

**Private Sector Licensing**  
**Lewisham Council's response to**  
**comments and representations**  
**received during the public**  
**consultation**

DRAFT

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## Changes to the proposed scheme due to consultation feedback

- 1.1. The result of the public consultation on the introduction of a selective licensing scheme demonstrated clear overall support for all three designations. Though a majority of landlord respondents disagreed with the introduction of all three designations, an overwhelming majority of both private tenants and other respondents agreed with all three designations.
- 1.2. The primary objective of the selective licensing scheme will be to improve the quality of the rental market for private renters and a secondary objective will be to ensure that privately rented homes have a positive impact on neighbourhoods. The council therefore proposes to proceed with the application to introduce selective licensing in the borough.
- 1.3. At this stage, the council proposes to make some minor amendments to the scheme on the basis of the consultation response, as set out below. However, prior to presenting this response for approval by Mayor and Cabinet committee, the council will consider whether any further, more substantive amendments should be made, and this paper will be updated if necessary. The minor amendments proposed at this time are:
  - The addition of a license condition regarding the exterior of the property, to place an obligation on the licence holder to ensure that all boundary walls, fences, communal gardens and yards are kept in a safe condition. This would mirror HMO management regulations and the importance of such a condition was clearly reflected in consultation responses.
  - With regard to fees, some consultation response comments stated that the fee split is unclear. Officers recommend that the fee information be updated with more information about Part A and Part B, how the parts of the fee will be used, and explanatory text outlining things such as how long the licence lasts, who should pay for the licence, what information can be changed without charge (such as change of tenants) and what changes will be charged (change of licence holder)
  - Clearly setting out which landlord accreditation organisations will be eligible for the landlord discount, to ensure that only reputable accreditation providers are accepted.

## Comments about agreement/disagreement with the proposed scheme

Theme	Example Comment/Question	Council response
<b>Agrees with scheme</b>	I strongly believe that all private landlords should require licences for the reasons given in the proposals, and more. Housing is a right, and nobody should profit from it while some live in substandard conditions (and many don't have a home at all). If private landlords must exist at all, then the absolute minimum they can do is provide good quality housing, especially in the most deprived areas.	The council believes that all properties should be safe and decent for their inhabitants, which is why improving the quality, standard and safety of housing in Lewisham is a key priority of the council ( <a href="#">Housing Strategy 2020-2026</a> ) and believes that by introducing selective licensing and working with landlords and landlord associations to improve standards and practice across the borough, we can work towards this aim
	All tenants should have the right to safe and clean-living conditions, without the costs passed on to them. I suspect children would particularly benefit.	

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	<p>I am concerned about the quality, safety and value for money of privately rented properties in Lewisham and the effects this has on tenants' well-being and the general way of life in the area.</p> <p>Any efficient and complete licensing for any area is essential. I have seen appalling conditions which tenants are expected to live in by lazy and greedy landlords. I hope that there will also be proper protection built in for good landlords who, like myself, have been taken for a ride by careless tenants?</p>	<p>The council understands that some properties let in the private sector can cause issues for their neighbours, and has evidence of persistent issues with ASB, poor housing conditions and deprivation. This evidence was provided as part of the evidence pack for the consultation, and is why the council believes that selective licensing would be a useful tool in addressing these issues</p>
<b>Areas Experiencing ASB</b>	<p>There is already an increasing level of anti-social behaviour and also local services unable to cope with the numbers in this area.</p> <p>Catford South is rapidly changing due to ASB</p>	
<b>Experience with envirocrime</b>	<p>Fly tipping is a big problem in my ward Catford South. Also, dirty streets and unkempt houses</p> <p>Clear that fly-tipping is a significantly greater problem in SE6 compared with SE14 area.</p>	
<b>Experienced issues with council properties</b>	<p>The only anti-social incidents (only a handful) I have experienced in the last 20 years of property ownership in Lewisham have been down to Lewisham council tenants.</p> <p>The Council deem themselves legally obliged to provide housing for the benefit of their tenants and then ignore complaints about said tenants from owner occupiers having to suffer from severe antisocial behaviour such as dealing drugs, fly tipping, nuisance and annoyance from a multitude of similar tenants using the property as a social meeting house. In the 33 months we had one of the Councils tenants residing above us, there were around 80 different visitors, half of whom ignored Covid restrictions during lockdowns, dealt drugs from the property, fly tipped their rubbish to other private residents bins, as well as dumping in the street, discarding cigarette butts on a daily basis and were generally obnoxious to all and sundry in the vicinity. Do the Council take the view that they have to provide accommodation to criminals?</p> <p>In my experience, it is council tenants and council run properties that is in breach of the behaviour you describe. There is a penalty on private landlords.</p>	
<b>Experienced issues with HMO properties</b>	<p>My main issue is up to 6 room HMO and anti-social behaviour and lack of actual care for vulnerable tenants</p> <p>We live next door to two HMOs and experience daily issues with ASB including waste management, noise and badly taken care of</p>	<p>Whilst the council acknowledges that there can be issues with all property types, selective licensing is a tool that the council can use to address the issues in the private rented sector.</p> <p>The council has a legal duty to provide housing for all households within the borough deemed to be homeless and in priority need, who meet the eligibility criteria. This duty is conferred on the council by central government. Due to the shortage of available social housing, the council is forced to house some homeless residents in temporary accommodation in the private rented sector. Selective and additional licensing will help to ensure that all privately rented accommodation meets the required standard, including those properties being used for temporary accommodation.</p> <p>The council website has resources for reporting anti-social behaviour (ASB) in social housing here - <a href="#">Lewisham Council - Report antisocial behaviour if you live in social housing</a></p> <p>The council understands that there are issues in HMO properties in the privately rented sector. The council introduced an additional licensing scheme in April 2022, which covers small HMOs (with 3-4 sharers) in</p>

Theme	Example Comment/Question	Council response
	<p>properties. Would welcome a solution to address existing HMOs too.</p> <p>I live between 2 HMO's privately rented by separate companies/entities, they are both overcrowded, fitting up to 7 people into an identical 2-bedroom house to mine. The issues arising due to overcrowding and mismanagement of properties include damage to my property cry tipping, garbage overflowing, antisocial behaviour especially late at night and a general lack of upkeep to the properties and outdoor spaces which has resulted in a mouse problem in my property which I have had to spend hundreds of pounds on professional pest control to address, and I am still not convinced it is permanently resolved. More regulations are required from the council and monitoring of private rented properties to ensure substandard living conditions created by negligent landlords aren't blighting neighbourhoods.</p> <p>Hopefully this would result in less overcrowded HMOs and landlords taking more responsibility over troublesome tenants and rubbish piled up in front gardens and on the street.</p>	<p>addition to the existing national mandatory licensing scheme for larger HMOs (5 plus sharers). This means that all HMOs in Lewisham are now required to have a license and meet certain minimum standards. Landlords and managing agents who own and operate unlicensed HMOs in a licensed area could be subject to enforcement action.</p> <p>The conditions for HMOs are available <a href="#">via the council website here</a> and they address minimum room sizes and maximum occupancy, health and safety, refuse and pest control.</p> <p>The register of licensed HMOs is available <a href="#">here</a>. If you believe you have identified an unlicensed HMO, or have concerns about an HMO or other privately rented property in your area, please report it to <a href="mailto:pshe@lewisham.gov.uk">pshe@lewisham.gov.uk</a> and an officer will be assigned to investigate.</p>
<p><b>Experienced issues with rented properties</b></p>	<p>In poorer areas with lower rates of homeownership residents are less likely routinely complain about conditions or to organise amongst neighbours to complain, compared to wealthier areas with organised neighbourhood watch groups for example. This results in under-reporting in some areas which hasn't been taken into account. Evelyn/New Cross also bear the brunt of anyone turned away from Landmann Way (which is very poorly run compared to the OKR site in Southwark). Most private let's don't have car access needed for so rubbish, mattresses etc is dumped on corners when short-lived tenancies move on. Landlords use the area as a dumping ground for fridges, mattresses etc. The absence of any CPZ in the area also contributes to antisocial littering/residential fly tipping as there is no "natural surveillance" from traffic wardens. All of these issues compound poor rented living conditions and ASB issues.</p> <p>I live in designation 1 area, and am aware of antisocial behaviour, unchecked by landlords, including to some extent in my own block e.g., noise, fly tipping, rubbish left lying around for foxes to spread around, lack of consideration for neighbours</p>	<p>As stated above, the council understands that some properties let in the private sector can cause issues for their neighbours, and has evidence of persistent issues with ASB, poor housing conditions and deprivation. This data was provided as part of the evidence pack for the consultation and is why the council believes that selective licensing would be a useful tool in addressing these issues.</p>

Theme	Example Comment/Question	Council response
<b>It should be borough-wide</b>	<p>If you are going to licence you need to licence all.</p> <p>I think the same issues occur throughout the Borough, so it's pretty meaningless to single out one group of wards from another</p> <p>I believe all wards should have the same focus - the areas are all present regardless of the extent of deprivation</p> <p>I don't think it's right to stereotype a specific area. Each situation needs to be assessed on its merits</p>	<p>The council can only introduce selective licensing in areas in the borough where there is evidence that the area meets the criteria as laid out in section 80 of the Housing Act 2004 and the Selective Licensing of Houses (Additional Conditions) (England) Order 2015. The council carried out a detailed analysis of the evidence available and has been selective in proposing designations for areas that meet the criteria of poor property conditions, deprivation and ASB.</p> <p>If the council proceeds to make an application to introduce selective licensing, and is successful in doing so, we will continue to monitor the evidence for the need for selective licensing throughout the borough and consider whether there may be a case for borough-wide licensing in the future. The council has already introduced borough-wide HMO licensing, in recognition of the fact that there are particular issues with this type of privately rented housing.</p>
<b>Licensing is a money-making scheme</b>	<p>Tenants already have the ability to report poor conditions, too many tenants in confined spaces. The LA need to make it easier for tenants to report this. This is just lazy LA policymaking to make money. The illegal landlord will keep renting to illegal renters, these are the ones there are no AST's, it's a cash business and LA's need to stamp this out not charge law abiding Landlords.</p> <p>All the additional regulations ultimately duplicate rules for landlords that are already in place. The council is using this purely as a money-making exercise and it will ultimately cause private rental prices to rise as landlords will need to pass on this cost. Utterly pointless apart from increasing revenue for the council.</p> <p>The licencing scheme will add nothing to the borough as we have seen from other schemes and is used just to make revenue for the council.</p> <p>There is no problem with private rented properties. This proposal is another way for you to make money out of landlords. You are not helping tenants either as the rents will only go up. See other councils for example</p> <p>The proposal is discriminatory and appears to be a way for the council to increase its revenue.</p> <p>You will push small private landlords, who own 1 or two flats out of</p>	<p>Under the law, the Council is not allowed to make money from the licensing schemes. The proposed fees have been calculated based on the cost of setting up and operating the licensing schemes, so that the costs would be met by the expected income from the number of licence applications the Council anticipate, under the proposed designations.</p> <p>The introduction of licensing schemes can make a transformative difference to the provision of services to improve the private rented sector, as demonstrated in other areas of London. Councils receive no dedicated government funding to address poor conditions in the private rented sector. Therefore, without licensing, councils are reliant on severely overstretched council funds to resource such services. In other councils which do not have discretionary licensing schemes this results in underfunded services that struggle to meet statutory obligations.</p>

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	<p>the rental market. As will not be able to pay extra fees in addition to already being heavily taxed by the government. As someone thinking of becoming a landlord, this will put me off.</p> <p>Why does this apply to some areas and not others is completely unfair and discriminatory</p>	<p>Income from licensing allows the council to pay dedicated officers to perform vital services like property inspections, ordering improvement works to properties, preventing illegal evictions, and, in cases of non-compliant landlords, issuing fines and preparing prosecutions.</p> <p>The work of such services is extremely resource intensive, and vital to improve the market for both landlords and tenants.</p> <p>There is no evidence that licensing and other regulation has an impact on rents or supply of accommodation. Private rents levels are principally determined by the balance between supply and demand. Demand for accommodation remains high in Lewisham and the cost of licensing is marginal (£100 per year for a selective license). The council therefore does not anticipate any significant impact on the supply of accommodation to result from the introduction of selective licensing.</p>
<p><b>Licensing is unnecessary</b></p>	<p>Unnecessary cost to both landlord and tenant. Market forces will ensure tenants have freedom of choice. Good landlords need to keep their tenants so will ensure a high standard. Properties are an investment, so it doesn't make sense to let it depreciate. Private renting is a private contract between counterparties. If there are issues with properties, these are contractual breaches, and they should be dealt with in courts.</p> <p>There are already laws in place to cover these issues. I do not see any need for the Borough to enforce any further licensing on private Landlords. The government are continually updating rental requirements. I would prefer a spot check system or the council to take action where they have had complaints from tenants.</p> <p>I keep my two properties in very good repair and the rents are reflected accordingly. If properties are left in poor condition, then the asking rent will be reduced and therefore not in the landlord's best interest.</p> <p>The market will resolve any issues that you have highlighted.</p>	<p>Whilst the Council acknowledges that many landlords operating in the borough keep their properties to a high standard, the evidence presented during the consultation shows that there are large scale issues with poor property conditions, and antisocial behaviour in the borough's private rented sector, that licensing can help to address.</p> <p>The council believes that many landlords will meet the licence conditions, and do keep their properties in good condition, but licensing enables the council to take action against those landlords who place their tenants in unsafe properties.</p> <p>The current imbalance between supply and demand of affordable rental accommodation means that in practice many renters do not feel empowered to complain about their properties for fear of being evicted. Likewise, many renters report feeling trapped</p>

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	<p>It's a pointless intervention that serves no purpose. Most of the 'problems' listed here are caused by the tenants themselves, not the landlords.</p> <p>I don't think it's needed and I see this as an extra tax on landlords who are already being squeezed by the Government. If Lewisham Council want to police such issues wherever they may exist (in the minority) then there are other ways to go about policing it without introducing an unnecessary and pointless license which is ultimately another revenue earner for Lewisham Council.</p>	<p>in unsuitable rental accommodation due to a lack of affordable housing options. The council is working hard to increase the supply of affordable housing in Lewisham, but in the meantime there is a clear need for proactive enforcement of standards and conditions in the sector.</p>
<p><b>Licensing punishes good landlords</b></p>	<p>I am a socially conscious landlord - our tenants have stayed with us five years - we have not put up their rent in that time and we have faced massively increased bills, regulation compliance costs and increase in council tax which we pay and is included in their rent. We are considering giving up and if costs rise anymore - we will no longer do it. Seems unfair to penalise some good landlords for the sins of others</p> <p>The licensing puts added pressure on the landlords in a biased way. The live ending should apply to all landlords or not at all. It should not be selective dependant on the type of tenants. This just penalising good landlord that already follows the rules.</p> <p>I think the council already has sufficient powers to improve housing, antisocial behaviour etc. Good landlords should not be sweeper up in this and the inevitable extra fees that will accompany it.</p> <p>landlords are already suffering. We just bought property for investment and retirement purposes. Burdening us with more and more conditions is unfair.</p>	<p>As stated above, the council understands that many landlords who rent out properties in the private sector manage their properties responsibly. However, the evidence shows that the borough is experiencing large scale issues in the private rented sector with poor property conditions and anti-social behaviour.</p> <p>The Council's intention is to use the regulatory framework provided by selective licensing to focus on those that do not comply. Such landlords impact negatively on the reputation of responsible landlords as well as having a detrimental effect on tenants and neighbourhoods. We will develop guidance and work with landlords to bring about compliance where possible, but we will also use robust enforcement against wilfully non-compliant landlords.</p>
<p><b>Licensing through estate agents already have to meet standards</b></p>	<p>No evidence that this will improve property conditions or reduce ASB. Private rented accommodation through estate agents already has to meet a specific standard.</p> <p>I do not see any issues. I rent my flat via a known, responsible management agency. The property is leased out in good shape. The management agency ensures our gas certificate is up to date. He ensures proof of compliance with all mandatory H&amp;S certification regulations (i.e., Smoke and CO Order, Gas safe, PAT testing Electrical Safety) yearly. We provide written tenancy agreements. Money is withheld from rent every month in case an emergency repair is needed. We even lease a out a bit below the going rate.</p>	<p>The council acknowledges that there are many good estate and managing agents who operate in the borough, however, not all provide a good service, or know what the regulations are with respect to privately rented properties. Membership of professional bodies is, unfortunately, no guarantee of competence.</p> <p>For example, real estate agents are not required to have Housing Health and Safety Rating System training, which the council is required to use to make a decision regarding the safety of a property.</p>



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	<p>My property is on The Dulwich Estate, albeit with a SE23 postcode, and is managed by an agent that is a professional member of ARLA, NAEA and The Property Ombudsman whose standards are no doubt higher than anything LBL will impose.</p> <p>I don't believe it's necessary to have the licensing, we have a privately rented home which is managed successfully by an estate agent, the freeholders help keep the maintenance under control and the tenants look after their responsibilities too. The council will not have any effect on the condition of the property.</p>	<p>Accredited landlords can receive a £128 discount on the cost of the licence.</p>
<p><b>Licensing will cause landlords to sell/ leave the sector</b></p>	<p>I am a Sydenham landlord. My property is well kept, fully certificated. I never increase a tenants rent, replace any kit which is broken. I treat people fairly, yet I am tarred with the brush of being a landlord. It is now getting to a stage where I will probably sell up and make my tenants homeless.</p> <p>At present we are going through the process of applying for your additional HMO license. This is causing us a headache and costing us thousands of pounds. We are willing to do this if it helps stamps out landlords who take advantage of people who live in unsatisfactory conditions. Though we are far from this type of landlord, we treated the same. Can I ask that those who have gone through this process, have a satisfactory HMO license, be exempt from needing the additional license you are currently considering? We would have already submitted every conceivable document and paid a hefty fee. We will be stretched this year as it is, if we have to pay for another license we will probably have to sell up which would have the opposite effect on the tenants that you are trying to protect.</p> <p>I think it is a poor idea to introduce any form of licensing for landlords. I think licensing could be the straw that broke the camel's back and could potentially see an exodus of private landlords in the area. With the continuous financial pressure and regulations, I am certainly considering leaving the market. I believe this will have a negative affect and reduce choice and increase rental prices</p> <p>As a landlady I take extra care and precaution to ensure good living conditions, provide all documentation and ensure maintenance is carried out regularly. All of this is already very costly with the various works required, cost for tradespeople to conduct work, providing certification etc. I don't feel it fair or</p>	<p>We have seen no evidence that landlords have moved elsewhere or that there has been an increase in difficulty in finding rental properties in a licensable area. This is similar to the evidence from other authorities who have also been operating licensing schemes for many years. The private rented sector is a growing sector, and properties continue to be in high demand, including in areas where licensing has been introduced.</p> <p>Landlords whose properties are currently subject to additional or mandatory HMO licensing will not need to apply for a selective license.</p>

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	necessary to provide a blanket license for all landlords as such, as it would only act as a deterrent to rent out property in the area. Private rent sector is good properties for good tenants - this is another tax on landlords which discourages landlords taking rental stock away meaning less properties for tenants.	
<b>My properties are well maintained/ tenants are happy</b>	We have tenants who stay with us for years and are pleased with us and don't want to leave as we look after them very well I know that the property I am charge of is handled, although I can speak to other properties within the designated area. I only know of the one house, that I let to friends. It is in excellent condition throughout and well maintained. Any problems that arise are immediately dealt with. A service contract (financed by me) with maintenance covers plumbing, electrics and drainage. The property is subject to a [unclear], agreed {periodic Tenancy agreement, regular base electric inspections, has an energy performance certificate and tenancy deposit certificate	Whilst the council understand that many landlords will already meet these conditions, licensing enables the council to ensure this is the case and focus on taking action against those landlords who place their tenants in unsafe properties.  The council will also offer discounts for landlords who follow good practise through the early bird discount and the discount for accredited landlords.
<b>Need more information on the designations</b>	not enough specific information to make a judgement e.g., about internal housing conditions for the various types of privately rented accommodation in the various designations. I did look at some of the background reports and information, but remain unsure that there are major problems that require new measures Would prefer to see all stats for the designated areas. The entire questionnaire so far lightly mentions that the council has identified evidence, but it hasn't provided it in depth. Asking my opinion is not very helpful beyond politics as my opinion would be based on my limited exposure/example of 2 or two examples that I know about. In a nutshell, residents should be given better information so that they can have an informed opinion to add to their anecdotal evidence.	As part of the consultation, the council provided an evidence pack which outlined the evidence for the designations, and a housing stock and stressors report for the borough. This information is still available <a href="#">here on the council website</a>
<b>No experience with issues given as justification for the scheme</b>	I and my tenants haven't encountered any anti-social behaviour around new cross area and repairs happen straight away. I am not a resident in the area so only have limited knowledge of the designated area (Brockley) where I own a flat which I rent out. The accommodation is spacious and well-appointed, and I am not aware of any ASB problems in the immediate vicinity. The streets in the immediate area have large, Edwardian houses which do not seem to fit the description of Designation 1. However, I cannot comment on the other areas listed under Designation 1. Myself and my family own properties in this area. We are not aware of the issues being referred to in designations 2 and 3.	The council acknowledges many people have positive experiences in the private rented sector. It is estimated that 31 per cent of the borough lives in the private rented sector. Therefore, the private rented sector plays a key role in housing for the borough, and the council has made it a priority to ensure quality and improve standards in the private rented sector. As explained in the consultation evidence pack, the council has evidence of persistent issues with anti-social behaviour, deprivation and poor property conditions in the private rented sector.

Theme	Example Comment/Question	Council response
<b>Opposed to the scheme</b>	I only rent one property on a road where there is a mix of council tenants, private tenants and owner occupiers. I am not aware of any problems	
	State interference in the sector will only cause more problems while not helping or making the problems it aims to solve actually worse.	Whilst the Council understands that some stakeholders may disagree with the proposal to introduce selective licensing, the Council has provided evidence of the need for selective licensing to tackle persistent issues with poor property conditions.
	It is yet another stealth tax on non-wealthy individuals (I earn £35k pa) who are trying to make prudent provisions for their own retirement (as we are all living longer). Tax large corporate landlords if you must.	The Council can only introduce selective licensing in areas in the borough where there is evidence that the areas meet the criteria as laid out in the Selective Licensing of Housing 2015 (Additional Conditions). The council carried out a detail analysis of the evidence available and has been selective in proposing designations for areas that meet the criteria of poor property conditions and anti-social behaviour.
	Strongly disagree with the whole idea. It's a covert way to tax people who can afford to pay. I do not see it as a problem whatsoever. It's best to be left to be managed privately rather than by the government	The council recognises that many landlords who rent out properties in the private rented sector manage their properties responsibility. However, the council has evidence of persistent issues with poor property conditions in the proposed area.
	I'm not convinced about the way the designations have been set up. For example, in Grove Park Ward there is some well-maintained property with good living conditions but ASB still takes place. There are also some properties in very poor condition in the same area. A more targeted street by street selective licencing scheme approach would be better.	Whilst the council understand that many landlords will already meet these conditions, licensing would enable the council to ensure this is the case and focus on taking action against those landlords who place their tenants in unsafe or overcrowded properties.
<b>Other</b>	Waging war on landlords isn't helpful. The problem is the lack of supply of private rented accommodation. The more supply relative to demand, the more choice and the lower the price for tenants.	Under the law, the council is not allowed to make money from the licensing schemes. The proposed fees have been calculated based on the cost of setting up and operating the licensing schemes, so that the costs would be met by the expected income from the number of licence applications we anticipate, under the proposed designations. The council supports more housing being built in the borough and is also building new council housing stock for the first time in a generation. 1,200 new social homes have been delivered in Lewisham since 2018

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	<p>More bureaucracy doesn't help. We need to encourage more landlords and build more flats and houses.</p>	<p>through the council's Building for Lewisham programme, exceeding the council's original target of 1,000 new homes. These homes are being delivered across the borough, including in Hither Green, New Cross, Forest Hill, Catford South and Brockley. The locations of a thousand additional new homes are set out in the council's draft local plan.</p> <p>However, despite the delivery of new homes, there will continue to be a need for more and better quality privately rented accommodation. The aim of licensing is to ensure that properties that are let out are of a good standard for those renting</p>
	<p>Many landlords won't accept that they have be licensed and a result, will only rent their properties to families. This is creating a huge lack of available housing for professional sharers which is a large part of the private rental sector. The result will mean groups of sharers who are able to find accommodation will be forced to pay higher rents due to a shortage of supply</p>	<p>Selective licensing covers properties that are let to single family households and two sharers</p>
	<p>If the scheme is approved, the council should consider providing an annual summary of outcomes to demonstrate improvements to tenants' and landlords' behaviour and the impact of licensing on the designated area over the scheme's lifetime. This would improve transparency overall. Should the scheme go ahead and be approved, the council will need to show substantial enforcement work taking place within the designated areas to improve on the patchy enforcement record vastly. This would involve a considerably high level of inspections and robust enforcement when needed.</p>	<p>The council is committed to improving its communications with renters and landlords alike and will be publicising the scheme and its outcomes using our communications channels and the local press. If the licensing scheme is introduced, the council proposes to increase the landlord forums and support events, with help and guidance.</p>
<p><b>Reduce the number of HMOs</b></p>	<p>And landlord with HMO should be licensed Council must stop HMOs being built They do not conform to space standards</p> <p>A HMO is being implemented in the house 2 doors from mine. It is not sympathetic to history of the building (VICTORIAN)and goes against the covenants that I faced when I bought my house (that it could not converted to individual dwellings). I live on the Corbett estate. The fact that the Corbett estate has lots of families living in houses rather than flats is what makes it desirable to newcomers. This is damaging the community in our area</p>	<p>As stated above, it is estimated that around 31 per cent of the households in the borough live in private rented accommodation. The council is also aware of the proliferation of large HMO conversions in certain parts of the borough, including Catford South. The private rented sector, including houses in multiple occupation, play an important role in providing housing in Lewisham. However, the council wants to ensure that conversions meet the necessary standards, that properties let out are safe for the tenants who live in</p>

Theme	Example Comment/Question	Council response
	<p>Lewisham as a whole has a reputation for some poor housing, ASB and a lack of cleanliness, where household white goods, rubbish and mattresses are deposited on pavements or left in front gardens for someone else to dispose of. this is in part due to the high concentration of renters in our area, where the individual has only a transient interest in the community, no real interest in the upkeep of the property as it is not owned by the renter who in due course will be moving to another area, Thus, by the Council trying to attract more people to rent in our area will only exacerbate the problem. This does not mean that no blame rests with the landlord, many of whom do not really care about the condition of their property so long as they receive a substantial rental income. This can be made worse by the Council allowing HMO licenses.</p> <p>HMO NO LICENCES IN NORTH LEWISHAM IS WHAT WE NEED ITS REDICULIUS PANDLORDS ARE BUYING ALL THE HOUSES ON THE STREET</p>	<p>them, and that any adverse impacts of this type of development on neighbours and the surrounding area are minimised.</p> <p>As a result, the council introduced additional licensing in April of this year (2022) which covers small HMOs which were not covered by the national mandatory licensing scheme. The licence conditions for HMOs can be found on the <a href="#">council website here</a> are they address minimum space requirements and health and safety. In addition, in June 2022 Lewisham Council's Housing Scrutiny Committee agreed to recommend the extension of the existing Article 4 Direction to the remainder of the borough not currently covered. This means that permitted development rights for the change of use from a dwelling house to a small HMO will be withdrawn, and those wishing to undertake such conversions will need to apply for planning permission.</p>
<p><b>The cost will be passed onto tenants</b></p>	<p>This is a further administrative and costly burden on landlords who will only pass those costs on. It's a blunt tool to overregulate what in many cases (my case) are perfectly happy and responsible landlord/tenant relationships. This is admin for the sake of it.</p> <p>While most of selective licensing provisions are good, they unfortunately bar many people from being able to rent, and they may cause renting costs to rise due to passing on of the increased expenditure.</p> <p>My main concern is making sure that the council make it easy and transparent to get a licence if required. I agree with the principle of improving the housing stock and the role landlords play in refurbishing and maintaining properties, but be aware that if getting the licence becomes onerous (or expensive) then this will inevitably filter through to tenants eventually via higher rents or more void properties which cannot be let due to incorrect paperwork</p> <p>Do not agree with adding additional charges to landlords as this will pass through to tenants and I am hugely concerned by actions of the council constantly driving up prices locally, pushing working class families out of affordable housing.</p>	<p>We have seen no evidence that landlords have increased rents to cover their licence fee costs or that landlords have moved elsewhere, and this is similar to the findings from other authorities who have also been operating licensing schemes. Similarly, research carried out by an independent agency on behalf of the government (An Independent Review of the Use and Effectiveness of Selective Licensing) showed that selective licensing did not result in an increase in rents in areas with a scheme, that market forces dictated the rent levels.</p> <p>If landlords want to increase the rent, there are procedures which must be followed and any increase above market rents levels can be challenged via the Residential Property Tribunal.</p>

Theme	Example Comment/Question	Council response
	<p>Little transparency on which landlords would be liable. Why not do more to liaise with and if necessary, penalise those landlords that are not assisting the Local Authority to promote change. There's no consideration to the financial status of private landlords. A consequence of imposing charges is landlords will likely pass the cost on to their tenants which seems to be counterproductive.</p>	
<p><b>The council should focus on other priorities</b></p>	<p>It does not need legislation by the local council, concentrate on keeping the streets clean etc! Which has a much greater degree on the happiness of our area.!</p> <p>Lewisham Council is not competent enough for a scheme like this, you will end up bankrupting people, you should rather focus on cleaning the streets and graffiti, as you do not have a simple handle on this even. More Governance does not solve bad governance, you have the tools you need to tackle this, your just incompetent.</p>	<p>The council has a reporting service for fly tipping and graffiti available on the <a href="#">council website here</a>, and has recently introduced new public notices around the borough raising awareness of on-the-spot fines for fly tipping.</p> <p>The council believes that selective licensing is a useful tool to meet the objectives of Lewisham's corporate strategy and would help to bring about the much-needed improvement in conditions for people living in the private rented sector.</p>
<p><b>The council should target bad landlords</b></p>	<p>You are proposing on financial burden on all landlords rather than the ones who do not meet standards. You do not have enough properties and cannot afford them and in all the tax changes, private landlords are being forced out. This does not help. What you need to do is start with problem landlords which from the press includes some of the housing associations.</p> <p>The licence fee would be punitive for good landlord like myself who also by the way is an accredited Landlord and a paid of member of National Landlord's Association.</p> <p>Tax the unfit landlords and the the fit and hardworking ones who take good care of both their tenants and the properties they live in.</p> <p>It will make private landlords pull out of the rental market as Licensing would be burdensome and expensive. It would also deter buy to lets generally and dampen the market leaving few alternatives for private renters. It is also unclear on the frequency of any licensing.</p> <p>How will licensing help poor housing .... when the some of the poor housing in the private sector is actually run and managed by the council (PSL).</p> <p>Rogue landlords should be reported by tenants, property inspected and then fined heavily... Licensing is just another</p>	<p>If approved, the Council will carry out inspections under the new scheme to find unlicensed properties and will take action against those who refuse to licence their properties.</p> <p>An independent agency on behalf of the government (An Independent Review of the Use and Effectiveness of Selective Licensing) found that licensing "provides a clearly defined offence (licensed / unlicensed) which simplifies enforcement - and where a landlord is intentionally operating without a licence it is highly likely the inspection process will uncover further offences". The council believes that licensing will enable them to work with landlords to raise standards of living in the borough and work to tackle the issues of poor property conditions, and ASB, by holding landlords to a high standard, and by carrying out inspections.</p> <p>Alongside the enforcement powers granted by licensing, the Council will also carry out a comms campaign to make landlords, tenants and residents</p>

Theme	Example Comment/Question	Council response
	<p>bureaucracy measure which costs money and on paper look good.</p> <p>I feel Lewisham Council should target Tenants and Property residents for any antisocial behaviour issues. For properties where standard of living needs to be improved, Lewisham should tackle the individual landlords at fault directly.</p> <p>Setting up a licensing scheme will unnecessarily add huge cost and bureaucracy to the letting process.</p>	<p>aware of the licensing schemes, and raise awareness of how to report issues.</p>
<p><b>The designated areas should be different</b></p>	<p>I believe that Designation 1 has the greatest need for regulation to protect legitimate tenant rights whereas in Designation 2 think it is less likely. In Designation 3 the housing stock is generally in good repair, and I am not aware of any real tenants' rights issues in the area that are not already covered by existing legislation. The costs to landlords are another hit post Covid and now facing huge energy price rises.</p> <p>The focus between the areas is not necessary and will add confusion to the type of license</p> <p>In addition this approach may have the unintended consequence of simply rotating the problems around the borough</p> <p>With the ward of Ladywell surrounded by wards that are designation 1, I think it would be appropriate to include Ladywell in designation 1. Ladywell is only 5 reports of ASB behind New Cross which is designation 1. Given the geography of the wards in Designation 1 and 2, I am concerned that ASB may move from one ward to the next. I don't think that, given these arguments, and Figure 24 of the stressors report, it is justifiable to have Ladywell as designation 2, it should be designation 1.</p> <p>All areas mentioned above requires work in all areas within consultation. I've lived in areas within all designated areas over the last few years. I would recommend looking at ASB for designation three, it really is a poorly kept area and the general low living conditions reflect this, all areas in this third section are generally not nice areas, even to travel through. It's easily one of the most deprived areas in London.</p> <p>The designations seem to look like they are addressing the needs of those wards. However, my concern is that the scope of these licensing designations isn't going to reach the rental sector where it desperately requires stronger licensing and that is the rapidly increasing development of HMOs in many of the wards listed,</p>	<p>As stated above, the council can only introduce selective licensing in areas in the borough where there is evidence that the area meets the criteria as laid out in section 80 of the Housing Act 2004 and the Selective Licensing of Houses (Additional Conditions) (England) Order 2015.</p>

Theme	Example Comment/Question	Council response
<p><b>Unclear how licensing will address ASB</b></p>	<p>particularly in those wards in designation 1, who are currently experiencing the most rapid increase in these types of rentals.</p> <p>As a resident my main concern is rapidly increasing antisocial behaviour. It is not clear how licensing landlords will manage this - unless landlords will be mandated to manage tenants' behaviour.</p> <p>As a human being I am committed to the principle that everyone should have safe housing. This approach will hopefully improve the standards of rented property in the area.</p> <p>I cannot find the model ASB policy so therefore I am unable to comment on it. A general search of your website does not reveal it. I would welcome a policy that everyone has to include in their tenancies if it can result in the removal of tenants displaying anti-social particularly those connected with drugs</p> <p>Antisocial behaviour is not the fault of the landlord so why punish the landlord with extra costs with this licence? I feel the understanding of ASB needs to be addressed within the community, such as youth clubs and appropriate support for the youth of today before they become adults and encourage them to be more responsible and respectful. 'It takes a village to raise a family'. Just by adding yet more tax for a landlord to pay out, it will do nothing for the person involved in the ASB.</p> <p>Living conditions - absolutely yes. And fines for failing to comply. And then forced to sell if it's not suitable accommodation.</p> <p>ASB is not a result of housing condition, very bizarre no-evidence conclusion. There is already legislation in place to deal with poor housing conditions.</p>	<p>As with the council's additional licensing scheme, there will be a public-facing email address where residents can report unlicensed properties and associated issues.</p> <p>Currently the email address is <a href="mailto:PSHE@lewisham.gov.uk">PSHE@lewisham.gov.uk</a>, however the council is working on improvements to our external communications on licensing, and this email address may change. The updated email address will be publicised on the council's website</p> <p>Selective licensing will address ASB through the licence conditions. The aim of the conditions is to make tenants aware of unacceptable behaviour and provide clear guidance on how to deal with complaints. The licence conditions that address ASB are:</p> <p>11. The licence holder shall put in place written ASB procedures detailing how complaints made to the licence holder will be dealt with, a copy of which shall be provided to the tenants in the information pack. The licence holder shall within seven (7) days of any demand by the council provide their written ASB procedure.</p> <p>12. The Licence Holder must ensure that all reasonable and practicable steps are taken to prevent and deal effectively with anti-social behaviour [ASB] resulting from the conduct of occupiers or visitors. The Licence Holder must comply with the requirements of paragraphs (a) to (f) below (If the Licence Holder has an agent, it is still the Licence Holder's responsibility to ensure their agent acts on their behalf in compliance of the conditions):</p> <p>a) The Licence Holder must ensure that the occupiers are provided with a document advising them (amongst other things) what behaviour is not acceptable, that they are responsible for the conduct of their visitors, the impact on the victims and local community, and of the consequences of ASB to their tenancy.</p>



Theme	Example Comment/Question	Council response
		<p>b) The Licence holder will take appropriate measures up to and including the service statutory notice and eviction to deal with anti-social behaviour. Where ASB includes criminal offences, the Licence holder will involve the police.</p> <p>c) Any letters, emails, legal notices or other documents relating to ASB, which are sent or received by the Licence Holder, or the agent on behalf of the Licence Holder, must be copied and kept for 5 years by the Licence Holder.</p> <p>d) The Licence Holder shall co-operate with the Police and Authority in resolving ASB in any licensed property under their control. Such co-operation includes attending or being represented at any case conferences or multiagency meetings and providing information to the Police or the Authority when requested.</p> <p>e) Any correspondence, letters and records referred to in conditions (a) to (e) must be provided by the Licence Holder to the Authority within 28 days on demand</p>
<p><b>Unclear how licensing will address issues outlined in the proposals</b></p>	<p>I do not think any scheme of this nature has made any impact on improving conditions. I think the council should be required to show how such licensing will improve these "conditions" and what the council will do to enforce them and hold rogue landlords to count. How can the council ensure that you will not just push rogue landlords underground?</p> <p>I think the issues mentioned are real, but I actually do not know about details or if the suggested solution is worth the cost which will be passed on. I simply lack good information.</p> <p>It is not clear how the selective licensing scheme will combat the problems listed in question 5. The scheme seems to be a tick box paper exercise that the is recognises some of the issues but does not demonstrate the alleviation of them and therefore becomes and additional cost for those who do manage their properties properly.</p>	<p>The recent Government research '<a href="#">An Independent Review of the Use and Effectiveness of Selective Licensing</a>' found that selective licensing can be an "effective policy tool" that can achieve demonstrable positive outcomes, and it also found that licensing "provides a clearly defined offence (licensed / unlicensed) which simplifies enforcement - and where a landlord is intentionally operating without a licence it is highly likely the inspection process will uncover further offences". The council believes that licensing will enable them to work with landlords to raise standards of living in the borough and work to tackle the issues of poor property conditions, and ASB, by holding landlords to a high standard, and by carrying out inspections.</p>
<p><b>Use existing powers</b></p>	<p>There's no evidence introducing these licenses will resolve these issues. It's just more bureaucracy. The council homes are in worse conditions than privately rented properties. It's all over the internet.</p>	<p>The council have considered a range of alternatives to selective and additional licensing, but do not believe they are as effective in dealing with poor property conditions, deprivations and ASB in the borough. The current powers the council has, including the use of the</p>

Theme	Example Comment/Question	Council response
	<p>The council needs to reduce "nannying" of the residents. There are already processes in place for reporting these issues to the relevant authorities.</p> <p>The questions the council are too vague to be of any value. The key consideration that council is avoiding is the extent to which tenants are responsible for the problems that it perceives in the private landlord sector. It seems to me that the council being biased in its questioning and its proposal and in fact believes that private landlords are at fault for all of these problems. This is neither credible nor a fair conclusion. Until the cause of the problems has been established equitable and effective solutions cannot be found. I suspect the council is trying to put the responsible for sorting out the problem on the private landlords when in actual fact the council already has the tools at its disposal to remedy problems but it has been ineffectual in its use of them.</p> <p>The council have all the powers and access via land registry to find out which landlords and tenants are acting in an anti-social way</p> <p>The idea that private renting occupants, create more litter and are more antisocial is discriminative and unfair. There are enough laws in housing legislation to make sure landlords provide safe and good quality housing.</p>	<p>Part 1 Housing Act 2004, do not require landlords to declare themselves. This means there is no obligation for landlords to make their properties known to the council or to be proactive in improving conditions, including minor issues (that may still pose a health and safety risk) but still need to be addressed, but which a tenant may not complain to the council about. Formal action under the Housing Act can be a slow process, and improvements to properties can take many months.</p> <p>In addition, any service which relies on tenants coming forward to make complaints is likely to fail in the current market conditions, whereby many renters are afraid to make official complaints and risk losing their accommodation. It is therefore extremely important to place a proactive legal duty on landlords.</p>
<b>More enforcement</b>	<p>This depends on (as with other issues within Lewisham) on whether there is proactive enforcement. Something that has been lacking</p> <p>The council need to focus on enforcing licenses if this scheme comes in. They also need not lump responsibility for anti-social behaviour on a landlord who will find it very difficult to evict an anti-social tenant. a judge is not going to grant possession to a tenant because they've got rubbish in the front garden.</p> <p>I think more enforcement and active inspections need to take place.</p> <p>Lewisham's general enforcement background over the last three years is significantly low compared to other London authorities. Landlords will likely view the introduction of selective licensing as the "nuclear option", which the council should and is likely to be mindful of.</p>	<p>If the schemes are approved, the Council's enforcement capability will be increased in line with the number of licences, including pro-active compliance checks. The council will be actively inspecting for unlicensed properties and will take action against those who refuse to license their properties.</p> <p>The council's enforcement activity has been misrepresented in several places. In fact, between April 2020- March 2022 Lewisham Council have issued 38 civil penalties and secured 10 convictions against landlords for Protection from Eviction and Environmental Protection Act offences. This compares favourably with other London councils.</p> <p>In addition, between 2018 and 2022 the Council's Rogue Landlord Team also prevented 233 illegal evictions. The council is currently prosecuting 3 cases</p>

Theme	Example Comment/Question	Council response
		<p>in which the landlord is accused of illegally evicting or harassing their tenants, along with two further prosecutions for other offences. Lewisham is one of the few councils in London which pursues convictions for illegal evictions.</p> <p>Selective licensing will very significantly help to support the council's already proactive enforcement activity by helping to raise basic levels of compliance and providing a simple enforcement framework for all properties.</p>
<b>Rents will increase</b>	<p>The landlords will simply add these fees directly to our rents, you are about to make renting in Lewisham even harder for the residents with the least economic choices. Crowding will get worse, landlords will spend less on repairs, and then the council will pat themselves on the back, because you will pass the cost of regulation onto the landlords, who will pass it on to tenants, with the end result being pure gentrification. This is a terrible, terrible idea!</p> <p>concern that the licencing fee will be passed onto tenants making renting in London more expensive</p> <p>As a responsible landlord this scheme is just a way for the council to raise funds. Lewisham's issues cannot be blamed on Landlords. This scheme will encourage rents to rise &amp; eventually decent landlords to leave the market. The council needs to start improving the social housing they rent out.</p>	<p>As stated above, the council have seen no evidence that landlords have increased rents to cover their licence fee costs or that landlords have moved elsewhere, and this is similar to the findings from other authorities who have also been operating licensing schemes. Similarly, research carried out by an independent agency on behalf of the government (An Independent Review of the Use and Effectiveness of Selective Licensing) showed that selective licensing did not result in an increase in rents in areas with a scheme, that market forces dictated the rent levels.</p>
<b>The council should deal with ASB another way</b>	<p>I would love to see landlords taking responsibility for their properties. I understand that safety within the properties and externally will be improved. Some ASB will be alleviated but it is naive to assume that ASB and overcrowding Will be eradicated quickly. ASB has multiple causes. There could be an increase in homelessness or people being forced to move out of area with children's education at risk. And more burdens on single parent/low-income households most likely putting pressure on women who have already paid for austerity and been adversely affected by the pandemic. How carefully has the council looked into the impacts and equity for the tenants in this discussion? Draconian H&amp;S driven Rules and benchmarks may not be appropriate in the wider safeguarding and welfare contexts of Lewisham.</p>	<p>The council is addressing issues relating to ASB in a variety of ways, and selective licensing is part of this approach.</p> <p>Selective licensing will address ASB through the licence conditions. The aim of the conditions is to make tenants aware of unacceptable behaviour and provide clear guidance on how to deal with complaints.</p> <p>The council has more information on its <a href="#">website about reducing ASB and youth offending here</a></p> <p>The council has also produced an anti-social behaviour toolkit available on the <a href="#">council's website here</a> and has</p>

Theme	Example Comment/Question	Council response
	<p>Could there be consideration of the desires and needs of existing tenants before imposing change on landlords? Changes that may mean uprooting of community networks such as happened in Deptford in post war era.</p> <p>Engagement and understanding of tenants is vital in this process. Otherwise, what is conceived as designed to protect tenants may feel as if it's a punishment.</p> <p>I think this is a step in the right direction, but there are two separate issues here - (1) the poor living conditions rental tenants are subjected to, and (2) antisocial behaviour (which may in some cases be linked to housing conditions, but not always). I do not live in rented accommodation, but I support in principle any measures to improve conditions for those that do. I don't think these measures will be in any way adequate to tackle antisocial behaviour in the borough. Landlords are not responsible for the behaviour of their tenants (and those responsible for antisocial behaviour are not necessarily living in rented accommodation).</p>	<p>also produced resources for landlords to deal with ASB as part of its HMO licensing schemes <a href="#">which are available here</a></p>
<b>How will it be monitored?</b>	<p>How will monitoring private landlords be implemented?</p> <p>I wonder how and if this will be monitored</p> <p>I'm unclear whether this scheme is mandatory for all landlords and what happens if they don't comply. The value will be in the penalties for not doing what's asked - i.e., landlords banned from renting if their houses not up to scratch. And does the council have the resources to check?</p>	<p>If the council is successful in introducing the proposed scheme, the council will be required to evidence its impact in order to demonstrate whether there is a case for renewing the scheme after five years. Changes in the baseline data will therefore be kept under review.</p>
<b>Include HMOs</b>	<p>HMOs are the issue, not single occupancy dwellings! Article 4 protection needs to be given to the Corbett estate</p> <p>Again, it would be helpful to see more action on HMOs in Lewisham Central (to become Hither Green) - particularly on Littlewood Road</p> <p>I have read with dismay on my local social media sites the amount of HMO properties that have been made or in the process of being made having circumnavigated planning permissions. 'Tenants' are then installed and as a result areas are being blighted by anti-social behaviour and crime to name but a few. These are very disturbing comments to read.</p> <p>I hope Lewisham are serious in these proposals to reinforce and follow through. Law abiding residents who are paying their council tax deserve to enjoy a decent standard of living in their homes and areas without dodgy HMOs appearing in their areas without consultation.</p>	<p>As stated above, the council introduced an additional licensing scheme in April 2022, which covers small HMOs (with 3-4 sharers) in addition to the existing national mandatory licensing scheme for larger HMOs (5 plus sharers).</p> <p>Properties covered under the HMO licensing scheme are also required to meet licence conditions to be given a licence, and if landlords run an unlicensed HMO in a licensed area, they could be subject to enforcement action.</p> <p>The conditions for HMOs are available <a href="#">via the council website here</a> and they address minimum room sizes and maximum occupancy, health and safety, refuse and pest control.</p>

Theme	Example Comment/Question	Council response
		As set out above, in June 2022 Lewisham Council's Housing Scrutiny Committee agreed to recommend the extension of the existing Article 4 Direction to the remainder of the borough not currently covered. This means that permitted development rights for the change of use from a dwelling house to a small HMO will be withdrawn, and those wishing to undertake such conversions will need to apply for planning permission.
<b>Overcrowding is an issue</b>	<p>No mention of overcrowding. Some houses are being converted into HMOs with the space for each renter no bigger than a cupboard</p> <p>Overcrowding is a major problem on New Cross Road SE14, which means there's too many people living in flats for the rubbish facilities provided. So, the street is filled with overflowing bins, litter, fly tipping and rubbish-filled gardens all the time. The footpaths are all stained from leaking rubbish. Bins get stolen frequently, making the situation worse. Since the bins are constantly full, they're never put away, so the footpaths are blocked by wheelie-bins 7 days a week, which is obviously an eyesore and also a danger for pedestrians. It also encourages fly tipping, people just dump mattresses, refrigerators, broken furniture or electronics on our footpath. Honestly, the street is often so filthy it doesn't look out of place. In some cases it may not be overcrowding - just students or young tenants who don't care perhaps, landlords that do nothing, and there's just no penalty or system in place to improve that situation. If this license could help deal with the rubbish situation on New Cross Road, my business and the many other businesses on the road would benefit greatly and it would be a much safer and nicer place to work and encourage business into the area.</p>	<p>HMO licensing in Lewisham began in April 2022 and the licence conditions include minimum space and maximum occupancy conditions for each property, as well as guidance on pest control and refuse. These are available for reference on <a href="#">the council website here</a>.</p> <p>The proposed licence conditions for selective licensing also include conditions for waste management and refuse.</p>

## Comments about alternatives to licensing

Theme	Example Comment	Council Response
<b>Do nothing</b>	Nothing new needs to happen. Leave it as it is.	

Theme	Example Comment	Council Response
	Do nothing	The evidence presented in the evidence pack available <a href="#">via the council website here</a> demonstrates that additional measures are needed to raise standards in the private rented sector and this cannot be achieved under the current arrangements. Lewisham's current schemes specifically target HMOs and do not cover studios and single-family households. Officers have experienced a significant amount of resistance from landlords who dispute that their properties fall within the requirements of either the mandatory or additional licensing schemes. This has meant the process to license properties to date has been very labour-intensive, focusing on proving the case, sometimes through court, rather than tackling disrepair and poor landlord practice.
<b>Experienced issues with fly tipping</b>	<p>Lewisham Council to be serious about fly tipping on public and private grounds.</p> <p>Lewisham Council to provide proper planning/building consent as inadequate housing has been allowed in neighbourhood with shoddy building works</p> <p>the specific issue of fly tipping is a huge issue in Lewisham-managing private landlords will not resolve this issue. a dedicated larger team needs to be managing this</p> <p>The council needs to be managing and monitoring provisions made to house people rather than these grossly inhuman for profit landlords altering properties to cram in large numbers of vulnerable people into inhumane housing conditions.</p> <p>Selective Licensing only applies to the standard of the property, it doesn't deal with the people who live there. Career landlords who buy properties and turn them into HMO's can easily pay nominal fees to the Council. But what about the residents who have to live next to these houses? Who is protecting their interests? The council must find a way to limit or disincentivise HMOs in Lewisham because this can't go on.</p> <p>Raise threshold for number of properties to be licensed to say three or above. Private landlords with one of two properties to let will generally meet standards especially if using managing agents,</p>	The council is aware of issues with waste disposal and refuse, and selective licensing would help to address these through the licence conditions.
<b>Focus should be on tenants to address ASB</b>	Improvements in property does not equal improved human behaviour. There are already many avenues for tenants to report bad housing and rental mismanagement and I am of the opinion that the pendulum has swung too far in favour of the tenant having	Under the Housing Act 2004, part 3 Section 90 (6) "A licence may not include conditions imposing restrictions or obligations on a particular person other than the licence holder unless that person has

Theme	Example Comment	Council Response
	<p>had my property damaged and items stolen with little recourse from the tenants deposit scheme.</p> <p>I think Lewisham Council need to focus on regulating bad tenants who affect housing provisions within the area as such damage to a property, anti-social behaviour, non payment of rent etc</p> <p>An alternative would be to have the tenant to have as many restrictions and sanctions as the landlord so if anti-social issues are raised the landlord has the right and support from the local authority to remove said tenants.</p> <p>Licensing does not solve ASB or poor housing conditions. To solve the former, there needs to be proactive policing that responds to complaints from residents &amp; landlords and an accelerated process for eviction for persistent/ serious offenders. To solve poor housing conditions there needs to be a system of inspections, which take into account the tenants behaviour and lifestyle as it contributes to poor housing as well as the landlord's inaction. In the event that a tenants behaviour contributes to poor housing such as not opening windows leading to mould, failing to cut grass or leaving food for pests, breaking windows, doors, losing keys etc. that should be grounds for eviction or the council should have a mediation service to ensure the tenants understand the consequence of their actions and a programme where a landlord can claim from a central fund for repairs to damage caused by a tenant in return for not evicting them</p>	<p>consented to the imposition of the restrictions or obligations.”</p> <p>The council is addressing issues relating to ASB in a variety of ways, and selective licensing is part of this approach.</p> <p>Selective licensing will address ASB through the licence conditions. The aim of the conditions is to make tenants aware of unacceptable behaviour and provide clear guidance on how to deal with complaints.</p> <p>The council has more information on its <a href="#">website about reducing ASB and youth offending here</a></p> <p>The council has also produced an anti-social behaviour toolkit available on the <a href="#">council's website here</a> and has also produced resources for landlords to deal with ASB as part of its HMO licensing schemes <a href="#">which are available here</a></p>
<p><b>Incentivise landlords/ work in partnership</b></p>	<p>Using a licence is a bit of a blunt instrument. Incentivising landlords to refurbish properties through more council tax holidays or equivalent would be another way to get targeted improvements where they are needed.</p> <p>I miss the other half of the solution which is providing grants and financial help to the landlords in order to improve the condition of their houses. I think it is good that specific licensing will give power to the borough to force the landlords to improve their investments, so it is better for the people who live there, but I also think it is important to motivate the landlords not just force them.</p> <p>If the purpose is to help the most deprived in Lewisham, why doesn't Lewisham council look to partnering with landlords to bring properties up to scratch, build suitable properties.</p> <p>Introduce a voluntary code of practice with compliant landlords being able to advertise that they are compliant. Those who chose not to register open themselves up to questions by potential renters as to how deficient they are</p>	<p>The council aims to support landlords to ensure that properties rented out are safe and to a good standard.</p> <p>The council is committed to improving its communications with renters and landlords alike and will be publicising the scheme and its outcomes using our communications channels and the local press. If the licensing scheme is introduced, the council proposes to increase the landlord forums and support events, with help and guidance for dealing with anti-social behaviour as part of the programme.</p> <p>Grants are available to landlords to bring their property up to the decent homes standard, to resolve any category 1 or 2 hazards which have been included on an Improvement or Prohibition Notice</p>

Theme	Example Comment	Council Response
	<p>Just do some random visits in the targeted area. Unfair to add some burden on all tenants for 10-20% not meeting a minimum set of standards.</p> <p>Also give green grants based on the improvement of the grade of the EPC certificate post and prior to changes instead of making them impossible to use.</p>	<p>served by the council, and to provide adequate kitchen, bathroom and/or amenities as required within a licensed HMO or to provide 270mm loft insulation and cavity wall insulation (where appropriate). More information on the grants available to landlords can be found on the <a href="#">council website here</a></p> <p>Accreditation schemes are currently voluntary. The council wants to acknowledge the good practice of landlords who are accredited, and if the scheme is approved, accredited landlords would receive a discount to their licence fee. However, accreditation, while an indication of good intentions, is not a guarantee that the landlord is fully aware of their obligations or that the properties they manage will necessarily be up to standard without greater involvement from the Council.</p> <p>The council is currently working closely with London Councils, and other London boroughs, as well as the GLA, on initiatives to improve energy performance in privately rented properties and to discharge its duties under the Minimum Energy Efficiency Standard regulations more effectively.</p>
<p><b>Increase police presence/ enforcement</b></p>	<p>We feel there should be more police presence on the streets in Lewisham to tackle anti-social behaviour, and the council should put more resources into dealing with Rouge landlords.</p> <p>Post more community police in target areas to be more visible and do more to provide play spaces and activities for younger generation</p> <p>More police, proper intervention by Lewisham council when they are told off anti-social behaviour, what will they be doing with their own council tenants in this scenario</p> <p>Entire Area. Council/police take action against those tenants. Having a licensing scheme won't stop this behaviour. If a tenant is a nuisance a landlord could start eviction if appropriate. However, the law is heavily in favour of the tenant</p> <p>Police resources and access to dispute resolution services should be increased and inspectors should focus on known problem areas. Making the 'good' suffer along with the bad is a blunderbuss approach and not a solution. Landlords and tenants should be</p>	<p>Changes to community policing are not within the remit of a selective property licensing scheme. However, the council is committed to working effectively with all public sector agencies to tackle crime and anti-social behaviour.</p>



Theme	Example Comment	Council Response
	encouraged to follow best practice and resources should instead be focused on increasing the council's ability to respond and deal with abuses - impacting both landlords and tenants.	
<b>Invest in social housing</b>	I like your current policy of offering a long term management service to private landlords, and think it should be extended; build more council houses; could you set up a council owned company that buys houses and rents them privately but affordably( I think I read about a scheme where a different London council was doing this?)	<p>The proposal to introduce selective licensing is part of a wider approach by the council to improve housing in Lewisham. As stated in the council's housing strategy, Lewisham Council is currently in the process of building new council homes for the first time in a generation. The Housing Strategy 2020-2026's first priority is to deliver the homes that Lewisham needs by building council-owned homes (which started in 2012), and its third priority is to improve the quality, standard and safety of housing in Lewisham, through an ambitious programme of works to improve the condition of our social homes and estates.</p> <p>More information on the council's housing strategy can be found on the council <a href="#">website here</a>. However, whilst the council is building more social housing, it acknowledges that around 40 per cent of residents live in the private rented sector, and selective licensing will enable the council to bring privately rented homes that are unsafe up to a better standard.</p>
	Provide more social housing and affordable homes for purchase. Provide free waste collection so people stop dumping rubbish and an accessible dump.	
	It cannot be piecemeal. It has to be a national or London wide position. You cannot demonise a whole industry due to the actions of a few. And if there was no PRS, how would the council and governments house those that need it? There is very little social housing and the way in which it is managed across the board is shocking.	
	Those who have a full-time job should be able to rent from the Council, and not getting fleeced of all earnings by the Landlord. It's unfair to be paying up to £1500 pcm as rent for a 2-bedroom flat	
	Public housing for poorer tenants and overcrowded houses so that people are not displaced in the process.	
<b>Issues should be dealt with separately and directly</b>	Scrap the whole idea. Anti-social behaviour and poor living conditions aren't going to be helped by heaping additional costs on top of an already heavy financial burden.	<p>The council believes that selective licensing and the licence conditions will address ASB and poor living conditions.</p> <p>The current process of responding to complaints is very reactive and relies on residents contacting the council. The council believes that a proactive approach will have a greater impact on improving property conditions.</p>
	My suggestion would be to approach and resolve the issues with the individual landlords of the properties that are causing these problems rather than increase the cost for the vast majority of the private rented sector which is law-abiding and fit for purpose. These costs are inevitably passed onto the tenant in some way, normally via increased rental prices.	
<b>License needs to be free/ affordable</b>	<ul style="list-style-type: none"> <li>- Stronger police presence to tackle ASB</li> <li>- If it is genuinely about improving, then the licence should be free so that the landlords can invest the money on the actual property</li> <li>- Not much tax to be paid by the landlords so they can invest more in the properties</li> </ul>	<p>The licence fee has been set to cover the costs of the scheme, as required by law. The council does not believe that the fee is unaffordable for a five year licence and is comparable and cheaper than other selective licensing fees for councils in London. The full fee of £640 works out to £2.46 per week</p>
	I've answered yes – but rather than an alternative, I think you need to price the scheme so that it is affordable and doesn't put people	

Theme	Example Comment	Council Response
	<p>off applying and then renting their property is “of grid “– which would really only add to the safety issues.</p> <p>I do not think that the selective licensing system should be a huge financial burden on landlords but if it results in good standards for tenants, I am fully in favour of it. However, if it is expensive, it will be removing funds that could be spent on maintaining the properties</p> <p>Do a visit to the property without adding a charge to the landlord.</p> <p>You should find a way to perform monitoring of the troublesome properties and set limits on the number of tenants that can live there as well as perform identity checks of tenants. The cost of 640 GBP is outrageously high for responsible landlords that are not in breach of any laws. The landlords that pay would not see any discernible benefits. How has the figure even been calculated? I strongly disagree with the proposal.</p>	
<p><b>Private tenants should report issues and be helped with reporting Landlords/ private tenants should be educated on their rights</b></p>	<p>Yes, make it easier to report illegal landlords, poor housing conditions etc, there is nowhere near enough protection to tenants to report these landlords, the LA has to give the tenant alternative housing, so they have the confidence to report rogue landlords. Some of the poorest conditions are often provided by housing associations.</p> <p>Investigate and take action when complaints are received from Tenants and Landlords. Encourage the local Police to take action when complaints of anti-social behaviour are reported. Carry out inspections on properties that are believed to be substandard. Ask Landlords on a random basis to produce certifications required for their rental properties and upload them to a secure website when asked to do so.</p> <p>Make aware the existing process in place and how tenants can help themselves. Educate them of channels to report antisocial behaviour, or how to report noncompliance.</p> <p>Introduce a live feedback system where tenants can report underperforming/bad landlords and management agents and introduce penalties for these individual landlords/agents. I am not sure how you would police the SLS and how this would identify these bad landlords going forward.</p> <p>Yes, introduce a redress scheme, so that tenants can register a call with the council if they feel there is a problem and the council can refer to a landlord register. licensing requirements will be ignored by the irresponsible landlords that offer inadequate</p>	<p>The council provide information for landlords and tenants on their responsibilities. This information is available on the council website here - <a href="#">Lewisham Council - Advice for private tenants</a></p> <p>The council also believes that the introduction of selective licensing and the use of the licence conditions make clear what is expected by landlords so clear to both parties</p> <p>Any concerns about unlicensed properties, or other issues relating to privately rented homes should be reported to <a href="mailto:pshe@lewisham.gov.uk">pshe@lewisham.gov.uk</a> and an officer will be assigned to investigate. The council is currently reviewing its external communications tools for licensing, meaning this email address may be subject to change. Please visit the council website for up-to-date information.</p>

Theme	Example Comment	Council Response
	conditions whilst imposing new administrative and bureaucratic costs on those that already provide decent homes. Lewisham should not interfere or determine what constitutes good/bad provision in the private sector.	
<b>Reduce government intervention</b>	The alternative is to let the free market do what it does best, and match buyers to sellers unencumbered by Big Government interference.	The evidence shows that there are persistent issues with poor property conditions, deprivation and ASB in the borough. Whilst the council understands that many landlords keep their properties to a high standard, there are many who are either not aware of their responsibilities or are ignoring them. Licensing would enable the council to work proactively with landlords to bring up the standards in the properties
	too many regulations, communism! The government is taking control of everything, where is the free market?	
<b>Rent controls need to be in place</b>	I think the licensing does not go far enough. I strongly believe that all private landlords should require licences for the reasons given in the proposals, and more. Housing is a right, and nobody should profit from it while some live in substandard conditions (and many don't have a home at all). If private landlords must exist at all, then the absolute minimum they can do is provide good quality housing, especially in the most deprived areas. Furthermore, I strongly believe that the costs of renting should be heavily regulated, and affordable. Once again, nobody should profit from housing whilst other people have no home.	The council does not have the authority to impose rent controls on private properties in the borough.  With regard to improving security of tenure, central government are currently consulting on proposals to amend private sector tenancies and make them indefinite, as opposed to time-limited. Lewisham Council supports these proposals, which will strengthen renters' rights, help to reduce insecurity within the sector and have a stabilising effect on rent increases.
	The council should also do everything in their power to control over inflated rents.	
	Just to reiterate, I think there's an urgent need for nationwide rent controls across London - and the country.	
	Lewisham should start regulating rent increases and the length of contracts. Private landlords only do 1-year contracts and then increase the rent substantially every year, until they price tenants out of the property. At the moment, it's not possible to plan to live long term in the area as a renter. Price increases have been substantially above inflation and pay increases.	
	We need rent control to prevent the most vulnerable from being exploited and living in unsuitable accommodation. This should be considered in addition to licensing	
<b>Rented properties should be in good/liveable condition</b>	We believe every rented property should have to have a minimum standard and protocols in place for reporting works. All landlords and managing agents should be held to account. On the flip side all tenants should be forced to adhere to rules more rigorously and communicate openly to their landlord or agent. Landlords should	The council believes that all properties should be safe and decent for their inhabitants, which is why improving the quality, standard and safety of housing in Lewisham is a key priority of the council ( <a href="#">Housing Strategy 2020-2026</a> ) and believes that by introducing

Theme	Example Comment	Council Response
	<p>not be able to let u fit properties and tenants should not be able to withhold rent without valid reasons.</p> <p>private rented accommodations are extremely expensive especially for what you are getting. it should be mandatory that all homes are sufficient for each tenant to live in.</p>	<p>selective licensing and working with landlords and landlord associations to improve standards and practice across the borough, we can work towards this aim</p>
<p><b>The council should deal with issues arising from social housing properties first</b></p>	<p>The council should first consider whether it is doing everything it can to address issues with overcrowding, poorly maintained properties and anti-social behaviour in its own properties first</p> <p>I'd rather have the Council looking after the properties the Council owns or manages.</p> <p>I'd rather have the Council provide help to the impacted tenants or landlords, dealing with renting disputes.</p> <p>Being a landlord is already really expensive - and the cost of this license will be passed onto tenants and increase poverty rates or will reduce the number of landlords and drive-up rents, which is exactly what you don't want to happen. If you want to tackle poverty, do something that works, like, hm, I don't know, offering more affordable social housing to more Lewisham residents and regulate the conditions there. The only antisocial behaviour in our neighbourhood comes from the council estates.</p>	<p>As stated above, the council is in the process of building new council homes for the first time in a generation and has an ambitious programme of works to improve the condition of social homes and estates. Selective licensing is part of a wider programme of work to achieve the council's corporate strategy and improve the quality standard and safety of housing in Lewisham.</p>
<p><b>The council should focus on other/ additional initiatives to respond to issues in the housing sector</b></p>	<p>I think the proposal will make it harder for people to rent in the private sector. I think the council should not charge for collecting rubbish that is too much for the normal collections- this might reduce fly tipping</p> <p>I suggest the council should talk to people who own office blocks and start to convert them into affordable homes. Who wants to live in one room? What incentive is that for anyone to make something of themselves and care about their community.</p>	<p>As stated above, around 31 per cent of the households in the borough live in privately rented accommodation. The private rented sector plays a very important role in housing in the borough, and the council does not want to make it harder for people to rent. The aim of selective licensing is to ensure that rented properties are in a good and safe condition.</p>
<p><b>The council should focus on other priorities</b></p>	<p>Give young people other opportunities to let their energy be released and to meet, e.g., community centres, playgrounds, athletic areas. By enforcing a license, you will raise the standard of properties and get rid of bad landlords, BUT you will also scare off good landlords or at best increase the rents we need to charge towards tenants. That will also decrease anti-social behaviour but because you are driving people away from Lewisham due to increased rents - which should not be considered a successful outcome. The capital is already too expensive for essential workers to live in.</p> <p>As before. Open up youth centres, invest in training more, more community taskforces...go back to the streets and out of your</p>	<p>The council have a priority aim of reducing anti-social behaviour and youth offending. The Lewisham Youth Justice Strategic Plan sets out the partnership approaches which will be taken to addressing youth crime in Lewisham. These include:</p> <ul style="list-style-type: none"> <li>• Trauma-informed practice – Lewisham YOS is recognised by Department for Education as 'a trauma informed service' meaning it is a relationship and trauma based model delivered as a direct intervention and as a workforce development program.</li> </ul>

Theme	Example Comment	Council Response
	<p>offices. Labour values were once attractive many many years ago. Completely unrecognisable now.</p> <p>For the entire are, you could consider:</p> <ul style="list-style-type: none"> <li>- placing more bins in the area and emptying them more frequently</li> <li>- more and better areas for young adults and children to spend time and relax in</li> <li>- strengthening the powers of the tenants' ombudsman</li> </ul> <p>- when assessing conditions, ask the landlord for before photos of the property with proof of date taken against the state of the property now as it's not always landlords who don't update the property, sometimes tenants mess up the property</p> <ul style="list-style-type: none"> <li>- anti social behaviour: open up the youth centres again so people can have an outlet. Have recognisable community leaders who people respect to manage the area.</li> <li>- raise living conditions by maybe helping landlords with discount on cleaners for their properties</li> </ul>	<ul style="list-style-type: none"> <li>• Lewisham YOS is now a Functional Family Therapy Community agency accredited to deliver the program on sight.</li> <li>• Lewisham YOS has led on developing restorative approaches both internally and through MOPAC funded schools based work to address county lines and Serious Youth Violence at a preventative level.</li> <li>• Lewisham YOS continues to lead regional and national best practice development for custody and resettlement into the community focussing on health, social care and education.</li> <li>• Ensuring compliance with National Standards and meeting the actions as set out in the Lewisham YOS National Standards Audit Action Plan.</li> <li>• Improving sentence planning, risk management and safeguarding practices when young people are placed in any secure setting.</li> <li>• Improving the timeliness and quality of assessments and intervention plans, using the new ASSET Plus Assessment tool.</li> <li>• Ensuring that appropriate plans are put in place to safeguard young people at the start of their Order and that approaches are made in partnership with other relevant agencies, responding to new information as it emerges.</li> <li>• Increasing the range of alternative education provision available for young people to access as an alternative to custody or post custody.</li> <li>• Further developing the out of court disposal interventions that are provided.</li> </ul> <p>More information on this can be found on the council website here including the metrics for success</p>
<p><b>The council should focus on specific properties/ types of properties</b></p>	<p>Compliance checks to landlords where complaints are received ASB where Neighbourhood Officers report it</p> <p>It should be focused on known properties that are already causing issues and it should be with the large housing associations or private landlords that are letting their properties go into disrepair. Its needs to be targeted not one size fits all.</p> <p>As already mentioned you need to go after these self-contained</p>	<p>The council does respond to complaints and will respond to complaints raised as part of the licensing scheme, which will increase the awareness of tenants of acceptable standards in privately rented properties.</p> <p>Whilst the council understands that many landlords keep their properties to a high standard, there are</p>

Theme	Example Comment	Council Response
	<p>flats with in bad condition not homes whereby someone lets out a room.</p> <p>Rather than capture all small landlords in a borough wide licensing, I believe it would be wiser to consider licensing on a case-by-case basis. This could be via a database harvested via a type of housing satisfaction surveys from tenants within single family dwellings.</p> <p>This shouldn't be applicable to HMO's, which should continue to be licensed due to the number of tenants in one single dwelling.</p> <p>Select specific areas/roads/estates where anti-social behaviour (ASB), housing conditions and deprivation are actually an issue.</p> <p>Grainger plc supports the exclusion of Build to Rent developments that meet certain criteria from the selective licensing regime. For example, a Build to Rent scheme could be excluded if it meets the London Plan definition of Build to Rent (unified ownership and management, 50+ units, subject to a Build to Rent covenant, all units self-contained and let separately, tenancies of 3+ years, on site management, rent and service charge certainty, complaints procedure, member of ombudsman scheme).</p>	<p>many who are either not aware of their responsibilities or are ignoring them. Licensing would enable the council to work proactively with landlords to bring up the standards in the properties.</p> <p>Licensing is also an effective tool for addressing rogue or criminal landlords in the borough.</p> <p>The council has no plans to exclude purpose-built rental developments from selective licensing, in common with the approach taken by other councils across London. As with our current additional HMO licensing scheme, we will have a bulk application process to reduce the burden of applying for a license on those landlords with multiple licensable units.</p>
<p><b>The council should have considered alternatives</b></p>	<p>I don't have this expertise, but I'd suggest that considering alternatives is an important part of any decision making process.</p> <p>I work as a designer - there is never just 1 solution to a defined problem. I would expect the council to have conducted due diligence on the options for solving the stated problems. As a resident and landlord, I would like to know about the other options (which could still include this scheme). That said, I like the idea of the scheme - but please do you due diligence and then get feedback.</p>	<p>The council did consider alternatives to licensing as part of the consultation preparation. The alternative considered can be found in the <a href="#">Evidence Pack here</a></p>
<p><b>The council should inspect properties</b></p>	<p>I KNOW IT WOULD COST MONEY BUT COULD SOME COUNCIL EMPLOYEES COME OVER AND DO REGULAR CHECKS ON MINOR THINGS such as : wrong or dirty items in recycling bins, rubbish left lying around, people who do not respect their ASBOS and go on feeding pigeons which create poo all over the place .</p> <p>Some people need only to be told .</p> <p>Or send a questionnaire with the council tax breakdown each year asking the relevant questions about the conditions of the property.</p> <p>Inspections and fines for both tenants and landlords</p>	<p>The council is planning to inspect properties over the lifetime of the scheme. The council also plans to raise awareness of acceptable standards and behaviour of both tenants and landlords, and provide support to both tenants, who may be facing unsafe property conditions that require repairs, and to landlords who may be dealing with difficult tenants</p>

Theme	Example Comment	Council Response
<b>The council should suggest alternatives</b>	<p>I would expect the Council to have researched why this is a good idea and to have considered any alternatives as part of that process.</p> <p>I don't think it's up to me to suggest alternatives to you. You need to review the evidence for licensing and other models to reduce ASB and raise living standards and rental property quality.</p> <p>I don't know, but the council should research and investigate all options before imposing something!</p> <p>Don't know if any alternatives hoping you do. More than one option should be considered</p> <p>Licensing scheme good to stop overcrowding or poor living conditions but council must implement the scheme well and follow up on bad situations</p> <p>Whatever system you finally adopt will be a toothless gesture unless you get an EFFECTIVE SYSTEM OF ENFORCEMENT to follow through if landlords fail in their duties. Do not make this another example of the 20mph limit in Lewisham – political grandstanding but never enforced. See Belmont Hill as one dangerous example.</p> <p>Whatever scheme you finally decide on, the most important response of the council will be about ensuring EFFECTIVE ENFORCEMENT of the licences. Please do not let this be another example of political grandstanding with no enforcement which has been the fate of the 20mph limit on Lewisham roads. See the dangerous Belmont Hill as an example.</p>	<p>The council outlined the alternative options to licensing it considered in the Evidence Pack for the consultation (<a href="#">available here</a>) and concluded that they would achieve the same outcome as the proposed selective licensing scheme for the reasons provided. The alternative options would also not help meet the Objectives of Lewisham's corporate strategy and would not bring about the much-needed improvement in conditions for people living in the private rented sector</p>
<b>There should be council support for other issues that cause ASB</b>	<p>I think we need licencing, but I also think we need proper support for people with drink and drug problems, and monitoring and regulations of programmes that help house these people so that people with antisocial problems aren't all concentrated in one area (Catford south / Whitefoot)</p> <p>Because clearly housing is not sole cause of the issues listed above.</p> <p>Anti-social behaviour in the area is due to the council and the government failing to look after its poorest and most deprived residents. Private landlord are not to blame for the lack of support financially and socially for these individuals.</p>	<p>As stated above the council is working to address anti-social behaviour. The Lewisham Youth Justice Strategic Plan sets out the partnership approaches which will be taken to addressing youth crime in Lewisham. More information can be found on the <a href="#">council website here</a></p>
<b>Unclear how licensing will address the issue</b>	<p>The issues highlighted do not relate to private rented accommodation. They are simply issues relating to wider social economic factors.</p>	<p>While the Council acknowledges that all property types may have issues with property conditions, deprivation and ASB, licensing is a tool available for</p>

Theme	Example Comment	Council Response
	<p>You seem to assume that such licensing would improve things. Prove it.</p> <p>Because it is not at all clear from this document how your good intentions for rented properties are to be implemented and maintained</p>	<p>the Council to use to address these issues in the private rented sector.</p> <p>The recent Government research 'An Independent Review of the Use and Effectiveness of Selective Licensing' found that selective licensing can be an "effective policy tool" that can achieve demonstrable positive outcomes.</p>
<b>Education for tenants and landlords</b>	<p>Council can spend more time working with tenants to explain their responsibilities to the community and their landlord, i.e., avoid random damage to the property and respect neighbours</p> <p>Council officers dedicated to liaising between tenants and landlords, to promote discourse and to try and resolve disputes</p> <p>Not instead of Selective Licensing but as well as- Have consultation surgeries for tenants and landlords to help them understand their rights and advise on avenues for help.</p>	<p>The council website has resources for both landlords (<a href="#">here on the council website</a>) and privately renting tenants (<a href="#">here on the council website</a>). The council is also committed to providing better tenant-focussed communications and access to services and has recently undertaken some scoping work in partnership with Generation Rent on this issue.</p>
<b>Reporting mechanism for tenants</b>	<p>Perhaps a mechanism for tenants to report their experiences?</p> <p>I believe that the Council should have central reporting tools for these problems, which would record the names of landlords and social housing associations. This would allow the Council to deal directly with landlords to help resolve the problems. It would also allow the Council to release periodic reports of the rate of complaints and the rate of successful resolution, highlighting those landlords who are particularly good, or particularly bad.</p>	<p>As set out above, any concerns about unlicensed properties, or other issues relating to privately rented homes should be reported to <a href="mailto:pshe@lewisham.gov.uk">pshe@lewisham.gov.uk</a> and an officer will be assigned to investigate. The council is currently reviewing its external communications tools for licensing, meaning this email address may be subject to change. Please visit the council website for up-to-date information.</p>
<b>Other</b>	<p>Exclude live in landlords</p> <p>Require landlords to register with the NRLA and become a licensed practitioner.</p> <p>It should only be applied to houses, not small 1- or 2-bedroom flats</p>	<p>Live-in landlords, where the property is their main residence, are exempt from selective licensing under the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006.</p> <p>The council does not have the authority to require landlords to join accreditation organisations.</p> <p>Selective licensing applies to the household size, regardless of the property size, under the Housing Act 2004</p>



## Comments about specific Licence Conditions

Theme	Example Comment/Question	Licence condition	Council response
<b>Managing ASB should not be the landlord's responsibility</b>	I am concerned that the duty on landlords to tackle ASB could be manipulated by landlords to the detriment of tenants	11. The licence holder shall put in place written ASB procedures detailing how complaints made to the licence holder will be dealt with, a copy of which shall be provided to the tenants in the information pack. The licence holder shall within seven (7) days of any demand by the council provide their written ASB procedure.	The council understands that is the responsibility of all residents in the borough not to cause anti-social behaviour. The council do not expect landlords to be responsible for the behaviour of their tenants, but the council would encourage landlords to include clauses in their tenancy agreements about ASB, to follow the proposed licence conditions and to manage their tenancies and ensure that ASB caused by their tenants is effectively addressed and if necessary appropriate action taken.  The council has an ASB policy available via the council website <a href="#">here</a> , as a resource for landlords. The policy gives examples (but is not an exhaustive list) of ASB, such as: •Hate-related incidents (e.g. based on race, sexual orientation, gender, disability or belief) •Violence (e.g. Domestic or Physical)
	It is not for the Landlords to manage ASB, and where required due to these offences taking part in the property, the only option available to the Landlord is eviction, at which point Lewisham Council informs the tenant to stay in the property until legally evicted by the courts. Hence, therefore, Lewisham Council is part of the problem again bringing no value for the implementation of this stealth tax.	12. The Licence Holder must ensure that all reasonable and practicable steps are taken to prevent and deal effectively with anti-social behaviour [ASB] resulting from the conduct of occupiers or visitors. The Licence Holder must comply with the requirements of paragraphs (a) to (f) below (If the Licence Holder has an agent it is still the Licence Holder's responsibility to ensure their agent acts on their behalf in compliance of the conditions):	
	I think the condition to 'manage anti-social behaviour' leads a landlord, professional or accidental into the role of police officer, investigator, and judge. All without any real powers of punishment other than the lengthy eviction process and that cycle.	a) The Licence Holder must ensure that the occupiers are provided with a document advising them (amongst other things) what behaviour is not acceptable, that they are responsible for the conduct of their visitors, the impact on the victims and local community, and of the consequences of ASB to their tenancy.	
	What's to stop malicious ASB reporting so a landlord can evict a tenant. That should be seriously considered for proof of ASB. There should be a requirement that for the ASB element it must be proven by police to have happened and also the landlords own ASB should be considered. i.e. have they been causing nuisance to the tenants etc and if so should be subject to property forfeiture.	b) The Licence holder will take appropriate measures up to and including the service statutory notice and eviction to deal with anti-social behaviour. Where ASB includes criminal offences, the Licence holder will involve the police.	
	It is unreasonable to make the landlord responsible for anti-social behaviour by tenants. If tenants are causing a nuisance, then the Council should use its statutory powers to abate that nuisance	c) Any letters, emails, legal notices or other documents relating to ASB, which are sent or received by the Licence Holder, or the agent on behalf of the Licence Holder, must be copied and kept for 5 years by the Licence Holder.	
	Landlords are usually not experienced in managing antisocial behaviour and do not have the professional capacity to resolve tenant's' mental health issues or substance dependency. Suppose there are allegations about a tenant causing problems, and a landlord ends the tenancy. In that case, the landlord will have dispatched their obligations under the selective		

Theme	Example Comment/Question	Licence condition	Council response
	<p>licensing scheme, even if the tenant suffers from any of the above issues.</p> <p>At the commencement of a tenancy, the landlord outlines the tenant's obligations concerning noise (and other matters such as waste disposal, compliance with relevant legislation, and consideration for surrounding neighbours). The landlord can manage a tenant only to the extent of their mutually signed and agreed contract for living in the property- not for a tenant's activities beyond this.</p> <p>Lewisham Council has many existing enforcing powers that can rectify the identified problems as part of the council's housing strategy. These include:</p> <ul style="list-style-type: none"> <li>• Criminal Behaviour Orders</li> <li>• Crime Prevention Injunctions</li> <li>• Interim Management Orders</li> <li>• Empty Dwelling Management Orders</li> <li>• Improvement Notices (for homes that do not meet the Decent Homes Standard)</li> <li>• Litter Abatement Notices (Section 92 of the Environmental Protection Act 1990)</li> <li>• Fixed Penalty Notices or Confiscation of equipment (Sections 8 and 10 of the Noise Act 1996)</li> <li>• Directions regarding the disposal of waste (for example, Section 46 of the Environmental Protection Act 1990)</li> <li>• Notices to remove rubbish from land (Section 2-3 of the Prevention of Damage by Pests Act 1949)</li> </ul>	<p>D) The Licence Holder shall co-operate with the Police and Authority in resolving ASB in any licensed property under their control. Such co-operation includes attending or being represented at any case conferences or multiagency meetings and providing information to the Police or the Authority when requested.</p> <p>e) Any correspondence, letters and records referred to in conditions (a) to (e) must be provided by the Licence Holder to the Authority within 28 days on demand.</p>	<ul style="list-style-type: none"> <li>•Verbal abuse, harassment, intimidation or threatening behaviour</li> <li>•Vandalism and damage to properties</li> <li>•Prostitution, sexual acts or kerb crawling</li> <li>•Criminal behaviour (e.g. Use of the accommodation for unlawful purposes, such as selling or using drugs)</li> <li>•Misuse of communal areas, public areas (e.g. unsightly rubbish, litter or discarded items left around the property and its exterior) or loitering</li> <li>•Noise Nuisance (e.g. Hosting noisy parties, having music or television turned up very loud or otherwise causing a noise disturbance)</li> </ul> <p>If a landlord / licence holder / other party are aware of ASB, the ASB policy also outlines how to report ASB to the council and the steps that will be taken to address it.</p>
<b>ASB reassess</b>	<p>There needs to be a mechanism for those affected by the antisocial behaviour to also have action taken.</p> <p>ASB should include reference to noise nuisance and fly-tipping.</p>		

Theme	Example Comment/Question	Licence condition	Council response
	<p>You are defining ASB as fly tipping and not including more serious ASB which is more important but extremely difficult for single landlords to tackle alone</p> <p>I'm concerned the focus on anti-social behaviour will be used to deny people access to good, safe housing. It's not clear how you intend to prevent this.</p> <p>The ASB policy must include a provision for removal of the tenant if the tenant does not comply with the ASB policy. A fine for the landlord if they do not comply with all conditions.</p>		
<p><b>Fit and Proper test unclear</b></p>	<p>What does fit and proper person test mean? This seems another unnecessary and intrusive measure, particularly if the landlord does not live in the property. Even if he or she does, are you going to require everyone who advertises for a house sharer to also do a fit and proper person test?</p> <p>I have heard that one possibility is that landlord's personal details will be published online. There are people who don't want their personal data published e.g., women fleeing violence. In addition, there is more and more online harassment. If you do publish this would be a particularly unnecessary and egregious step.</p> <p>Pass a proper person test should not be included or reworded and thought through</p> <p>What does 'Pass a fit and proper person test' mean? What does that entail? It sounds very politically wrong in my opinion and insulting to me that Lewisham council is proposing to give landlords tests to prove they're fit and proper. What kind of miracle test would prove that?</p> <p>Fit and proper person test - this is incredibly non descriptive and not required by government. It is open to council interpretation and potential mis use.</p> <p>I'm concerned about the fit and proper person test. Are the conditions fair for anyone regardless of age, race, gender?</p>	<p>13.Any licence holder must be a "fit and proper" person. This means he/she must not have:</p> <ul style="list-style-type: none"> <li>a. convictions for serious violent, sexual, dishonesty or drugs offences,</li> <li>b. findings made against him/her that he has practiced unlawful discrimination against any person or persons who have protected characteristics, or,</li> <li>c. has convictions or findings of fact that he has contravened housing or landlord and tenant law</li> </ul>	<p>The council have used the definition provided by the legislation to define a "fit and proper" person</p> <p>The Housing Act 2004 (Part 3, Section 89) outlines what a "fit and proper" person. For clarity, the wording from the housing act (<a href="#">available here</a>) is shown below:</p> <p>"(a)committed any offence involving fraud or other dishonesty, or violence or drugs, or any offence listed in Schedule 3 to the Sexual Offences Act 2003 (c. 42) (offences attracting notification requirements).</p> <p>(b)practised unlawful discrimination on grounds of sex, colour, race, ethnic or national origins or disability in, or in connection with, the carrying on of any business;</p> <p>or</p> <p>(c) contravened any provision of the law relating</p>

Theme	Example Comment/Question	Licence condition	Council response
<b>Fit and proper removed</b>	What is the purpose of the fit person test? That should be removed.		to housing or of landlord and tenant law.”
	Remove the ‘pass a fit and proper person test’. It is ridiculous nonsense.		It is a legal requirement of the Housing Act 2004 (Part 3, Section 88) that the local authority determine if the proposed licence holder is a “fit and proper” person when issuing a selective licence.
	<p>I agree with the conditions for landlords (carrying out repair work, etc) however fit and proper persons tests are notoriously difficult to implement and require a lot of resource to be effective. They would be particularly challenging at the scale you are proposing and would be highly susceptible to gaming (e.g., relying on references for landlords). I just don't believe this would be successful here. Again, I don't think the cost benefit case stacks up.</p> <p>I do strongly support the requirements for maximum occupancy levels and for minimum environmental standard of E, though it's not clear to me why this should just be concentrated in parts of the borough. Surely this should be a full blanket measure, if pursued at all.</p>		
<b>Conditions for the exterior of the property</b>	Front garden maintenance and bin stores	22. The licence holder must ensure that any common parts, gardens and yards are free from waste, which could provide harbourage for pests and/or is a nuisance and/or is detrimental to the local amenities, other than waste stored in appropriate receptacles for the storage of household refuse and recycling.	The exterior of the property is addressed in the condition relating to pest control, that they must be kept free from waste. Following the legal decision in the Brown v Hyndburn Borough Council, the council cannot impose conditions that are directed to the condition of the property, aside from those that are mandatory conditions as part of Schedule 4 of the Housing Act 2004 or directly relate to
	They must make sure the front garden and front of house is maintained, cleared of rubbish and made to look tidy.		
	The on-street appearance of the property has not been considered at all. It should be - for the collective wellbeing of everyone		

Theme	Example Comment/Question	Licence condition	Council response
			addressing the statutory intention of selective licensing (in this case, deprivation, poor housing conditions and ASB)
<b>Repairs</b>	Just know if you want good standard of living the repairs are key that's mould damp and any other repairs	10. The Licence Holder must ensure that occupants receive written notice about how they should deal with repair and maintenance issues and with emergencies, should they arise. This notice must include a contact telephone number and email address to enable tenants to report urgent issues. Copies of the written statement of terms must be provided to the Authority within 28 days upon demand.  21. The licence holder must ensure that all repairs are carried out in a timely manner and records of repairs need to be maintained. These records must be provided to the local housing authority within 28 days of any request.  Additional licence conditions for Designations 1 and 2: All repair work must be carried out within a reasonable timescale with due regard to the severity of the issue. The Licence holder must ensure that any repairs, improvement works, or treatments are carried out by competent person(s). Copies of receipts and/or invoices for any such works must be provided to the Authority within 28 days upon demand.	Issues relating to damp, mould and repairs are covered by the Homes (Fitness for Human Habitation) Act 2018. More information on this and the landlords' responsibilities can be found on the <a href="#">government website here</a>
	I think that all rented properties should meet certain standards of repair and decoration before they are even rented out. What about fining landlords who don't comply with the standards?		
	- hired competent person(s) to carry out any repairs, improvement works or treatments - very subjective, should be removed - copies of receipts and/or invoices for any such works must be provided to the council within 28 days upon request - why? feels like too much interference in the property management, should be removed		
	The type of repairs should either be clearly defined and adhere to existing laws or removed. Some complaints e.g., condensation or blockages to loo or drains are caused by tenants' lifestyle and disputes can arise about whose responsibility it is to carry out the repairs. If tenants decide to maliciously, deliberately and repeatedly damage the property and also not pay rent (which does happen unfortunately especially in deprived areas), it could take a long time and added stress and legal cost having to deal with the court as well as the licensing department of the council.		
	The Council should consider asking tenants whether the repairs which have taken place were necessary or not and also asked them if the extra money charged (such as fees for hiring a housekeeper) was used appropriately and if the work is regularly done		
<b>Providing proof of receipt should be removed</b>	"Provide receipts" honestly, that's a step too far, any work should be done to decent standard, and it may not be possible to complete some work in 28 days, how will you decide what's acceptable and what isn't.	Additional licence conditions for Designations 1 and 2:	The council is asking for asking for invoices and receipts in designations 1 and 2 to address poor

Theme	Example Comment/Question	Licence condition	Council response
	<p>- copies of receipts and/or invoices for any such works must be provided to the council within 28 days upon request - why? feels like too much interference in the property management, should be removed</p> <p>Providing receipts - most landlords get family to do things. This will just prevent landlords doing any repairs and blame tenants for wear and tear so tenants will get charged. Provide repair work within a reasonable timescale - this does not mean anything.</p> <p>Why should landlords have to show invoices for repairs. Could you let me know how you are going to safeguard landlords please?</p>	The Licence holder must ensure that any repairs, improvement works, or treatments are carried out by competent person(s). Copies of receipts and/or invoices for any such works must be provided to the Authority within 28 days upon demand.	property conditions. A receipt or an invoice should be provided so that where there is a dispute about the quality of repairs there is a means of identifying the person or company responsible and to checking whether the repairs were carried out by a competent person(s)
<b>Reference can be a barrier for housing vulnerable people</b>	<p>I'm not sure about taking up references - many people might find this difficult and if it hinders people from finding secure housing then I would not insist. Issuing an ASB policy and getting a signature would suffice.</p> <p>Remove requirement for references to tackle anti-social behaviour - serious risk of excluding vulnerable individuals who aren't able to secure a reference for another reason</p> <p>I think the council should think carefully about the potential impact of excluding those with poor references from licensed rental accommodation. You will end up creating violent unlicensed slums. Council should instead offer support/guidance to those with anti-social behaviours</p> <p>Concern that it may be difficult for people in some situations (e.g., vulnerable) to get the references needed and this might exclude them from the rental properties. Requirements would need to be flexible and make adjustments for different circumstances.</p> <p>I think that references can be a barrier to housing for vulnerable people. I am strongly in favour of landlords having a requirement to fix poor housing conditions but by lumping them together in one question you are muddling the issue.</p>	<p>The Licence Holder must ensure that references are demanded from and in respect of all persons who wish to occupy the house. If the licence holder chooses to allow an individual who cannot provide references to occupy the property, they must record their reasons for doing so. These reasons must be provided to the council within 28 days of any request</p> <p>Copies of obtained references are retained for the duration of the licence and that the Authority is provided with a copy of any such references and records within 28 days, on demand. These conditions apply to any agreement made on or after the licence is granted</p>	<p>Schedule 4 of the Housing Act 2004 sets out the mandatory conditions to be applied to property licences, including for selective licences that the licence holder must demand and obtain references from persons who wish to occupy the house. Guidance on reference checks is available in the governments 'How to Let' guide.</p> <p>Enforcement action is considered on a case-by-case basis and factors impacting on the ability to obtain references will be taken into consideration</p>
<b>Reasonable timescale clarity</b>	'Reasonable timescale' - specify a timescale instead. What's reasonable to a landlord may not be reasonable to the tenants living with the issue.		The council accepts that this condition is not specific. However, strict time limits on

Theme	Example Comment/Question	Licence condition	Council response
	<p>"Reasonable timescale" should be defined as no more than 30 days.</p> <p>There needs to be clearer instructions and timescales</p> <p>What is a 'reasonable timescale' for repairs? Too vague and subjective, needs to be more specific. But of course, the Council itself and housing association need to improve their performance in this area as well!</p> <p>Conditions are too woolly. what exactly is a "reasonable timescale" for example?</p>	<p>21. The licence holder must ensure that all repairs are carried out in a timely manner and records of repairs need to be maintained.</p> <p>24. If the license holder becomes aware of any pest infestation, steps must be taken to eradicate all pests in a timely manner.</p> <p>Additional licence conditions for Designations 1 and 2: All repair work must be carried out within a reasonable timescale with due regard to the severity of the issue.</p>	<p>repairs in a licence condition are not practical because:</p> <p>a) The council understands that a wide range of works fall under the phrasing of "repair" – ranging from serious structural works to minor repairs to devices, and therefore the timescale which is reasonable for a structural repair is different to a reasonable timescale for a small repair</p> <p>b) Reasonable allows flexibility where, for example, scarcity of particular materials can affect the time required to carry out a repair.</p> <p>However, the council will monitor repairs time frames on a case-by-case basis and follow up with repeat inspections and further action if necessary to ensure repairs are carried out.</p>
<b>Waste Management</b>	<p>Rubbish management needs to be explicitly called out. Tenants failing to recycle properly and/or leaving bins across pavements needs to be dealt with. Fine landlords and tenants for irresponsible rubbish management.</p> <p>Use of front gardens for rubbish dumping for long periods should not be allowed. Leaving rubbish out for a week or two while awaiting removal is OK, I am talking about rubbish left for years with no intention of getting it removed.</p> <p>Make landlord responsible for rubbish and fly tipping</p> <p>Proper disposal of refuse and keeping the front of the property tidy</p>	<p>18.The licence holder must ensure that all occupants comply with all schemes provided by the local housing authority which relates to the storage and disposal of household waste pending collection.</p> <p>19.The Licence Holder must ensure that new occupiers are given the following information on waste and recycling in writing within 7 days of taking up occupation:</p>	<p>The council believes that the waste management conditions are sufficient to address these points.</p>

Theme	Example Comment/Question	Licence condition	Council response
	<p>Often when tenants are nearing the end of their contract/tenancy and are moving out, they will dispose of excess household waste by a variety of methods. These include but are not limited to putting waste out on the street for the council to collect. This is in the hope of getting their deposit back and is made worse when the council does not allow landlords access to municipal waste collection points. Local authorities with many private rented properties need to consider a strategy for collecting excess waste at the end of a tenancy in place of selective licensing.</p> <p>Suppose such a scheme is not already in place. Would the council consider a free/low-cost service for private landlords to remove numerous bunk items for when tenants vacate the property and not dispose of such waste beforehand?</p>	<p>a) The collection days for the refuse and recycling bins for the house - <a href="https://lewisham.gov.uk/myservices/wasterecycle/your-bins/collection">https://lewisham.gov.uk/myservices/wasterecycle/your-bins/collection</a></p> <p>b) Details on assistance available, where the occupants require assistance – <a href="https://lewisham.gov.uk/myservices/wasterecycle/your-bins/assisted-collection-service">https://lewisham.gov.uk/myservices/wasterecycle/your-bins/assisted-collection-service</a></p> <p>c) Details on what they can and can't recycle - <a href="https://lewisham.gov.uk/myservices/wasterecycle/recycling">https://lewisham.gov.uk/myservices/wasterecycle/recycling</a></p> <p>d) How they can dispose of large items- <a href="https://lewisham.gov.uk/myservices/wasterecycle/dispose-of">https://lewisham.gov.uk/myservices/wasterecycle/dispose-of</a></p> <p>e) General waste guidance from the Lewisham's website: <a href="https://lewisham.gov.uk/myservices/wasterecycle">https://lewisham.gov.uk/myservices/wasterecycle</a></p> <p>20. The licence holder must keep themselves informed of any changes or additions to the above and update all occupiers in writing within 7 days of becoming aware of any such change or addition. The licence holder will be treated as being aware of changes or additions 10 working days following the publication of any such scheme on the Council's website. A copy of the information provided to the occupiers must be kept for 5 years and provided to the local authority within 28 days on demand.</p>	<p>The council has an existing large items collection service. More information is available on the <a href="#">council website here</a></p>
<b>Certification</b>	<p>Fire Safety Certificates? Electric testing every 5 years</p>	<p>2. All portable electrical appliances provided by the landlord must be maintained in a safe condition and proper working order. Portable Appliance Testing (PAT) should be carried out every twelve months with records kept for at least five years. Any necessary maintenance or repair work must be undertaken by a competent electrical engineer. Copies of all maintenance records and PAT testing may be provided to the Council within 14 days of request.</p> <p>3. All furniture and furnishings provided in the house must be kept in a safe condition and must comply with the current furniture and furnishings</p>	<p>The council believes that annual PAT testing is a reasonable condition</p> <p>The council cannot require landlords to provide fire safety certificates. However, more information on the landlord's responsibilities and good practice can be found on the <a href="#">London Fire Brigade website here</a></p>



Theme	Example Comment/Question	Licence condition	Council response
		fire safety regulations. A declaration of furniture safety must be provided to the Council on request.	

## Comments about Licence Conditions in General

Theme	Example Comment	Council response
<b>Conditions already exist through legislation</b>	I believe that all the above are already covered by legislation and can see no good reason to further licence properties other than HMOs within the borough. All good Landlords will comply, but it those who renting illegally or without the necessary documentation that need to be rooted out and made to comply with already existing tenancy laws.	The council have considered a range of alternatives to selective and additional licensing, but do not believe they are as effective in dealing with poor property conditions, deprivations and ASB in the borough. The current powers the council has, including the use of the Part 1 Housing Act 2004, do not require landlords to declare themselves. This means there is no obligation for landlords to make their properties known to the council or to be proactive in improving conditions, including minor issues (that may still pose a health and safety risk) but still need to be addressed, but which a tenant may not complain to the council about. Formal action under the Housing Act can be a slow process, and improvements to properties can take many months.
	As far as I'm aware, almost all the conditions are already in force via existing legislation so licencing will not introduce anything new of significance	
	The landlords are already required by law to make the homes safe. These conditions are not fit for the intended purpose. The council should approach the problem from an enforcement perspective. No landlord knowingly rents to a person who commits ASB, it would not be in their own interest.	
	All should be removed as there are already national legal requirements for landlords that set out what they can and cannot do.	
	I believe that all the above are already covered by legislation and can see no good reason to further licence properties other than HMOs within the borough. All good Landlords will comply, but it those who renting illegally or without the necessary documentation that need to be rooted out and made to comply with already existing tenancy laws.	
<b>Already happening</b>	What you are proposing in the standard housing conditions or most of it is already required from a landlord by the law. So as a landlord I have to meet these requirements whether I have a licence or don't have it. The only difference for me would be yet another cost that I need to pay to comply with yet another requirement.	Whilst the Council acknowledges that many landlords operating in the borough keep their properties to a high standard, the evidence presented during the consultation shows that there are large scale issues with poor property conditions, and ASB in the borough's private rented sector, that licensing can help to address. The council believes that many landlords will meet the licence conditions, and do keep their properties in good condition, but licensing enables the council to take action against those landlords who place their tenants in unsafe or overcrowded properties.
	There is no need to introduce a new licence to implement ASB reduction procedures. There are already ASB procedures in place at the moment that are implementable with the current legislation.	
	All should be removed as there are already national legal requirements for landlords that set out what they can and cannot do.	
	Why should a landlord have to show the council information that is already required by law? A lot if these conditions should be applied to those landlords that have tenants whose rent is primarily met by the Govt.	

Theme	Example Comment	Council response
	Why are you seeking in part to just replicate existing law? Just enforce the existing law properly.	
	All the issues you raise are already statutory, you propose wasting landlords' and council officers' time with repetition.	
<b>Social/council properties should be included</b>	ASB issues appear to be outside the control of landlords, including the Council. H&S issues related to national regulations are dictated in contractual templates and enforced by letting agents. This is just Lewisham Council trying to pretend the issues it is referring to relate to the private sector, when in reality the Council fails to meet its own standards (mould, ASB, pest control, overcrowding etc)	While the Council acknowledges that all property types may have issues with property conditions and ASB, licensing is a tool available for the Council to use to address these issues in the PRS.
	Will Lewisham Council apply the same standards to its properties?	
	These conditions should be imposed on Lewisham Council	
<b>Good landlords will already meet conditions</b>	All good landlords already have checks carried out on potential tenants, having references carried out on potential tenants from their employers, previous landlords, credit checks	The council understands that many landlords who rent out properties in the private sector manage their properties responsibly. However, the evidence shows that the areas in the proposed designation are experiencing persistent issues in the private rented sector with poor property conditions and management.
	I have no problem in providing anything you need as part of a licence - and I am not sure how I can comment on the state of private rented accommodation and associated problems. As a responsible landlord I would obviously comply but having to pay for the privilege is pushing me to think that just isn't worthwhile.	
	Already have to do most of this. And where do the responsibilities of the freeholder (Lewisham Homes) fit it?	The council is proposing to use the regulatory framework provided by selective licensing schemes to focus on those that do not comply and impact negatively on the reputation of those responsible landlords as well as having a detrimental effect on tenants and neighbourhoods. The council will develop guidance and work with landlords to bring about compliance where possible, but we will also use robust enforcement against wilfully non-compliant landlords.
	All good landlords will have the relevant legal safety checks in place and will have a tenancy agreement in place. Perhaps this is something that should be properly legislated and policed in the country as a whole, not just in a particular area.	
	All good Landlords have to comply with GS, Electrical and EPC etc. Notice cannot be serviced unless a landlord complies with legislation therefore the above is totally pointless. Who knows what a fit and proper person or Landlord is, this is just all a jobsworth for nothing? These things are done anyway by responsible landlords by law, so can be checked under existing legislation. I understand that new rules will involve charging landlords for things they have already paid out for.	
<b>Burden on Landlord</b>	This is just additional admin burden for landlords and council. I don't want the council having to administer this with my council tax. Just tax owners of properties that are not primary residences instead	Properties where the property is the landlords' main residence, are exempt from selective licensing under the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006.
	All this very much puts the onus on the landlord to do everything, yet we know that the Council is very tardy in making any necessary repairs to the extent that one can easily give up! What about the Council's responsibility to undertake	

Theme	Example Comment	Council response
	<p>repairs and deal with anti-social behaviour? Will you support landlords rather than just making them pay and fill in paperwork and take all the hassle on themselves?</p> <p>All of these represent a much higher standard than is met by many private owners in their own homes. They are not met by Lewisham council tenants.</p>	<p>Selective licensing aims to improve the quality of housing available in the private rented sector. Owner occupiers and council homes cannot be covered by selective licensing.</p> <p>Licensing is intended to be self-funding, so revenue from council tax will not be used to administer the scheme.</p>
<b>Housing Conditions</b>	<p>With reference to Poor Housing Conditions, I feel that tenants have the right to live in acceptable surroundings which would impact positively on their mental health. The conditions stated only require landlords to do the minimum for their tenants and its totally obvious that's what they do when you look at the rented properties in Evelyn- areas that look totally run-down and approaching slum-like unless something is done asap.</p> <p>Poor housing conditions - rooms with no window and specific number of m2 per person must not be counted as room for renting.</p> <p>ASB is in my view a minor issue compared to poor housing conditions on which the selective licencing scheme should focus</p>	<p>Licence conditions are issued to each specific licenced property. This condition, specifying the room size and maximum occupancy, will depend on how the property is laid out and the facilities available in the property, which are noted during the inspection. The condition is then completed for that specific property</p>
<b>Housing Standards</b>	<p>Building maintenance required to decent standard to ensure tenants are in adequate homes</p> <p>Fire safety standards/rules as some balconies are unable to be used by tenants in case of fires to escape due to too many items on balconies</p> <p>Access to the garden if there is one</p> <p>Provision of living room and maximum numbers of people sharing a kitchen or bathroom</p> <p>Provision of central heating</p> <p>Some of the conditions around housing standards need to be mandated rather than only provided on request. Needs to include requirement for landlords to take remedial actions to remove damp and improve insulation.</p>	<p>As stated above, following the legal decision in the Brown v Hyndburn Borough Council, the council cannot impose conditions that are directed to the condition and contents of the property, aside from those that are mandatory conditions as part of Schedule 4 of the Housing Act 2004 or directly relate to addressing the statutory intention of selective licensing (in this case, deprivation, poor housing conditions and ASB)</p>
<b>Opposed to conditions</b>	<p>Remove all of them</p> <p>In my view - all of the proposed conditions should be removed.</p> <p>All should be removed to avoid gentrification and discrimination</p> <p>Remove all of them. It is busy work for busy bodies. Focus on reducing taxes or improving existing services. Stop inventing new jobs for yourselves.</p> <p>I think all conditions are unjustified and should be removed and no extra burden should be placed on landlord. Tenants have plenty of protection and support</p>	<p>The council is required to apply the mandatory conditions (from Schedule 4 of the Housing Act 2004) when implementing selective licensing.</p>

Theme	Example Comment	Council response
	already and landlords are an easy target who are once again used as a political punch bag.	
<b>Rent cap</b>	I think something needs to happen about rental prices. Some form of guidance or cap on realistically what can be charged or at least a ban on creating or requesting bidding on rental cost.	The council does not have the authority to impose rent caps on private properties in the borough
	It should be ensured that landlords will not raise rent prices.	
	The ability to register a fair rent needs to be widened and a private rented sector rent cap needs to be introduced in line with the LHA. Landlords' ability to increase rent when they like by whatever they like and threatening section 21 eviction if you disagree is unacceptable.	
	I suspect that the council is unable to do so. But I would like to see rent controls included. At a minimum landlords should not be able to increase rents for existing tenants above the rate of inflation and should not be able to evict to get a higher paying tenant.	
	Is it possible to include something about charging a fair rent? We see people that are paying £1000/month for a room - they then have access to shared kitchen and bathroom facilities. These are often not secure e.g., food taken from kitchen.	
<b>Waste of resource and time</b>	Unless registration is completely free this will not work. Chasing no compliance will cost even more on admin ... yet another waste of council taxpayers money ... when we are all struggling to pay current council tax, rents mortgages food etc	The council believes that selective licensing is required to meet the objectives of Lewisham's corporate strategy and would not bring about the much-needed improvement in conditions for people living in the private rented sector.
	These are a waste of time. Decent landlords are already doing this, and your proposal will now just charge them an additional licence fee in order to prove to the council that they are doing this. This is a complete waste of time (council and landlord) and money (landlord). Those that aren't doing these things will continue not to do them or use made up documents.	
	You are giving yourselves a massive amount of paperwork/data to work through. Can you cope?	
	I don't agree with the whole licensing scheme as I have not seen any benefit other than another layer of costs and paperwork for councils when better time and money can be used elsewhere. We are already short of resources and there is a cost-of-living crisis and the council is putting through more paperwork and processes because of anti-landlord sentiments, when there are only a minority of rogue landlords.	
<b>Inspection</b>	Physical inspections of properties should be included and made clear to residents and landlords, not just penalties	The council will carry out inspections on properties during the life of the scheme, and if properties are found not to be compliant, the licence holder could be served with an improvement or prohibition order, or could have their licence revoked
	Regular inspections of the property should be made compulsory, every 6-12 months to ensure conditions are being met.	
	An inspection system. Ensuring compliance with regulations does not guarantee there is no damp or mildew, that windows fit or that pipework doesn't leak.	

Theme	Example Comment	Council response
	<p>Checks need to be carried out at properties to ensure Landlords are compliant and tenants should have a direct line to the council which landlords should legally be enforced to provide to tenants in case they are in breach and can be reported.</p> <p>Include conditions on the tenants to ensure that they look after the property as if it were their own, and that tenants respect their neighbour</p>	
<p><b>Permissions to convert into HMOs</b></p>	<p>I think anyone who wishes to convert a property in HMO needs to get planning permission in the first instance. Rogue landlords will find a loophole whereas when they are purchasing properties there is no guarantee that it will be granted. And applications should not be submitted until contracts have been signed</p> <p>Inability to turn small houses into HMOs for 8 persons</p>	<p>Selective licensing applies to properties let to single households and one or two sharers, not to HMOs. Selective licensing conditions cannot address planning permission for HMOs. HMOs in the borough are subject to additional and mandatory licensing. More information on HMOs can be found on the council <a href="#">website here</a>.</p> <p>The council introduced additional licensing in April of this year (2022) which covers small HMOs which were not covered by the national mandatory licensing scheme. The licence conditions for HMOs can be found on the <a href="#">council website here</a> are they address minimum space requirements and health and safety. In addition, in June 2022 Lewisham Council's Housing Scrutiny Committee agreed to recommend the extension of the existing Article 4 Direction to the remainder of the borough not currently covered. This means that permitted development rights for the change of use from a dwelling house to a small HMO will be withdrawn, and those wishing to undertake such conversions will need to apply for planning permission</p>
<p><b>Early bird or accreditation discounts</b></p>	<p>Offer landlord grants to help towards tackling disrepair and offer early bird discounts and discounts for landlords who are accredited or members of a professional body.</p> <p>Wave the fees for the first 100,000 applications</p>	<p>The council is proposing an early bird discount for application made before the scheme goes live, and a discount for accredited landlords (someone who has completed a training course in best practice run by a recognised organisation such as the National Residential Landlords Association.)</p>
<p><b>Support for landlords</b></p>	<p>The Council should support good landlords when a tenant wrecks their property after it was given to the tenant in top quality condition.</p> <p>The Council should support good landlords when a tenant wrecks their property after it was given to the tenant in top quality condition.</p>	<p>If the licensing scheme is introduced, the council proposes to increase the landlord forums and support events, with help and guidance for dealing</p>

Theme	Example Comment	Council response
<b>Eviction of problem tenants</b>	Evictions of problem tenants	with anti-social behaviour as part of the programme.
	Ability to enforce removal of antisocial tenants quickly if they breach rental conditions and removal of landlord licence if the landlord ignores complaints about tenants	
<b>EPC</b>	Energy efficiency of properties should be included so all properties are EPC rating C or above. Also ensure that the H&S check includes damp and mould checks. I also think you need to include some kind of checks to ensure these fees don't end up being put on renters via increased rent,	Following the legal decision in the Brown v Hyndburn Borough Council, the council cannot impose conditions that are new standards on properties, aside from those that are mandatory conditions as part of Schedule 4 of the Housing Act 2004 or directly relate to addressing the statutory intention of selective licensing (in this case, deprivation, poor housing conditions and ASB).
<b>Address damp</b>	The stated conditions are NOT robust enough or measurable. Needs to include structure i.e., suitable air flow to prevent damp and noise insulation. The landlords know how to evade, the regulations must be prescriptive. Where landlords target the more vulnerable groups, they must demonstrate sign posting support as a minimum for drugs and alcohol. They must liaise with the directly impacted neighbours. They must leave an email and contact number.	Conditions relating to dampness and security are covered by Part 1 Housing Act 2004. If selective licensing is approved, the council would be able to pro-actively inspect properties to ensure compliance with the licence conditions and Part 1 Housing Act.
	There is nothing on dampness, physical security of the property.	
<b>Other</b>	A contact to report neglected damp, mould, water leaks. Adequate heating and ventilation.	Any concerns about unlicensed properties, or other issues relating to privately rented homes should be reported to <a href="mailto:pshe@lewisham.gov.uk">pshe@lewisham.gov.uk</a> and an officer will be assigned to investigate. The council is currently reviewing its external communications tools for licensing, meaning this email address may be subject to change. Please visit the council website for up-to-date information.
	Repeat offending landlords should have their licences suspended in the offending area for a set period	If selective licensing is implemented, tenants will be able to report their property if it does not meet the licence conditions to the property licensing team, who will be able to inspect the properties  Licence holders who do not abide by the licence conditions can have their licence revoked. Rogue and persistently irresponsible landlords will be subject to civil penalties and fines incurred following a successful prosecution. The "fit and

Theme	Example Comment	Council response
		proper" person test also considers if someone has "contravened any provision of the law relating to housing or of landlord and tenant law", and therefore further licences may not be given.
	I think PAT testing should only be required on appliances that have been left by the landlord. The tenant is responsible for their own electrical appliances.	PAT testing is only required on electrical appliances provided by the landlord
	Included should be grants to pay for improvements or or interest free loans	The Council does offer grants to bring properties up to a decent standard. More information on grants available to landlords can be found on the council <a href="#">website here</a>
	Publicly accessible register available online	The council will be introducing a register of licensed properties for selective licensing
	Soundproofing	Following the legal decision in the Brown v Hyndburn Borough Council, the council cannot impose conditions that are new standards on properties, aside from those that are mandatory conditions as part of Schedule 4 of the Housing Act 2004 or directly relate to addressing the statutory intention of selective licensing (in this case, deprivation, poor housing conditions and ASB).

## Comments about the Licensing Fee and Discount

Theme	Example Comment	Council Response
<b>Accreditation</b>	<p>Any accredited landlord would know exactly the right procedure in renting a property. Less help is required therefore the fee should be lower than the suggested.</p> <p>Early bird price gives no consideration for accredited landlords. I.e., no additional discount. Accredited landlords show they been educated on letting property and should be the cheapest. There should be a discount for more than one property</p> <p>I think accreditation should be encouraged. Furthermore, the frequency of the fee has not been clarified. Annually? 5 years, in line with accreditation?</p> <p>Why should a charity be heavily discounted, but an accredited landlord not have the same level? These landlords who have provided good, clean safe homes should be recognised and should see discounts that show they are doing right by their tenants and the local community. The only way to provide competitive homes and making landlords care about property and their clients is to be incentivised - tax breaks, discounts and rewards.</p>	<p>As stated above, the council wants to acknowledge the good practice of landlords who are accredited, and if the scheme is approved, accredited landlords would receive a discount to their licence fee. However, accreditation, while an indication of good intentions, is not a guarantee that the landlord is fully aware of their obligations or that the properties they manage will necessarily be up to standard without greater involvement from the Council.</p>
<b>Charities</b>	<p>I tend to think charities shouldn't be charged a fee.</p> <p>Support an increase to the regular landlord cost in order to provide a further discount/exemption for charities and local housing associations. Or where private landlords pass their property management to a housing association.</p> <p>Eligible charities discount should be greater at the expense of other discounts.</p> <p>Only charities should receive a discount. The license should be subject to annual review &amp; the fee paid annually.</p> <p>Fees for Charity housing should be very low, and the private market take up the extra. Profits from private rentals are high so landlords can probably stand to pay more.</p>	<p>There is a discount for eligible charities of £160. 'Eligible charity' means Corporations, organisations or bodies which are charities, including almshouses, whose charitable objectives include the provision of housing (a) let at below-market rent and (b) that is specially designed or adapted to meet the needs of the disabled, the elderly or the infirm or of other persons having a protected characteristic within the meaning of the Equality Act 2010.</p> <p>Selective licensing only applies to privately rented housing. The council has reviewed possible discounts and is satisfied that the correct ones are proposed. However, we will keep this under review.</p>



Theme	Example Comment	Council Response
<b>Early Bird Discount should be removed</b>	<p>Early bird application should be removed. Landlords should not need financial encouragement to get it, they should be required to have it.</p> <p>I would be inclined to remove the early bird application fee</p> <p>early bird should probably be removed. probably just one standard fee better.</p> <p>I am not sure why early bird applications are being encouraged. If it is compulsory to register with the scheme this should not be problematic.</p>	<p>The council wants to reward responsible landlords who apply promptly for a licence by offering them a discount. Incentivising early applications also helps the council to manage the considerable administrative work of assessing applications at the start of a scheme.</p>
<b>Good practice should be exempt from fees</b>	<p>I think for landlords that do look after their property to a good standard could possibly have a further discount after 1 or 2 years. If this is not maintained, then they should go back to the higher rate.</p> <p>If this does go ahead why not give a 100% refund to compliant landlords. Is this another way to generate a revenue stream? It punishes what I believe to be the majority of good landlords for the minority of bad ones.</p> <p>Discounts for consistently good feedback from tenants, which would require the council to survey tenants in licenced landlords' properties.</p> <p>Good landlord behaviour discounts - no complaints from tenants, etc in set number of years</p> <p>Maybe a discount for those landlords whose houses are already up to a very good standard. Like after the inspection and checks they can get a discount because they were already doing the right thing.</p>	<p>As stated above, the council understands that many landlords who rent out properties in the private sector manage their properties responsibly. However, the evidence shows that the areas in the proposed designation are experiencing persistent issues in the private rented sector with poor property conditions and management.</p> <p>The council proposes to use the regulatory framework provided by selective licensing schemes to focus on those that do not comply and impact negatively on the reputation of those responsible landlords as well as having a detrimental effect on tenants and neighbourhoods. The council will develop guidance and work with landlords to bring about compliance where possible, but we will also use robust enforcement against wilfully non-compliant landlords.</p>
<b>Higher fees</b>	<p>Many HMO developers portray themselves as charities, housing vulnerable residents, however these are often in properties without adequate access to public transport or other public services. It does not seem like adequate assessment of landlords is being carried out. Licensing fees need to be raised and discounts minimised.</p> <p>No, fee should be higher if anything</p> <p>Fees should be higher, and annual, landlords are making money out of poorer people who cannot afford to buy, extra money should go towards benefit of all people in the Borough</p> <p>It's too cheap. I paid £750 in Bexley</p>	<p>Under the law, the Council is not allowed to make money from the licensing schemes. The proposed fees have been calculated based on the cost of setting up and operating the licensing schemes, so that the costs would be met by the expected income from the number of licence applications the Council anticipate, under the proposed designations.</p> <p>However, the council will monitor costs throughout the lifetime of the scheme, and as and when schemes are due for renewal, these will be reviewed.</p>

Theme	Example Comment	Council Response
<b>No discount should be applied</b>	<p>For some landlords the fees will be very high (small, single property etc) and may encourage illegal off-books arrangements. Increases in fees must be capped at below inflation.</p> <p>No discounts should be considered at all</p> <p>I strongly disagree with the proposed discounts, and I do not want any proposed fees and/or discounts implemented.</p> <p>I think all landlords should pay the full fee, with no exception, unless perhaps they can demonstrate that they are charging tenants at or below market averages.</p> <p>Why should big corporations be allowed to develop so many HMOs. We need housing for families not bedsits. They should not have any discounts they are not providing any homes just problems for what was a decent area and turning it into an even more deprived area.</p> <p>No discounts should be given as such fees are easily covered by rental income receivable.</p>	<p>The council has reviewed possible discounts and is satisfied that the correct ones are proposed. However, we will keep this under review.</p> <p>The council wants to reward responsible landlords who apply promptly for a licence, and those who are voluntarily accredited, by offering them a discount.</p>
<b>No fees</b>	<p>Disagree with fees totally</p> <p>No fee should be allowed. Only fines for those who do not look after tenants and properties</p> <p>It should all be free, we already pay extortionate amounts of tax for renting the property, mortgage and repair subsidies have been reduced ... this just makes it even less money to use and update the rental property .</p> <p>I do not think landlords should have to pay for these kinds of measures to be out in. They already pay for these measures through agents etc. Perhaps a licensing arrangement with no fees would be more appropriate</p> <p>Remove the fee to begin with. Absolute joke for Lewisham Council to try and suck up more money from working people. Scandalous behaviour pretending it is for the tenant's sake. All you seek to do is increase Lewisham Council's bulging wallet.</p>	<p>The schemes are required to be self-funding therefore for the council to be able to implement and run the schemes and carry out inspections, there is a need for a fee.</p>
<b>Portfolio landlords should not receive discount</b>	<p>Portfolio landlords are already financially privileged and should not receive a discount</p> <p>An eligible portfolio landlord should have the highest cost and be subjected to the most stringent standards possible.</p> <p>There shouldn't be a discount for the 'eligible portfolio landlord' - there's no need to help landlords who have accumulated large</p>	<p>There is no discount for portfolio landlords. As with our current additional HMO licensing scheme, we will have a bulk application process to reduce the burden of applying for a license on those landlords with multiple licensable units. The fee per unit remains the same</p>

Theme	Example Comment	Council Response
	<p>portfolios and associated income to make even more savings/income. It just encourages large scale landlordism.</p> <p>Portfolio landlords don't need any reduction due to the scale of their business however smaller landlords ought to have more considerations. With the costs and efforts required from the landlords, the proposed scheme as is will only promote increased rental prices due to the increased effort and cost to landlords.</p> <p>Agree with most except for discounts offered to landlords of large groups of properties. I don't think there should be financial incentives for this kind of mass-landlord.</p>	
<p><b>Single property landlord discount</b></p>	<p>Much larger discount for people who own one property, especially the standard fee</p> <p>The discounts don't go far enough for landlords of single and small properties whose rents will be low. And the early bird discounts may work unfairly for big business owners of properties as against the individual owners.</p> <p>Landlords with one property, to which they can establish a personal connection of some standing, should not be treated the same as offshore companies with hundreds of properties and one managing agent who lives in Norwich.</p> <p>This process seems to skew against single or low digit property landlords. It's highly unlikely that an individual is going to be accredited and it's often those with larger portfolios that are the poorest landlords.</p> <p>Again, you are hitting the "small landlords". They probably care the most given they own just one or two extra properties.</p> <p>A one-off landlord isn't going to be trained but a big company probably cares less but will get a discount - why!?</p> <p>You don't need to be trained to be a landlord! You need to care about the property, tenants and neighbours.</p>	<p>The licence fee is set based on the cost of the schemes. The fee is not permitted to be set based on the number, size or rental value of the property</p>
<p><b>Too costly</b></p>	<p>Too expensive. Landlords are not earning any money. mortgages, taxes, continual repairs and maintenance, general costs. Yields are below 4%.</p> <p>These fees are way too high per property. This is probably needed but you need to be reasonable. Owning a property cost a lot too.</p> <p>It is a nominal amount and not enough to deter poor standards</p> <p>I recognise that care has been taken to set fees at cost basis rather than profit basis, but it creates yet another tier of</p>	<p>Under the law, the council is not allowed to make money from the licensing schemes. The proposed fees have been calculated based on the cost of setting up and operating the licensing schemes, so that the costs would be met by the expected income from the number of licence applications we anticipate, under the proposed designations.</p>

Theme	Example Comment	Council Response
	<p>bureaucracy which will inevitably become more costly in its administration.,</p> <p>Far too costly and you should offer it to be paid with instalments</p>	
<p><b>Discounts for landlords who house tenants considered vulnerable</b></p>	<p>Discounts for income poor (for example retired person with a small pension) individual landlords whose main income is represented by rents.</p> <p>Landlords who let their properties to council tenants in need and refugees should get a discount to encourage people do to that</p> <p>I don't think there should be any discounts based on the profile of the applicant. If the applicant can prove that they are offering discounted rents to vulnerable groups – then perhaps they should be entitled to some discount.</p> <p>Should there be a bigger discount for a homeowner who lets part of their property? For example, an elderly or disabled person who needs someone around in case of emergencies, or simply to get by on benefits?</p> <p>Discount for landlords who guarantee acceptance of tenants with income from benefits - serious need to tackle 'no DSS' listings</p>	<p>Discounts for those letting to vulnerable tenants would cost significantly more to process and administer. Should the council use these discounts this would mean having to set a higher licence fee to cover the additional cost, which would pass the burden on to all landlords.</p> <p>Many landlords letting to low-income tenants already enjoy significant support from the council in the form of housing benefit, property management services and incentive payments. This is not related to the need to fund high quality enforcement of standards in the private rented sector, which is especially important for the most vulnerable renters, many of whom live in poor quality accommodation.</p>
<p><b>Fees should be linked to the number of properties / rents</b></p>	<p>The fee needs to take into account a landlord's profits. Some are making huge profits and should pay accordingly. For others like myself they have a rental property which is actually making a loss and so these fees will end up being passed on to tenants.</p> <p>Fees should be based upon a percentage of rents collected</p> <p>landlords who own more than one rental property are investors who reduce available housing stock and result in increased rental prices -- their licensing fees should be very high</p> <p>Discount for landlords with a single property - otherwise you are just incentivising large scale overseas landlords /large companies</p> <p>A much higher fee for those with multiple properties. These people are making a lot of money!</p> <p>Fee should take into consideration rental income. The higher the income the larger the fee.</p>	<p>As stated above, the licence fee is set based on the cost of the schemes. The fee is not permitted to be set based on the number, size or rental value of the property</p>
<p><b>Discount if using a letting / managing agency</b></p>	<p>Discount where properties are let through an agent should be the same as for accredited landlord. Not everyone has the time to a totally hands on landlord but instead use an agent to take care of the legality of renting</p>	<p>The council acknowledges that there are many good estate and managing agents who operate in the borough, however, not all provide a good service, or</p>

Theme	Example Comment	Council Response
	<p>Using a reputable management agency means this is completely unnecessary. Most of these issues you mention are common with Council-as-Landlord properties; not private.</p> <p>Discounts should be made if a property is rented using a managing agent</p>	<p>know what the regulations are with respect to privately rented properties.</p> <p>Real estate agents are not required to have Housing Health and Safety Rating System training, which the council is required to use to make a decision regarding the safety of a property.</p>
<b>Unclear</b>	<p>Is this an annual fee, or a one-off fee. It is not made clear.</p> <p>Who's paying for this licence. The landlord or me as a tenant???</p> <p>Still unsure if this is a one-off fee, Annual fee or every time the tenancy changes. Basically, comes down to being charged to run your property better but with no support for what issues you want to address- which makes it a money-making tick box exercise.</p> <p>Do the fees apply irrespective of property? I.E., different rates for apartment vs house or 1 bedroom vs 5 bedroom or leaseholder in council property vs freehold?</p>	<p>The licence fee is taken in two parts, part a on application, and part b when they licence is approved. Once paid, the licence lasts for up to 5 years. If a tenant changes, you will be able to update your licence with the new information free of charge. The licence holder, usually the landlord, should pay the fee. The fee is the same regardless of the property size, if it is a house or a flat/apartment, and if it is a freehold/leasehold of a council property, if it is rented out privately.</p>
<b>Discretionary discounts</b>	<p>Implement discretionary application for special cases - ex. Elderly owners with dependant of rents, families divorcing in low incomes...</p> <p>These costs should be for old properties build before 2015. Newer properties already comply with these requirements and offer high quality accommodation and this is just another burden for the landlord. Who might decide to sell and find another borough? The council should be encouraging the letting of newly built properties instead of adding fees.</p> <p>The rates should be means tested.</p>	<p>Discretionary or means tested discounts cost significantly more to process and administer. Should the council use these discounts this would mean having to set a higher licence fee to cover the additional cost, which would pass the burden on to all landlords.</p>
<b>Information on how the fee will be used</b>	<p>The fee does not link to the issues trying to be resolved. There is no fee breakdown to assess what the fee actually costs and how funds will be used.</p> <p>You need to provide a breakdown to state how the fee has been calculated</p>	<p>The fee has been set to make the scheme cost neutral, taking into account the cost of inspections, compliance checks, and the discounts available to landlords.</p> <p>The fee is to be paid in two parts:</p> <p><b>Part 1:</b> Fee of £160 for processing and determination of the application payable on application for a licence.</p> <p><b>Part 2:</b> Fee of £480 for administration, management and enforcement of the scheme payable before a licence is issued. The final licence will not be issued until the full fee has been paid.</p>

Theme	Example Comment	Council Response
<b>Add annual or renewal fee</b>	<p>Initial fees should be lower to support landlords who may find it hard to afford the fees and reduce rogue landlords who may decide not to apply at all. Then there should be a renewal fee (e.g., every 2 years) as once a landlord obtains a fee, bad practices could return after a while.</p> <p>Add an annual or some sort of renewal fee to maintain license.</p>	<p>Under the Housing Act, selective licences last for five years. If the scheme is approved, and then if in five years the council wishes to continue a selective licensing scheme, the council may choose to review the fee structure.</p>
<b>The fees need to cover the staff to monitor the scheme</b>	<p>Need to ensure funds generated can support a dedicated team to monitor, otherwise it will be misused, and no one will especially the deprived will be further exploited.</p> <p>Has it been taken into account how many extra team members Lewisham council will need to enforce the proposal and do these fees cover decent salaries for the new members of staff required?</p>	<p>As stated above, the proposed fees have been calculated based on the cost of setting up and operating the licensing schemes, so that the costs would be met by the expected income from the number of licence applications the Council anticipate, under the proposed designations</p>
<b>Other</b>	<p>Discounts for landlords letting to long term, stable private renters.</p> <p>Fees/fines for additional inspections and compliance checks if works not carried out in a timely manner and to a reasonable standard.</p> <p>There should be NO fee for the first round to get landlords on board. We owned property before this scheme was proposed. Landlords that have owned property for &gt;12m should get a 'renewal' discount at each renewal</p> <p>How about resident landlords who live on the premises who in their interest in safety meet all the requirements, who in theory are live in caretakers.</p> <p>100% discount should be given to properties with energy rating of C and above.</p>	<p>Similar to above, the burden and time to assess if a tenant is long term, and verify this information, would increase the cost to the council. As the scheme is required to be cost neutral, this would increase the overall fee.</p> <p>The council will carry out inspections on properties, and if properties are found not to be compliant, the licence holder could be served with an improvement or prohibition order, or could have their licence revoked</p> <p>As stated above, the licence runs for five years. If the scheme is approved, and then if in five years the council wishes to continue a selective licensing scheme, the council may choose to review its fee structure. Whilst the council understands that this is a change for landlords in the borough unfortunately length of ownership of a property does not means that the property is kept in a good and safe condition.</p> <p>As stated above, live in landlords, where the property is their main residence, are exempt from selective licensing under the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006</p> <p>The council is currently working closely with London Councils, and other London boroughs, as well as the GLA, on initiatives to improve energy performance in privately rented properties and to discharge its duties under the Minimum Energy Efficiency Standard regulations more effectively</p>

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