds of anti-social behaviour such as fly-tipping or because they are reported by social housing tenants, who are likely to inform their landlord rather than another service. Also there are some wards in this list that are unexpected (e.g., Northwick Park), perhaps reflecting reporting patterns rather than levels of anti-social behaviour experienced on the ground.
- 4.5.7 Consultation responses provided many examples of serious and persistent anti-social behaviour connected to private rented housing and these are covered in Appendices 1 and 2.
- 4.5.8 Mayhew Harper Associates analysis correlated the concentration of private renting with ASB, fly tipping and graffiti at ward level. This found that there was:
- A 56% correlation between properties likely to be HMOs and ASB/noise intensity
 - A 73% correlation between properties likely to be single family rented households and fly tipping intensity by ward
 - A 42% correlation between properties likely to be single family rented households and graffiti intensity at ward level.
- 4.5.9 More detail on the methodology and results is set out in Appendix 2 but an important finding from this analysis is that there is evidence that a strong link between significant and persistent anti-social behaviour and the prevalence of private rented housing exists in certain wards, in particular, Dudden Hill, Harlesden, Mapesbury, Wembley Central and Willesden Green. These findings prompted the decision to undertake further work to test the position in Dudden Hill and Mapesbury.
- 4.5.10 The evidence supports the view initially taken following the HQN study that some landlords are failing to take appropriate action to address anti-social behaviour that is impacting on their tenants and neighbouring homes and businesses. Direct evidence from anti-social behaviour and crime-related complaints and interventions, together with the views and examples provided by consultation, demonstrate that problems persist and are not being addressed effectively.

- 4.5.11 As noted earlier, licensing is not proposed as the sole solution to problems of anti-social behaviour, but as part of a range of strategies and actions. Licensing is intended to assist as far as these problems occur in and affect the private rented sector in the wards where particular problems have been identified. It will assist in tackling problems of overcrowding and poor management and maintenance, which in turn lead to issues related to noise nuisance, waste and dumping problems and other matters. It will operate in conjunction with, for example, the council's work with the Safer Brent Partnership and the council's waste management and street care strategies, as well as providing landlords and tenants with clear guidance on rights and duties.

5. Consultation

- 5.1 Consultation aimed to test the initial analysis of issues in the sector and seek views on and perceptions of problems associated with it and the potential of licensing to address them, in line with the requirements of the Act. The consultation on the original proposals sought views from landlords and tenants, other Brent residents and local businesses, recognising that issues impact on the whole community. The additional consultation exercise focussed solely on residents of the Dudden Hill and Mapesbury wards, since landlords and residents in the other three wards had been consulted previously (although a small number of responses were received from landlords resident in the two wards). This report draws on the outcome of both exercises. Questionnaires and other exercises focussed on:

- Views on local problems to gauge perceptions and experience of a range of matters either directly or indirectly associated with private renting. This element of the exercise supported the development of the evidence base.
- Views on licensing proposals, including perceptions of its potential efficacy and on the extent and coverage of any scheme.

- 5.2 Responses to the first consultation exercise were reported in full in the report to the April Executive and are also set out in Appendix 2 to this report, alongside results from the further consultation in Dudden Hill and Mapesbury. 330 responses were received from the two wards (a higher overall response rate than was achieved in the initial exercise) and some significant findings are highlighted below. For convenience, the first exercise is referred to as Consultation 1 and the more recent exercise in Dudden Hill and Mapesbury as Consultation 2.

5.3 Problems in the Private Rented Sector

- 5.3.1 Consultation 1 indicated that, in terms of overall perceptions of their neighbourhood among tenants, residents and businesses:

- 62.6% felt that poorly maintained properties were a problem
- 65% felt that poorly managed properties were a problem
- 90.3% agreed that landlords have a responsibility to manage effectively

- 5.3.2 Broadly similar results emerged from Consultation 2:

- 67% felt that poorly maintained properties were a problem
- 65% felt that poorly managed properties were a problem

- 95% agreed that landlords have a responsibility to manage effectively
- 5.3.3 Asked to identify the main problems experienced in their homes, tenants in Consultation 1 cited:
- Poor amenities – 55.5%
 - Disrepair – 59.9%
 - Damp and mould – 65.1%
- 5.3.4 Tenants in Consultation 2 responded as follows on the same issues, with a significantly lower number reporting problems:
- Poor amenities – 39.5%
 - Disrepair – 43%
 - Damp and mould – 48.6%
- 5.3.5 Asked about problems in the vicinity, Brent businesses cited:
- Poor external appearance of properties – 65.1%
 - Refuse, fly-tipping etc. – 65.4%
 - Noise from neighbouring properties – 55.1%
- 5.3.6 No responses were received from businesses in Consultation 2.
- 5.3.7 Asked about the significance of poorly maintained or poorly managed properties, landlords responded as follows:
- 45.8% said poor maintenance is a problem (43.% said there was no problem)
 - 58.4% said poor management is a problem (28.9% said there was no problem)
- It is striking that only a minority of landlords appear to feel that there are no problems relating to the sector.
- 5.3.8 As noted above, landlords were not invited to respond to Consultation 2 as they had been consulted fully in the first exercise.
- 5.3.9 In Consultation 1, landlord responses to the impact of anti-social behaviour by tenants showed a similar pattern:
- 43.7% felt there was some problem with their own tenants
 - 58.4% felt there was a problem with tenants of other landlords (with over 30% identifying problems as serious or very serious).
- 5.3.10 In Consultation 1,
- 53% of respondents indicated that nuisance neighbours were a problem, with 31% identifying this as a serious or very serious issue
 - 57% indicated noise nuisance as a problems, with 31%% identifying it as a serious or very serious one
 - 72% indicated problems with rubbish dumping and fly tipping, with 50% identifying these as serious or very serious problems
 - 67% indicated that poorly managed and maintained homes were a problem
- 5.3.11 In Consultation 2, the same issues showed the following responses:

- 58% of respondents indicated that nuisance neighbours were a problem, with 24% identifying this as a serious or very serious issue
- 69% indicated noise nuisance as a problem, with 27% identifying it as a serious or very serious one
- 88% indicated problems with rubbish dumping and fly tipping, with 63% identifying these as serious or very serious problems
- 72% indicated that poorly managed and maintained homes were a problem

5.3.12 In summary, the results of the exercise show evidence of problems with anti-social behaviour relevant to Selective Licensing. Responses from Dudden Hill and Mapesbury indicated generally higher levels of concern over poor management and maintenance and neighbourhood problems associated with private renting, but these results are not reflected in attitudes to Selective Licensing as clearly as might have been expected (see 5.4.2 below).

5.4 Views on Possible Interventions

5.4.1 In Consultation 1, a large majority (75.6%) of tenants, residents and businesses agreed that Selective Licensing would assist in reducing anti-social behaviour. 65.5% agreed with the introduction of a scheme and in terms of the area to be covered:

- 70.6% supported introduction in Willesden Green
- 71.7% supported introduction in Harlesden
- 68.6% supported introduction in Wembley Central
- 51.8% supported a borough-wide scheme

5.4.2 In Consultation 2, 66% agreed that licensing would assist in reducing anti-social behaviour, while 59% agreed that a Selective Licensing scheme should be introduced. Support for Selective Licensing in the two wards was at the following levels:

- 59% in Dudden Hill
- 57% in Mapesbury

5.4.3 Landlords were sceptical about the impact of licensing on anti-social behaviour, with 57.7% saying that it would not assist, although 23.5% agreed that it would. Asked about the impact of Selective Licensing on the quality of management and maintenance, a smaller majority of 51% felt that Selective Licensing would not lead to improvement, while 30.1% agreed that the impact might be positive.

5.4.4 67.1% of landlords opposed the introduction of Selective Licensing, with only 17.4% in favour. However, views on specific wards differed, with support for Selective Licensing at the following levels (noting that landlords were not specifically consulted on proposals for Dudden Hill and Mapesbury):

- Willesden Green – 22.8%
- Harlesden – 26.2%
- Wembley Central – 21.5%

5.5 Other Points from Consultation

- 5.5.1 In general, responses from individual landlords, both to the questionnaires and in discussion at public meetings, concentrated on a fairly narrow range of objections: that licensing is primarily a revenue-raising exercise for the council, effectively imposing a “tax” on landlords; that licensing obliges the majority of good landlords to pay for the actions of a minority; that licensing introduces an unnecessary layer of bureaucracy and that charging fees will lead to increased rents. More detailed collective responses were submitted by the National Landlords Association (NLA) and the Residential Landlords Association (RLA). These and other comments are addressed in Appendix 2.
- 5.5.2 Each of the Brent Connects Forums in Consultation 1 was attended by around fifty residents. It is not advisable to draw firm conclusions from what were, inevitably, short discussions with groups that are not necessarily representative and which were made up mainly of local residents who were neither landlords nor tenants. However, officers also spoke to residents individually and there was, with some exceptions, strong support for licensing proposals. The main feedback included concerns as to whether licence fee costs would be passed on to tenants and whether income from licensing would be used to fund other council activity; it was explained that landlords may be able to pass on fees but that levels would be proportionate and should not have a significant impact on rents, while strict rules prevent use of fee income for other purposes. There were also concerns about the council’s willingness to take robust enforcement action.
- 5.5.3 For Consultation 2, officers attended the Kilburn and Kensal forum on 1st July 2014. Following a presentation the meeting split into two groups to discuss the proposals. One group indicated support and the other was opposed, although both were sceptical about the suggestion that either ward suffered particularly high levels of anti-social behaviour or that this was related to private renting. As with the earlier meetings, it should be stressed that this discussion involved a small group not necessarily representative of the whole community (only one tenant and one landlord were involved) but the discussion reflected wider consultation responses, which indicated that support for licensing is less clear in these two wards.
- 5.5.4 The Private Housing Forum and the Landlord Fair also heard presentations on the proposals and comments were invited. Both these events were attended primarily by landlords, although a small number of tenants were present at the Forum and agents and landlord organisations were represented at the Fair. The main concerns expressed mirrored the questionnaire responses summarised in paragraph 5.11.1 above.

6. Conclusions from the Evidence and Consultation

- 6.1 Evidence required by the legislation must ultimately govern the decision in principle as to whether the implementation of Selective Licensing is justified, while outcomes from consultation indicate the level of support for or opposition to the proposals, as well as providing further indication of areas of concern.
- 6.2 The outcomes from consultation are positive and provide additional evidence in support of the case for the extension of licensing. While a numerical majority of all responses supported Selective Licensing there were, perhaps inevitably, differences of view between different interest groups. While it may have been anticipated that landlords and landlord groups would oppose

licensing in principle, as they have done elsewhere, the objections put forward raise genuine concerns that have helped to shape the detail of the proposals and will be given due weight in finalising operational arrangements.

6.3 Given the size of the sector and the extensive publicity devoted to the exercise, the number of responses to the initial consultation exercise was not high (particularly from landlords, given that the extent of the stock and experience in other authorities suggests that the number of landlords operating in Brent is likely to be well over 15,000), although it was broadly comparable to the levels achieved by other boroughs that have undertaken similar projects. As noted above, the response to the additional consultation in Dudden Hill and Mapesbury was higher, although it showed a significantly lower level of support for the proposal from residents. This is perhaps surprising, given that responses showed a broadly similar or, in some cases, more pronounced level of concern with problems of anti-social behaviour. It is also notable that tenants in Dudden Hill and Mapesbury indicated lower levels of problems with their housing than those in the other wards. In general levels of support and opposition to the proposals also reflect experience in other authorities. Responses supported the proposition that there are significant concerns about neighbourhood issues in relation to Selective Licensing. There was also strong acknowledgement of the importance of good management by landlords and of the need for the council to intervene appropriately.

6.4 From the start, a number of options were open, with each intended to be tested by consultation and evidence gathering. In summary, these were:

- To continue with a Mandatory Licensing scheme only
- To adopt Additional Licensing, either across the borough or in identified neighbourhoods
- To adopt Selective Licensing, either across the borough or in identified neighbourhoods

6.5 Mandatory Licensing Only

6.5.1 Landlords, in particular through representations from the NLA and RLA, have argued that the council has sufficient enforcement powers at its disposal so that, coupled with existing licensing arrangements, there is no need for any further scheme. In part, this is an argument against the principle of licensing, which is not accepted; the licensing powers in the 2004 Act are in themselves recognition that other powers alone may not always be sufficient. However, it is accepted that the adoption of additional mechanisms must be justified in law and in practice and that maintaining existing arrangements is an option to be considered.

6.5.2 In making the recommendations in this report, officers have considered the use of existing powers. The Mandatory Licensing Scheme covers only a very small proportion of all HMOs in the borough but has proved effective in delivering improvement in management and maintenance and it can be expected that extension of similar arrangements to other HMOs can deliver similar outcomes. Some of the limitations of existing enforcement powers have been referred to earlier and there are concerns about the time-consuming, complex and expensive characteristics of the regime. The regime is by its nature largely reactive, with officers responding to tenant complaints, which may be discouraged by lack of security of tenure and fear

of retaliatory eviction. Both landlords and tenants find the enforcement regime impenetrable and difficult to understand and there is clearly a need for better information, which is considered further below.

- 6.5.3 Analysis of enforcement activity across the private rented sector since 2007 (see Appendix 1) shows a steady increase over the period, but this is coupled with an increase in complaints for all property types. It can be inferred that the current approach being taken to deal with private rented sector properties has not led to a reduction in complaints/requests for services being made. While enforcement activity has remedied problems in individual dwellings it is not, by its nature, able to raise standards generally.

6.6 Designation of Additional Licensing

- 6.6.1 The conclusion of the report to April Executive was that there is clear evidence to show that the number of HMOs in Brent is much larger than the number covered by Mandatory Licensing and that there is evidence of poor management within the meaning of S56, Part II, Housing Act 2004 that justifies the designation of an Additional Licensing scheme for the whole borough. The spread of HMOs and the spread of enforcement activity and requests for assistance demonstrate that problems are not confined to any one neighbourhood or group of neighbourhoods. On this basis, the Executive approved the designation of an Additional Licensing scheme to cover the whole borough.
- 6.6.2 Additional Licensing will provide greater clarity for both landlords and tenants over their respective rights and responsibilities and means of redress. It should be stressed that licensing does not replace or override other paths to enforcement, which will continue to operate in tandem with it. Rather, it provides a clear framework within which enforcement powers can be used and targeted most effectively.

6.7 Designation of Selective Licensing in Three Wards

- 6.7.1 The conclusion of this report is that there is clear evidence to support a Selective Licensing designation in the three wards of Harlesden, Wembley Central and Willesden Green (but see 6.8 below). The purpose of Selective Licensing is to address anti-social behaviour and, as with Additional Licensing, the designation does not replace other powers or actions that the council and its partners may take. Rather, the intention is that Selective Licensing will act as one of a range of tools and provide a framework within which these can work most effectively.

6.8 Designation of Selective Licensing Borough-wide or in Additional Wards

- 6.8.1 The report to April Executive concluded that there was not sufficient evidence to support a borough-wide Selective Licensing designation, despite significant support for this option from tenants and other residents. Although ASB occurs in all wards, levels vary, as does the extent of private renting. Although other boroughs have elected or are proposing to introduce selective licensing on a borough-wide basis, any decision must be based on conditions in Brent.
- 6.8.2 Mayhew Harper's research, based on a mix of indicators, found that Wembley Central and Willesden Green were in the top five wards for anti-social behaviour, whilst Harlesden was in sixth place. The top five also included

Dudden Hill (in first position), Welsh Harp in third position and Mapesbury in fifth. Welsh Harp is considered to be anomalous as it contains open space and may therefore owe its higher position to fly tipping and graffiti, in which case Harlesden moves into fifth place. While this confirms that the three wards originally identified experience significant problems, Dudden Hill shows an even higher correlation and Mapesbury a comparable one to those three wards.

- 6.8.3 In light of the elevated levels of ASB and high levels of private renting in Wembley Central there is a strong case to introduce selective licensing in this ward. However, the research found a particular concentration of HMOs in this ward, which would in any case be covered by the proposed borough-wide Additional Licensing scheme, and further consideration has been given to whether this measure could be adequate in this context.
- 6.8.6 As noted earlier, consideration has been given to the influence of the presence of a high street shopping area and Wembley Stadium on levels of anti-social behaviour in Wembley Central. The evidence indicates that these are not decisive factors in the ward's high prevalence of issues. Although Additional Licensing will address some issues in the ward given the high number of HMOs, this will not address problems relating to other parts of the private rented sector. In light of this and the significant levels of concern and support for the proposal identified in consultation, the recommendation of this report is that Wembley Central should be included in the scheme.
- 6.8.7 With regard to Dudden Hill and Mapesbury, there is clear evidence to show that these wards experience high levels of anti-social behaviour relative to other parts of the borough. However, further research and consultation indicates that the evidence that this is linked directly to the private rented sector is less clear than in the other three wards. While consultation responses indicated levels of concern about anti-social behaviour and related issues as high or higher than those in other wards, consultation also indicated that respondents were less inclined to link this to the presence of private renting. Although a majority supported the introduction of Selective Licensing, numbers in favour were significantly lower than in other wards and suggest a more ambivalent attitude to the proposal.
- 6.8.8 Mapping of the patterns of anti-social behaviour (see Appendix 1) suggests a strong link to the high street areas in the two wards, rather than to residential streets. Comments made in consultation reinforce this assessment, with frequent references to street drinking and individuals congregating in public areas around high streets. In addition, a number of residents expressed surprise that their neighbourhoods were under consideration, taking the view that anti-social behaviour was not a significant local issue, even though they expressed support for the principles of licensing.
- 6.8.9 As noted earlier, majority support for licensing is not in itself a justification for the adoption of a scheme, although it may be taken into account as an indication that problems exist and are causing concern. Rather, the decision must be based on evidence of a link between the prevalence of private renting and the existence of a significant and persistent anti-social behaviour problem. The conclusion of this report is that, while there is evidence to link anti-social behaviour and private renting in the two wards, it is not conclusive or clear enough to meet the test set out in the Act. Similarly, while a majority of responses to consultation supported the extension of Selective Licensing to

Dudden Hill and Mapesbury, this support was lower than in other wards and does not provide sufficient additional weight to the case to support designation in these two wards.

6.9 Objectives and Anticipated Outcomes

- 6.9.1 Selective Licensing is aimed primarily at tackling anti-social behaviour related to private renting but will not operate in isolation and is part of wider strategies to improve standards and conditions and tackle neighbourhood problems. The Housing Strategy has been subject to extensive public consultation and was approved by the Cabinet in July 2014. It identifies addressing the growth of the private rented sector and associated problems as a high priority, recognising that a quality, well-managed rental market is an essential resource.
- 6.9.2 The Borough Plan 2013-14 notes that rapid population growth has increased the pressure on available housing, and that the huge increase in the private rented sector is a major concern, especially in relation to standards, overcrowding and illegal lettings such as 'beds in sheds'. Although the level of crime in the borough has fallen significantly over the past few years, fear of crime and antisocial behaviour remain an issue for many Brent residents, such that preventing and reducing it are key tasks. Making sure that the borough is clean and attractive and feels safe and secure by maintaining streets and neighbourhoods to a high standard is also an identified priority. The plan sets targets for reducing the number of graffiti incidents alongside a 10% reduction in the incidence of fly-tipping and dumped waste and improving waste arrangements and tidiness in HMOs through partnership work with landlords and tenants, as well as raising living standards in the private rented sector by working more closely with landlords to improve the quality and overall management of their properties. Licensing is identified as a potentially valuable element in securing these improvements.
- 6.9.3 The Safer Brent Partnership Strategic Statement identifies priorities for the period to December 2014. A focus on reducing the number of incidents in crime hotspots like Harlesden, Wembley Central and Kilburn is identified, while reducing anti-social behaviour – tackling ways of behaving that make people feel uncomfortable or unsafe in our shared public spaces – is a high priority. This includes tackling hate crime and an approach to safer neighbourhoods that encompasses environmental crime such as fly-tipping. Within the overall aim of increasing confidence and satisfaction, fire safety and awareness is a priority. Each priority will have a lead officer and appropriate partnership support to drive progress, bringing together the partners required to develop a work programme for the actions in the plan and using an optimum number of performance indicators to assess progress. Priorities and objectives for licensing will be incorporated into the work programme. There will be engagement with private landlords and their representatives and tenants and theirs in the development of operational arrangements for the schemes following implementation.
- 6.9.4 In addition, improving physical standards and the quality of management in the sector will deliver wider social and health benefits. The links between poor housing and poor health – for example the impact of damp and mould growth on respiratory conditions and the impact of poor housing on mental health – are well-established. Improved quality in all sectors can therefore have a positive effect on demand for health services and individual health and well-

being. Similarly, it is well-understood that poor housing conditions and overcrowding in particular have a negative impact on educational attainment. While the primary aims of licensing are distinct, it is expected that it will assist the council and partners to achieve objectives in these and other areas.

- 6.9.5 Overall, the intention is that licensing should assist the local rental market through provision of clear standards through which landlords will operate on a level playing field and tenants will know what they should expect. While licensing will impose significant penalties on rogue landlords and parallel enforcement activity will be targeted at the worst properties and landlords who breach licensing conditions and HHSRS standards, a primary intention of the scheme is to support and encourage landlords who provide a good service and develop effective partnerships with the sector. Over sixty landlords who responded to the questionnaire indicated that they would be interested in regular meetings with the council to this end.
- 6.9.6 A range of incentives, details of which will be subject to further discussion with landlords and landlords' representatives, is under consideration and may include:
- Discounts for landlords with multiple properties
 - Discounts for landlords who are already members of or agree to become members of a recognised accreditation scheme
 - Support and advice on achieving accreditation
 - Provision of lettings agency services through BHP
 - Access to accredited training provision
 - Access to advice and support over tenancy and property issues
 - Access to information for landlords and tenants
 - Enhanced access to Green Deal and ECO funding through the council's recently appointed ECO Delivery Partner
 - Access to other grant funding – for example Empty Property Grants.
- 6.9.7 The original proposal highlighted the possibility of a discount for landlords who enter the scheme in its early stages – a so-called “early bird” discount of the kind that has been made available by other authorities such as Newham. However, it has been argued by the RLA that such discounts are contrary to the European Directive (European Union Directive 2006/123/EC, Services in the Internal Market) which was discussed in the recent *Hemming v Westminster* case. This question is considered further in the legal implications for this report but, at this stage, it is proposed that no early-bird discount should be offered pending clarification of the legal position.
- 6.9.8 In the long term, licensing will contribute to improved conditions in the sector and a more stable and accessible rental market. In particular, licensing is expected to assist in encouraging stable, long-term tenancies to the benefit of landlords and tenants. It is worth noting that evidence nationally indicates that the gains from investment in private renting are realised through the ultimate sale of the property rather than rental income, where returns generally cover costs but deliver only limited revenue gains, especially for landlords owning a small number of properties. In that context, it is in a landlord's interest to invest in the maintenance of the property to maintain or increase its eventual sale value. Licensing and the benefits associated with licensing, such as the opportunity to invest in energy efficiency improvements, will benefit landlords in this regard.

- 6.9.9 Improved stability in the market will also have a positive impact on the overall accessibility of rented housing and will assist in reducing homelessness and Housing Register applications from the sector, a central aim for the council's overall housing strategy.
- 6.9.10 In the short term, it is recognised that the implementation of licensing may impact on the willingness of some landlords to let, although as noted above, experience elsewhere suggests that this impact will not be large. To some extent, it is desirable that the very worst landlords, who operate outside the law, should be discouraged and they will be a priority for action within both schemes. It is acknowledged that this may impact on their tenants, including a risk of eviction, although it should also be stressed that tackling "beds in sheds" – the most extreme examples of rogue landlord activity – has not resulted in any rise in homeless applications. Such landlords are a minority and many issues are the results of ignorance or inexperience rather than criminality. Provision of incentives, advice and support is intended to encourage landlords to remain in the sector but, from the perspectives of the council's wider housing and related strategies, the welfare of tenants and the overall stability and efficiency of the market, a slightly smaller but better quality sector is a desirable outcome.

7. Licensing Proposals

- 7.1 The proposed draft conditions for Selective Licensing are set out in Appendix 4. Some of these are mandatory requirements under the Housing Act 2004 and therefore must be included in any scheme. Others are discretionary and these conditions and the way in which they will operate in practice will be subject to further discussion in the period leading up to commencement of the schemes. The intention is that any additional burden on landlords should be minimised and that the council's administrative requirements, and by extension the costs of the schemes, should be proportionate.
- 7.2 As noted above, the council is entitled to cover the costs associated with the scheme through a fee (subject to the provisos set out in 11.26 below) but is not allowed to make a surplus or to use the fee income for purposes unrelated to licensing. To meet these conditions, fees will need to be set at: £350 for five years for Selective Licensing.
- 7.3 It is proposed that discounts to these fees should be applicable, as noted above. The nature and application of discounts will be considered further in consultation with Brent landlords and their representatives.

8. Next Steps

- 8.1 A decision to proceed with licensing proposals triggers a formal notification by way of a designation notice, which must be followed by a period of at least three months before any scheme comes into effect. Following this, licensing applications will be invited and processed, and it is expected that this will commence no later than 1 November 2014. This will precede the formal commencement of the scheme and it is proposed that designation of the scheme should commence from 1st January 2015.

9. Equalities Implications

- 9.1 An initial impact assessment is attached at Appendix 5. In general, it is anticipated that licensing proposals will have a positive impact for all protected groups.
- 9.2 It should be stressed that data relating to the protected groups among both tenants and landlords is limited, partly due to the unregulated nature of the sector. Although Census data provides a breakdown of tenure by ethnicity and age, analysis relevant to other issues such as disability has not yet been completed by ONS. Overall, the size of the sector and the estimated number of landlords suggests that there will be members of all protected groups among both tenants and landlords. The sector also contains a mix of household and income types that ranges across the spectrum.
- 9.3 It is likely that tenants most impacted by these proposals will be among the lower income groups in the sector, living on the poorest quality housing and, similarly, that the landlords of these properties will experience the greatest impact from their perspective. In particular, there may be issues relating to people under 35 who are affected by the single room rate for Housing Benefit and are therefore more likely to be living in HMOs. In addition, the most striking finding from the initial analysis is the over-representation of the Other White ethnic group among private tenants. Although further research is required, it may be that this is due to the presence of high numbers of European migrants in the sector. Again, it is likely that many of these are living in HMOs or property in the cheaper end of the market.
- 9.4 The main identified risk of negative impact at this stage is the possibility that the introduction of licensing may lead some landlords – particularly those likely to struggle to comply with licensing conditions – to withdraw from the market and evict their tenants. It is not possible to assess the scale of this risk accurately, although experience elsewhere has not demonstrated any significant withdrawal from the market. Any impact, in this or other areas, will be monitored closely and will inform regular reviews of the operation of licensing.
- 9.5 In the longer term, licensing will, among its other benefits, provide an opportunity to obtain a more complete picture of the sector and its operation that will assist in identifying issues relevant to protected groups. At the same time, closer partnership working with landlords should support promotion of good practice on equalities in the sector.

10. Financial Implications

- 10.1 The administration of the scheme is such that it is intended to be self financing over a five year period with higher levels of income from years 1 and 2 funding expenditure over the full 5 years. A fee of £350 relating to the Selective Licensing scheme will be charged per application and is set at a level where the total revenue from the fee is intended to cover the total costs incurred
- 10.2 The income will be closely monitored and a team proportionate to the demand for the service will be employed. The costs of the scheme exclude the cost of any enforcement action on non-licensed properties but will cover the cost of processing the license application and of compliance monitoring and enforcement against an applicant who is given a license.

11. Legal Implications

Selective Licensing

- 11.1 Under section 80(2) HA 2004, before introducing a selective licensing scheme, the Council must consider that –
- a) the first or second set of general conditions mentioned in s80(3) or (6) of the HA 2004; or
 - b) any conditions specified in an order under s.80 (7) of the HA 2004 as an additional set of conditions [this does not apply here] are satisfied in relation to the area.
- 11.2 Section 80(3) HA 2004 refers to the first set of general conditions which relates to low housing demand which is not relevant for the Executive report.
- 11.3 The second set of general conditions is set out in section 80(6) of the HA 2004 and they are as follows:
- (a) that the area is experiencing a significant and persistent problem caused anti-social behaviour;
 - (b) that some or all of the private sector landlords who have let premises in the area (whether under leases or licences) are failing to take action to combat the problem that it would be appropriate for them to take; and
 - (c) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, lead to a reduction in, or the elimination of, the problem.
- “Private sector landlord” does not include a registered social landlord within the meaning of Part 1 of the Housing Act 1996.
- 11.4 Under section 80(9) of the HA 2004, before making a designation relating to selective licensing, the Council must-
- (a) take reasonable steps to consult persons who are likely to be affected by the designation; and
 - (b) consider any representations made in accordance with the consultation and not withdrawn.
- 11.5 Under section 81(2) of the HA 2004, the Council must ensure that any exercise of the power (selective licensing designation) is consistent with the Council’s overall housing strategy.
- 11.6 Under section 81(3) of the HA 2004, the Council must also seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector, both:
- (a) As regards combining licensing (under Part 3 of the HA 2004 – selective licensing) with other courses available to them, and
 - (b) As regards combining licensing with measures taken by other persons.
- 11.7 Under section 81(4) of the HA 2004, the Council must not make a particular designation (for selective licensing) under section 80 of the HA 2004 unless-
- (a) They have considered whether there are other courses of action available to them (of whatever nature) that might provide an effective method of

- achieving the objective or objectives that the designation would be intended to achieve; and
 - (b) They consider that making the designation will significantly assist them to achieve the objective or objectives (whether or not they take any other course of action as well).
- 11.8 As for the definition of “anti-social behaviour”, this is set out in section 57(5) of the HA 2004 which states:
 “anti-social behaviour” means conduct on the part of occupiers or, or visitors to, residential premises –
 - (a) Which causes or is likely to cause a nuisance or annoyance to persons residing, visiting or otherwise engaged in lawful activities in the vicinity of such premises; or
 - (b) Which involves or is likely to involve the use of such premises for illegal purposes.
- 11.9 When making a decision to authorise the designation for a selective licensing scheme, the Cabinet needs to be satisfied that the statutory requirements set out in paragraphs 11.1 to 11.8 above are met.
- 11.10 As for the Council’s general duties regarding selective licensing under Part 3 of the HA 2004, these are set out in section 79(5) of the Housing Act 2004 which states as follows:
 “every local housing authority has the following general duties-
 - a) To make such arrangements as are necessary to secure the effective implementation in their district of the licensing regime provided for by this Part (i.e. Part 3 HA 2004 regarding selective licensing);
 - b) To ensure that all applications for licences and other issues falling to be determined by them under this Part are determined within a reasonable time.”
- 11.11 As soon as a designation regarding additional licensing is made, pursuant to section 83 HA 2004, the Council must publish in the prescribed manner a notice stating—
 - (a) that the designation has been made,
 - (b) whether or not the designation was required to be confirmed and either that it has been confirmed or that a general approval under section 82 of the HA 2004 applied to it (giving details of the approval in question relating to additional licensing),
 - (c) the date on which the designation is to come into force, and
 - (d) any other information which may be prescribed.
- 11.12 The proposed designation in respect of additional licensing will not require confirmation from “the appropriate National Authority” under section 82 of the HA 2004 as designations regarding selective licensing are covered by a General Approval dated 30 March 2010, which was issued by the Department of Communities and Local Government under section 82(6) of the HA 2004.

Licence Fees

- 11.13 Section 63(7) of the HA 2004 states as follows regarding fixing licensing fees for additional licensing:

“When fixing fees under this section, the local housing authority may (subject to any regulations made under subsection (5)) take into account—

- (a) all costs incurred by the authority in carrying out their functions under this Part [i.e. Part 2 HA 2004 relating to additional licensing], and
- (b) all costs incurred by them in carrying out their functions under Chapter 1 of Part 4 in relation to HMOs (so far as they are not recoverable under or by virtue of any provision of that Chapter).

- 11.14 Section 87(7) of the HA 2004 states as follows regarding fixing licensing fees for selective licensing:

“When fixing fees under this section, the local housing authority may (subject to any regulations made under subsection (5)) take into account—

- (a) all costs incurred by the authority in carrying out their functions under this Part [i.e. Part 3 of the HA 2004 relating to selective licensing], and
- (b) all costs incurred by them in carrying out their functions under Chapter 1 of Part 4 in relation to Part 3 houses (so far as they are not recoverable under or by virtue of any provision of that Chapter).

- 11.15 However, the EU Directive and the Provision of Services Regulations 2009 was subsequently passed. Regulation 18 of the Provision of Services Regulations 2009 states:

“Any charges provided for or by a competent authority which applicants may incur under an authorisation scheme must be reasonable and proportionate to the cost of the procedures and formalities under the scheme and must not exceed the cost of those procedures and formalities.”

In essence, the fees must cover no more than the actual cost of the application and authorisation process.

- 11.16 In short, the costs related to the enforcement against landlords that do not have licensed properties are not recoverable when setting the licence fee. When taking legal action against such landlords, legal costs can be recovered when the courts award costs in successful court enforcement actions. However, costs orders for all the legal costs incurred are not always made by the courts and where court enforcement cases are unsuccessful, not only does the Council not recover the legal costs of such cases, they can be liable to pay the costs of the defending parties who successfully defend such enforcement cases. The case of *Hemming v Westminster CC*, which is currently subject to an appeal, restricts the power of the local authority to the power of local authorities to include in setting the licence fee the costs of enforcement against those who have not applied for licences or have not paid the licence fee. Once fees are set, the Council is expected to review its fees and adjust them where necessary to reflect previous deficits or surpluses.

Public Sector Equality Duty

- 11.17 The public sector equality duty, as set out in section 149 of the 2010 Act, requires the Council, when exercising its functions, to have “due regard” to

the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act, and to advance equality of opportunity and foster good relations between those who have a “protected characteristic” and those who do not share that protected characteristic

- 11.18 The “protected characteristics” are: age, disability, race (including ethnic or national origins, colour or nationality), religion or belief, sex, sexual orientation, pregnancy and maternity, and gender reassignment. Marriage and civil partnership are also a protected characteristic for the purposes of the duty to eliminate discrimination.
- 11.19 Having “due regard” to the need to “advance equality of opportunity” between those who share a protected characteristic and those who do not includes having due regard to the need to remove or minimise disadvantages suffered by them. Due regard must also be had to the need to take steps to meet the needs of such persons where those needs are different from persons who do not have that characteristic, and to encourage those who have a protected characteristic to participate in public life. The steps involved in meeting the needs of disabled persons include steps to take account of the persons’ disabilities. Having due regard to “fostering good relations” involves having due regard to the need to tackle prejudice and promote understanding.
- 11.20 The Council’s duty under section 149 of the Equality Act 2010 is to have “due regard” to the matters set out in relation to equalities when considering and making decisions on the introduction of additional licensing for the area of Brent and the introduction of selective licensing. Due regard to the need to eliminate discrimination, advance equality and foster good relations must form an integral part of the decision making process. When the decision comes before the Executive, Members of the Executive must consider the effect that implementing a particular policy will have in relation to equality before making a decision. An Equality Impact Assessment will assist with this.
- 11.21 There is no prescribed manner in which the equality duty must be exercised, though producing an Equality Impact Assessment is the most usual method. The Council must have an adequate evidence base for its decision making. This can be achieved by means including engagement with the public and interest groups and by gathering relevant detail and statistics.
- 11.22 The Equality Impact Assessment is set out in Appendix 5 to this report.

12. Staffing Implications

- 12.1 Private Housing Services currently employs a Mandatory HMO Licensing Team Leader and two HMO Licensing Officers. These will form part of a new team tasked to process all licence applications. If the predicted number of applications is received, further licence application and administration officers will be employed on a temporary contract basis to deal with the demand. It is thought that the vast majority of licence applications will be received in the first year of the scheme and there will therefore need to be more officers employed in year one of the scheme than in years two to five. In addition Licence Enforcement Officers will also need to be employed and this may include the deployment of some existing Enforcement Officers in this role. Detailed staffing and resourcing plans will be developed and will be subject to any necessary staff consultation.

- 12.3 As stated above, all staffing and other required activities will be funded from the income generated by the license fee.

Background Papers

Report to Executive, April 2014
Report from Housing Quality Network
Report from Mayhew Harper Associates
Consultation documents

Contact Officers:

Tony Hirsch
Head of Policy (Housing)
Regeneration and Growth
Email: tony.hirsch@brent.gov.uk
Tel: 020 8937 2336

ANDY DONALD

STRATEGIC DIRECTOR OF REGENERATION & GROWTH

APPENDIX 1: EVIDENCE BASE

A: OVERVIEW

Summary

The information presented here draws on three main sources:

- A study undertaken by Housing Quality Network in summer 2013.
- A study undertaken by Mayhew Harper Associates from January to March 2014.
- Responses to consultation questions aimed at assessing concerns about neighbourhood problems and standards in the private rented sector.

There are some differences in the assessment of the scale of private renting in the borough due to the timing of the exercises and variances in methodology.

Methodology

HQN analysed data from a number of sources, including the Census and information held by the council. A survey of private tenants was undertaken alongside a mystery shopping exercise among local letting agents. Focus groups were held with key stakeholders.

Mayhew Harper Associates used current and historical data linked to individual properties included in the current Local Land and Property Gazetteer (LLPG) to create new variables such as the level of turnover by address, benefit status and number of adults. Data from environmental services and elsewhere was used to associate specific instances of ASB or noise, mapping and aggregating the data to provide evidence of the wider effects on each area as well as on specific categories of property.

Risk profiling was used to quantify the association between specific risk factors and ASB at a property level, aiming to show which risk factors or combination thereof is best predictive of ASB/noise events and how many properties fit their description.

Four factors were found to be predictive of HMO status:

- No current Council Tax Benefit recipient at address
- Any change in Council Tax liable surname since 2010
- At least one change in electoral roll registrants in last 12 months
- More than three surname changes on Electoral Roll at address in last 36 months

Four factors were predictive of single family private rented status:

- No Council Tax Benefit recipient at address
- Any change in Council Tax liable person surname since 2010
- Two or less adult electoral registrants at address
- Housing Benefit recipient at address

Once the scale, distribution and type of private renting were identified, this was correlated with the concentration of ASB, fly tipping and graffiti at ward level.

This approach provides a model that indicates the scale and distribution of private renting and the extent to which this involves HMOs or single-family dwellings that can then be matched against the incidence of anti-social behaviour.

It should be stressed that it is a predictive model but it has been tested extensively in Newham, the first London borough to introduce Selective Licensing on a borough-wide scale, where it has been proved to provide a very accurate picture of the sector and associated issues, allowing the council to identify and target properties subject to licensing effectively and to address non-compliance.

In addition to the commissioned studies, the consultation exercise – both through the questionnaires and in public meetings – sought further evidence of experience of the management and maintenance of HMOs and of anti-social behaviour related to private renting

The private rented sector in Brent: its growth and distribution

The private rented sector is a major part of Brent's housing market, making up over 30% of the stock and growing by 72% between 2001 and 2011, based on Census data.

Traditionally, the distribution of private renting in the borough has been uneven, with significantly higher levels in wards south of the North Circular. In part, this is due to the characteristics of the stock, with older properties in the south and predominantly inter-war single-family dwellings in the north, where owner-occupation has been the main tenure.

Table 1 sets out the extent of private renting by ward at the time of the 2011 Census, while Figure 1 maps this information, showing the pattern is still evident. However, it also shows significant levels of private renting in the north of the borough, with the majority of wards now having higher levels than the borough average for 2001.

Figure 2 shows the percentage change, demonstrating significant rises across Brent with particular concentrations in Harlesden and Kensal Green.

Table 1: The private rented sector in Brent: 2001 and 2011 by Ward

	All households 2001	Private rented or living rent-free 2001	PRIVATE RENTED SECTOR as % of total 2001	All households 2011	Private rented or living rent-free 2011	PRIVATE RENTED SECTOR as % of total 2011	PRIVATE RENTED SECTOR: total change	PRIVATE RENTED SECTOR: % change
Alperton	4,198	806	19.20%	4,156	1,294	31.14%	488	61%
Barnhill	4,922	886	18.00%	5,407	1,492	27.59%	606	68%
Brondesbury Park	4,849	1,176	24.25%	5,338	1,799	33.70%	623	53%
Dollis Hill	4,245	669	15.76%	4,264	1,053	24.70%	384	57%
Dudden Hill	4,950	1,156	23.35%	5,198	1,839	35.38%	683	59%
Fryent	4,418	793	17.95%	4,374	1,236	28.26%	443	56%
Harlesden	4,965	850	17.12%	6,654	2,157	32.42%	1,307	154%
Kensal Green	4,447	935	21.03%	6,063	2,181	35.97%	1,246	133%
Kenton	4,045	510	12.61%	3,866	800	20.69%	290	57%
Kilburn	6,594	1,437	21.79%	7,658	2,284	29.83%	847	59%
Mapesbury	5,747	1,936	33.69%	6,307	2,885	45.74%	949	49%
Northwick Park	3,887	539	13.87%	4,139	854	20.63%	315	58%
Preston	4,765	852	17.88%	4,995	1,536	30.75%	684	80%
Queen's Park	5,205	1,145	22.00%	6,274	2,213	35.27%	1,068	93%
Queensbury	4,285	654	15.26%	4,727	1,095	23.16%	441	67%
Stonebridge	5,865	585	9.97%	5,903	997	16.89%	412	70%
Sudbury	4,747	965	20.33%	4,843	1,641	33.88%	676	70%
Tokington	4,172	815	19.53%	4,864	1,710	35.16%	895	110%
Welsh Harp	4,856	960	19.77%	4,809	1,415	29.42%	455	47%
Wembley Central	3,630	785	21.63%	4,380	1,531	34.95%	746	95%
Willesden Green	5,184	1,728	33.33%	6,067	2,723	44.88%	995	58%

Source: Census data – 2001, 2011

Figure 1: Distribution of Private Renting

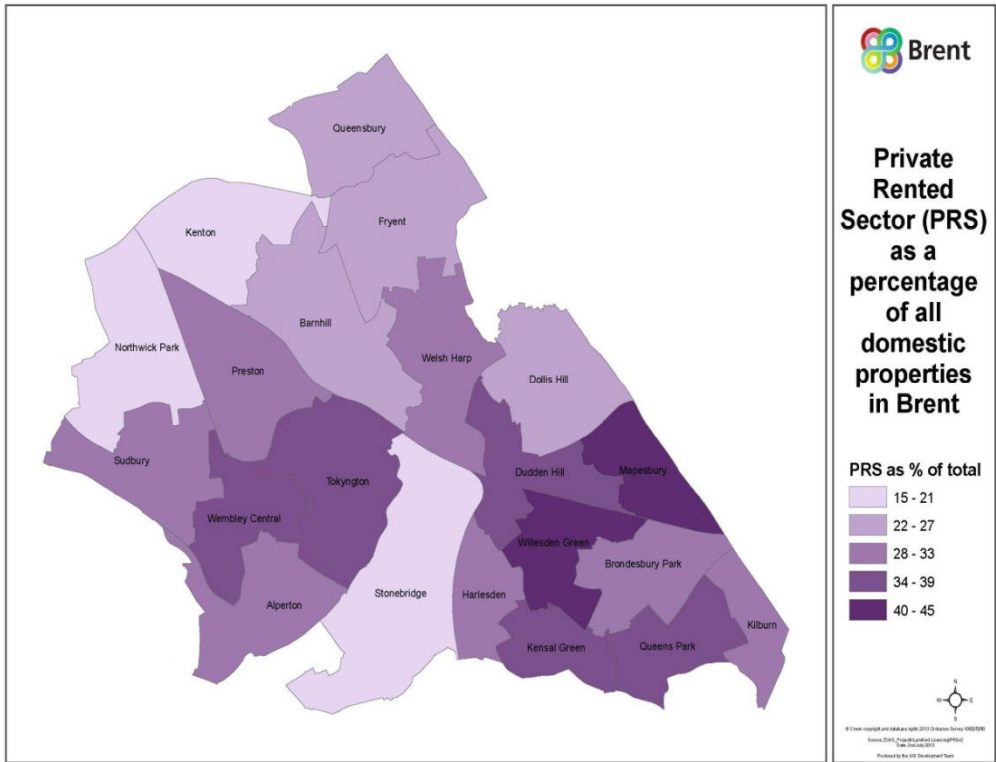


Figure 2: Percentage Change in Private Renting



B: SELECTIVE LICENSING

Analysis of anti-social and some criminal behaviour at ward level provides a ranking that shows the correlation between levels of private renting and levels of anti-social behaviour.

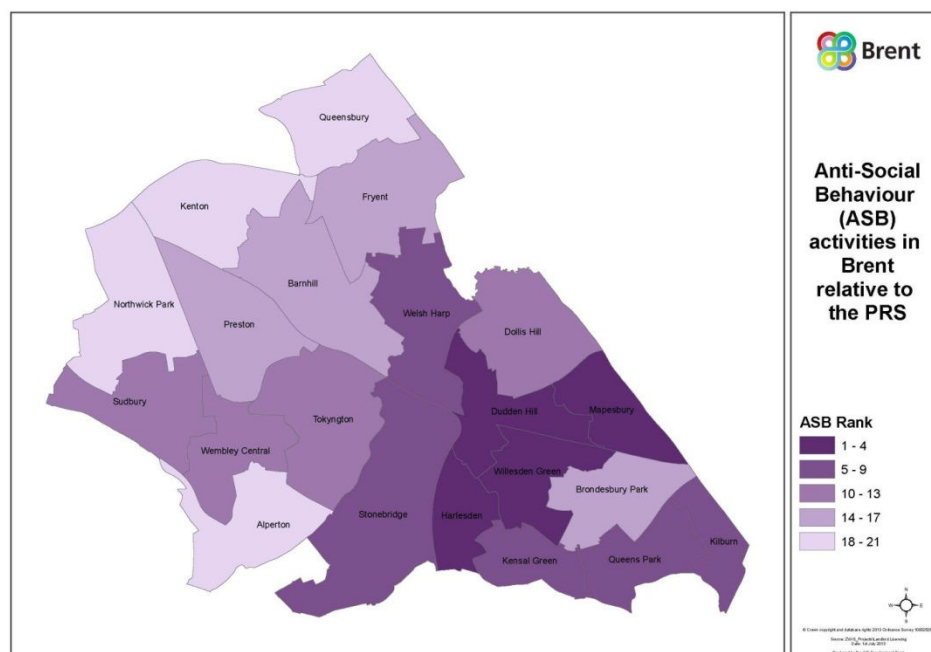
Table 2: Private Renting and ASB by Ward

Ward (a)	PRIVATE RENTED SECTOR as % of total (b)	Ranking for % PRIVATE RENTED SECTOR (c)	Score for fly-tipping, noise and graffiti (d)	Ranking (e)
Willesden Green	45%	20	9	21
Harlesden	32%	12	9	21
Dudden Hill	35%	18	13	19
Mapesbury	46%	21	14	18
Welsh Harp	29%	8	19	17
Queen's Park	35%	17	21	16
Kensal Green	36%	19	23	15
Stonebridge	17%	1	27	14
Kilburn	30%	9	29	13
Dollis Hill	25%	5	29	12
Wembley Central	35%	15	34	11
Sudbury	34%	14	36	10
Tokington	35%	15	39	9
Barnhill	28%	6	40	8
Brondesbury Park	34%	13	46	7
Preston	31%	10	47	6
Fryent	28%	7	47	5
Queensbury	23%	4	47	4
Alpertton	31%	11	50	3
Northwick Park	21%	2	54	2
Kenton	21%	3	60	1

Note: The higher the number the greater the proportion of private rented sector and anti-social behaviour (columns c and e); for column d – the lower the score the greater the incidence of anti-social behaviour.

GIS mapping of this data for all wards in the Borough appears in Figure 3 below. A low score means a proportionality high level of anti-social behaviour.

Figure 3 – Ward by levels of anti-social behaviour



The wards with the highest levels of anti-social behaviour are concentrated in the south and east of the Borough and also have high levels of private rented sector stock, apart from Stonebridge which has a high concentration of social housing, although it should be noted that, as a result of Right to Buy sales, a significant number of former social rented homes are now be let privately. The only ward in the south of the borough that does not feature in this list is Brondesbury Park.

The Metropolitan Police collects information about criminal activity at Brent to ward level. Some of this criminality can be defined as anti-social in nature. Looking at certain crimes in detail over the 12 months to May 2013 reveals the following:

- a Relatively high levels of criminal damage recorded in Wembley Central and Harlesden. Other wards where criminal damage is also relatively high are Stonebridge, Willesden Green, Kensal Green, Kilburn and Queensbury.
- b Theft and handling offences are highest in Wembley Central. Other wards with relatively high levels of this type of offence include Tokyngton, Stonebridge, Queensbury, Kensal Green and Queen's Park. This type of criminal activity is not exclusively concentrated in the south of the Borough.
- c The hot spot for drug-related offences is Harlesden. The wards surrounding Harlesden also have relatively high levels of drug-related offences. These are: Wembley Central, Tokyngton, Stonebridge, Dudden Hill, Willesden Green and Kensal Green. Kilburn also has a relatively high level of crimes related to the use and sale of drugs.

- d Violence against the person offences concentrated in Harlesden and Wembley Central, with Kensal Green also showing relatively high levels.

Criminal activity (with anti-social behaviour undertones) as recorded by the Metropolitan Police is distributed more widely across the borough than the anti-social behaviour recorded by the Council's Environmental Service. Nonetheless, the data shows that many of these crimes occur in the south of the Borough, with Harlesden particularly affected by high rates of certain types of criminal activity. Wembley Central also features prominently in these statistics. This could be because Wembley Central is the Borough's principal shopping area and there are often disproportionately high levels of crime in such places. Also, the ward is adjacent to Wembley Stadium and some people travelling to and from the ground might be engaged in criminal activity of one kind or another.

Table 3 ranks each ward in the Borough in terms of the scale of anti-social behaviour-related criminal activity they experience. This table has been compiled using two years data to May 2013. Across the whole Borough for that period there were 4,421 cases of criminal damage, 7,841 drug related offences, 16,879 cases involving theft and handling offences and 13,623 cases involving violence against the person. The wards with the most cases have the highest rankings. For this exercise the police count criminal activity in Harlesden Town Centre separately so there are 22 areas in this count rather than 21. Two wards in the north of the Borough that suffer from relatively high levels of crime of this type are Wembley Central and Tokyngton (the ward where Wembley Stadium is sited). Brondesbury Park and Dollis Hill – both in the southern part of the Borough – by contrast do not experience high levels of crime of this sort relative to other parts of the Borough.

Table 3: anti-social behaviour and related criminal behaviour by ward for the two years to May 2013

Ward	Burglary rank	Criminal damage rank	Drugs rank	Robbery rank	Theft and handling rank	Violence against the person rank	Total crimes	Rank
Alpertown	12	16	4	20	12	13	2,546	13
Barnhill	11	9	10	4	10	10	2,226	10
Brondesbury Park	20	3	14	2	8	2	2,031	6
Dollis Hill	9	6	7	9	9	4	2,040	7
Dudden Hill	18	15	16	19	13	15	3,052	15
Fryent	4	2	8	6	6	8	1,888	4
Harlesden	21	21	22	21	15	22	4,170	21
Harlesden TC	1	5	12	10	7	14	2,116	8
Kensal Green	17	17	17	17	14	17	3,093	16
Kenton	5	1	2	3	1	1	1,378	1
Kilburn	6	19	19	15	18	18	3,234	18
Mapesbury	10	14	6	8	11	12	2,344	11
Northwick Park	3	7	1	1	4	3	1,600	2
Preston	19	4	11	13	5	7	2,151	9

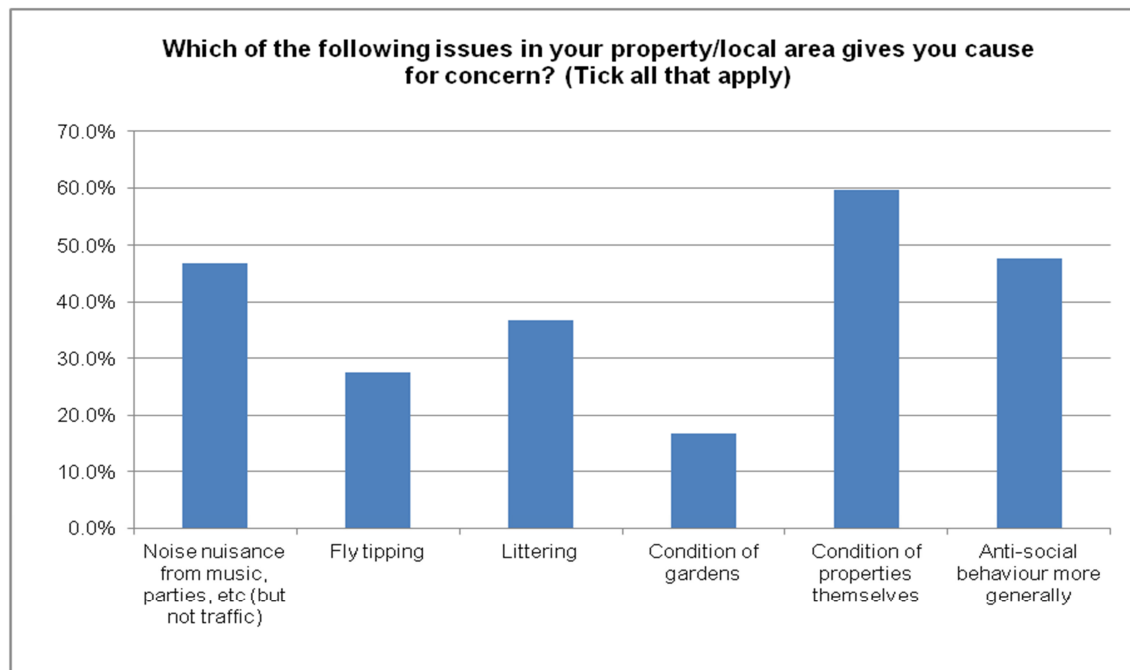
Queen's Park	13	11	13	12	19	11	2,758	14
Queensbury	14	13	3	11	17	5	2,460	12
Stonebridge	22	22	21	16	22	20	4,375	22
Sudbury	8	8	5	14	2	6	1,814	3
Tokington	15	12	20	7	20	16	3,223	17
Welsh Harp	16	10	9	5	3	9	1,993	5
Wembley Central	2	20	15	22	21	21	3,806	20
Willesden Green	7	18	18	18	16	19	3,268	19

Note: Wards are sorted alphabetically; the higher the score the higher the crime levels; there are 22 areas in this table because the police measure crime in Harlesden Town Centre separately from Harlesden ward itself.

The Community Safety team collects data on anti-social behaviour by ward *and* by tenure. This shows that in the three years to 2012/13, 96 anti-social behaviour incidents were associated with premises in the private rented sector in the borough. The six wards where the most anti-social behaviour was recorded were, in order, Willesden Green, Mapesbury, Wembley Central, Alperton, Northwick Park and Harlesden. It needs to be noted here that the number of incidents was small – less than 35 a year. Also there are some wards in this list that are unexpected (e.g., Northwick Park) perhaps reflecting reporting patterns rather than levels of anti-social behaviour experienced on the ground.

HQN conducted a survey of private tenants to assess experience of and concerns about anti-social behaviour. Figure 4 shows the main issues cited.

Figure 4: Types of anti-social behaviour causing concern



One respondent said "My life has turned upside down and I have serious depression just because of this neighbourhood, neighbours and landlord."

Indications from Consultation

The potential problems identified within the sector identified by the council and addressed in the HQN study, informed the questions asked in the survey undertaken as part of the consultation exercise. The following section sets out the main indications from the consultation exercise that provide additional evidence, while responses concerning the possible introduction of licensing are covered in the section on consultation below.

Table 4: Problems Identified by Tenants, Residents and Businesses

	Very serious problem	Serious problem	Minor problem	Not a problem
Nuisance neighbours (including intimidation and Harassment and street drinking)	14.6%	15.9%	22.8%	46.7%
Noise nuisance	15.7%	15.9%	25.7%	42.7%
Drug use/drug dealing	12.5%	14.1%	18.6%	54.8%
General street scene (including graffiti and excessive 'to let' & 'for sale' boards)	11.8%	11.3%	26.9%	50.0%
Rubbish dumping and fly tipping	28.2%	22.8%	21.3%	27.8%
High levels of overcrowding	17.6%	17.4%	21.2%	43.9%
Untidy front gardens	18.7%	16.7%	24.3%	40.3%
Poorly managed and maintained homes	23.0%	20.2%	24.1%	32.7%
High turnover of resident in the local area	13.6%	19.5%	23.1%	43.9%
Street prostitution and brothels	5.3%	6.7%	15.2%	72.9%
High rent levels	32.0%	20.9%	16.8%	30.2%
Lack of community engagement	21.9%	20.5%	25.2%	32.4%
Empty/boarded up properties	7.4%	7.7%	19.8%	65.1%

Table 5

Dudden Hill and Mapesbury

	Very serious problem	Serious problem	Minor problem	Not a problem
Nuisance neighbours (including intimidation and Harassment and street drinking)	10.8%	13.9%	33.0%	42.4%
Noise nuisance	12.3%	14.7%	41.8%	31.2%
Drug use/drug dealing	9.7%	11.6%	29.1%	49.6%
General street scene (including graffiti and excessive 'to let' & 'for sale' boards)	7.2%	23.2%	32.6%	37.0%

Rubbish dumping and fly tipping	36.0%	27.0%	25.3%	11.7%
High levels of overcrowding	13.9%	16.1%	29.3%	40.7%
Untidy front gardens	20.0%	19.3%	33.0%	27.7%
Poorly managed and maintained homes	22.5%	19.4%	30.3%	27.8%
High turnover of resident in the local area	17.0%	17.7%	28.5%	36.8%
Street prostitution and brothels	5.3%	6.1%	16.8%	71.8%
High rent levels	25.7%	21.3%	16.6%	36.4%
Lack of community engagement	18.6%	19.7%	35.3%	26.4%
Empty/boarded up properties	4.5%	6.4%	23.1%	65.9%

Not all of the issues mentioned here are necessarily directly relevant to a possible designation of Selective Licensing, but are intended to provide an overview of perceptions and experience within neighbourhoods. However, responses show significant concern over relevant issues of property management and anti-social behaviour.

Table 6: Problems within Homes Identified by Tenants

	Very serious problem	Serious problem	Minor problem	Not a problem
Poor amenities (e.g., toilet, bathroom, kitchen facilities, storage)	18.6%	14.4%	22.5%	44.4%
Poor fire safety (e.g., means of escape, fire doors, extinguishers)	18.9%	12.5%	22.0%	46.6%
Property in a poor state of repair	22.4%	16.1%	21.4%	40.1%
Poor management of internal common parts	15.9%	16.9%	21.0%	46.2%
Too little space/too many people/overcrowding	18.2%	11.5%	16.6%	53.7%
Poor security	22.1%	15.6%	19.4%	42.9%
Lack of energy efficiency in the property	23.8%	18.2%	18.5%	39.5%
Damp and mould	31.2%	16.6%	17.3%	34.9%
Poor noise insulation	30.4%	13.7%	18.8%	37.2%

Table 7: Dudden Hill and Mapesbury

	Very serious problem	Serious problem	Minor problem	Not a problem
Poor amenities (e.g., toilet, bathroom, kitchen facilities, storage)	14.4%	8.6%	16.5%	54.0%
Poor fire safety (e.g., means of escape, fire doors, extinguishers)	12.9%	11.5%	12.9%	52.5%

Property in a poor state of repair	20.4%	10.6%	12.0%	50.0%
Poor management of internal common parts	16.2%	8.8%	15.4%	52.2%
Too little space/too many people/overcrowding	15.2%	6.1%	7.6%	60.6%
Poor security	17.5%	10.2%	14.6%	51.8%
Lack of energy efficiency in the property	17.6%	11.8%	19.1%	46.3%
Damp and mould	21.4%	12.9%	14.3%	43.6%
Poor noise insulation	25.0%	14.0%	16.9%	38.2%

It is generally accepted and has been affirmed by national surveys that the majority of private tenants are satisfied with their homes. However, the table above indicates that a majority of respondents has at least some problem, although these appear to be less pronounced in Dudden Hill and Mapesbury. It is recognised that the response may be statistically skewed in that tenants who have a problem may be more motivated to respond, but the answers indicate clearly that there are problems in the sector in Brent.

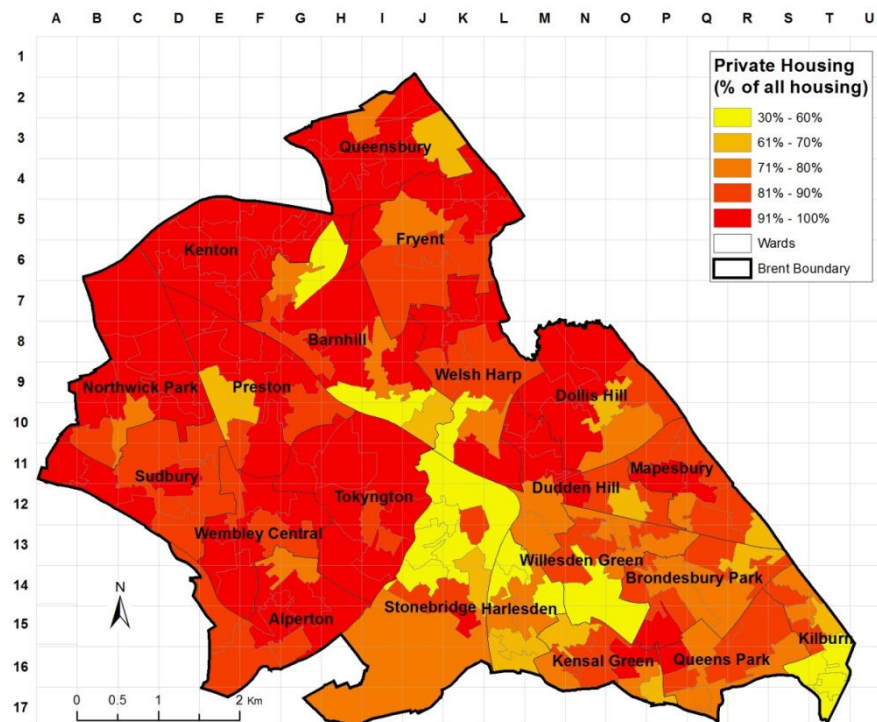
Relationship between Renting and Anti-Social Behaviour

In addition to the findings outlined above, further analysis indicates that there is evidence of an elevated risk of antisocial behaviour at both a property and neighbourhood level where there is a high likelihood of rental status and a high presence of private rented properties. ASB/noise complaints were more likely to correlate with the presence of high risk HMOs while fly-tipping and graffiti in a ward or neighbourhood were more likely to correlate with the local presence of single family rented properties.

Figure 5 shows the distribution of housing according to tenure – either privately owned or social housing – based on the analysis carried out by Mayhew Harper Associates. This map shows that most social housing is concentrated in three areas: cells G6, M16, and T16. By far the largest concentration covers a central area of Brent bounded by columns H to L and rows 9 to 14.

Of the 113,000 residential properties in Brent 81% are privately owned and of these 40% or 37,000 are estimated to be privately rented. This compares with 33,000 in the 2011 census for Brent and is consistent with predicted growth in the three years since then and the possibility of some under-reporting in the Census returns. The remaining 19%, totalling 21,000 properties, are social housing.

Figure 5: Distribution of Private Housing



ASB/noise in the privately owned and social housing sectors

The data on separate instances of noise and ASB from 2011 onwards are clearly skewed toward private sector properties. Table 8 below shows the percentage of properties by area against which noise complaints were made in the period. A majority of these complaints were music related but other categories typically include DIY or construction work. Of the three wards proposed for Selective Licensing, noise complaints were above the Brent average in Harlesden and Willesden Green but below the Brent average in Wembley Central.

Table 8: Percentage of Noise Complaints

Area	Social housing	Private housing
Brent	0.5	3.1
Harlesden	0.5	3.2
Wembley central	0.3	2.7
Willesden Green	0.5	4.2

Table 9 shows that ASB occurs at a much lower intensity than noise complaints as might be expected. Whilst reported ASB occurs on a lower scale it is relevant to point out that much of it cannot be attributed to an address and only to an area. The

data show that about a third of reported ASB is noise-related, involving disputes between neighbours or rowdy behaviour. Other significant categories are behaviours likely to cause offence (13%), loitering or congregating (9%) litter or rubbish related (9%), drug related (8%), or ball games (7%).

Table 9: Percentage of ASB

Area	Social housing	Private housing
Brent	0.3	0.53
Harlesden	0.20	0.61
Wembley central	0.27	1.03
Willesden Green	0.64	0.62

Table 10 considers private sector property (including owner-occupation) and the presence of a range of risk factors that are used to correlate the probability of anti-social behaviour, using a range of risk factors. Column two lists the number of private sector properties in each risk category. The next four columns indicate which risk factors are active. The totals at the foot of these columns indicate how many properties were affected by each risk factor. So for example, there are 72,803 properties that do *not* receive Council Tax Benefit. The final column indicates the risk of ASB/noise occurring and is expressed as a percentage of the properties meeting the particular risk profile.

Table 10: Analysis of Risk Factors in the Private Sector

Category	Number in category	No council tax benefit at address	Housing benefit at address	>4 adults at address	Harlesden/ Wembley Central or Willesden Green ward	% of properties at which ASB/noise indicated
1	190	Y	Y	Y	Y	8.4
2	783	Y	Y		Y	6.0
3	1,141	Y		Y	Y	4.9
4	840		Y		Y	4.8
5	1,109	Y	Y	Y		4.5
6	6,558	Y			Y	4.2
7	4,151	Y	Y			4.2
8	2,866		Y	Y		4.1
9	7,132	Y		Y		3.8

10	11,077		Y			3.8
11	51,739	Y				3.2
12	165		Y	Y	Y	3.0
13	546			Y		2.7
14	3,619					2.0
15	501				Y	2.0
16	106			Y	Y	1.9
Total	92,523	72,803	21,181	13,255	10,284	3.5

Table 11 indicates that risk of ASB ranges from 8.4% (row 1) to as low as 1.9% (row 16). The bottom right hand cell gives the overall average level of ASB/noise in the private sector. This equates to 3.5%; hence rows 1-10 are at above average risk of ASB/noise and the remainder are below. For some risk categories including the highest in row 1 the numbers of households are small and the risk estimate less reliable. Examples of risk combinations with larger numbers of properties at elevated risk of ASB/noise include rows: 3, 5, 6, 7 and 8.

Further analysis shows that ASB/noise incidents increase:

- 1.3 times if there is no Council Tax Benefit recipient at private address
- 1.5 times if Housing Benefit is received at an address
- 1.2 times if there are five plus adults at the address
- 1.3 times if the property is located in Harlesden, Wembley Central or Willesden Green

These odds are significantly different from a value of one (evens) and also multiplicative, so that a property affected by all these risk factors has a higher chance of ASB than a property for which none of these factors applies. For example, a property *not in receipt* Council Tax Benefit, that *is* in receipt of Housing Benefit, with five plus adults living at the address, and where the property is located in one of the three candidate wards is $1.3 \times 1.5 \times 1.2 \times 1.3 = 3$ times more likely to be associated with ASB/noise than a property with none of these risk factors.

Figure 6 shows the predicted versus observed rate of ASB/noise based on the four selected risk factors, indicating a strong correlation. It can be safely concluded that this group of risk factors define and stratify at risk households quite effectively and accurately. The table is also valuable because it quantifies how many privately owned properties fall into each risk category – whether small such as row 1 or vary large such as row 11. Because each property is geo-referenced it can be mapped or grouped into other geographies such as wards or neighbourhoods. Overall the results show that there is a risk gradient with some types of private household more likely to be associated with ASB/noise behaviour than others.

Of the selected risk factors the most predictive of ASB/noise is Housing Benefit. It is also noteworthy that the results show that occurrences of ASB/noise are 1.3 times more likely in the three candidate wards than in the rest of Brent.

A limitation of the analysis is that it does not draw any distinction between privately rented and owner-occupied properties. Further analysis set out below considers which among private sector properties are most likely to be rented.

Figure 6: predicted ASB/Noise rates in private sector housing versus observed rates

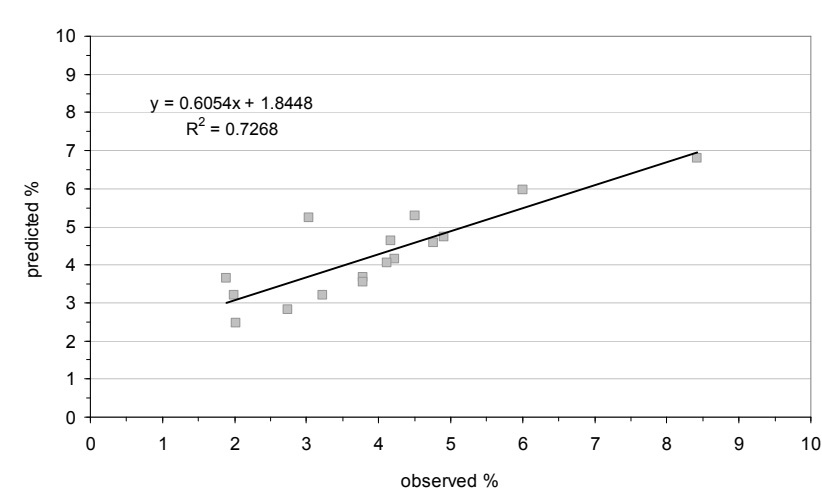


Table 11 shows the number of properties impacted by each risk factor combination. The column to the right shows the relative risk score expressed as ‘odds’ with risk categories ranked from high to low.

Risk scores are obtained by multiplying the risk factor weights at the foot of the table under each risk factor. A risk score of say 10 means that the outcome is 10 times more likely than if none of the risk factors were present.

It is noteworthy that surname changes on the Electoral Roll are the strongest predictor of HMO status amongst these. It increases the odds of private rental status 6.92 times and appears in each of the top seven risk categories.

For example, in row 1, the highest risk category with all four risk factors, there are 2,259 households conforming to this profile. Properties in this category are 48.8 times more likely to be private sector rented than the 9,502 properties in the lowest risk category in row 16.

To put a scale on the findings the results suggest that there are over 21k properties in the top seven risk categories all of which share in common the most predictive risk factor.

If the risk scores in each row are then correlated with the level of reported prevalence of ASB/noise we obtain a correlation coefficient of 48% suggesting a reasonable association with high risk HMO status.

Table 11: Analysis of Private Sector Properties by Risk Factor and Probable HMO Status

Category	Private sector housing	No council tax benefit recipient at address in 2013	Any change in Council Tax liable surname Since 2010	Any change in electoral roll registrants in the last year	More than three surname change s on Electoral Roll in last 36 months	risk score
1	2,269	Y	Y	Y	Y	48.8
2	9,065	Y		Y	Y	43.8
3	1,531	Y	Y		Y	23.6
4	6,901	Y			Y	21.2
5	419		Y	Y	Y	15.9
6	1,367			Y	Y	14.3
7	351		Y		Y	7.7
8	2,526	Y	Y	Y		7.1
9	973				Y	6.9
10	10,103	Y		Y		6.3
11	5,733	Y	Y			3.4
12	34,675	Y				3.1
13	1,275		Y	Y		2.3
14	2,958			Y		2.1
15	2,875		Y			1.1
16	9,502					1.0
	92,523	3.06	1.11	2.07	6.92	

Table 12 is constructed on the same basis as Table 11 but the risk factors and risk scores differ. For example, in row 1, the highest risk category with all four risk factors, there are 1,252 households conforming to this profile. Properties in this category are 14.3 times more likely to be single family private sector rented than the 1,986 properties in the lowest risk category (row 16) which has a risk score of one.

As previously noted, the contribution of each risk factor to the odds of private rental status is shown in the bottom row. It is noteworthy that Housing Benefit is the

strongest amongst these by increasing the odds of private rental status 4.65 times and two or less adults at an address the weakest.

If the risk scores in each row or category are correlated with the level of reported prevalence of ASB/noise we obtain a correlation coefficient of 44% suggesting an association with rented status.

Table 12: Analysis of Private Sector Properties by Risk Factor and Probable Single-Family Dwelling Status

category	private sector housing	No council tax benefit recipient at address in 2013	Any change in Council Tax liable surname 2010 - 2012	2 or less adults at address	Any recipient of Housing Benefit at address	Risk score
1	1,252	Y	Y	Y	Y	14.3
2	547	Y	Y		Y	11.9
3	2,666	Y		Y	Y	9.1
4	3,680		Y	Y	Y	8.8
5	1,768	Y			Y	7.6
6	1,049		Y		Y	7.3
7	7,630			Y	Y	5.6
8	2,589				Y	4.7
9	7,339	Y	Y	Y		3.1
10	2,921	Y	Y			2.6
11	35,815	Y		Y		2.0
12	142		Y	Y		1.9
13	20,495	Y				1.6
14	49		Y			1.6
15	2,595			Y		1.2
16	1,986					1
	92,523	1.63	1.57	1.20	4.65	

Table 13 shows Brent wards in alphabetical order. It shows the percentages of high risk HMOs and single family rented households compared with all households

regardless of whether private tenure or social tenure. For each ward it gives the intensity per household of each proxy for anti-social behaviour. Highest among fly tipping wards is Harlesden and Dudden Hill for ASB/noise.

The bottom row shows that around 19% of all residences including social housing are high risk private rented HMOs and 18% high risk single family rented homes. However, it also shows that there are wide differences between wards on each measure.

The top three wards with the highest concentrations of suspected high risk HMOs are Wembley Central, Kenton and Alperton. Harlesden is ranked 20th and Willesden Green is ranked 17th in this category.

For suspected high risk single family private rented households the top three wards are Stonebridge, Harlesden and Dudden Hill. Willesden Green is 5th and Wembley Central 8th in this category.

Analysis found that there was:

- A 56% correlation between suspected high risk HMO and ASB/noise intensity
- A 73% correlation between suspected high risk single family rented households and fly tipping intensity by ward
- A 42% correlation between high risk single-family rented households and graffiti intensity at ward level.

Table 13: Ward summary of tenures and high risk rental status and intensity of ASB proxies

Brent ward	Total households all tenures	<i>Of which</i> % high risk HMOs	<i>Of which</i> % high risk single family rented	Fly tipping sites in ward at % of all households	Reported ASB or noise reported at household (private)	Graffiti as % of all households
Alperton	4,647	29.9	17.7	9.7	3.4	0.5
Barnhill	5,641	21.4	16.9	10.8	3.4	0.3
Brondesbury Pk	5,483	16.9	11.5	4.5	2.9	0.6
Dollis Hill	4,442	19.8	24.3	15.2	3.1	1.3
Dudden Hill	5,497	19.3	24.9	18.6	4.0	2.0
Fryent	4,502	24.5	17.1	12.6	3.2	0.6
Harlesden	6,730	8.3	29.0	34.9	2.7	1.3
Kensal Green	6,091	12.5	22.3	14.3	2.8	0.8
Kenton	3,956	30.6	9.3	7.0	3.4	0.3

Kilburn	7,680	10.1	12.9	5.4	2.4	0.6
Mapesbury	6,466	15.2	18.1	9.7	3.7	2.0
Northwick Park	3,896	27.6	10.7	8.0	3.5	0.9
Preston	5,146	25.2	16.4	7.4	3.3	0.8
Queens Park	6,244	16.1	9.5	10.6	3.1	1.0
Queensbury	4,805	27.6	12.5	12.7	3.7	0.2
Stonebridge	6,164	8.0	29.6	15.1	1.8	0.4
Sudbury	5,186	23.2	19.8	8.1	3.1	1.1
Tokington	5,311	26.0	18.2	9.4	2.9	0.8
Welsh Harp	5,002	17.9	21.3	20.3	3.5	1.5
Wembley Cent.	4,738	31.3	20.4	13.8	3.9	1.4
Willesden Green	6,230	14.2	22.7	15.9	3.9	1.6
Brent	113,857	19.2	18.6	12.8	3.2	1.0

Table 14 is structured similarly to Table 13. However, each ward is now ranked against each variable in the columns based on the previous table. A final column gives a combined rank based on all three proxies for ASB and is produced by re-ranking the sum of ranks.

It shows that the top five problem wards for antisocial related behaviours are: Dudden Hill, Willesden Green, Welsh Harp and Mapesbury. Harlesden is sixth in the ranking; however, it could be maintained that that Welsh Harp is anomalous because it comprises a large area of open space which most likely explains why it is ranked second for fly tipping.

Table 14: Ward summary of tenures and high risk rental status and intensity of ASB proxies by rank order

	Total privately owned households all tenures	Ward rank for HMO rented properties	Ward rank for single family rented properties	Ward rank for fly tipping sites	Ward rank for reported ASB or noise complaints	Ward rank for graffiti	Combined rank
Brent ward							
Alperton	4,647	3	12	13	8	17	13
Barnhill	5,641	10	14	11	10	19	15
Brondesbury Pk	5,483	14	18	21	16	15	20

Dollis Hill	4,442	11	4	5	15	7	7
Dudden Hill	5,497	12	3	3	1	2	1
Fryent	4,502	8	13	10	12	14	11
Harlesden	6,730	20	2	1	19	6	6
Kensal Green	6,091	18	6	7	18	12	12
Kenton	3,956	2	21	19	9	20	19
Kilburn	7,680	19	16	20	20	16	21
Mapesbury	6,466	16	11	14	4	1	5
Northwick Park	3,896	4	19	17	7	10	8
Preston	5,146	7	15	18	11	13	16
Queens Park	6,244	15	20	12	13	9	8
Queensbury	4,805	5	17	9	5	21	10
Stonebridge	6,164	21	1	6	21	18	18
Sudbury	5,186	9	9	16	14	8	13
Tokington	5,311	6	10	15	17	11	17
Welsh Harp	5,002	13	7	2	6	4	3
Wembley Cent.	4,738	1	8	8	3	5	4
Willesden Green	6,230	17	5	4	2	3	2
Brent	113,857						

Conclusions

Analysis of data and indications from consultation confirm a significant and persistent problem of anti-social behaviour that can be associated with the presence and density of private renting in certain wards in particular.

There are also strong indications that problems are not confined to the three wards initially identified as having characteristics relevant to Selective Licensing.

APPENDIX 2: CONSULTATION

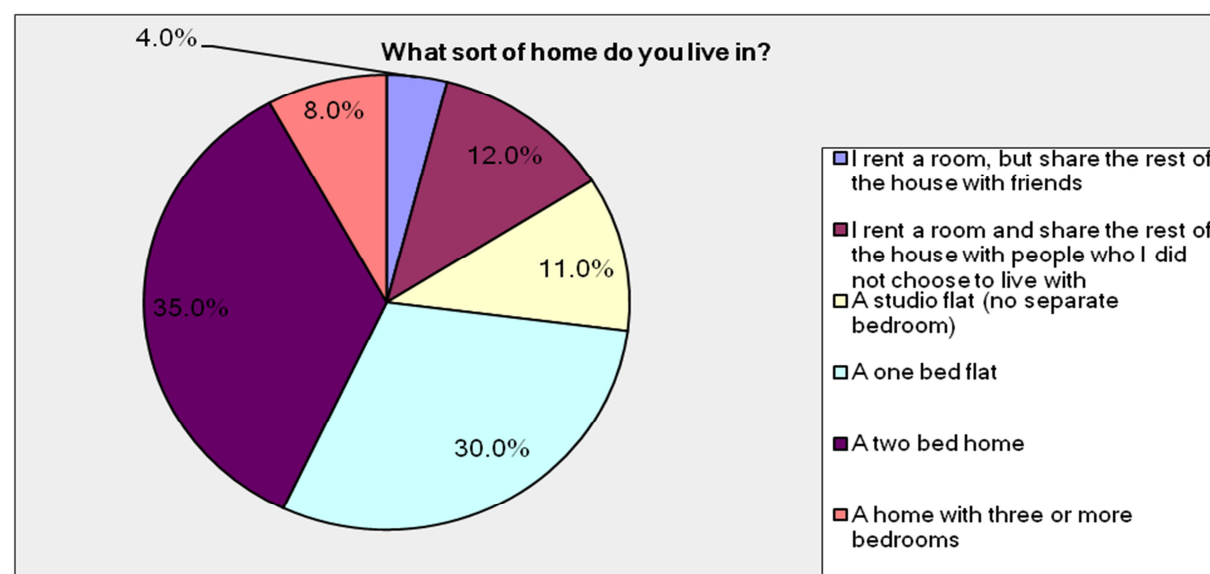
Consultation comprised three main phases. First, a relatively small-scale survey of tenants and a series of focus groups undertaken by HQN as part of their initial investigation into the sector and the potential role of licensing. Second, an extensive exercise carried out by the council in relation to initial proposals emerging from HQN's work. Third, a survey of residents in Dudden Hill and Mapesbury following completion of the initial consultation and evidence gathering. Each is considered in turn.

HQN survey of private rented sector tenants and others in Brent

HQN undertook an online survey of private rented sector tenants and others in Brent. HQN used the Council's website, the *Locata* system for choice-based lettings and other media to gather responses to the survey. Inevitably these surveys are completed by people that do not necessarily represent all private rented sector tenants in the Borough.

121 households renting in the private sector told us about their current housing circumstances and a further 67 residents of other tenures shared their views and experiences of finding housing in Brent. Most of those responding rented smaller homes in Brent, with 65% of households living in one- or two-bed accommodation. A further 16% of respondents lived in shared accommodation.

Figure 1: Type of accommodation occupied by survey respondents



Most private tenants who responded saw living in the private rented sector as something which had been forced upon them by circumstances, and was not a positive choice. When asked about their reasons for living in the private sector, one-third gave the reason "I want to live in social housing but need a home for now" as their most important reason. Many referred to their experience of being homeless and having no alternative. The other top reasons cited were: "The only way to find a home in the area of my choice" and "I can't afford to buy a home" with all respondents choosing at least one of these three reasons in their top three selections. Clearly, for many residents it is important to remain in Brent near to family, friends or work. Very few said they do not want to own their own home, but this is an aspiration that is simply out of reach for most.

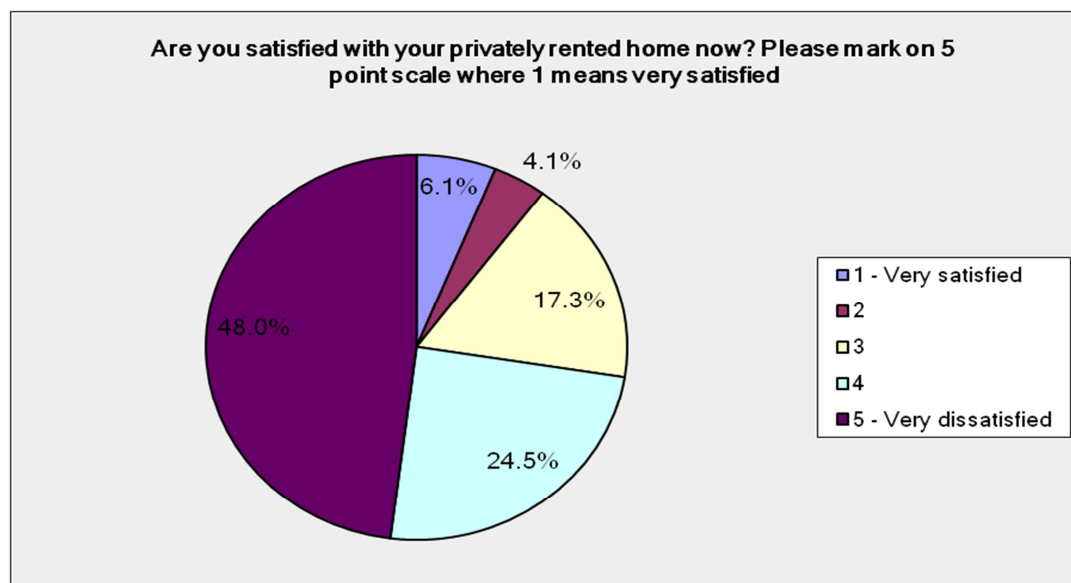
Some 72% of private renters are either dissatisfied or very dissatisfied with their current home. The most common concern is the condition of the property itself, or difficulties in getting the landlord to carry out repairs with 55% of private sector tenants reporting this as a problem they experienced.

Comments included:

- a) *“Since I have moved into this property, I’m having difficulty getting in touch with my landlord. The oven is not working and after a year the tiles in the bathroom started to crack and now it’s badly damaged. The shower is broken and the flat gets really cold and damp during the winter.”*
- b) *“My home is in very poor condition and is not habitable. My landlord will not repair [it]. My landlord threatens eviction when [repairs are] requested.”*
- c) *“I have lived in the property for over ten years; the boiler has never been serviced... I’ve asked on several times and nothing has been done. No property repairs unless it is an emergency, like a blocked drain. Last year I had the bailiff coming to my door because the landlord had sent bills to my address. I really want to move but I just cannot secure the deposit.”*

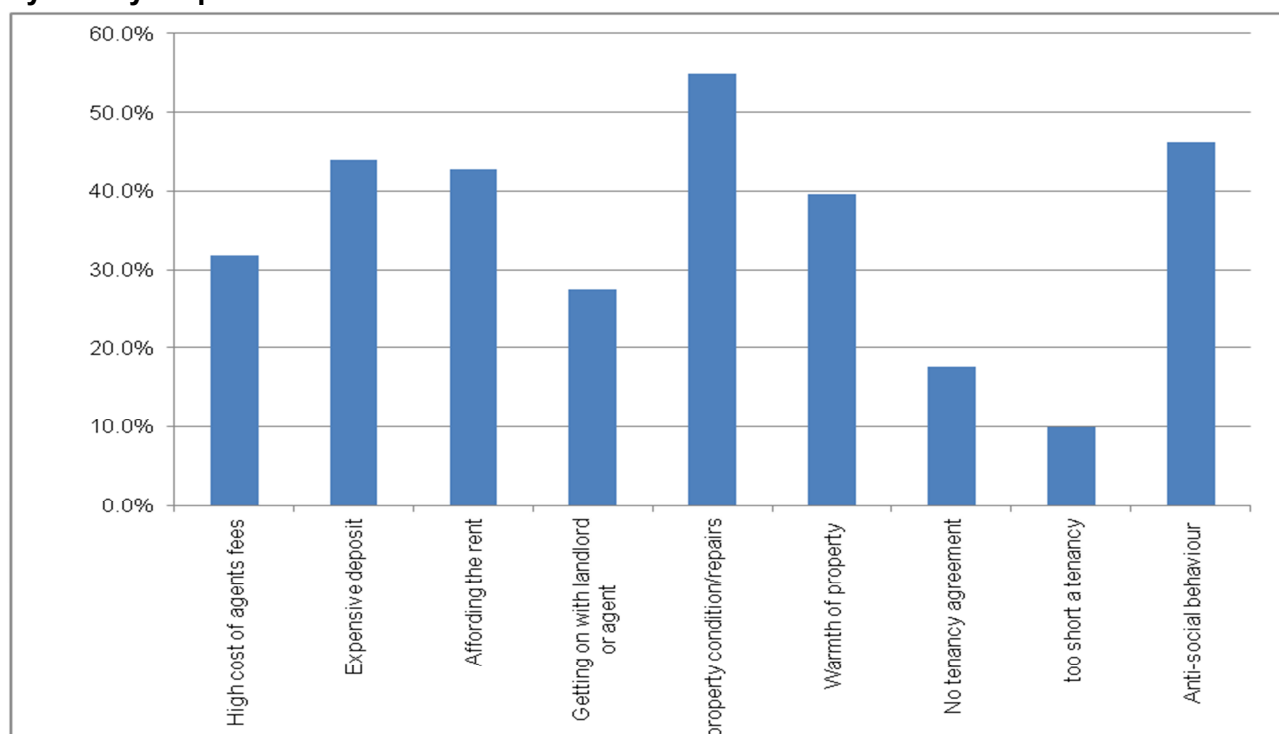
The second most common concern of respondents (46%) was about “anti social behaviour caused by people living near to me”. The survey definition of anti-social behaviour included noise and harassment.

Figure 2: Satisfaction with privately rented home by survey respondents



It should be stressed (and has been referred to in responses to consultation) that national surveys have shown much higher levels of satisfaction among tenants – at least as far as their home and relationship with their landlord are concerned, although levels of dissatisfaction with the service provided by letting agents are very much higher (including among landlords). The relatively small sample size and the fact that dissatisfied tenants may have been more motivated to respond means that the results should be treated with caution. Nevertheless, they show that there is a significant number of tenants who have experienced serious problems.

Figure 3: Concerns associated with the private rented sector in Brent identified by survey respondents



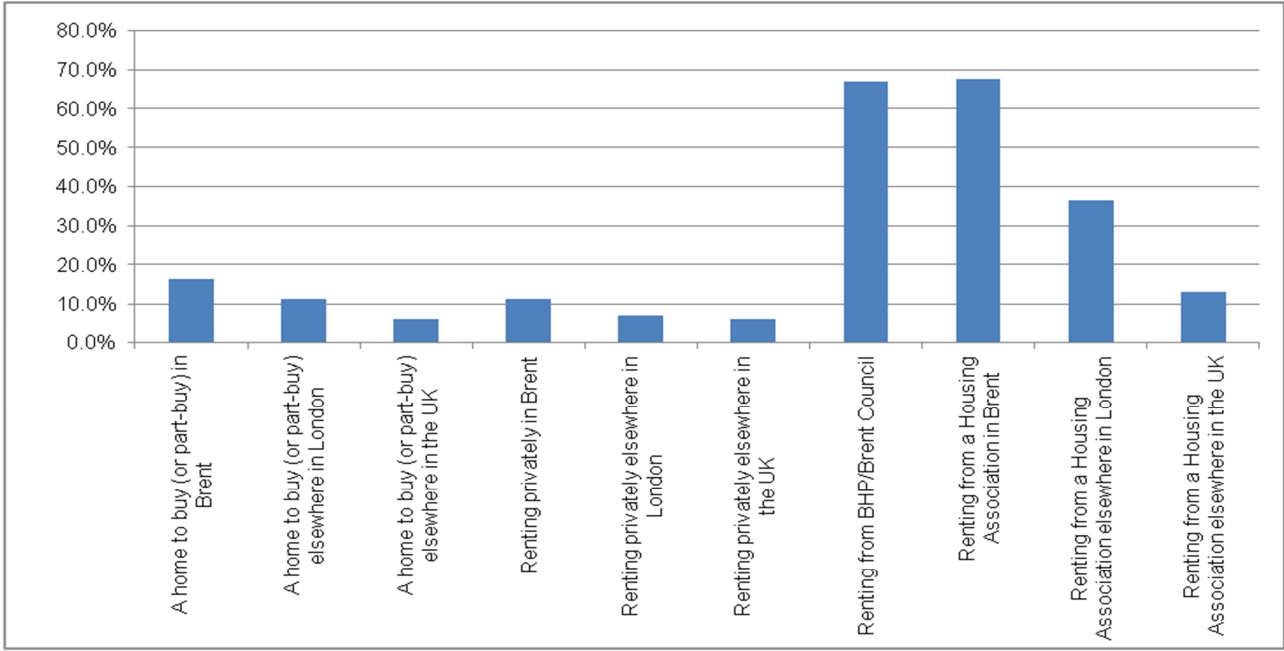
Some respondents, who were not currently living in the private rented sector, reported their experiences of renting privately in Brent in the recent past. Again, private renting had not, for the vast majority, been a positive choice, and they had experienced issues with disrepair. A large number also reported concerns about their accommodation not being warm enough. This took second place amongst tenant concerns, ahead of anti-social behaviour and expensive deposits.

Types of anti-social behaviour that caused concern to residents included noise nuisance, littering and fly-tipping, but also a range of issues which are not reported under the standard monitoring definitions currently in use in Brent.

Over 80% of respondents were looking to move within the next five years but as many aspire to move into Brent's ALMO (BHP) homes, this is unlikely to be achieved. The reasons for moving focused on affordability (affecting 54% of would-be movers) and overcrowding (46%). Over a third of respondents (36%) indicated that they wanted to move to an area where there is less trouble or anti-social behaviour. One respondent commented: *"[The] area is not safe for my family and there is no hope to get a permanent accommodation through social housing"*

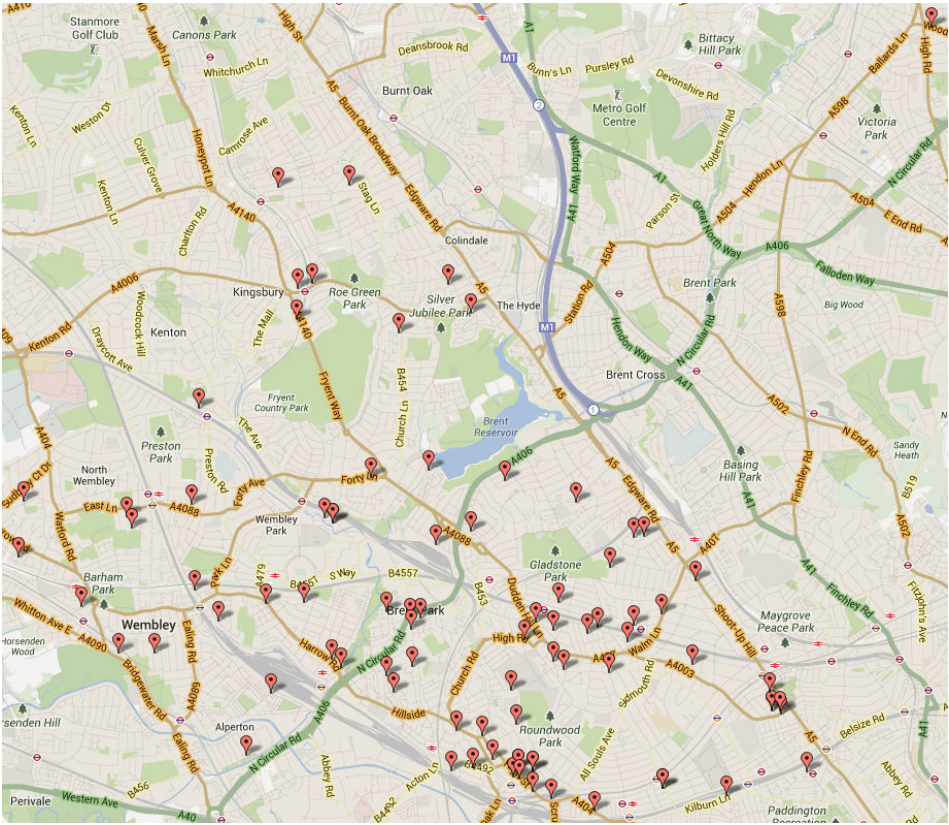
Whilst most respondents were focused on finding affordable housing locally, 13% of those looking to move were interested in affordable accommodation (from a housing association) outside of London. Interestingly, a significant number appreciated that private renting was a long-term solution to their housing needs, with 11% expecting to stay renting privately in Brent, 7% renting privately elsewhere in London and 6% considering leaving London but remaining in the private rented sector .

Figure 4: Moving on: planned/aspirational moves of survey respondents



HQN asked respondents to provide their addresses in case the study team needed to contact them to discuss their responses. Fifty-six of those completing the questionnaire supplied that information. Figure 5 shows the geographic distribution of those respondents. Reflecting the distribution of the private rented sector in the borough, these respondents lived primarily in the south of the borough.

Figure 5: Geographic distribution of survey respondents



Consultation on Licensing Proposals

Following completion of the HQN study, consultation ran from December 2013 to 10th March 2014.

Questionnaires

Two questionnaires were published on the council's website, alongside a consultation paper; one for landlords and agents and one for tenants, residents and businesses. The same information was published on the Brent Housing Partnership website and a number of voluntary sector organisations were also invited to publish the information on their websites. A dedicated email address was also provided for anyone seeking further clarification or to ask questions.

Hard copies of the questionnaires were sent to all addresses in the three wards in which Selective Licensing was proposed and to all landlords and agents whose addresses were known to the council and copies were sent by email to those whose addresses were known. Hard copies were also provided to voluntary agencies and any other residents who requested them.

Consultation Events

The Private Sector Forum on 15th January 2014 discussed the proposals following a presentation.

A presentation and question and answer session took place at the Landlord Fair on 13th February. 100 landlords and agents attended, along with representatives from the NLA.

Presentations were given at Brent Connects Forums, with each meeting attended by around fifty residents.

The consultation exercise was publicised widely through a range of media:

- On the Council and BHP websites
- Posters on street hoardings
- Posters on local buses
- Local press adverts
- Facebook and Twitter

Outcomes from Consultation

Analysis of Questionnaire Responses

The information collected from the questionnaires relevant to the evidence base is set out in Appendix 1, while this section concentrates on views on the licensing proposals.

Responses from Tenants, Residents and Businesses

Table 1: Overall Views on Licensing

	Agree strongly	Tend to agree	Neither agree nor disagree	Tend to disagree	Disagree strongly
Brent Council should intervene in areas suffering from high levels of anti-social behaviour	68.9%	22.8%	3.4%	1.7%	3.2%
Brent Council should have more control over the way that private landlords manage their properties	57.7%	24.2%	8.2%	4.8%	5.1%
Licensing of the private rented sector will help to reduce anti-social behaviour in the borough	43.5%	27.4%	16.3%	5.7%	7.0%
Selective Licensing will help ensure that privately rented properties are better maintained and managed	46.7%	28.9%	10.7%	5.2%	8.5%

Table 1a – Dudden Hill and Mapesbury

	Agree strongly	Tend to agree	Neither agree nor disagree	Tend to disagree	Disagree strongly
Brent Council should intervene in areas suffering from high levels of anti-social behaviour	68.6%	23.4%	4.2%	2.6%	1.3%
Brent Council should have more control over the way that private landlords manage their properties	56.2%	18.2%	10.9%	4.2%	10.5%
Licensing of the private rented sector will help to reduce anti-social behaviour in the borough	49.0%	17.5%	13.3%	5.5%	14.6%
Selective Licensing will help ensure that privately rented properties are better maintained and managed	49.7%	19.0%	12.1%	6.5%	12.7%

Responses indicate agreement that the council should be proactive in the sector and that licensing will assist.

Table 2: Views on Landlord Duties

Landlords should:	Agree	Disagree	Don't know
Keep their properties in good condition	95.8%	2.1%	2.1%
Obtain references for new tenants wishing to move in	82.8%	7.1%	10.1%
Ensure tenants know anti-social behaviour is unacceptable and act to address it	94.3%	2.8%	3.0%
Provide tenants with the landlord's contact details	95.1%	2.1%	2.8%

Table 2a: Dudden Hill and Mapesbury

	Agree	Disagree	Don't know
Keep their properties in good condition	99.4%	0.3%	10.3%
Obtain references for new tenants wishing to move in	89.8%	3.0%	7.2%
Ensure tenants know anti-social behaviour is unacceptable and act to address it	94.7%	3.0%	2.0%
Provide tenants with the landlord's contact details	96.1%	1.6%	2.3%

There was overwhelming agreement that landlords should undertake these basic functions.

Table 3: Support for Selective Licensing

Yes	64.5%
No	15.9%
No view/don't know	19.7%
Total Responded to this question:	100.0%

Support for Selective licensing is slightly less pronounced but still favoured by a significant majority.

Table 3a: Support for Selective Licensing in Five identified Wards

	Yes	No	Don't know
Willesden Green	70.6%	10.3%	19.0%

Harlesden	71.7%	9.7%	18.6%
Wembley Central	68.6%	11.2%	20.1%
Dudden Hill	59.4%	19.1%	21.5%
Mapesbury	57.2%	20.5%	22.3%

Responses indicate support but this is much more pronounced in Harlesden, Wembley Central and Willesden Green.

Responses from Landlords

Table 4: Will Licensing Help to Reduce ASB?

	% Total
Number of Responses	96.6%
A agree strongly	7.4%
I tend to agree	16.1%
Neither agree nor disagree	15.4%
I tend to disagree	16.1%
I disagree strongly	41.6%
No Response	3.4%
Total	

Although a majority of landlords are opposed to the proposition, a significant minority (over 20%) is supportive.

Table 5: Will Additional Licensing Ensure Better Management and Maintenance?

	% Total
Number of Responses	96.64%
A agree strongly	7.4%
I tend to agree	16.1%
Neither agree nor disagree	15.4%
I tend to disagree	16.1%
I disagree strongly	41.6%
No Response	3.4%
Total	

The response is identical to the previous question.

Table 6: Will Selective Licensing Help Ensure Better Management and Maintenance?

	% Total
Number of Responses	95.3%
A agree strongly	12.7%
I tend to agree	17.4%
Neither agree nor disagree	14.1%
I tend to disagree	16.8%
I disagree strongly	34.2%
No Response	4.7%
Total	

Again, a majority is opposed but a significant minority, larger than that in relation to Additional Licensing, disagrees.

Table 7: Support for the Introduction of Additional Licensing

Number of Responses	96%
Yes, borough wide	35.6%
Yes, but only where I own/let property	0.00%
Yes, but elsewhere in Brent	2.7%
No, I don't think that additional licensing for HMOs should be introduced in Brent	57.7%
No Response	4%
Total	

Again, a majority is opposed but a significant minority disagrees. In this case, well over one third of landlords who responded support Additional Licensing, with the majority of these in favour of a borough-wide scheme.

Table 8: Support for Selective Licensing

	% Total
Number of Responses	97.6%
Yes	17.4%
No	67.1%
No view/don't know	12.1%
No Response	3.3%
Total	

Opposition to Selective Licensing emerges more clearly. This may reflect the fact that there are landlords who are concerned about HMOs but are cautious about the application of Selective Licensing to all rented property.

Table 9: Support for Selective Licensing in Willesden Green

	% Total
Number of Responses	89.3%
Yes	22.8%
No	48.3%
No view/don't know	18.1%
No Response	10.7%
Total	

Although a majority are opposed, there are indications of support for targeted implementation of Selective Licensing.

Table 10: Support for Selective Licensing in Harlesden

	% Total
Number of Responses	89.9%
Yes	26.2%
No	46.3%
No view/don't know	17.4%
No Response	10.1%
Total	

As for Table 12

Table 11: Support for Selective Licensing in Wembley Central

	% Total
Number of Responses	88.59%
Yes	21.48%
No	50.34%
No view/don't know	16.78%
No Response	11.41%
Total	

As for Table 12, although support is at a lower level than for Willesden Green and Harlesden.

Table 12: Support for Selective Licensing Elsewhere

	% Total
Number of Responses	85.9%
Yes	16.1%
No	56.4%
No view/don't know	13.4%

No Response	14.1%
Total	
9f - If yes, where?	
	% Total
Number of Responses	2.0%
Where I live	0.00%
Elsewhere in Brent	0.00%
Borough wide	2.0%
No Response	98.0%
Total	

Although just over 16% indicated that licensing should be introduced elsewhere, only a very few indicated where this should happen.

Respondents to both questionnaires were also asked to provide any other comments and these are covered in the table below.

Analysis of Comments from Questionnaires and Other Sources

Note: Some comments have been edited for reasons of space

Ref	Respondent	Comment	Response
1	National Landlords Association (NLA)	<p>The judgment from the judicial review of Thanet Councils introduction of Selective Licensing supports the opinion that the introduction of selective licensing must be on anti-social behaviour or low housing demand. This raises questions,</p> <p>a) What additional resources will the council be committing to tackle anti-social behaviour as licensing alone will not resolve the issues – Thanet Council incurred a cost of £500,000.00</p>	The council has not made a specific allocation of resources at this stage.
2	NLA	<p>In the Government procedural document - 'Approval steps for Additional and Selective Licensing Designation in England', it states that in order to apply for Selective Licensing a local housing authority <i>"will have to show how such a designation will be part of the overall strategic borough wide approach, and how it fits with existing policies on Homelessness, Empty homes, Regeneration and Anti-social behaviour."</i> Could you provide the NLA with a copy of this strategy? How will it benefit landlords and what specific resources will the council allocate in the specific areas? What additional resources will be allocated?</p>	<p>Licensing is proposed as part of the council's wider Housing Strategy and related strategies and this is addressed in the report.</p> <p>The council's relevant strategies are public documents and available on the website, although some of these are currently in the process of revision.</p>
3	NLA	<p>This condition is also highlighted in the 'Explanatory note to Housing Act 2004, paras 26-28', which states: <i>"In order for a scheme to be approved, such a selective licensing scheme must be shown to be co-ordinated with an authority's wider strategies to deal with anti-</i></p>	See above

		<i>social behaviour and regeneration."</i> Could you provide the NLA with a copy of these strategies?	
4	NLA	One of the dangers of the proposed Selective Licensing scheme could be the costs are passed through to tenants, thus increasing cost for those who rent in an area, along with the cost of the council. Thus increasing costs to Brent residents especially the most vulnerable. This could be seen as increasing the cost of living for residents of Brent.	The costs per property at the levels envisaged would, if passed on to tenants, represent a very small weekly increase. The council believes that this will be offset by the benefits of licensing to both landlords and tenants and will not have significant impact on any other costs.
5	NLA	What actions have the council taken in light of Hemming v Westminster Council case into account, and the European Union Licensing directive on which the case was based in relation to costs?	This is addressed in the report.
6	NLA	Areas that have seen the introduction of selective licensing have seen mortgages withdrawn, (Nat West and RBS). The banking industry does not wish the extra burdens that councils propose.	It is by no means clear that all lenders adopt this attitude. Further, the council believes that the benefits of licensing will include better maintenance, increased levels of property improvement and more effective management, all of which should contribute to increased asset values and reduced risk.
7	NLA	The issues raised in the case studies could and can be resolved with existing law. The issue appears to be a lack of enforcement by the council. The question raised is why did it take so long for the council to prosecute, and does the council believe that a criminal will get a license?	<p>The case studies are cited to illustrate the kinds of problem experienced by tenants and it is not suggested that licensing alone would resolve them. The council will take the necessary enforcement action where appropriate.</p> <p>The fit and proper person requirements are set out in Appendix 4. Relevant criminal convictions will prevent individuals from holding licences.</p>
8	NLA	In addition to young professionals and students, migrants make up an important part of the shared housing market the UK. For obvious economic reasons	The council recognises the need for a lower cost sector and the demand for shared housing and HMO accommodation. It also recognises the

		and for flexibility, shared housing is an important source of housing for these groups. However, demand is not static. Recent research suggests that emigration out of the UK by economic migrants is increasing. Thus the impact of these policies will have an impact on the lower economic groups within Brent. What measures are the council taking to mitigate the issues.	fluidity of demand and the sector's ability to respond appropriately, although the point about migration is not clear: if the suggestion is that migrants are willing to accept very low standards, which in turn will have to be accepted by others if those migrants leave, then the point is not accepted. The aim is not to restrict provision of this type of accommodation but to ensure that it meets basic standards. As noted in respect of comment 4 above, the council does not accept that licensing will lead to significant rent increases.
9	NLA	The use of Selective Licensing which is landlord/property based, will not resolve many of the issues which are caused by tenants – they are tenant based issues. Landlords have limited powers in addressing these as any direct action by the landlord to address issues such as ASB can be stated as being harassment by the tenant.	<p>The council fully accepts that tenants rather than landlords may be responsible for ASB. The aim is to ensure that both tenants and landlords are fully aware of their respective responsibilities and that landlords have access to the appropriate advice and assistance needed to take action where tenants are in breach.</p> <p>Action taken by landlords to address ASB can only be described as harassment if it fits the legal definition of the term, in which case such action would not be appropriate. Lawful action to recover possession would not be regarded as harassment.</p>
10	NLA	The introduction of Selective Licensing is not a solution in itself; resources need to be allocated by Brent Council as well. Other councils who have introduced licensing schemes that have not allocated the adequate resources to resolve the problems still have the problems. We have reservations with the proposals as none have been identified.	The purpose of the proposal is to consider licensing rather than the wider approach to ASB, but the council agrees that it must be part of a comprehensive strategy.
11	NLA	One of the aims of the council is to increase tenancies	The rationale for this argument is unclear. It is well

		<p>length; the policy being proposed by the council will have the direct opposite and decrease the length of tenancies.</p> <p>Parking cannot be used as a reason to introduce licensing. Thus why have you brought it into the consultation?</p>	<p>established that longer terms benefit landlords and tenants -, avoiding rent loss through void periods for example. Reassurance that properties are managed and maintained effectively will encourage tenants to stay and ensure that landlords obtain regular income.</p> <p>Parking is not a factor in the decision but cited as evidence of occupancy levels and, by extension, overcrowding.</p>
12	NLA	The conditions that are proposed are for an HMO and not for all renting, you may wish to review them, so they are applicable.	Accepted and addressed in the final proposed conditions, which will be subject to further discussion with Brent landlords. The council would welcome input from national landlord organisations.
13	NLA	Can the council provide a copy of the equalities diversity impact assessment for Selective Licensing?	Initial EIA attached to this report.
14	NLA	The NLA believes that any regulation of the private rented sector needs to be balanced. Additional regulatory burdens must focus on increasing the professionalism of landlords, the quality of private rented stock and driving out the criminal landlords – who blight the sector. It should be the shared objectives of all parties involved to facilitate the best possible outcomes for landlords and tenants and as such good practice should be recognised and encouraged in addition to the required focus on enforcement activity. In light of the current economic climate. The last thing good landlords need is regulations or licensing schemes; particularly where there appears to be limited direct and immediate benefit to landlords or tenants.	The principle is accepted and recognised in the scheme proposals, although the council does not accept that licensing is unhelpful in this respect.
15	NLA	A key concern over the creation of licensing schemes	The impact of resource constraints is

		<p>is the question of Brent Council's resources. It is well known that in this time of austerity, Local Authorities are being asked to do more by central government with fewer resources. The administration of a Licensing scheme is costly in terms of both officer time and a financial commitment. This is especially true around the additional resources that the council will have to deploy around issues such as anti-social behaviour. The passing of Selective Licensing by Local Authorities too often does not have the support that is required to resolve the issues. With the decisions in Thanet's Judicial Review and Hemming v Westminster Council the NLA would like to know what additional resources have been committed and how they will be paid for.</p>	<p>acknowledged. In terms of the direct costs of the administration licensing the scheme is intended to be self-funding through fees, though this does not include the cost of enforcement against landlords who do not obtain a licence.</p> <p>It is recognised that delivery of a wider strategy to address both ASB and enforcement of HHSRS standards will require some re-shaping of existing services and targeting of resources; an approach that the council intends to develop in discussion with partners, including landlords and landlord organisations. This is also discussed in the report.</p>
16	NLA	<p>The increase in the activity will increase the demand on the council what provision has the council made and how much additional resources has the council allocated i.e. staff answering phones, enquires etc.?</p>	<p>The staffing proposals in the report address this question.</p>
17	NLA	<p>At a time when Brent Council is reducing department budgets, we believe that the remaining resources should be allocated to targeted enforcement against the worst, criminal landlords. An example, in 2009 Swansea City and Borough Council spent approximately £272,000 on its mandatory and discretionary licensing schemes (of which approximately £243,000 came from landlords paying the application fee) 2. This caused a shortfall of £29,000 for the Local Authority and we would argue this money could have been better spent employing additional Environmental Health Officers to target sub-standard and poorly-managed properties. How many additional staff will Brent be employing and how much</p>	<p>The staffing proposals and financial implications in the report address this question.</p>

		additional resources has the council budgeted for per year over the next five years?	
18	NLA	Leeds City Council through the process of introducing Selective Licensing incurred a cost of around £100k to the tax payers of Leeds3. We have already mentioned Thanet Council incurred a cost of £500,000.00. Newham has allocated money from the general fund for enforcement and received money from central government, how much money has the council envisaged will be required for these new services?	See comment 1above
19	NLA	The introduction of Licensing will require resources to be allocated to the area it to work i.e. tenant information officers, landlord liaison officers, anti-social behaviour staff, community workers and enforcement staff. This will create added cost to Brent Council which cannot be met through licensing fees. The NLA would be willing to work with the council with the provision of Tenant Information Packs, Assured Short Hold Tenancies, support services for landlords and Green Deal packages to improve the efficiency of the homes in the area. But this would need to be complemented by resources by the council to tackle the issues the council has highlighted.	The council is keen to work with the NLA and other bodies to deliver these services.
20	NLA	How has the council budgeted for a national register, (if introduced after the next election) and a refund to landlords is required, how much money is the council setting aside for this? Many other councils who have introduced licensing fail to inspect properties and seek out those that have not registered. In Newham and other Councils who have cited similar cases, they have taken on additional staff	The council has not made provision for this at this stage and will consider the point when there are clear proposals and a timetable for implementations. The question of staffing is addressed above.

		how many additional staff is the council proposing to take on?	
21	NLA	The changes to welfare allowances and the reduction in housing couples with a rising rents, how much resources has the council allocated to help vulnerable residents with increased costs due to these policies?	The council receives government funding to assist tenants impacted by welfare reform.
22	NLA	Clarification on the council's policy, in relation to helping landlords when a section 21 notice is served is required, with the proposed Selective Licensing scheme? It would be useful if the council could put in place a guidance document which would outline the council's position in helping landlords remove tenants who are causing anti-social behaviour.	The council will be discussing a range of operational issues with Brent landlords and is happy to consider providing appropriate guidance.
23	NLA	The NLA would like further explanation on how the council will work with landlords to mitigate the tenants that leave a property early but where they still have a tenancy, thus the tenant is liable for council tax but the property is empty? If a landlord has challenges with a tenant, how will the council help the landlord?	The council intends to provide advice and support to landlords in the same way that it does to tenants and local voluntary agencies – for example Advice 4 Renters – are already providing such services. The lettings agency service being developed by BHP will also provide assistance in this area.
24	NLA	The document says it will cover three wards but hints that it could be borough wide, the introduction has to be evidence based, thus evidence will need to be provided.	This question is addressed in the final proposals.
25	NLA	Licensing can have a role, but Licensing in itself will not resolve the issue; the use of enforcement where the law is being broken is required. This requires an allocation of resources; can the council provide a breakdown of resources they will be allocating for the five year period of the license?	See above.
26	NLA	Brent Council has many existing powers. Section 57 (4) of the Housing Act 2004 states that a local authority "must not make a particular designation ... unless (a)	The council intends to use all the stated powers alongside licensing.

		<p>they have considered whether there are any other courses of action available to them ... that might provide an effective method of dealing with the problem or problems in question". The use of these powers as listed below give a Brent Council the ability to tackle many of the issues that they wish to overcome in all the parts of the city:</p> <ul style="list-style-type: none"> a) Use of Criminal Behaviour Orders; b) Crime Prevention Injunctions; c) Interim Management Orders; d) Empty Dwelling Management Orders; e) Issuing improvement notices to homes that don't meet the decent homes standard f) Directions regarding the disposal of waste (for example under section 46 of the Environmental Protection Act 1990); g) Litter abatement notices under section 92 of the Environmental Protection Act 1990; h) Powers under the Noise Act 1996 to serve fixed penalty notices or confiscate equipment (sections 8 and 10); i) The power to require rubbish to be removed from land under section 2 – 4 of the Prevention of Damage by Pests Act 1949. 	
27	NLA	<p>The current proposals by the government in Parliament include reducing the threshold from which complaints can be generated that can be classified as anti-social behaviour. This would allow for the nuisance of one person to be classified as antisocial behaviour, this</p>	<p>No specific resources have been allocated in response to this change. The council will continue to take a proportionate approach to dealing with complaints.</p>

		includes someone reading the bible out in the street. As this will increase the ability of neighbours to complain how much additional resource has the council allocated to tackle these issues?	The relevant definition of anti-social behaviour is set out in paragraph 11.18 of the report.
28	NLA	With references required for tenancies and the threshold being reduced this could lead to delays for prospective tenants, along with people having difficulty getting a tenancy. Could you provide the equalities and diversity assessment that the council has undertaken into referencing? What communication has the council had with RSL's being able to provide referencing along with social housing providers that neighbour Brent?	The Housing Act 2004 makes obtaining references a mandatory requirement. The council is happy to discuss how this can be met in the most effective way.
29	NLA	This change proposed by the council will reduce secure tenancies and increase the cost for tenants; it could also increase homelessness with people being unable to secure a tenancy due to references.	As noted above, the council does not accept that licensing will reduce security for tenants. Homelessness as a result of eviction from the PRS has already increased significantly, partly due to concerns over the impact of welfare reform and partly due to overall increased demand. The council believes that licensing will provide a more stable environment. With regard to references, see comment 28 above.
30	NLA	The paperwork of a License can be reduced; the rationalisation of processing of licensing forms needs a review. The requirement to complete a form for each property needs to be reviewed. The process can be simplified along with costs that are incurred by Brent Council and to the landlord. We would be willing to work with the Council on how this can be done.	The council aims to minimise any burdens on landlords and is happy to work with the NLA and other representative bodies on this.
31	NLA	One of the conditions is that the landlord (license holder) must allow access to the council, it will be at the discretion of the tenant wither the council can enter	Accepted, although the landlord retains a right to reasonable access.

		not the license holder.	
32	NLA	Failure of Brent Council to have joined up standards between departments is also a problem for landlords. The Planning Control Departments often has different standards to that of the Environmental Health Departments, which would issue the Licence. This causes problems for landlords and creates a bizarre situation where landlords will not be complying with one of the Councils departments to comply with another. How will the council be rectifying this?	The council is happy to discuss the detail of any concerns with the NLA.
33	NLA	One of the many reasons raised by Brent Council has proposed for the introduction of Licensing is due to litter and fly-tipping. Landlords will outline to tenants at the start of the tenancy their obligations in relation to waste and what they have to do to comply with in relation to waste disposal. This in many cases this is the waste services provided by Brent Council, if the tenant does not comply with the waste collection then the tenant is responsible and the Council can take action against the tenant – Licensing is not the appropriate regulation to address this issue.	Concerns over fly tipping are not restricted to tenants and there is evidence to suggest that some landlords are also responsible. However, the council accepts that licensing will need to work hand in hand with approaches to waste.
34	NLA	In many situations fly-tipping or excessive litter is due to the tenant not understanding the waste service. The non-collection of waste/recycling by the Council can increase fly-tipping and litter in an area. The non-collection of recycling due contamination within the recycling bin will result in the tenant having to dispose of the recycling/waste; this can lead to fly-tipping or overflowing bins/litter. Neither of these can be resolved through Licensing. What additional resources will the council allocate to resolve this issue as the current resources do not seem adequate?	See 33 above. The council does not agree that current resources are inadequate.

35	NLA	Often when tenants near the end of the contract/tenancy and they are moving out they will dispose of excess waste in a variety of methods, this does include putting it out on the street for the Council to collect. A waste strategy for the collection of waste at the end of term needs to be considered by local authorities which have further education establishments. This is made worse when Council will not allow landlords to access the municipal waste collection points. The council does not have a strategy in place to tackle the problem of waste from housing that is rented out and appropriate waste collection bins provided for the accommodation. The NLA would be willing to work with the council in developing this strategy.	The council is happy to discuss any proposals for improving waste services.
36	NLA	There are currently over 100 pieces of legislation that a landlord has to comply with. An understanding of the laws that the private rented sector has to comply with can be misunderstood. A landlord is expected to give the tenant a "quiet enjoyment", failure to do so could result in harassment case brought against the landlord. Thus the law that landlords have to operate within is not fully compatible with the aims that the council wish. A landlord keeping a record of a tenant can be interpreted as harassment.	<p>It is accepted that the legal framework is complex but the argument that this is incompatible with licensing is not clear.</p> <p>The council does not see how keeping tenant records, as long as this is done appropriately and proportionately and does not involve unwarranted entry into the premises, could be regarded as a breach of quiet enjoyment.</p>
37	NLA	The ability for a landlord to enforce the law against the tenant that is causing anti-social behaviour is through the civil court where the burden of evidence is different to that of a criminal court. Although this is lower, the length of this process will often exceed the period of the tenancy. Why will a landlord continue to prosecute a person who is no longer a tenant? A landlord also	This applies whether or not a licensing scheme is in place and the council's view is that licensing will assist in clarifying the rights and responsibilities of tenants as well as landlords. The council has no evidence to indicate that landlords will resist taking action due to a fear of the tenant causing damage to the property.

		risks the tenant causing damage to their property if they start legal proceedings against the tenant. Equally if a landlord has started a process, this will not appear on any council document, thus how will the council expect to measure this?	The council does not intend to impose excessive monitoring or reporting requirements on landlords but would be happy to discuss how the impact of licensing can be monitored effectively.
38	NLA	The introduction of licensing is to tackle specific issues, many of these are tenant related and not to do with the property/landlord. Thus the challenge is for local authorities to work with all the people involved not to just blame one group – landlords. The NLA is willing to work in partnership with Local Authorities and can help with tenant information packs, assured short hold tenancies, Green Deal and accreditation of landlords, along with targeting the worst properties in an area.	As noted above, the council is keen to work with the NLA on this.
39	NLA	The NLA would also argue that a problem encompassing a few poorly managed and/or maintained properties would not be appropriately tackled by a licensing scheme which is not proportional. In many situations the council should consider Enforcement Notices and Management Orders. The use of such orders will deliver results immediately – why does the council wish to do this over five years. A targeted approach on a street by street approach, targeting the specific issues and joined up between agencies, the council, community groups, tenants and landlords will have a greater impact.	The council's view is that licensing as proposed is proportionate to the level of problems in the borough. This does not preclude other targeted action against the worst examples.
40	NLA	The NLA agrees that some landlords, most often due to ignorance rather than criminal intent, do not use their powers to manage their properties effectively. A more appropriate response would be to identify issues and assist landlords to develop the required knowledge and	The council is happy to pursue accreditation and landlord development in partnership with the NLA.

		skills to improve the sector through schemes such as the NLA Accredited Landlord Scheme. This can allow Brent Council to target the criminal Landlords – a joint approach is required.	
41	NLA	The NLA would also like to see Brent Council to develop a strategy that can also include action against any tenants that are persistent offenders. These measures represent a targeted approach to specific issues, rather than a blanket licensing scheme that would adversely affect the professional landlords whilst still leaving the criminal able to operate under the radar.	The council is happy to discuss any proposals in this area.
42	NLA	You propose that landlords will need to get references, there are many legal conditions that have to be complied in filling in a reference, and equally you cannot be negative in a reference. Thus many people will not be able to be housed which will increase the costs on the council. Equally will the council be able to provide references for those that were in social housing? Equally there will be groups of people unable to get a reference i.e. those fleeing domestic abuse, tenants from neighbouring social providers.	See 28 above
43	NLA	Your consultation says the anti-social behaviour is caused “near me”, thus the anti-social behaviour might not emanate from the PRS.	The further work undertaken alongside consultation gives a clearer picture of the risks associated with private renting but it is accepted that it is not necessarily the case that all ASB emanates from the sector.
44	NLA	The data that has been presented does not distinguish between owner occupied, social or private rented, it is ward based. They are based on perception – not evidence? In the same document you claim not to know where all the private rented sector is, thus how	See 43 above.

		can you claim problems emanate from one sector of housing over the other?	
45	NLA	Could the council provide a breakdown of data relating to anti-social behaviour based on tenure?	If required
46	NLA	Could the council also provide a breakdown of the type of ASB? Could this also be sub divided into anti-social behaviour that is housing related, over the last 5 years?	If required
47	NLA	The length of time that a landlord will take to prosecute a tenant and cost if prohibitive to landlords. A course of action that landlords have taken in other areas where Licensing has been introduced which requires referencing is the landlord only granting a short tenancy i.e. 6 months and when a landlord is informed of anti-social behaviour, terminating the tenancy. Thus making tenancies less sustainable.	For referencing, see above. Where a tenant is guilty of anti-social behaviour, the council would expect the landlord to take appropriate action. 6 month tenancies are the norm whether or not a licensing scheme is in place and termination would be the expected course of action where a tenant is guilty of ASB, again irrespective of licensing requirements.
48	NLA	A person who's tenancy has been shortened or expired due to anti-social behaviour but no prosecution has been made would still have a perfect reference. Why would a landlord continue a prosecution of a tenant who has moved on?	See 28 above. The point is not clear. A landlord who has experienced anti-social behaviour from a tenant would presumably wish to pass that information on in a reference. In terms of prosecution, it is unlikely that the landlord would be the person undertaking this and that either the local authority or the police would be the lead agency, for example in cases where there has been theft or criminal damage.
49	NLA	How will a landlord be able to get a reference from someone who is being housed by a third party i.e. the Home Office (refugee)?	See 28 above
50	NLA	The NLA would like to see Brent Council present a "Matrix" on the what will be achieved by the introduction of Licensing along with a clear outline of	This is referred to in the report and will be subject to further discussion with landlords.

		the services that will and will not be introduced along with a timeline.	
	NLA	We would like clarity on the anti-social behaviour, costs and resources being allocated by Brent Council. Recent court cases show that the council will have to commit resources and that these need to be targeted to resolve the issues that the council highlight.	The Safer Brent Partnership Strategic Statement and associated action plan identify priorities in this area.
51	NLA	The aims of the Council has i.e. removing nuisance, waste etc. can be achieved through existing legislation that Licencing will not and cannot achieve. The risk of introducing Licencing is likely to increase the costs for those, along with not resolving the problems that the Council wishes to resolve. Thus a more erudite approach to dealing with nuisance and a separate policy to tackle the criminal landlords would be more applicable in resolving the issues.	See above
52	Resident By email	I have lived next door to a private rented house for over 20 years. For many years I was plagued by noise - it was only when the laws changed and made landlords responsible that I was able to deal with this and get something done about it. I have the council phone number in my brain although I am 67 and forgetful. Many houses in and around my road (Vista Way) are now being privately rented and filled with 6 or more Eastern European adults all cooking at different times. These houses were built for 2 adults and children. The house next door always has bins overflowing. I have told them to phone the recycling department and get further or larger bins but they are waiting for the landlord to do this. My next door neighbour the other side and another gentleman frequently pick up litter blowing over the road. We have foxes in the area	Resident has been contacted

		magpies and rats. Landlords must be made responsible for making sure their tenants have adequate recycling bins. It is a health hazard.	
53	Brent Connect Meeting - Willesden & Cricklewood Voluntary Organisation By email	Would a landlord who had a house with 3 self-contained flats need a licence for each and if so would there be a group discount? 2. Would licensing lead to evictions?	Response has been sent
54	Resident By email	<p>Dear PRS licensing</p> <p>I would like to take part in this consultation and feel that the questionnaire does not invite me to do so.</p> <p>I live opposite and next to 2 properties owned by a rogue landlord at XXXXXXX Road in Kilburn The landlord lives opposite my house also. These are 2 storey properties poorly managed with rats, cockroaches insufficient bathroom facility and illegal partitioning.</p> <p>My quality of live has been seriously eroded over the years by this landlord and his tenants who runs these houses as a serious money making concern (all cash) 13 people per house with one shower ,without a care about local residents and how the noise and the overflowing bins and poor waste management effects them.</p> <p>Please can you tell me if people such as me get a say in this consultation or are you only going to let the rogue landlords have a say??</p>	Response has been sent along with invitation to complete the survey
55	Resident By email	I still don't understand the new consultation process and need for more licensing. The current HMO licensing scheme in Brent is unable to deal with a Brent licensed Landlord illegally evicting a tenant with a knife	Response has been sent

		<p>with associates.</p> <p>Please watch the video of the eviction in Brent, believed to be Chichele Road NW2. http://youtu.be/7JOFhMhjHcM</p> <p>I have asked Brent Council why no action was taken against this HMO licensed landlord, the reply from Cllr Muhammed Butts office "In Mr X's case, the landlord in question was not prosecuted as on this occasion prosecution was not deemed appropriate"</p> <p>How can it not be appropriate to prosecute someone who illegally evicts a tenant with a knife? A conviction prevents them from holding a HMO licence, something that is promoted in this new consultation.</p>	
56	Resident By email	<p>I am hoping soooo much that you are going to do this borough wide not just in three areas</p> <p>I have spent years living opposite this landlord and it is DEPRESSING seeing how he treats his tenants ,neighbours and properties.</p> <p>It has taken TOO LONG A TIME to do something about this situation which I understand is rampant in Brent and causes hardship to many.</p>	Response has been sent
57	Voluntary Organisation By email	<p>I have the following points to make;</p> <p>1, In the Brent mag. It says that it is in Harlesden, Willesden Green and guess where Wembley Central, but as a chair of REACH the RA for the streets just off Harlesden Town centre in the Park Parade and Kensal Green wards, we wondered if this related to us at all and if not why not?</p> <p>2. HMO's which are normally owned by private landlords are one of the major problems concerning our RA in the areas of;</p>	Response has been sent

		<p>A, Waste disposal and general appearance of the properties. I.e. Multiple TV aerials and external gas/electric meters.</p> <p>B, Tenants being unaware of the Brent system for dealing with recycling etc and causing additional work to all resources because of this?</p> <p>C, Landlords not taking responsibility at all to educate/inform their tenants of the correct way to utilise these services.</p> <p>3, In what way do you consider Housing agencies here, as Landlords or merely acting on behalf of Landlords who have rented their properties to the agency for them to house their tenants? Or will this be lost in the mist?</p> <p>I have informed all our 200 plus members about this and it will be interesting to hear their views alongside those of the Kensal Green Street project that REACH is a founding member of. It seems that whenever we have a Clean Up day, it is the HMO's that cause the most problems?</p>	
58	Resident By email	<p>Having been concerned with the impact of landlords in the Preston ward, I was interested to discover your survey. However on looking through the questions, there are quite a few cases where I think that:</p> <p>1) I would want to caveat or expand on a response;</p> <p>2) I think I could make valid comments on a section from which I'm excluded.</p> <p>If I submitted the questionnaire on paper, with a supporting document with narrative comments, possibly cross referenced the questions, would that narrative input be taken into consideration?</p> <p>An example of (1) is that there is a section on planning</p>	Response has been sent

		<p>violations, but what I actually think is happening is that the planning system is being gamed by getting permission, or using permitted development rights, whilst the property can still be classed as C3, but with the intention to immediately convert it, or sell it, for C4 use.</p> <p>As an example of (2), there is a question for tenants about fire safety, but my experience of tenants, particularly in purpose built flats, is that they don't appreciate the fire safety issues that their landlord is skimping on, so won't perceive the problem. In fact, one of the landlord's responsibilities is to make sure that the tenants don't do things that compromise fire safety.</p>	
59	Residential Landlords Association (RLA)	The fee structure and the projected budget may be contrary to the European Services Directives and the ruling of the <i>Hemming (t/a Simply Pleasure) Limited v Westminster City Council</i> Court of Appeal case	See 5 above.
60	RLA	HMO additional and selective licensing schemes are ineffective at reducing incidents of anti-social behaviour	See 9 and 10 above.
61	RLA	Worrying trends are emerging in the case of discretionary licensing. Licensing entails a huge bureaucracy and much time, effort and expense is taken up in setting up and administering these schemes; rather than spending it on the ground and flushing out criminal landlords.	See 15 and 17 above.
62	RLA	Increasingly, discretionary licensing is being misused to fund cash strapped housing enforcement services. The recent Westminster sex shop Court of Appeal (<i>Hemming (t/a Simply Pleasure) Limited v Westminster City Council</i>) has brought such funding into question (see paragraph 1).	See 5 above.

63	RLA	Discretionary licensing is not being used for its intended purpose of a short period of intensive care; rather it is being used by the back door to regulate the PRS.	This is not the intention of the legislation or the council's proposals, which are made in response to current prevailing conditions and will be reviewed at the appropriate point.
64	RLA	The level of fees which are ultimately passed on to tenants to pay is a major worry so far as it affects landlords.	See response to point 4 above.
65	RLA	Despite high fee levels local authorities still lack the will and resources to properly implement licensing.	See 4 above
66	RLA	Little has been done to improve property management. Opportunities to require training have been ignored. As always it has become an obsession with regard to physical standards with very detailed conditions being laid down. No action is taken against criminal landlords.	See 19 and 40 above. The council will take action for breaches of licence conditions.
67	RLA	We believe that a significant number of landlords are still operating under the radar without being licensed.	Such landlords will be a priority in Brent's scheme. Failure of some landlords to apply for a licence is not an argument against licensing and the fact that a significant number may choose to avoid licensing is an indication of the need for better regulation.
68	RLA	As always it is the compliant landlord who is affected by the schemes. They pay the high fees involved but do not need regulation of this kind.	The council's view is that licensing offers benefits to landlords and the sector as a whole and that fees are proportionate.
69	RLA	Licensing is not being used alongside regeneration or improvement of the relevant areas. Insufficient resources are being employed to improve the areas.	The report addresses the role of licensing within wider strategic plans. The council's view is that licensing will assist in identifying other priorities within neighbourhoods and allow landlords to influence the direction of policy and activity.
70	RLA	Where areas are designated for additional or selective licensing this highlights that they can be "sink" areas. This could well mean it would be harder to obtain a mortgage to buy a property in these areas.	See 6 above.

71	RLA	Schemes are not laying down clear objectives to enable decisions to be made whether or not these have been achieved. Proper monitoring is not being put into place to see if schemes are successful or not.	The report addresses this point.
72	RLA	There is little use of “fit and proper person” powers to exclude bad landlords.	The council intends to make full use of these powers within the scheme.
73	RLA	The council ‘believes’ ASB and criminal behaviour is ‘linked’ to management of PRS properties, but also acknowledges that ‘other factors could be at play’. This statement is weak, vague, and does not substantiate the level of licensing that they want in the Borough fully, let alone simply in Wembley Central. Indeed, ‘other factors could be at play’ in the rest of the borough when selective and additional licensing schemes are considered for private landlords.	Further research has supported the initial view expressed in the consultation paper. The council does not suggest that the PRS is the sole source of ASB but is convinced by the evidence that it plays a significant role.
74	RLA	It may be churlish to say, but is the Council also considering a Borough-wide scheme of <i>no</i> selective licensing? Is it suggesting it could be the Boroughs mentioned, or the whole Borough of Brent? The RLA sincerely hopes that not implementing the scheme is also an option seriously considered by the council, and not that the consultation is not merely a formality.	The council has considered the option of maintaining the status quo but does not believe that the evidence supports this approach.
75	RLA	Charging landlords <i>more</i> money to conduct their business and provide accommodation to their tenants in a bid to enhance their living situations is redundant. If a landlord is charged £500 per property they will have to find a way to recoup the loss. Potentially a landlord could implement those charges into rent, which could force tenants into the hands of actual criminals who flout the law. These criminals could raise their own prices ever so slightly in accordance with	See 4 above.

		other rises, pocket the difference and subject tenants to subpar property standards.	
76	RLA	Asking tenants, who readily admit that the private rented sector is not their first choice of accommodation what they think is wrong with the sector is a bit of a biased place to start. The private rented sector (PRS) provides a lot of people with the flexibility and affordability of housing that may otherwise be unavailable to these tenants.	The council fully supports the role of the private sector in meeting housing demand and accepts that it provides the advantages referred to. However, it is clear that there is a substantial number of tenants who are dissatisfied, whether or not the PRS is their tenure of choice.
77	RLA	The Council highlights that private rented accommodation isn't providing the standards and satisfaction that is expected for tenants, but does not provide much in way of alternatives. The housing shortage from across the nation is acutely realised in the capital and private renting is one of the few viable options for young working people and immigrants who may be ready to commit to a specific area upon arrival.	The council fully recognises the vital role played by the sector, which makes it all the more essential that it functions well and provides the best possible quality.
78	RLA	The council have good work already being conducted with the Housing Quality Network (HQN) and engaging with tenants is a great place to start, but the RLA would like to see more engagement with private landlords to ensure that there is a balanced conversation undertaken.	As noted above, the council is keen to work with local landlords and representative organisations.
79	RLA	Tenant education is an increasingly important criteria to ensure that properties are up to standard, and engaging with tenants and landlords over what rights and responsibilities are available to each group is an important aspect to cover when considering such a complicated framework such as housing and privately rented accommodation.	As noted above, the council is keen to work with local landlords and representative organisations
80	RLA	The RLA hopes that there have been steps to ensure that private landlords are aware of the consultation.	The proposals have been publicised widely and discussed at events targeted at local private

		The RLA campaigns team has spoken to several private landlords in the area and is under the impression there is a high level of proactivity by private landlords to respond to licensing measures. The RLA hopes that these views will be considered seriously.	landlords.
81	RLA	The two case studies put forward by the council are done in a bid to provide reasoning for licensing schemes in the private rented sector. However, if the Council is aware of specific landlords and particular properties that are performing below standard expectations, it would stand to reason that the council target these areas first before licensing any other good landlords who are providing crucial tenancies to the area.	See 7 above
82	RLA	Tenant and landlord education could go a long way to dealing with tenants exhibiting anti-social behaviours. London Councils should work together to ensure that a list of anti-social behaviour tenants, with a history of causing disturbances be monitored and provided with support if needed. Private landlords are not social workers and should not be expected to deal with challenges of anti-social behaviours without the necessary training and support.	As noted above, the council is keen to work with local landlords and representative organisations
83	RLA	As Brent Borough Council has recognised, overcrowding is a major problem – as it is in most of the London boroughs – so introducing licensing legislation that will deter investment and potentially increase homelessness figures does not appear rational.	See 29 above
84	RLA	In the most recent English housing survey it was found that 83 per cent of private rented tenants were satisfied with their homes.	It is not suggested that responses received reflect the views of all tenants and the purpose of the survey was not the same as a general survey of

		<p>From the sound of respondents, it appears that they are more keen to live in social rented housing. Due to the increasing lack of social housing available more and more vulnerable people will be pushed into private rented accommodation. It is the responsibility of the council to ensure that landlords are receiving adequate housing benefit and support to deal with potentially problematic tenants. Once a tenant has been placed in accommodation, it is very difficult for a private landlord to evict tenants who potentially display anti-social behaviours.</p>	<p>tenant satisfaction levels.</p> <p>The increasingly important role of the sector is acknowledged and the council's view is that the clear structure and support available through licensing will assist landlords.</p>
85	RLA	<p>It would be very interesting to have a breakdown of the repairs that the 55% of private sector tenants, if these are serious and immediately required repairs, the RLA can acknowledge the need to complete them. However, if the repairs are small and non-essential then it is merely a statistical method of the Council trying to exacerbate an issue that doesn't really exist.</p>	<p>No breakdown of repairs referred to in responses is available, although the council intends to follow up where contact details have been provided.</p>
86	RLA	<p>The council could make it so that the incentives for private landlords to take on homeless or vulnerable tenants were enough of a draw to help alleviate the apparent issue within the borough. This could be, but not limited to, guaranteed housing payments <i>direct</i> to the landlords; accreditation for taking on vulnerable tenants; council/social workers attending to tenants on a scheduled basis to ensure both tenant and landlord are maintaining a good relationship with one another; etc.</p>	<p>The council is happy to discuss any proposals in this area with the RLA.</p>
87	RLA	<p>When taken together, there is a lack of consistency in the rationale and reasoning. As the Council has openly admitted (on Page 7 of Annex A) that anti-social behaviour and low demand are the only reasons to</p>	<p>The principal concern for Selective Licensing is ASB but where other problems have been identified, the council will consider how these can be tackled in consultation with Brent landlords.</p>

		implement selective licensing schemes in the borough. The council needs to be much more direct in what issues are going to be tackled through proposed licensing schemes as it appears that warmth of properties is the over-riding issue for tenants surveyed.	With regard to affordable warmth, the council is keen to work with landlords to realise the potential of the Green Deal and ECO in Brent and has recently entered into a partnership with a provider with a specific brief to assist the sector in attracting resources.
88	RLA	<p>By admission of tenants who had been in the private rented sector, Anti-social behaviour is <i>not</i> the overwhelming issue that needs to be acknowledged by the Council. Indeed, it is insulation and energy efficiency which is the most important criteria to tenants.</p> <p>The Residential Landlords' Association (RLA) would argue that charging landlords licensing fees would take money that may otherwise go into repairs and insulation investment.</p> <p>Furthermore, Brent council repeatedly refer to anti-social behaviour being the driving force behind the rationale behind licensing schemes. While ASB has been shown to exist in the areas, property standards are a more pressing issue and if the council is sincerely trying to cater to the needs of its constituents, it would be a better use of energies to emphasise energy efficiency, rather than licensing.</p>	See above. In addition, tenants and residents have highlighted problems of ASB, among a range of other issues.
89	RLA	There is no definition of anti-social behaviour throughout the consultation and the Council seems to pick and choose which 'criminal activities' constitute 'anti-social behaviour' to fit their needs. Indeed, any criminal activity and dis-amenity (i.e., littering) within a community can be construed as <i>anti-social</i> but it would be more compelling if the Council had stuck to traditional definitions, rather than putting environmental	ASB is defined in the legislation in general terms (see paragraph 11.18), and the council has taken a view on what constitutes ASB in this context, in which environmental issues are also relevant.

		crime in with anti-social behaviours.	
90	RLA	The Residential Landlords' Association sincerely hopes that the council will be fair and balanced when considering arguments <i>against</i> any licensing schemes.	Full account has been taken of responses to consultation that opposed the proposals and consideration has been given to a range of options.
91	RLA	Local councils have hundreds of powers available to them to help monitor and regulate the private rented sector (PRS). Licensing should be the last option in a long line of other options available to the councils. The RLA believe, that if Bren Borough Council are serious about improving the standards in these converted HMO properties, it would be better to pursue accreditation and other incentives, rather than slapping all landlords with licensing fees. These fees may be incorporated into a tenants' rent and could potentially move this tenants to criminal landlords who provide substandard properties knowingly, taking advantage of vulnerable tenants.	See 26 above
92	Resident in Questionnaire	I retired this year as a firefighter after 28 years working in and around Brent. Bad landlords and tenants provide a worrying statistic on overcrowding and fire/life risk if unpoliced. Often these are only discovered (in fact the very existence of a property being an HMO) when someone is seriously injured or dies.	Noted
93	Resident in Questionnaire	Multi occupancy houses bring problems. The house near us has three families, with three cars and three vans which they bring home at night. After working really hard all my life to get a nice house in a nice area, I have to suffer all this parking and congestion outside	Noted

		in the street.	
94	Resident in Questionnaire	Over the last 10 years purpose-built, 2-storey maisonettes in certain NW10 streets e.g.: Brendon Avenue, Southview and Northview, Braemar Avenue, are only maintained by owner occupiers with no input, either practical or financial, from landlords or their tenants. This has a serious impact on the quality of life of owner-occupiers. Whilst this can be legally taken up with the freeholder, we feel that the council should insist on the need for landlords to comply with the terms of leases so that owner-occupiers can be spared the need for lengthy wrangles via the freeholder.	Noted
95	Resident in Questionnaire	Unofficial / unauthorised changes to properties e.g. Conversions of houses to flats, restricting access to gardens failure to take up/enforce recycling and use of food waste bins properties that are effectively HMOs even if not strictly falling into legal definition	Noted
96	Resident in Questionnaire	In the past we had a very serious problem on our street with HMOs'. The private landlord who owned several on our street split small bedrooms into two converted lounges into two bedrooms and at one point a 3 bedroom family house had over 12 people living there, partying and fighting every weekend. I have young children and we my husband works full time, I work part time. We had a very rough time and it took over a year for the council to deal with it. Eventually the	Noted

		<p>landlord decided to sell two of the properties. One remains, directly opposite my house. The students who live there currently are quiet but every term we wait nervously to see who will move in. Â I think the council should have much greater access to view these properties and to be given the power to prosecute the tenant if they are obvious breach of the regulations. Our experience of disputing the situation was weighted far too heavily in favour of the landlord. They were given far too many chances on far too long a time scale whilst they were still able to rake in the cash rents from the tenants living in appalling conditions.</p>	
97	Resident in Questionnaire	<p>The proposals will make landlords more accountable for the nuisance caused by their tenants. There are many absentee landlords who just take rent and ignore the effect antisocial tenants have on their neighbours. This includes noise, rubbish and fly tipping, dirty gardens and streets, prostitution and drug dealing. There has been an increase in rental properties, up to 50% in any one street where 10 years ago there were none. There is a real problem with multiple occupancy that is not known by letting agents. This results in excess rubbish that does not fit into bins. It also increases the unkempt and unrepaired properties causing a fall in value of owner occupied properties. Much of this can be addressed by licensing but this must have inspections attached to the program</p>	Noted

		otherwise it will be a waste of paper!	
98	Resident in Consultation 2	In most cases of residential property, It is the quality of tenants introduced by Estate Agents who encourage the contracted tenants to sublet properties which encourages overcrowded living, which can also lead to additional refurbishment costs to the Landlord when they property is vacated. On many occasions the Property owners (Landlords) who become the victim of unscrupulous estate agents. Where landlords are concerned about illegal activity of tenants introduced by the estate agents, and approaches the council regarding the tenants, there should be a separate department in the council who should work with the Landlord and or neighbours to ensure that the illegalities (e.g. drug dealing, anti social behaviour, overcrowding) are dealt with immediately.	Noted
99	Resident in Consultation 2	All the London Area must have Selective Licensing, Landlords and estate agents are always ignoring tenants and problem in the property and they just want to get the rent money no matter what state the property have.	Noted
100	Resident in Consultation 2	Also this action should be done in most areas so we can keep the places and not felt as if we are tormented out of our given habitation.	Noted
101	Resident in	As an owner occupier I have experienced terrible	Noted

	Consultation 2	tenants with threatening behaviour. It made me feel unsafe and scared to live in my property. I think it should also be extended to managing agents. I think Mapesbury is an amazing place because of the size, space and design of the properties. However, the general rubbish and conditions of the houses let the area look run down. The area is improving but I think more accountability would improve the area.	
101	Resident (and landlord) in Consultation 2	Being an owner occupier but also a landlord with a property in Brent and having rented privately and through Housing Associations linked to Brent Council, I can safely say that in my opinion Private renting tenants are more respectful of the property and local area. The block in which my flat is housed has deteriorated over the last few years due to the amount of Housing Association tenants that have moved in. Landlords seem to be on the end of a "bum" deal but the amount of times I have to make repairs to my flat because of the "animals" that Housing Association put in there is disgusting	Noted
102	Resident in Consultation 2	Brent council don't seem interested when reporting unlicensed cash in hand properties.	Noted
103	Resident in Consultation 2	Brent Council has not made its case for implementing a licensing scheme very clear at all. There is a tenuous	Noted

		link between anti-social behaviour and poor landlords and this is not a matter that licensing will solve.	
104	Resident in Consultation 2	<p>Brent must take care not to exclude potential tenants who are unable to provide suitable references; if all private Landlords decided to take this stance i feel a significant percentage would be at a disadvantage to secure a tenancy in the first instance. I do feel that single family dwellings should be of adequate standard for individuals I feel that single family dwellings should be of adequate/standard for individuals to live in.</p> <p>Therefore I can see the need for some sort of regular inspection or safety check to take place. There are currently many private properties which need a clean up, that are being rented out in the borough, This is completely unacceptable and has a detrimental effect on the health of local individual who reside in them. If a system was to come into force, whereby the Council checked for a uniform standard of dwelling in both private and public sector properties; then the removal of damp and mould should be a top priority. What the Council should not do is use such a measure as an intrusive means to gain access and control over the lives of the Landlords and tenants within the Private sector</p>	Noted
105	Resident in Consultation 2	Dudden Hill ward contains a flagrantly illegal development on Lancaster Road NW10 that the	Noted

		Council is aware of. Why has a demolition order for the illegal extensions not already been issued?	
106	Resident in Consultation 2	Ensure landlords are known - citizenship, Tax, ID - if a limited company or partnership, then who the principals behind the letting are. Structure the licensing scheme on the basis of transparency, so that landlords information is known to other agencies e.g. DSS, HM revenue as well as all Council departments. Make the scheme self-financing - make the landlords pay for the running of the registration scheme. Make the scheme wide enough to cover informal tenancies, e.g. where accommodation is provided "free" in exchange for work on the premises. Try to promote security of tenure for tenants who are good, pay on time and look after their homes, and focus on the bad/worst landlords and enforce the registration scheme	Noted
107	Resident in Consultation 2	For years Brent Council has only been happy to use Landlords that do not look after their properties, leave family for year in terrible conditions.	Noted
108	Resident in Consultation 2	From this survey, the process has not been thought through sufficiently for me to support the idea. However, I do support your willingness to tackle the problems generated by multiple occupancy, high turnover tenancy.	Noted
109	Resident in	The properties look like they are run down and	Noted

	Consultation 2	landlords are taking advantage of housing problems and over charging for rents There are no bins and or signs for rubbish, people have to leave rubbish on the pavement. I think Brent Council should enforce a rent limit that is affordable to tenants and suitable for the area. Landlords should keep one month rent to guarantee their rents. The tenant should deal with the maintenance and pass the cost on to the Landlord to avoid delays of dealing with any issue/problem with the property. Tenant to pay maximum of Â£100 fee to estate agents Landlord must provide full contact details to the tenant Landlord is not to refuse a tenant who claims Housing Benefit as long as the tenant provides a reference and have a standing order or direct debit to pay the rent	
110	Resident in Consultation 2	Household waste collection/recycling : MANY RESIDENTS DO NOT UNDERSTAND OR CARE ABOUT THE USE OF APPROPRIATE BINS. Plastic bags seem to be in most bins. North Circular Road houses do not have wheely bins and rubbish can be left in back gardens or the alley, encouraging rats. If a charge is made for the collection of garden waste, we will have more untidy gardens. There is a large number of mattresses dumped in the area - possibly when new tenants move into a property.	Noted
111	Resident in Consultation 2	Houses owned by Brent Housing Partnership need to	Noted

		be maintained, and the gardens first and foremost as there are nearly always very neglected. THEY SHOULD BE SETTING AN EXAMPLE	
112	Resident in Consultation 2	I agree with Brent Housing Action that landlord licensing would give Mapesbury an ASBO which will stigmatize the area. Good private tenants will not be attracted to what is, at the moment, a prestige area. Mapesbury is a quiet well kept attractive area. We should not stigmatize it. There is already enough legislation to protect those in overcrowded poor accommodation	Noted
113	Resident in Consultation 2	I am glad to see that the Council are going to try and tackle these social problems. I have lived in Brent for all my life and have seen the area deteriorate considerably due to a large influx of people who rent properties, rather than own them. I applaud the idea of making landlords more responsible for their properties but am not sure the proposal will work if landlords are not supported by police and courts when dealing with difficult and nuisance tenants. Evicting problem tenants is a long and difficult process. Also I think planning permissions play a big role here. Problems of over crowding and badly maintained properties are often the result of greedy landlords trying to turn properties that are inappropriate into flats, e.g., turning small terrace houses into multiple flats.	Noted

114	Resident in Consultation 2	I am so pleased to receive your survey. For some time now absent Landlords have been a big problem, as they don't have to live next to the rubbish and over filled bins caused by their tenants. You only have to walk down the street top spot the rented properties. The curtains are hanging off the windows and the front gardens are unkempt. There is a chronic problem in the access roads between Cairnfield Avenue and Ashfield Park. Tenants have old bed, mattresses, fridges, freezers etc. All of which can be collected free of charge by Brent Council for the price of a phone call.	Noted
115	Resident in Consultation 2	I am very glad to see the section regarding maintaining properties and the gardens. The houses/flats at the top of Dudden Hill Lane are in a disgraceful condition. Dirty/unkempt houses and gardens are a public nuisance and forcing tenants/landlords to maintain their houses can only improve the area and lower anti social behaviour	Noted
116	Resident in Consultation 2	I believe the Brent has too many irresponsible and even criminal Landlords and that too little is being done to control them. I suspect immigrants are particularly vulnerable when dealing with criminal landlords who are operating under the radar and exploiting people right and left	Noted
117	Resident in Consultation 2	I believe the introduction of licensing will increase rents for people renting as Landlords will look to make up the	Noted

		cost of licensing. Furthermore I think that the proposed licensing is just another scam from Brent Council to make more money.	
118	Resident in Consultation 2	I believe there is anti-social behaviour as a result of poor landlord management and over-crowding in what should be single dwelling properties, for example, single rooms being let out in a single dwelling properties leading to them essentially becoming un-licensed HMO's. Private Landlords need to be more accountable for this. In the case of split properties (e.g. 2 flats in 1 house), landlords are often difficult to deal with in regard to general maintenance e.g. communal areas., maintenance of brickwork, window sills (external) and garden areas. They can often be threatening and aggressive to deal with, leaving properties in disrepair and private tenants/owners of the shared building left to foot the bill. Council licensing could help to make all residents/ owners more accountable.	Noted
119	Resident in Consultation 2	I do not agree with licensing. Really the council should invest its own money in improving a neglected area of the borough.	Noted
120	Resident in Consultation 2	I do not really understand how licensing landlords would address anti social behaviour. Anti social behaviour is caused by exclusion and a lack of sense	Noted

		of belonging to the community.	
121	Resident in Consultation 2	I don't know if it will reduce anti social behaviour but it is very unlikely. i don't know what selective licensing is	Noted
122	Resident in Consultation 2	I don't like my flatmate who is bossy to me. I want to move somewhere else	Noted
123	Resident in Consultation 2	I have been complaining to Brent Noise Nuisance and Genesis Housing Association (the owner of the flat) about our neighbour. No results Why? Because every single landlord puts profit before people Greedy Landlords are your priority and that's the most anti-social behaviour we ever come across	Noted
124	Resident in Consultation 2	I have lived here for over 25 years and changes i have seen are: Semis being converted into flats then flats sub-let Increased levels of burglary I would support licensing if it led to an improvement in maintenance and management of the property and prevent sub-letting as bedsits. Tenants deserve well maintained houses and not be exploited by rogue landlords/agents owners need laws protecting them from adjoining properties being neglected and over crowded Houses owned by absentee landlords need to be maintained hopefully licensing can improve conditions Rubbish collection/recycling - needs organizing better Contact details should be available for absentee Landlords Will it stop tenants sub -letting? Recycling tenants should	Noted

		be well informed on how to recycle I agree with licensing if it produces well maintained properties I am pleased you are trying to do something it is a move in the right direction hope my comments help	
125	Resident in Consultation 2	I have lived in Mapesbury Ward for over 25 years. I think it is a complete disgrace that the council has neglected its civic duty to improve infrastructure in the area and instead looked at licensing in an attempt to get local landlords to contribute towards the management and improvement of the area. This is clearly an attempt by Brent Council to start introducing licensing throughout the borough so that it can make more money. Furthermore introducing licensing will only increase rents in the area because landlord will look to shift the cost to tenants.	Noted
126	Resident in Consultation 2	I hope Brent is going to address this problem as a matter of urgency. You need to address the issue of : 1 Landlords who say they live in the property but don't and therefore avoid having an HMO license 2 Owner occupiers who sub-let and sub-let after claiming rent for 8-10 tenants and do not pay tax on it. 3 Owners who are granted Planning Permission to extend for personal use but end up sub-	Noted
127	Resident in Consultation 2	I live in a house of multiple occupancy in the Dudden Hill ward and have done for 9 months. We pay a letting agent as the landlord is overseas. I hope that better	Noted

		regulation of this industry would protect tenants better from Landlords and letting agents that know the market ids in their favour and set out to take advantage of tenants' lack of knowledge/experience of their rights.	
128	Resident in Consultation 2	I prefer that instead of licensing, landlords should be easily taken to account if the do not provide accommodation at a reasonable standard	Noted
129	Resident in Consultation 2	I strongly agree with Landlord's licensing to private housing/property	Noted
130	Resident in Consultation 2	I strongly feel it is now time to license properties rented out by Landlords because the 2 properties near me are poorly maintained and the tenants seem to have no regard for the tidiness of their bins.	Noted
131	Resident in Consultation 2	I think that landlords should be licensed and rents should be controlled so that Housing Benefit is reduced. It is wrong that buy-to-let landlords should be able to realize huge profits at the expense of the Council Tax payers, in the form of Housing Benefit.	Noted
132	Resident in Consultation 2	I think the whole Landlord - Tenants business should be more transparent The name and contact details of any Management Agents should be available to the neighbours The properties should be licensed/restricted to be occupied by a maximum number of people to avoid overcrowding and rubbish	Noted

		dumping etc There should be an obligation by both the Landlords and Tenants to be considerate and respectful of their neighbours	
133	Resident in Consultation 2	I think this survey is extremely biased. All the questions are negative therefore afford only a negative response. I have lived in Mapesbury and it is a very clean, safe and well looked after neighbourhood.	Noted
134	Resident in Consultation 2	i welcome any action the council can take in tackling problems with private landlords but these problems are just as problematic with Housing Association/Council Properties.	Noted
135	Resident in Consultation 2	I work to support women in Brent who suffer domestic violence and need support of Council in moving into housing. Often now private rental only option as permanent no longer available due to Housing crisis. Sometimes women find own accommodation also as advised by Brent Housing options. Landlords in general (not always) tend to treat tenants on HB with no respect, wont carry out repairs and increase rent after 6 months to much higher level knowing there is no rent cap and they can charge high, as desperate people will pay. Licensing Landlords should be mandatory now that Private rental is the only housing option available to families in need.	Noted
136	Resident in	I would be interested in actually seeing some evidence	Noted

	Consultation 2	that this will work and why! It hasn't in other boroughs.	
137	Resident in Consultation 2	I would not like to see Brent Council taking over control of a licensing scheme generally for landlords	Noted
138	Resident in Consultation 2	This is just another scam by Brent Council to find ways to make more money. Licencing will not do anything but line the pockets of Brent Council and increase rents for tenants.	Noted
139	Resident in Consultation 2	If you will introduce licensing, the landlords will put the rent up, and no one wants	Noted
140	Resident in Consultation 2	In a report to Council, Brent Council admits that it's licensing for HMO's is ineffective and has failed Anti social behaviour is remit of the Police, not Council No evidence any issues listed will be solved by licensing	Noted
141	Resident in Consultation 2	In my street respectable family homes have been bought by Persons/Companies unknown and broken up into flats and bed sits.	Noted
142	Resident in Consultation 2	I have been informed of Landlords in the Mapesbury conservation area not abiding by conservation rules in order to cut costs/cram more people in. This needs to be more closely monitored and damage to property reversed / restored at the Landlords cost. Generally rental properties on my road are not well maintained and have a high turnover of tenants, however this is	Noted

		only a generalisation	
143	Resident in Consultation 2	It is heartbreaking to see the decline of my area (Westview Close) since I have been there (1987) I attribute the decline almost entirely to the fact the properties have been systematically snapped up by "buy to let" landlords. They are non-professional, they have no idea of their responsibilities and no interest either. The properties in my street have declined to almost slum level.	Noted
144	Resident in Consultation 2	It should be made easier and simpler for complaints to be made to Brent re: noise, rubbish collection.	Noted
145	Resident in Consultation 2	It's a re-occurring nightmare over and over, tenants renting a flat from a landlord and the anti-social behaviour begins. No one knows the landlord, no one knows how to contact the landlord, landlord seems oblivious to the area's recycling or waste scheme. The tenants do not know it until a fed up residents catching them explains it how the recycling works etc. We can predict when someone's contract is up and moving out by the increased fly tipping on our street.	Noted
146	Resident in Consultation 2	Landlord licensing would put up rents in an already high rent area. It might also mean that some Landlords will sell up making Housing problems worse. Bad Landlords would just go underground and we would see worse housing problems in what is now a good	Noted

		area to rent in. The only problems in the area come from Local Authority Housing	
147	Resident in Consultation 2	Landlords should have more responsibility for their tenants social behaviour. In most cases the landlord does not live on the premises and therefore cannot adequately check community matters in particular rubbish disposal.	Noted
148	Resident in Consultation 2	Licensing Landlords is just another revenue stream for Brent Council. Being a Landlord is difficult enough, especially with high property prices and relatively low returns on capital. Adding Licensing will only make it more difficult for new Landlords to get on the property ladder. Why not have a charter of minimum standards expected from Landlords	Noted
149	Resident in Consultation 2	Licensing will help the Council to maintain and control lodging and lodgers. The landlords should be requested to maintain the list of lodgers and monitor their movements.	Noted
150	Resident in Consultation 2	Licensing will lead to: increased rental costs, Increased bureaucracy within Brent Reduced Private Rented Housing No Improvements If Brent wish to get involved in the Private Rented Sector - <i>Build your own. Strongly Recommend that Brent Council Do NOT interfere with</i>	Noted

		the Private Market which works pretty well and supplies thousands of homes, not funded by the State.	
151	Resident in Consultation 2	Licensing will provide more bureaucracy where it is not required if it is extended to properties other than HMO's The Council do have powers to deal with poor housing, bad landlords and anti social behaviour. They should use these powers not simply introduce a big paper that which potentially will put off landlords so reducing available accommodation for people to live in and feeding through to higher rents for tenants.	Noted
152	Resident in Consultation 2	Main problem is Neasden/Dollis Hill is fly tipping and dumping of rubbish/furniture Brent Council is ignoring the issue of litter and fly-tipping	Noted
153	Resident in Consultation 2	Many of the occupiers are unregistered i.e. resident but not on council records e.g. electoral roll- even if living in property for years i.e. landlords do not declare they are landlords garages- unfit for humans are being rented out	Noted
154	Resident in Consultation 2	Many of the problems in Section 2 are due to lack of owner occupiers in Mapesbury/Dudden Hill area cause by lack of affordable properties. Properties bought for rental get tax relief on loan interest on Mortgages, but owner occupiers do not. This is unfair as it means it is easier for Landlords to buy properties. Licensing will	Noted

		not help this.	
155	Resident in Consultation 2	Many private landlords in Brent are charging tenants and housing benefit excess rent For very poorly maintained properties. If they know their tenants get housing benefit they will often refuse to carry out essential repairs If the tenant then complains the landlord will then refuse to renew the tenancy so the tenant and their family become homeless. How is this fair?	Noted
156	Resident in Consultation 2	Mapesbury has two particular problems: 1. Workers on Chichele Road, sleeping rough, leaving rubbish everywhere, leering at women and creating an unpleasant atmosphere (especially in Gladstone Park). 2. Street drinkers around Chichele, Rockhall, Howard and Oaklands Road. If landlords were required to obtain licences this would instigate checks on the casual rental market which would do much to alleviate these problems.	Noted
157	Resident in Consultation 2	Mapesbury is mainly high value owner occupied accommodation Licensing is unnecessary. Dollis Hill has more rental properties where licensing can play a role	Noted
158	Resident in Consultation 2	Most landlords keep their house tidy, the tenants are the problem especially those who receive Housing Benefits because the house does not belong to them	Noted

		and they do not treat it well. Noise/nuisance caused by tenants because Landlord does not reside at the house Should not target Landlords tenants should have moral standards to keep place clean and tidy Tenants should be wholly responsible for where they live	
159	Resident in Consultation 2	My understanding is that this questionnaire relates to rogue or irresponsible Landlords, if the tenant complains they may find themselves homeless, whilst the property is regularised. When brought up to standard the properties could be let to the private sector as opposed to the Local Authority.	Noted
160	Resident in Consultation 2	Neasden shopping centre is always very untidy and dirty	Noted
161	Resident in Consultation 2	Noise nuisance - Late at night people walk up the road talking loudly or shouting and talking loudly on mobile phones.	Noted
162	Resident in Consultation 2	Not needed	Noted
163	Resident in Consultation 2	Other issues will be created if you introduce that Landlords have to deal with/address anti social behaviour of their tenants	Noted
164	Resident in Consultation 2	Parts of poorly maintained property that are a real nuisance are: Hedges and trees that obstruct the pavement Wheelie bins that are left on the pavement	Noted

		Wheelie bins that are overflowing and a target for foxes Furniture - beds mattresses radiators left on street corners	
165	Resident in Consultation 2	People loitering on Cricklewood Broadway and especially on Anson Road Loitering in Gladstone Park and people going to the toilet on benches in the park Sleeping in the park	Noted
166	Resident in Consultation 2	People need to be educated to be good citizens by introducing spiritual culture that unifies and brings people together on a common platform.	Noted
167	Resident in Consultation 2	People purchase at auctions, build extension not notifying people.	Noted
168	Resident in Consultation 2	People should not be asked to intervene to solve problems that are the duty of the Council or Police, Social agencies etc. These problems should be solved by those elected to govern	Noted
169	Resident in Consultation 2	Poor amenities Poor state of repair Damp and mould No central heating Poor fire safety Rent Â£255 per week for Ground Floor Studio Flat	Noted
170	Resident in Consultation 2	Private landlords should have a duty to address anti social behaviour arising from tenants in their property. It's something that should be in the contract and what sanctions will be applies if not adhered to.	Noted

171	Resident in Consultation 2	Private rented housing should be regulated in the same way that social housing is, it is ridiculous that there is no regulation of the private rented sector. Take no notice of landlords complaining, if they don't want to pay a licence fee they shouldn't be in business making money out of people's homes.	Noted
172	Resident in Consultation 2	Selective licensing will not solve the problem of anti-social behaviour. This is a matter for the police and possibly the council, but not landlords.	Noted
173	Resident in Consultation 2	Something needs to be done about fly tipping in Brent. I have been renting here for over 6 years and the level of waste/rubbish on the streets has increased significantly over the years.	Noted
174	Resident in Consultation 2	Tenants should have a way to report to the Council where accommodation standards are not met and the Council should follow up with an inspection	Noted
175	Resident in Consultation 2	The abolition of fair rents in 1988 was wrong, as was the abolition of security of tenure. The Council should have powers to purchase compulsory properties that are badly managed and compensation to Landlords should be on the basis of sitting tenants.	Noted
176	Resident in Consultation 2	The issue of "hotels" should also be addressed. Establishments offering "bedsit" type accommodation have started popping up with a high turn-over of often	Noted

		noisy and inconsiderate visitors.	
177	Resident in Consultation 2	The Local Authority already has adequate powers to deal with anti-social behaviour issues; licensing PRS tenancies will have no effect on this issue.	Noted
178	Resident in Consultation 2	The pathway between Neasden Station to Norhtview School should be cleaned more often. People come here to drink on the stairs and it is always littered with cans and bottles The Council should also try to control the rent price. Loads of Landlords are over charging.	Noted
179	Resident in Consultation 2	There are groups of people congregating in Gladstone Park (30+ usually male) The large numbers of people are threatening and mean that I am reluctant to use the park. They have suitcases and bags and may camp overnight in the park.	Noted
180	Resident in Consultation 2	There is lots of subsiding in Keyes road which needs looking into as it is from the inside it is a big problem with cracks in the wall. Housing Association Genesis should be taking care of it after all most of the houses are privately owned. We as tenants should keep it clean and tidy.	Noted
181	Resident in Consultation 2	There should be something done in regards to alcohol drinking in the street. Majority who walk down my street have beer cans and once finished it gets thrown onto	Noted

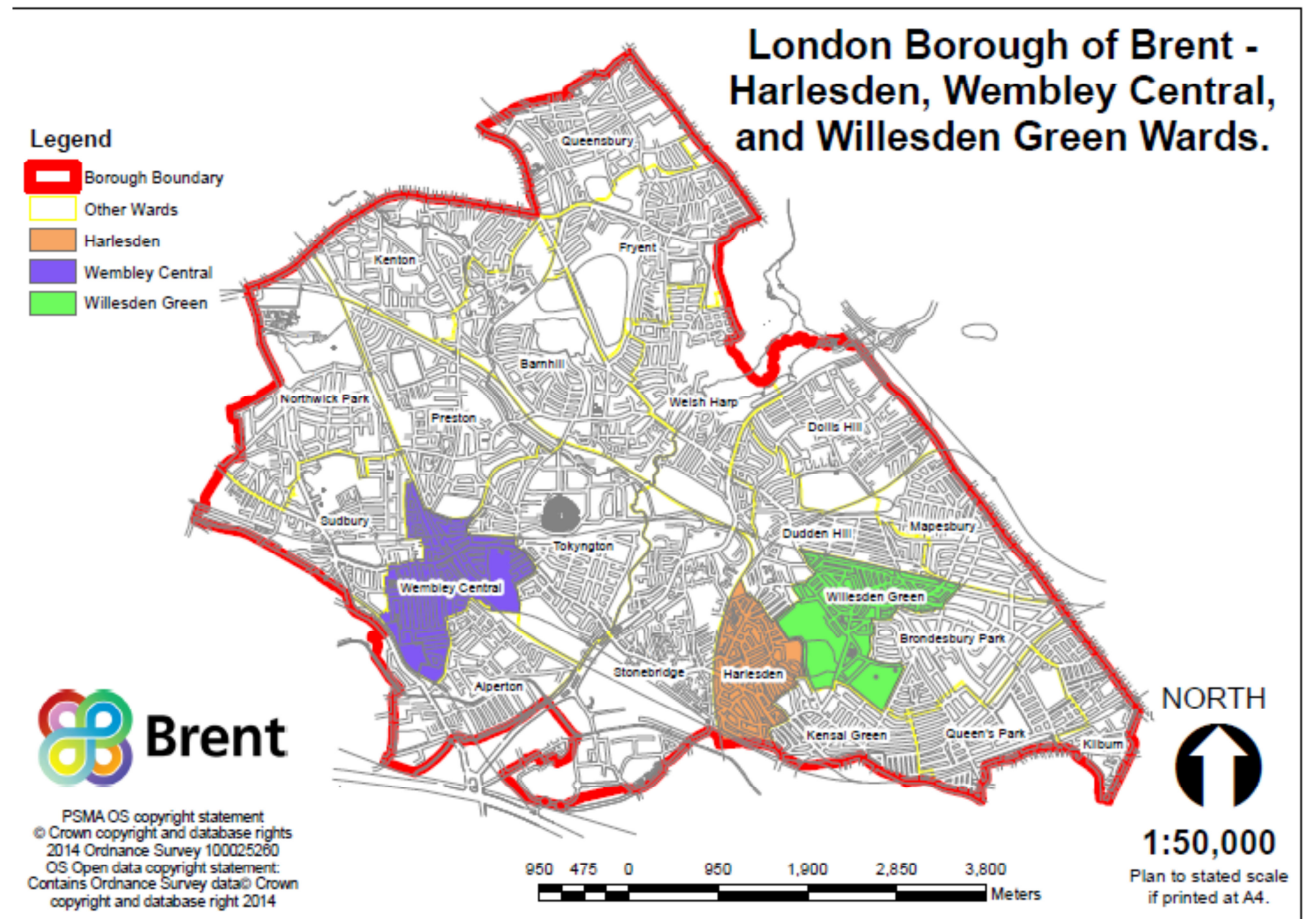
		peoples drives without a care in the world	
182	Resident in Consultation 2	This questionnaire is biased and designed to produce the result that licensing should be introduced. We need fewer controls not more. We need more houses not more Council not more Council interference	Noted
183	Resident in Consultation 2	This is a slightly desperate measure by a bankrupt Council to raise money by targeting a soft target - Landlords, with the promise of addressing anti-social behaviour. Once introduced, the Licensing will no doubt be gradually expand and the fees increased to raise further revenue.	Noted
184	Resident in Consultation 2	To discuss with the police, to have their presence seen and heard with regular patrols of troublesome areas. Griffin Close is well run by Origin Housing and has no anti social problems. Tree pruning, footpath maintenance. Ugly dirty front spaces in front of the properties. Cars racing and speeding on Park Avenue North most of time. Dangerous to cross the road all the time for everyone	Noted
185	Resident in Consultation 2	Try it out	Noted
186	Resident in Consultation 2 (former landlord)	While I have rented out my property for 6 years until recovering it as my own residence recently, I would not do so again under the proposals.	Noted

187	Resident in Consultation 2	You are proposing something without explaining what it is - a very skewed questionnaire design. The results will not be reliable. Also, if you feel that properties are badly maintained then consider grants instead of wasting resources on this exercise.	Noted
-----	----------------------------	--	-------

Appendix 3

Designation of Selective Licensing

The Selective Licensing designation applies to the following wards in the Borough of Brent: Harlesden, Wembley Central and Willesden Green as highlighted on the map below.



Appendix 4

Draft Conditions

SELECTIVE LICENSING

	Conditions of Selective Licences under Part 3 of the Housing Act 2004	
ITEM	CONDITION	JUSTIFICATION
Gas	If gas is supplied to the house, the licence holder must provide to Brent Council a Gas Safety Certificate issued within the previous 12 months at the time of the application and thereafter annually or on demand.	Mandatory condition required by Schedule 4 of the Housing Act 2004
Electrical Appliances	The Licence Holder must keep all electrical appliances and furniture supplied in a safe condition and must provide a declaration as to their safety at the time of application and thereafter upon demand.	Mandatory condition required by Schedule 4 of the Housing Act 2004
Furniture and Furnishings	The Licence Holder must ensure that furniture and furnishings supplied by them are compliant with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1989 and 1993) and must provide a declaration as to their safety at the time of application and thereafter upon demand.	Mandatory condition required by Schedule 4 of the Housing Act 2004
Smoke Alarms	The Licence Holder must ensure that smoke alarms are installed in the property and kept in proper working order and provide a declaration as to their condition and positioning at the time of application and thereafter to Brent Council upon demand.	Mandatory condition required by Schedule 4 of the Housing Act 2004
Tenant	The licence holder must demand references from persons who wish to occupy the house and must provide evidence of pre-let reference checks undertaken to the	Mandatory condition required by

references	Council upon request.	Schedule 4 of the Housing Act 2004
Terms of Occupation	<p>The Licence Holder must supply to the occupiers of the house a written statement of the terms on which they occupy the property.</p> <p>A copy of the terms will be provided to the Council at the time of application and thereafter upon demand.</p>	Mandatory condition required by Schedule 4 of the Housing Act 2004
Numbers of Occupiers	The Licence Holder must ensure that rooms other than bedrooms are not used for sleeping purposes and that all defined bedrooms are used within the range of the permitted numbers stated within the licence.	This is to ensure that the premises comply with the space and amenity standards as assessed alongside legislative requirements and Brent's adopted Amenity and Space Standards policy.
Energy Efficiency	Each new tenancy will require an Energy Performance Certificate (EPC).	To safeguard the health and well being of the occupants with regards to the reduction of fuel poverty and national energy efficiency measures and to be aware of the statutory requirements for Energy Performance Certificates (EPCs).
Property Management	<p>The Licence Holder must ensure that:-</p> <p>(a) All repairs to the house or any installations, facilities or equipment within it are carried out by competent and reputable persons.</p> <p>(b) All occupants of the house receive written confirmation detailing arrangements in place to deal with repairs and emergencies and report nuisance and anti social</p>	Required to safeguard the health, safety and well being of occupants and to reduce anti social behaviour (ASB).

	<p>behaviour.</p> <p>(c) If accommodation is provided on a furnished basis and includes electrical appliances, the Licence Holder must provide the occupier copies of user manuals or equipment provided as part of the agreement for the occupation of the house.</p> <p>(d) All occupiers are made aware of the licence and conditions.</p>	
Common Areas	<p>Where the dwelling is a flat in a block and the licence holder is the owner or manager of the block, the licence holder must ensure that;</p> <p>(a) Common areas, including shared living rooms, kitchens, hallways, etc. are not used for sleeping, either by tenants or their guests;</p> <p>(b) Corridors, stairways and lobbies are fitted with emergency lighting in accordance with BS5266;</p> <p>(c) A cleaning regime is demonstrated on request to ensure that all corridors, stairways, lobbies and all exit routes are kept free from obstruction and combustible material;</p> <p>Smoking is not permitted in any common areas and 'no smoking' signs should be displayed where the dwelling is a flat in a block and the Licence Holder is the owner or manager of the block. (Health Act 2006).</p>	Primarily required to safeguard the health, safety and well being of occupants in the event of fire.
Fire Safety	<p>The Licence Holder will inform the local authority of any changes to the positioning of smoke alarms and if the property is a house in multiple occupation, produce a Fire detection and alarm system certificate upon request.</p>	To safeguard the health, safety and well being of occupants in the event of fire. The Fire Safety Guidance is provided by LACORS, see www.lacors.gov.uk .

		The Housing- Fire Safety guidance on fire safety provisions for certain types of existing housing can also be found at Brent Council Website www.brent.gov.uk under Housing-Selective Licensing.
Security	<p>The Licence Holder must ensure that:-</p> <p>a) The security provisions for the access to the dwelling (including but not limited to locks, latches, deadbolts and entry systems) must be maintained in good working order at all times.</p> <p>b) Where window locks are fitted, the Licence Holder will ensure that keys are provided to the relevant occupant.</p> <p>c) Where a burglar alarm is fitted to the house, the Licence Holder will inform the occupant in writing the circumstances under which the code for the alarm can be changed, and provide details when required on how this can be arranged.</p> <p>d) Where previous occupants have not surrendered keys, the Licence Holder will arrange for a lock change to be undertaken, prior to new occupants moving in.</p> <p>e) Where alley gates are installed to the rear of the licensed property, the licence holder must take responsibility for holding a key and make satisfactory arrangements for the occupiers' access.</p>	To safeguard the health, safety and well-being of occupants in the event of fire and entry by intruders and reduce any anti-social behaviour (ASB).
External areas, refuse and	<p>The Licence Holder must ensure that:-</p> <p>a) The exterior of the property is maintained in a reasonable decorative order and</p>	To ensure that the domestic hygiene and condition of the licensed property is maintained and reduce any anti-

waste	<p>state of repair;</p> <p>b) At all times any gardens, yards and other external areas within the curtilage of the house are kept in reasonably clean and tidy condition and free from rodent infestation, and</p> <p>c) Suitable and adequate provision is made for storage of refuse generated in the property and that occupants use receptacles provided by the Council for storage prior to collection. The receptacles or plastic refuse sacks where receptacles have not yet been issued must not be exposed for a period longer than 12 hours prior to collection and must not cause obstruction at any time.</p> <p>d) Access must be available at all times to adequate, external, refuse storage.</p> <p>e) The Licence Holder must ensure that any kind of refuse which the Council will not ordinarily collect (e.g. large items, hazardous waste) are disposed of responsibly and appropriately.</p>	social behaviour (ASB).
Training	The Licence Holder and/or Manager will need to demonstrate competence of managing private rented accommodation and shall undertake property management training courses where required to do so by the local authority.	To enable the Council to provide licence holders with the knowledge and expertise to improve the management of their properties and to reduce any anti-social behaviour (ASB).
Management/ Anti-Social Behaviour	The Licence Holder must take reasonable and practical steps to reduce or prevent anti-social behaviour by persons occupying or visiting the house and the use of premises for illegal purposes.	To safeguard the well being of occupants, persons visiting the premises and persons in the immediate locality and reduce any

	<p>The licence holder must:</p> <p>(a) Provide a written action plan to Brent Council outlining procedures for dealing with anti-social behaviour at the time of application. This must be reviewed annually and submitted on request.</p> <p>(b) Obtain tenant references prior to granting a tenancy as to previous tenancy conduct, including behaviour of the proposed occupier and household. The Licence Holder needs to have due regard to what the reference says and be satisfied that the tenant is not likely to cause any anti social behaviour.</p> <p>(c) If a Licence holder receives a reference request for a current or former tenant for the purposes of an application to rent a property from another Licence Holder he must respond to the request in writing within a reasonable period and either;</p> <p>i) decline the request for a reference ; or</p> <p>ii) when giving a reference state whether or not he is aware of any allegations of anti-social behaviour made against the tenant and if such allegations have been made give details of the same including details of whether (to his knowledge) the allegations have been admitted or have been found proven in any court or tribunal.</p> <p>(d) Require any prospective tenant to disclose unspent criminal convictions when applying for a tenancy. Where the prospective tenant discloses unspent criminal convictions the Licence Holder must demonstrate that due consideration was given to whether those convictions indicate a real risk that the prospective tenant is likely to commit acts of antisocial behaviour.</p> <p>(e) Cooperate with Brent Council, Local Constabulary and other agencies in resolving complaints of anti-social behaviour. The Licence Holder and/or their</p>	<p>anti-social behaviour (ASB).</p>
--	--	-------------------------------------

	<p>nominated managing agent are required to undertake an investigation of any complaints regarding their tenants. Written records of these will be required.</p> <p>(f) The licence holder/management agents must make regular (at least monthly) inspections of the property to ensure that the property is in a decent state of repair and that the occupiers are not in breach of tenancy terms and conditions.</p> <p>(g) Ensure that each tenant is made aware that they are responsible for their own behaviour and the behaviour of other occupiers and visitors. Tenants must be made aware that if they, other occupiers, or their visitors: Cause nuisance or annoyance to neighbours; or use abusive or threatening language or behaviour to neighbours; or fail to store or dispose of refuse properly; or cause damage to fixtures, fittings, fire prevention or alarm equipment or installations, or to the fabric of the premises; or fail to give access to the landlord or his agent for the purpose of maintaining communal areas or, upon reasonable notice, to inspect or undertake works within their accommodation. They will be liable to enforcement action which</p> <p>may include possession proceedings either under the terms of the tenancy, pursuant to s.21 of the Housing Act 1988 or pursuant to Grounds 13 or 14 of Schedule 2 to the Housing Act 1988."</p>	
Notification/ Consultation of Changes	<p>The Licence Holder and managing agents must consult with Brent Council before making any material changes to the layout, amenity provision, fire precautions or occupation of the house and must inform Brent Council of:</p> <p>1) Details of any unspent convictions not previously disclosed to the Local Authority that may be relevant to the Licence Holder and/or the property manager and their fit and proper person status and in particular any such conviction in respect of any offence involving fraud or dishonesty, or violence or drugs or any offence listed in</p>	<p>To safeguard the health, safety and well being of occupants in the event of changes during the period of the licence and to reduce any anti-social behaviour (ASB).</p>

	<p>Schedule 3 to the Sexual Offences Act 2003;</p> <p>2) Details of any finding by a court or tribunal against the Licence Holder and /or the manager that he/she has practiced unlawful discrimination on grounds of sex, colour, race, ethnic or national origin or disability in, or in connection with, the carrying on of any business;</p> <p>3) Details of any contravention on the part of the Licence Holder or manager of any provision of any enactment relating to housing, public health, environmental health or landlord and tenant law which led to civil or criminal proceedings resulting in a judgment or finding being made against him/her;</p> <p>4) Information about any property the Licence Holder or manager owns or manages or has owned or managed for which a local housing authority has refused to grant a licence under Part 2 or 3 of the Act, or has revoked a licence in consequence of the Licence Holder breaching the conditions of his/her licence;</p> <p>5) Information about any property the Licence Holder or manager owns or manages or has owned or managed that has been the subject of an interim or final management order under the Housing Act 2004;</p> <p>6) The property becoming empty:</p> <p>7) Changes to liability insurance:</p> <p>8) Notification of repossession/foreclosure</p> <p>9) Successful claims against the licence holder for default of tenancy deposits.</p> <p>10) Change in managing agent or the instruction of a managing agent;</p>	
--	--	--

	11) The undertaking of substantial works to the property, including conversions and modernisations or emergency problems relating to fire, flood or disaster and the tenants are made temporarily homeless.	
Absence	The licence holder is required to have in place suitable emergency and other management arrangements in the event of their absence. The name and contact details of the licence holder and/or manager must be supplied to each occupier and must also be on display in a prominent place.	To safeguard the health, safety and well being of occupants in the event of temporary absence of persons in control and to reduce any Anti-Social Behaviour (ASB).
Compliance inspections	The licence holder must allow the Council to undertake compliance checks. Council Officers will give the licence holder 24 hours notice of these checks and produce valid authorisation at the time of visit.	To ensure that the property complies with the Housing Act 2004 and licence conditions.

For more information please contact:

Private Housing Services, 7th Floor, Civic Centre, Engineers Way, Wembley HA9 0FJ

Tel: 020 8937 2384/2385 (HMO Licensing enquiries) Email: PHS @ brent.gov.uk

Appendix 5: Equality Analysis

1. Roles and Responsibilities: please refer to stage 1 of the guidance

Directorate:

Regeneration and Growth

Service Area:

Housing and Employment

Person Responsible:

Name: Jon Lloyd-Owen

Title: Operational Director – Housing and Employment

Contact No: 020 8937 5199

Signed:

Name of policy:

Selective and Additional Licensing of Private Rented Sector Residential Properties

Is the policy:

New ☒ Old ☐

Date analysis started: 1st January 2014

Completion date: 30th July 2014

Review date: March 2015

Auditing Details:

Name: Elizabeth Bryan

Title: Diversity Officer

Date:

Contact No: 020 8937 1190

Signed:

Signing Off Manager: responsible for review and monitoring

Name: Spencer Randolph

Title: Head of Private Housing Services

Date

Contact No: 020 8937 2546

Signed:

Decision Maker:

Name individual /group/meeting/ committee:

Cabinet

Date: 26th August 2014

2. Brief description of the policy. Describe the aim and purpose of the policy, what needs or duties is it designed to meet? How does it differ from any existing policy or practice in this area?

Around 35,000 properties in Brent are privately rented. Whilst the private rented sector is an important resource and much of it offers good accommodation, parts offer poor quality, with evidence of negative impacts from anti-social behaviour and problems including overcrowding.

The council wants to work with landlords to help the sector provide an efficient and high-quality service to residents and address poor management.

A Mandatory Licensing Scheme for larger houses in multiple occupation (HMOs) is in place and the introduction of an Additional Licensing scheme to cover all HMOs across the borough was approved by the Executive in April 2014. The Selective Licensing scheme that is the subject of this report would cover all privately rented homes in, three wards where a significant link with anti-social behaviour is established - Harlesden, Willesden Green and Wembley Central.

Selective Licensing sets out to contribute to addressing problems of anti-social behaviour associated with private renting as they affect tenants, landlords, other residents and businesses in the area.

3. Describe how the policy will impact on all of the protected groups:

In addition to the protected groups it is worth highlighting that the introduction of licensing will impact on landlords and tenants quite differently.

For landlords who, on the whole, are opposed to licensing for a range of reasons including perceived costs and bureaucracy, the impact (and perceptions about the impact) for protected groups within the cohort will differ from the impact within the tenant group. The size of the sector, representing around one third of all Brent homes, makes it safe to assume that it is occupied by all of the nine protected groups, although their distribution in the sector may not be the same as the distribution within other tenures. Similarly, the number of landlords is large: most landlords own only a small number of properties and, given the size of the sector, it is safe to assume that the number of landlords runs into the thousands and that, within the total, there will be a wide mix including members of protected groups. However, information on both tenants and landlords is, mainly owing to the unregulated and fluid nature of the sector, incomplete. One of the benefits of licensing will be that it will offer a clearer picture over time.

A central aim of Selective Licensing is, alongside other strategies and work programmes, to raise standards in the private rented sector and tackle anti-social behaviour. Therefore, groups experiencing problems such as overcrowding, disrepair and so on are likely to see a positive impact from the proposals. Within this, there may be specific benefits for certain protected groups: for example, licensing will assist in identifying and tackling properties where hazards exist and properties where the tenant would benefit from installation of disabled adaptations or measures to tackle poor energy efficiency and high fuel costs, with older and disabled people potentially seeing particular benefits.

Since these issues tend to be concentrated in the lower end of the market (although not exclusively) it is likely that poorer households will see most impact. There is evidence that certain protected groups – for example ethnic groups who are likely to

be recent migrants - are more likely to be living in the worst private housing and are likely to be on lower incomes.

As noted above, information is incomplete but there are some indications from Census and other data. Broadly, these indicate that:

- Private tenants tend to have a younger age profile than other tenures
- Certain ethnic groups are more likely to be private tenants

From the data set out below, two points are worth noting. First, since specific HB restrictions apply to under 35s (the Single Room Rate), households in this age group reliant on HB will tend to occupy shared or HMO accommodation, often at the lower end of the market. Second, the White Other group is by far the largest in the sector. Although further analysis is needed, it is possible that this reflects the fact that migrants from Europe are more likely to rent privately and there is some anecdotal evidence that this group may often occupy the worst HMOs. To some degree, this may be a matter of choice, since keeping housing costs as low as possible may be a priority for migrant workers, but it is also likely to be a product of low wages and the inaccessibility of other tenure options.

In the short term, the main risk of negative impact will arise if landlords elect to withdraw from the sector, which could lead to evictions. This risk is more pronounced in the case of households in the very worst housing, owned and managed by rogue landlords. However, it is very difficult to assess the extent of this risk or, if evictions take place, who is likely to be most affected.

Very limited data is available on the ethnic or other characteristics of landlords. From the landlord perspective, the concerns noted above are likely to be seen as a negative impact of the proposals, but it is not clear that these represent a negative impact within the meaning of the Equality Act. Licensing is only one aspect of a range of powers that the council has to enforce proper management and maintenance aimed at ensuring the health and safety of occupiers. Landlords are being asked to manage and maintain their homes in the way that a range of legislation requires them to – in summary, to comply with the law.

There is limited evidence concerning other protected groups. At the same time, there is no evidence to suggest any differential impact, either positive or negative for these groups, other than the points referred to in section 4 below.

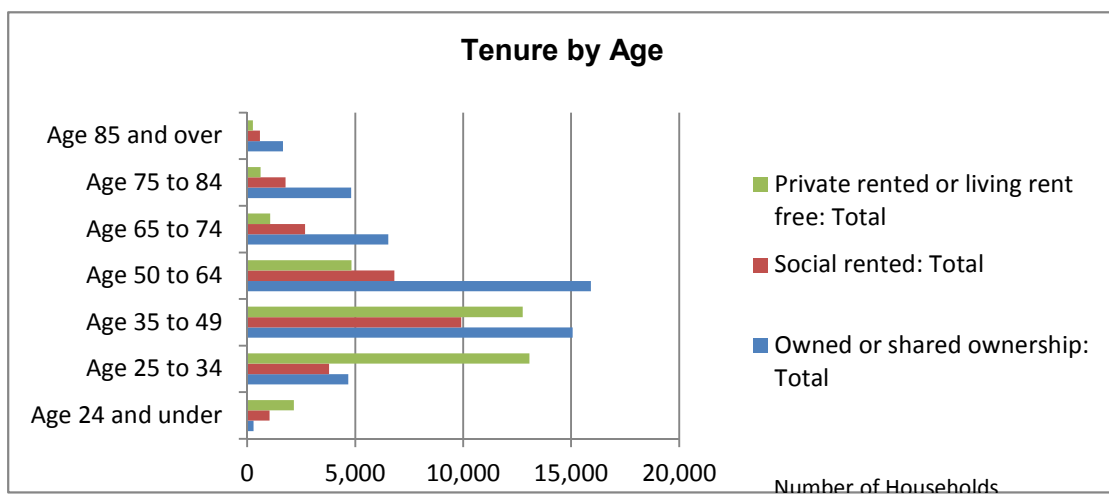
Please give details of the evidence you have used:

Census data 2011

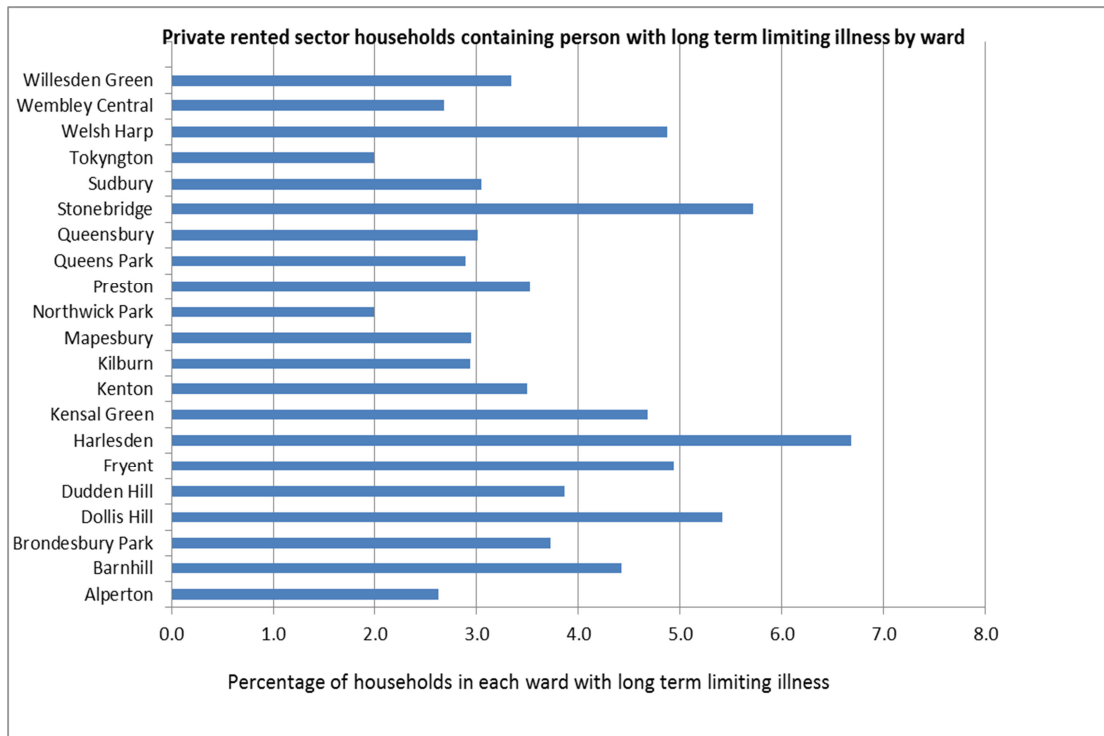
The 2011 Census provides valuable information regarding Brent's population. Data is still undergoing analysis, by ONS, however detailed below is relevant evidence regarding tenure



Source: ONS Crown Copyright Reserved Census 2011



Source: ONS Crown Copyright Reserved [from Nomis on 16 July 2013]



Source: ONS Crown Copyright Reserved Census 2011

4. Describe how the policy will impact on the Council's duty to have due regard to the need to:

a) Eliminate discrimination (including indirect discrimination), harassment and victimisation;

It is thought that high demand and affordability issues for those residing in the PRS have resulted in overcrowding, sub letting and illegal conversions and that this has been exploited by rogue/criminal landlords. Overcrowded homes lack enough bedrooms, taking into account the ages, sex and relationship of the people in the household. Couples, single adults, pairs of adolescents of the same sex and pairs of children under 10 each require a separate bedroom. Licensing will tackle overcrowding and illegal conversions.

A landlord who has a conviction for a racially motivated or other hate crime would not be considered a fit and proper person and therefore would not be granted a license.

The intention is that Selective Licensing will assist in tackling anti social behaviour, which would include harassment and victimisation, for example on the basis of ethnicity or sexuality – and it is therefore anticipated that this measure is likely to assist in eliminating discrimination

Housing and the quality of housing has a major impact on health and wellbeing. Investment in improving poor, overcrowded or inappropriate housing will improve the quality of life of residents and have a preventative affect on future health and social care need.

b) Advance equality of opportunity;

Licensing will have the effect of raising standards within the PRS across the board and therefore create an opportunity for all sectors of the community to live in a decent home.

In addition, licensing is intended to support the establishment of a stable rental market where landlords operate on a level playing field defined by clear standards. This should assist in:

- Improving access to the sector
- Encouraging tenancy sustainment
- Reducing risk of homelessness as a result of eviction from the PRS

Although not the subject of this policy or of the research supporting it, there is anecdotal evidence of racial discrimination by landlords and, particularly, letting agents. Licensing should assist in tackling this problem through improved information, training and communication that will raise awareness of rights and responsibilities across the sector.

c) Foster good relations

As noted above, licensing should provide a level playing field that will assist in fostering good relations between tenants and landlords and between tenants and neighbours in other sectors or businesses. In particular, licensing will assist in tackling problems of poor management and maintenance, overcrowding and anti-social behaviour that can lead to tensions between neighbours and perceptions of decline within neighbourhoods

5. What engagement activity did you carry out as part of your assessment?

i. Who did you engage with?

Two consultation exercises were carried out, with the second following the decision of the Executive to defer a final decision on Selective Licensing pending the outcome of further consultation in Dudden Hill and Mapesbury. The two exercises are addressed in turn below. For convenience, the initial exercise is referred to as Consultation 1 and the second as Consultation 2.

Consultation 1 ran from December 2013 to March 2014 and was undertaken with tenants, landlords, residents and businesses.

A questionnaire was available through the Consultation Portal and in addition:

- Questionnaires were sent by post to:
 - All residents and businesses in the Harlesden, Wembley Central and Willesden Green Wards
 - Residents in receipt of Housing Benefits
 - Landlords who received housing benefits on behalf of their tenants
 - Landlords who are known to the authority through the Housing Needs Unit and actions undertaken by Private Housing Services
 - Letting agents operating in the borough
 - Voluntary organisations

Presentations and discussion took place at:

- Private Housing Forum
- Private Sector Landlords' Fair
- All Brent Connects Forums

ii. What methods did you use?

The consultation process was promoted through:

- Consultation paper and questionnaire on consultation portal
- Facebook advert which took readers to the consultation portal
- Twitter feed
- Direct mail out of questionnaire to landlords and letting agents operating within the borough
- Direct mail out to residents / business in the Harlesden, Willesden Green and Wembley wards
- Direct mail out to residents in receipt of Housing Benefit
- Adverts ran for 4 weeks in Brent and Kilburn Times
- Article in the Brent Magazine
- Article in BHP tenant newsletter
- Press article featured in the local and housing press.
- Poster campaign with posters placed on 80 JC Decaux hoardings across the borough
- Posters placed on Brent buses
- Radio campaign involving interview and phone-in with the Lead Member for Housing
- Direct approaches to members of the public visiting the Civic Centre

iii. What did you find out?

736 responses to the questionnaire were received: 149 from landlords and agents and 587 from tenants, other residents and businesses. In addition direct contact was made through the various meetings and forums with over 350 Brent residents including a large number of private rented landlords operating in the borough.

Landlords

149 landlords responded to the consultation and response in term of the protected characteristics is as follows

Gender	
	% Total
Number of Responses	78.52%
Male	60.40%
Female	18.12%
No Response	21.48%
Total	100.00%
Age	
	% Total
Number of Responses	81.21%
Under 18	0.00%
18 - 24	0.00%

25 - 34	4.70%
35 - 44	14.09%
45 - 54	28.19%
55 - 60	14.09%
61+	14.09%
Prefer not to say	6.04%
No Response	18.79%
Total	100.00%
Disability	
	% Total
Number of Responses	73.83%
Yes	7.38%
No	66.44%
No Response	26.17%
Total	100.00%
Ethnicity	
	% Total
Number of Responses	76.51%
White: English/Welsh/Scottish/Northern Irish/British	24.16%
White: Irish	3.36%
White: Gypsy or Irish Traveller	0.00%
Any other White background	6.04%
White and Black Caribbean	0.00%
White and Black African	0.00%
White and Asian	0.00%
African: Black/African/Caribbean/Black British	1.34%
Caribbean: Black/African/Caribbean/Black British	3.36%
Any other Black/African/Caribbean background	2.68%
Chinese: Asian/Asian British	1.34%
Bangladeshi: Asian/Asian British	0.00%
Pakistani: Asian/Asian British	2.01%
Indian: Asian/Asian British	16.78%
Any other Asian background	1.34%
Arab	0.67%
Any other mixed/multiple ethnic background	0.00%
Any other ethnic group	2.68%
Prefer not to say	10.74%
No Response	23.49%
Total	100.00%

Religion	
	% Total
Number of Responses	75.84%
Buddhist	0.00%
Christian	24.16%
Hindu	15.44%
Jewish	6.71%
Muslim	3.36%
Sikh	0.67%
None	5.37%
Prefer not to say	16.78%
Other	3.36%
No Response	24.16%
Total	100.00%
Sexual orientation	
	% Total
Number of Responses	69.13%
Heterosexual/straight	59.06%
Lesbian	0.67%
Gay man	0.00%
Bisexual	0.00%
Prefer not to say	9.40%
No Response	30.87%
Total	100.00%

Given the unregulated nature of the private rented sector there is very little statistical information against which to compare this cohort of landlords. Nevertheless, it is clear that landlords are opposed to licensing and Selective Licensing in particular, which is in line with experience in other local authorities. Their reservations centre around costs, in particular the licence fee, and perceived bureaucracy associated with the scheme and a view that the local authority should be using other means to deal with poor housing and antisocial behaviour.

Resident and Business response to the Questionnaire

Gender - Response by percentage				
	Private Rented	RSL	Owner Occupied	Business
Male	51.7	37.9	42.5	62.5
Female	48.3	62.1	57.5	37.5

What was your age on your last birthday?				
Responses	Private rented	RSL	Owner Occupied	Business
Under 18	1.1%	3.1%	0.0%	0.0%
18-24	3.0%	3.1%	3.9%	12.5%
25-34	22.9%	18.5%	8.6%	12.5%
35-44	17.3%	12.3%	13.2%	0.0%
45-54	24.1%	26.2%	24.3%	25.0%
55-60	16.9%	10.8%	15.1%	50.0%
61+	11.3%	16.9%	28.3%	0.0%
Prefer not to say	3.4%	9.2%	6.6%	0.0%

Do you have any long-standing illness, disability or infirmity?				
Responses	Private Rented	RSL	Owner Occupier	Business
Yes	24.8%	32.8%	15.6%	50.0%
No	75.2%	67.2%	84.4%	50.0%

How would you describe your ethnic background?				
Responses	Private rented	RSL	O/O	Business
White: English/Welsh/Scottish/Northern Irish/British	15.9%	22.7%	39.5%	37.5%
White: Irish	4.1%	4.5%	7.2%	12.5%
White: Gypsy or Irish Traveller	0.0%	0.0%	0.0%	0.0%
Any other White background	20.7%	7.6%	7.2%	12.5%
White and Black Caribbean	0.7%	0.0%	0.0%	0.0%

White and Black African	0.4%	0.0%	0.7%	0.0%
White and Asian	0.7%	0.0%	0.7%	0.0%
African: Black/African/Caribbean/Black British	13.3%	18.2%	6.6%	25.0%
Caribbean: Black/African/Caribbean/Black British	3.3%	24.2%	6.6%	12.5%
Any other Black/African/Caribbean background	2.2%	3.0%	0.7%	0.0%
Chinese: Asian/Asian British	0.7%	1.5%	0.7%	0.0%
Bangladeshi: Asian/Asian British	0.4%	1.5%	0.0%	0.0%
Pakistani: Asian/Asian British	1.5%	4.5%	2.0%	0.0%
Indian: Asian/Asian British	10.0%	3.0%	10.5%	0.0%
Any other Asian background	7.0%	1.5%	2.0%	0.0%
Arab	7.4%	0.0%	0.0%	0.0%
Any other mixed/multiple ethnic background	1.1%	0.0%	0.7%	0.0%
Any other ethnic group	2.2%	0.0%	0.7%	0.0%
Prefer not to say	8.5%	7.6%	14.5%	0.0%

What is your religion/belief?				
Responses	Private Rented	RSL	Owner Occupied	Business
Buddhist	1.1%	1.5%	1.3%	0.0%
Christian	43.9%	53.0%	35.1%	37.5%
Hindu	8.9%	3.0%	10.4%	0.0%
Jewish	1.1%	0.0%	1.9%	0.0%
Muslim	19.9%	15.2%	4.5%	12.5%
Sikh	0.0%	1.5%	0.6%	0.0%
Other	3.0%	4.5%	3.2%	25.0%

None	9.2%	10.6%	16.9%	25.0%
Prefer not to say	12.9%	10.6%	26.0%	0.0%

What is your sexual orientation?				
Responses	Private rented	RSL	Owner Occupied	Business
Heterosexual/straight	78.1%	71.4%	66.2%	87.5%
Lesbian	0.8%	0.0%	0.0%	0.0%
Gay man	0.0%	3.2%	1.4%	0.0%
Bisexual	1.2%	0.0%	0.7%	12.5%
Prefer not to say	20.0%	25.4%	31.8%	0.0%

The detail of consultation responses is set out in Appendix 2 but, in summary, there are significant concerns about the private rented sector in relation to standards of management and maintenance, accessibility, affordability and connections to anti-social behaviour. These concerns are shared by tenants, other residents and local businesses but also by a significant minority of Brent landlords.

Tenants, residents and businesses showed strong support for the introduction of Additional and Selective Licensing. Although landlords were opposed to the proposals, a significant minority recognised the potential benefits, in particular of Additional Licensing, although there was very little support for Selective Licensing.

Consultation 2 ran from 20th May to 18th July 2014 and was focussed on residents in Dudden Hill and Mapesbury, all of whom were sent a postal questionnaire, while consultation documents were made available through the council's Consultation Portal as with Consultation 1. The consultation took this form in order to match the exercise carried out in Consultation 1, through which all residents in the three wards initially identified as potential locations for Selective Licensing were written to. Landlords were not included in Consultation 2 since they had been fully involved in Consultation 1, as noted above.

Respondents were asked to provide the same information as for Consultation 1 and showed a broadly similar mix of characteristics.

Gender

Responses:	count	% of responses
Male	110	40.7%
Female	160	59.3%
Total Responded to this question:	270	100.0%
No Reply	47	

Total	317	
-------	-----	--

Age

Responses	Count	% of responses
18-24	2	0.7%
25-34	23	8.4%
35-44	57	20.9%
45-54	65	23.8%
55-64	57	20.9%
65+	69	25.3%
Total Responded to this question:	273	100.0%
No Reply	44	
Total:	317	

Disability

Responses:	count	% of responses
Yes	64	23.7%
No	206	76.3%
Total Responded to this question:	270	100.0%
No Reply	47	
Total	317	

Ethnicity

Responses	Count	% of responses
White: English/Welsh/Scottish/Northern Irish/British	113	42.3%
White: Irish	17	6.4%
White: Gypsy or Irish Traveller	0	0.0%
Any other White background	44	16.5%
White and Black Caribbean	3	1.1%
White and Black African	1	0.4%
White and Asian	3	1.1%
African: Black/African/Caribbean/Black British	13	4.9%
Caribbean: Black/African/Caribbean/Black British	15	5.6%
Any other Black/African/Caribbean background	3	1.1%
Chinese: Asian/Asian British	3	1.1%
Bangladeshi: Asian/Asian British	2	0.7%

Pakistani: Asian/Asian British	6	2.2%
Indian: Asian/Asian British	14	5.2%
Any other Asian background	4	1.5%
Arab	2	0.7%
Any other mixed/multiple ethnic background	1	0.4%
Any other ethnic group	0	0.0%
Prefer not to say	23	8.6%
Total Responded to this question:	267	100.0%
No Reply	50	
Total	317	

Religion/Belief

Responses	Count	% of responses
Buddhist	6	2.3%
Christian	124	46.6%
Hindu	14	5.3%
Jewish	7	2.6%
Muslim	17	6.4%
Sikh	0	0.0%
Other	23	8.6%
None	38	14.3%
Prefer not to say	37	13.9%
Total Responded to this question:	266	100.0%
No Reply	51	
Total:	317	

Sexual Orientation

Responses	Count	% of responses
Heterosexual/straight	205	80.1%
Lesbian	1	0.4%
Gay man	4	1.6%
Bisexual	2	0.8%
Prefer not to say	44	17.2%
Total Responded to this question:	256	100.0%
No Reply	61	
Total:	317	

As set out in Appendix 2, responses indicated similar concerns to those revealed in Consultation 1, but with some significant difference.

iv. How have you used the information gathered?

Information has been used to test the original proposals and to develop final versions. For example, responses have clarified the need to enter into further discussion with local landlords and their representatives about the detail of licence conditions and the potential application of discounts on licence fees.

It should be stressed that comments received as part of the consultation process did not reveal significant concerns about the impact of the proposals in relation to protected groups. This probably reflects the fact that the proposal is concerned with tenure rather than any other issue and affects a very wide range of Brent households. As noted above, there is no doubt that all protected groups feature in the cohort of private tenants and landlords and there is some evidence to suggest that some groups may be over-represented.

v. How has it affected your policy?

Consultation 1 and analysis of evidence supported the designation of an Additional Licensing scheme to cover the whole borough but suggested that the approach to Selective Licensing required further consideration and consultation with a view to identifying other wards that may meet the criteria for designation. Following this exercise, this report recommends that a designation of Selective Licensing should apply in the three wards of Harlesden, Wembley Central and Willesden. Further consultation will also consider the detail of the conditions and any discount against fees applicable to both schemes.

This equality analysis has also identified that the scheme has the potential to support improvement of standards on equalities in the PRS by informing landlords about:

- How to advertise properties in a non-discriminatory way
- Grants available to benefit older residents and promote energy efficiency
- Responsibilities to disabled tenants

6. Have you identified a negative impact on any protected group, or identified any unmet needs/requirements that affect specific protected groups? If so, explain what actions you have undertaken, including consideration of any alternative proposals, to lessen or mitigate this impact.

Overall, it is expected that the impact will be positive for all groups. However, as noted earlier, there is some risk that evictions may result if landlords opt to withdraw from the market. It is impossible to predict on what scale, if at all, this might happen but any response will need to operate mainly on a case by case basis. It may be worth noting that other boroughs that have implemented either Additional or Selective Licensing have reported that they have not experienced any significant rise in evictions or homelessness attributable to the schemes. Where households are in priority need, homeless applications may be made, while advice and assistance would be available in all cases. This may be coupled with increased publicity and

information for tenants and landlords at the point that the schemes are introduced.

On the basis of the information available, the groups most at risk are:

- Age – people under 35
- Ethnicity – Other White households

However, it should be stressed that eviction could affect any tenant within any of the protected groups and there is no reliable way of predicting any disproportionate impact. This issue will therefore need to be monitored carefully.

7. Analysis summary

Please tick boxes to summarise the findings of your analysis.

Protected Group	Positive impact	Adverse impact	Neutral
Age		X*	
Disability	X		
Gender re-assignment	X		
Marriage and civil partnership	X		
Pregnancy and maternity	X		
Race		X*	
Religion or belief	X		
Sex	X		
Sexual orientation	X		

* Note that these indications are provisional and affect only certain cohorts within the broader age and race groups.

8. The Findings of your Analysis

Please complete whichever of the following sections is appropriate (one only).

Please refer to stage 4 of the guidance.

No major change

Your analysis demonstrates that:

- *The policy is lawful*
- *The evidence shows no potential for direct or indirect discrimination*
- *You have taken all appropriate opportunities to advance equality and foster good relations between groups.*

Please document below the reasons for your conclusion and the information that you used to make this decision.

The policy is lawful and there are no indications of significant negative impact, beyond the speculative risk around eviction noted above and for which mitigation measures have been identified.

Although some adjustment has been made to the policy following consultation, this is not connected with equality issues.

Adjust the policy

This may involve making changes to the policy to remove barriers or to better advance equality. It can mean introducing measures to mitigate the potential adverse effect on a particular protected group(s).

Remember that it is lawful under the Equality Act to treat people differently in some circumstances, where there is a need for it. It is both lawful and a requirement of the public sector equality duty to consider if there is a need to treat disabled people differently, including more favourable treatment where necessary.

If you have identified mitigating measures that would remove a negative impact, please detail those measures below.

Please document below the reasons for your conclusion, the information that you used to make this decision and how you plan to adjust the policy.

Continue the policy

This means adopting your proposals, despite any adverse effect or missed opportunities to advance equality, provided you have satisfied yourself that it does not amount to unlawfully discrimination, either direct or indirect discrimination.

In cases where you believe discrimination is not unlawful because it is objectively justified, it is particularly important that you record what the objective justification is for continuing the policy, and how you reached this decision.

Explain the countervailing factors that outweigh any adverse effects on equality as set out above:

Please document below the reasons for your conclusion and the information that you used to make this decision:

Stop and remove the policy

If there are adverse effects that are not justified and cannot be mitigated, and if the policy is not justified by countervailing factors, you should consider stopping the policy altogether. If a policy shows unlawful discrimination it must be removed or changed.

Please document below the reasons for your conclusion and the information that you used to make this decision.

9. Monitoring and review

Please provide details of how you intend to monitor the policy in the future.

Please refer to stage 7 of the guidance.

Monitoring arrangements are subject to further discussion with landlords, tenants and other interested parties during the notice period for the scheme. However, they are likely to include:

- Take-up of the scheme
- Levels of enforcement for non-compliance
- Levels of enforcement under other powers
- Assessment of tenant and landlord experience one year into the scheme
- Impact on perceptions and reports of anti-social behaviour in the wards covered by Selective Licensing

10. Action plan and outcomes

At Brent, we want to make sure that our equality monitoring and analysis results in positive outcomes for our colleagues and customers.

Use the table below to record any actions we plan to take to address inequality, barriers or opportunities identified in this analysis.

Action	By when	Lead officer	Desired outcome	Date completed	Actual outcome
Further consultation on operational detail of the schemes	November 2014	Spencer Randolph	Full conditions and fees agreed		
Communication Strategy and application process agreed	November 2014	Spencer Randolph	All landlords tenants and other interested parties fully aware of schemes		
Monitoring process agreed	November 2014	Spencer Randolph	Monitoring arrangements allow for comprehensive assessment of success of the scheme and impact for Brent residents		
Application process	November 2014	Spencer Randolph	Landlords begin to apply		

commences					
Schemes come into operation	January 2015	Spencer Randolph			
Review of schemes	January 2016	Spencer Randolph	Assessment in line with monitoring arrangements as noted above		

APPENDIX C

SELECTIVE LICENCE PROPOSED FEES

The basic fee for a property that is not an HMO which is subject to licensing under Part 2 of the Housing Act will be £540.00 for a five year licence. Discounts are proposed for application made before the commencement date and for certain accredited landlords. The proposed fees and variations are set out below.

A. Proposed Fees

Type of Application	Proposed Fee
Applications made before the designation comes into force	£340.00 for a 5 year licence. £40.00 Landlord accreditation discount
Applications made before the designation comes into force and are landlords with previous management contraventions or are of concern	£540.00 for a 1-yr licence £40.00 Landlord accreditation discount
Applications made after the designation comes into force	£540.00 for a 5-yr licence £40.00 Landlord accreditation discount
Applications made after the designation comes into force and are landlords with previous management contraventions or are of concern	£540.00 for a 1-yr licence £40.00 Landlord accreditation discount
New build rental properties providing that a licence is applied for no later than three months after practical completion	£340.00 for a 5 year licence £40.00 Landlord accreditation discount
Licence Application renewal (after the end of any discounted period)	£440.00 £40.00 Landlord accreditation discount

B. Additional Charges associated with the assisted online application

Council assistance provided to complete an application For those applicants that are not able to complete an online application form the Council will offer an assisted service. This will enable you to make an application by telephone or by coming into Brent's Civic Centre, by appointment, and we will help you complete the form on line	£100.00
---	---------

Appendix D

.....

Brent Selective Licence Conditions

Please note that the conditions set out below are those used in the Council's current Selective Licensing Scheme. We do not propose to change the existing conditions, save for the addition of condition 1a. However a revision of the conditions will be considered as part of this consultation.

	Proposed Conditions of the Selective Licenses granted under Part 3 of the Housing Act 2004, s95
ITEM	CONDITION
1. Terms of Occupation	The occupiers of the property must be given a written statement of the terms (this is usually a tenancy agreement) on which they occupy the property, at the start of the tenancy. The licence holder must declare at the point of application, that they provide these terms to the occupiers and provide a copy to the Council within 14 days on demand. Examples of tenancy agreements can be found at the Council's Private Sector Housing Licensing Website.
1a. Numbers of households	The Licence Holder must ensure that the property does not become occupied by more than the number of household stated on the licence. This will normally be for one household or family.
2. Tenant references	The licence holder must collect and check references from anyone who would like to occupy the property. No new occupiers should be allowed to occupy the property if they are unable to provide a reference. The licence holder must provide evidence of reference checks carried out when requested by the Council within 14 days on demand. Examples of tenancy reference checks can be found at the Council's Private Sector Housing Licensing Website.
3. Rent payments	All occupiers should be given a rent book or similar receipt for payments made, such as a rent statement, this should be provided to the occupiers at minimum of quarterly (3 months) intervals. The licence holder must also ensure that they record all rent payments that they receive. This must be declared at the point of application and evidence provided to the Council within 14 days on demand.
4. Deposits	The licence holder must protect any deposits taken from the occupiers, by placing them in a statutory tenancy deposit scheme. Information about the scheme being used must be given to the occupier at the time the deposit is taken. When requested this information must be provided to the Council within 14 days on demand.
5. Complaints	All tenants should be given a suitable written complaints procedure at the start of their tenancy. An example of a complaints procedure can be found at the Council's Private Sector Housing Licensing Website.
6. Anti-social behaviour	The licence holder must take reasonable and practical action to prevent or stop anti-social behaviour by the occupiers of the property or their visitors.

(ASB)	<p>The licence holder must ensure that the occupiers of the property receive written confirmation detailing the procedure in place to deal with anti-social behaviour at the start of their tenancy. Please refer to 6a and 6b below.</p> <p>[For further information on what the Council considers to be anti-social behaviour see appendix 2].</p>
6a. Prevention	<p>To help prevent anti-social behaviour occurring the licence holder must:</p> <p>I. Obtain tenant references prior to granting a tenancy as to their previous conduct and be satisfied that they are not likely to cause any anti- social behaviour.</p> <p>II. Ask anyone wishing to occupy the property, to disclose unspent criminal convictions. If unspent criminal convictions are disclosed, the licence holder must consider if those convictions indicate a risk that the person is likely to commit acts of anti- social behaviour before granting a tenancy.</p> <p>III. Respond to any reference requests received for a current or former tenant from another licence holder in writing within 21 days.</p> <p>IV. When giving a reference, state whether or not they are aware of any allegations of anti-social behaviour made against the tenant. If allegations have been made they must give details to the best of their knowledge, of whether the allegations have been admitted or have been found proven in any court or tribunal.</p> <p>V. Make, a minimum of quarterly inspections of the property to ensure that it is in a decent state of repair and that the occupiers are not in breach of tenancy terms and conditions.</p> <p>VI. Ensure that all tenants are aware, that if they or their visitors behave in a way that the licence holder, manager or Council considers to be anti- social they may face eviction.</p>
6b. Action	<p>This is a procedure to be followed if or when a landlord has been made aware of the occurrence of anti-social behaviour. For the purpose of transparency, this process should be made available to tenants at the start of their tenancy agreement.</p> <p>The licence holder must cooperate with the Council, the Police Service and any other agencies in resolving complaints of anti-social behaviour. The licence holder should address problems of anti- social behaviour resulting from the occupiers or their visitors by following the procedure set out below:</p> <p>I. If a complaint is received, or anti-social behaviour is discovered, the licence holder must contact the tenant within 14 days. The tenant must be informed in writing of the allegations made against them and of the consequences of its continuation.</p> <p>II. The licence holder shall monitor any allegations of anti-social behaviour for a period of 28 days, from the date the complaint was received.</p> <p>III. If after 28 days it is found that the anti-social behaviour is still continuing, the licence holder must visit the premises within 7 days and provide the tenant with a warning letter advising them of the possibility of eviction if their behaviour continues.</p>

	<p>IV. If after 14 days of giving a warning letter the tenant has not taken steps to address the anti-social behaviour and it is still continuing, the licence holder shall take action which may include legal eviction proceedings.</p> <p>V. The licence holder must ensure that written notes are kept of any meetings, telephone conversations or investigations regarding anti-social behaviour for 3 years, and if requested by the Council, provide this information within 28 days on demand.</p> <p>VI. Any letters, relating to antisocial behaviour sent or received by the licence holder, must be kept for 3 years by the licence holder and if requested by the Council, provide copies of them within 28 days on demand.</p> <p>VII. Where the licence holder or his agent has reason to believe that the anti-social behaviour involves criminal activity, the licence holder shall inform the appropriate authorities.</p>
7. Gas	<p>If gas is supplied to the property, the licence holder must ensure that the gas installation and appliances are tested annually by an approved Gas Safe engineer. The license holder must provide to the Council, a current Gas Safe Certificate at the point of application. Within 14 days of the licence holder being notified by the Council of any safety risk, a new Gas Safe certificate must be submitted to the Council.</p>
8. Electrical Appliances	<p>The licence holder is responsible for the maintenance and safety of all supplied electrical appliances and must ensure:</p> <p>a. Electrical appliances are safe and in good working order. A declaration as to their condition must be provided at the point of application.</p> <p>b. Test reports on the condition of the electrical appliances in the property must be provided to the Council within 14 days on demand.</p>
9. Furniture and Furnishings	<p>The Licence Holder must ensure that furniture and furnishings supplied by them are safe and comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988. They must provide a declaration as to their safety at the point of application and if requested by the Council within 14 days on demand.</p> <p>Further advice may be sought from - London Borough of Brent, Trading Standards Service. Tel.0208 937 5555 / 5544 Email. trading.standards@brent.gov.uk.</p>
10. Security	<p>The licence holder is responsible for the security of the property and must ensure:</p> <p>a. The access to the property, such as locks, latches and entry systems are maintained and in good working order at all times.</p> <p>b. The front door of the property is fitted with a mortice lock (thumb turn) or equivalent, to a five- lever security level.</p> <p>c. Where window locks are fitted, the keys are provided to the relevant occupants.</p>

	<p>d. Where a burglar alarm is fitted to the property, the occupiers are informed in writing about the circumstances under which the code for the alarm can be changed, and are given details on how this can be arranged.</p> <p>e. Where previous occupants have not returned keys, the relevant locks will be changed prior to new occupants moving in.</p>
11. External areas	<p>The licence holder must ensure that:</p> <p>a. The exterior of the property is maintained in a reasonable decorative order and state of repair.</p> <p>b. Gardens, fencing and other external elements are kept in a clean, clear and/or sound condition.</p>
12. Refuse and waste	<p>The licence holder should provide a sufficient number of external rubbish bins for the occupiers to dispose of waste. They are also responsible for ensuring that any kind of refuse which the Council will not ordinarily collect (e.g. large items of furniture, hazardous waste etc.) are disposed of responsibly and appropriately.</p>
13. Repairs	<p>The Licence Holder must ensure that:</p> <p>a. All occupants of the property receive written confirmation detailing arrangements in place to deal with repairs. If requested, this must be provided to the Council within 14 days on demand.</p> <p>b. Disrepair and/or defects identified to the landlord by the Council are investigated and adequately addressed within the specified timeframes as may be stipulated by the Council.</p> <p>c. All repairs to the property or any installations, facilities or equipment within it are carried out by competent and reputable persons.</p> <p>d. They respond positively and within the specified time period given to any mandatory housing related enforcement notices issued by the Council.</p> <p>e. Whilst any works are in progress, the work is carried out to ensure the safety to all persons occupying or visiting the premises.</p> <p>f. On completion of any works, the property is left in a clean and tidy condition.</p>
14. Compliance Works	<p>The licence holder must ensure that any works found to be necessary by the Council to ensure that the property complies with the Council's prescribed standards, are carried out within the specified time period given.</p>
15. Pest Control	<p>The licence holder is responsible for ensuring that the property, including external areas such as gardens, are free from pest infestation e.g. rodents. Any pest infestations must be managed effectively and within a period of 7 days of being reported.</p>
16. Smoke Alarms	<p>The licence holder must ensure that smoke alarms are installed in the property and are kept in proper working order. A declaration as to their condition and positioning must be made at the time of application and provided to the Council within 14 days upon demand.</p> <p>If/when the Council notifies the licence holder of any deficiencies, a new</p>

	test /completion certificate must be submitted to the council within 14 days from the date of notification.
17. Means of Escape	The licence holder must ensure that all means of escape from fire are free from obstruction and fire precautions are maintained.
18. Electrical Installations	The licence Holder must supply a current (i.e. within the previous 5 years) Domestic Electrical Installation Periodic Report for the whole of the electrical installations to the Council within 28 days of demand. All recommendations for urgent attention and improvement (Codes 1 and 2) must be carried out within 28 days of the report.
19. Consultation of Changes	The licence holder must consult with the Council before making changes to the layout of the property, amenity provisions (such as adding or removing bathroom or kitchen facilities), fire precautions or occupation of the accommodation.
20. Notification	<p>The licence holder must inform the Council of:</p> <ul style="list-style-type: none"> a. Details of any unspent convictions not previously disclosed to the Local Authority involving fraud or dishonesty, violence or drugs, any offence listed in Schedule 3 to the Sexual Offences Act 2003, or any other conviction relevant to the licence holder and/or the property managers fit and proper person status. b. Details of any finding by a court or tribunal against the licence holder and/or the manager that they have practiced unlawful discrimination on the grounds of sex, colour, race, ethnic or national origin or disability. c. Details of any civil or criminal proceedings against the licence holder or manager, relating to housing, public health, environmental health or landlord and tenant law, resulting in a judgment or finding being made against them. d. Information about any property the licence holder or manager owns or manages or has owned or managed, that has been refused a licence by a local housing authority or has had a licence revoked due to the breaching of the licence conditions. e. Information about any property the licence holder or manager owns or manages or has owned or managed, that has been the subject of an interim or final management order under the Housing Act 2004. f. The property becoming empty for more than 3 months. g. Notification of repossession/foreclosure. h. Successful claims against the licence holder for default of tenancy deposits. i. A change in managing agent or the instruction of a managing agent. j. The undertaking of substantial works to the property, including conversions and modernisations or emergency problems relating to fire, flood or disaster.
21. Absence	The licence holder is required to have in place suitable emergency management arrangements in the event of their absence.

22. Compliance inspections	<p>The licence holder must arrange for access to be granted when requested by the Council within 14 days and must not obstruct council officers from carrying out statutory duties including the surveying of the property to ensure compliance with licence conditions and relevant legislation. Immediate, unannounced visits may also be made by duly authorised Council Officers, where deemed appropriate to a stated situation relating to these conditions.</p>
-----------------------------------	--

End of Conditions

Appendix to the Licence Conditions

USEFUL INFORMATION

1. The London Landlord Accreditation Scheme (LLAS) - will provide you with the necessary skills to run a successful business. A partnership of landlord organisations, London Councils and university accommodation units who have worked together to set up a development programme which will provide you with the information necessary to improve your business.

Web: www.londonlandlords.org.uk/accreditaion : Tel: 020 7974 1970

2. The Electrical Safety Council - The Electrical Safety Council is an independent charity committed to reducing deaths and injuries through electrical accidents at home and at work. They are supported by all sectors of the electrical industry as well as local and central government and work to promote safety and good practice.

Web: <http://www.esc.org.uk> Tel: 0870 040 0561

3. Gas safety – The Health and Safety Executive have a very informative website (www.hse.gov.uk/gas/landlords/index.htm) that provides excellent guidance which you should view, because a landlord is legally responsible for the safety of any tenants in relation to gas safety. By law you must:

- Repair and maintain gas pipework, flues and appliances in safe condition
- Ensure an annual gas safety check on each appliance and flue
- Keep a record of each safety check

4. Deposit Protection Service - The Deposit Protection Service (The DPS) is open to all. It is the only service that is completely free to use and is run by Computershare, who has 8 years' experience of running a similar scheme in Australia. Both landlords and tenants can manage their account 100% online or by using traditional postal methods, from registration to repayment. Plus, deposits are secure when using The DPS – thanks to Bank of Scotland's Specialist Deposit Services team, who safeguard and administer all deposit funds.

Web: <http://www.depositprotection.com> Tel: 0870 702 0003

APPENDICES

What is anti-social behaviour?

- To behave in a way that is considered to be anti-social can include: Causing nuisance or annoyance to other occupiers or neighbours.
- Using abusive or threatening language or behaviour to other occupiers or neighbours.
- Failing to store or dispose of waste properly.
- Causing damage to fixtures, fittings, fire prevention or alarm equipment or installations.
- Causing damage to the property.
- Failing to give access to the landlord or his agent for the purpose of maintaining communal areas.
- Failing to give access to the landlord/manager, having received reasonable notice, to inspect or undertake works within their accommodation.

