



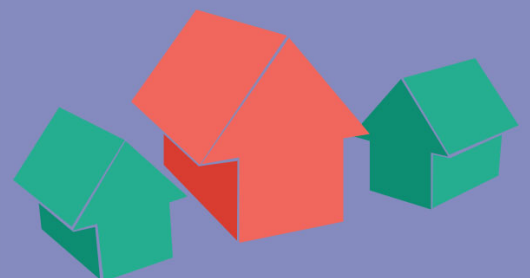
Citywide Additional Licensing Scheme Consultation 2017



**Brighton & Hove
City Council**

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Contents

| | Page |
|----------------------------------|------|
| 1. Introduction | 1 |
| 2. Executive summary | 2 |
| 3. Overall support | 4 |
| 4. Improving standards | 11 |
| 5. Issues with HMOs | 19 |
| 6. Fees | 25 |
| 7. Licences | 30 |
| 8. Respondent profile | 33 |
| | |
| Appendices | |
| A. Methodology and data analysis | 36 |
| B. Example questionnaire | 38 |
| C. Data summary | 42 |



1. Introduction

Background

This report details the results of Brighton & Hove City Council's Additional Licensing Scheme consultation.

The Council is proposing to introduce a citywide Additional Licensing scheme for smaller houses in multiple occupation (HMOs) which are not covered by mandatory licensing. The scheme is proposed to run for up to five years.

This would apply to properties which are two or more storeys, occupied by three or more people who are not from the same family and who share a kitchen, bathroom or toilet. By requiring landlords to apply for a licence, the council is able to ensure they are a 'fit and proper' person and through compliance with the licence conditions, are providing well managed homes.

The Council also consulted on a Selective Licensing Scheme for other private rented homes in 12 wards in the city. This is reported separately.

About the consultation

The consultation period ran for 12 weeks, commencing in June and ending on the 10 September 2017. Background information on the proposed scheme was available on the Council's website, along with an online questionnaire. In addition, in-home interviews were also conducted by contractors on behalf of the Council with a wide cross section of residents and businesses. In total, 796 individuals took part in the consultation, including 500 by interview, 285 online (of which 10 were originally received as paper copies) and 11 email responses.

Understanding the results

Most of the results are given as percentages, which may not always add up to 100% because of rounding and/or multiple responses. It is also important to take care when considering the results for groups where the sample size is small.

Where there are differences between groups, these are subjected to testing to discover if these differences are *statistically significant*. This tells us that we can be confident that the differences are real and not likely to be down to natural variation or chance.



2. Executive summary

87%

agree with the proposal

86%

agree it will improve the standard of HMOs

70%

agree it would reduce neighbourhood problems

82%

agree with the proposed fee structure

86%

agree there should be a reduction for accreditation

Overall support

1. The proposal to introduce additional licensing across the whole city gained support from 87% of those that responded to the consultation, including almost half (48%) that strongly agreed. Conversely, 12% disagreed with the proposal, including 9% that strongly disagreed.
2. However, only a third of the landlords in the sample agreed with the proposal (35%), compared with 57% that disagreed. Indeed, almost half of landlords (48%) 'strongly' disagreed.
3. Of those that disagreed, three quarters did so because they did not think the scheme should apply anywhere in the city (74%), although a fifth (19%) simply wanted it to remain limited to the existing areas. Only a small proportion (7%) wanted it limited to fewer areas.
4. Support for the citywide implementation of licensing was significantly higher for wards outside the current scheme compared to existing areas (97% v 91% agreed).
5. The impact of increased rents was the most commonly cited issue, comprising a quarter of all the comments. Notably, this response was split equally between homeowners, private rented tenants and landlords.

Improving standards

6. The proportion of respondents in agreement that the scheme would improve the standard of HMOs in Brighton & Hove, at 86%, was almost identical to the overall level of support for the additional licencing scheme. Around one in ten disagreed with this statement (11%), again consistent with the overall.
7. A thin majority of landlords disagreed that the proposed standards and conditions would improve the standard of HMOs (51%), compared to only a third that agreed.
8. Broadly around three quarters agreed that the draft licensing proposals would have a positive effect on five different areas, including health and safety, neighbourhood problems, maintenance and landlord performance.

Issues with HMOs

9. Between a quarter and a third of respondents claimed that one or more problems associated with HMOs and flats within HMOs it had been a very or fairly big issues to them in the last year. The most frequently cited of these was dumped rubbish and litter, which was a problem for 34% of respondents, including one in ten for whom it was a very big issue. Other issues included noise nuisance and the external appearance of properties (both 28%).
10. There was a substantial difference between those areas already covered by the existing additional licensing scheme, and those that it is proposed are included in the future. Between 35-44% of those in the existing areas thought that each item on the list was an issue for them, compared to only 11-14% in the rest of the city.

Fees

11. In line with other results, the majority of respondents to the consultation agreed with the proposed fee structure, compared to only 13% that disagreed. This once again concealed a gulf between the views of residents and landlords, as only 22% of landlords were positive about the fee structure, less than half the proportion that 'strongly' disagreed.
12. Unlike many other questions, there was broad agreement across the board that the fee should be reduced for accredited landlords – 86% overall agreed with this statement, including 79% of landlords.

Licenses

13. The majority of respondents agreed that licences should be shorter where there is outstanding planning permission (86%), and very few actively disagreed (6%).
14. The normal length of the scheme proposed is five years, but 10% of respondents commented that they thought the scheme should be shorter, with 3 years being the most common period suggested. The reasons given for the shorter period were either that it would be more appropriate for a trial, or that a lot could change in 5 years.



3. Overall support



1. rent increases were the most common
2. 'party houses' & holiday lets topics it was felt needed to be considered
3. a more targeted approach

The proposed citywide scheme would replace Additional Licensing Schemes in the following wards:

Lewes Road Area

- Moulsecoomb & Bevendean
- Hollingdean & Stanmer
- Hanover & Elm Grove
- St Peter's & North Laine
- Queens Park

City Centre Area

- Preston Park
- Regency
- East Brighton
- Goldsmid
- Westbourne
- Central Hove
- Brunswick & Adelaide

3. Overall support

The proposal to introduce additional licensing across the whole city gained support from 87% of those that responded to the consultation, including almost half (48%) that strongly agreed. Conversely, 12% disagreed with the proposal, including 9% that strongly disagreed.

However, only a third of the landlords in the sample agreed with the proposal (35%), compared with 57% that disagreed. Indeed, almost half of landlords (48%) 'strongly' disagreed.

Two groups of respondents were more likely than average to agree with the proposal by a 'statistically significant' margin, which means that a statistical test showed that the difference was very unlikely to be due to chance. These were respondents actually living in a shared home of HMO (99% agreed), and private rented tenants more generally (93%). In both cases, at least three quarters of respondents 'strongly agreed'.

Although the majority of homeowners also agreed with the proposal, only 39% agreed strongly with it.

Of those that disagreed, three quarters did so because they did not think the scheme should apply anywhere in the city (74%), although a fifth (19%) simply wanted it to remain limited to the existing areas. Only a small proportion (7%) wanted it limited to fewer areas, specifically dense HMO and student areas.

The results were also analysed by ward, although this analysis was restricted to residents and businesses. Support for the citywide implementation of licensing was significantly higher for wards outside the current scheme compared to existing areas (97% v 91% agreed), including a fifteen-point difference in the proportion that 'strongly' agreed (54% v 39%).

When respondents were asked to provide further information on anything they thought had not been thoroughly considered in the proposals, the impact of increased rents was the most commonly cited issue, comprising a quarter of all the comments. Notably, this response was split equally between homeowners, private rented tenants and landlords. In particular, almost half of comments from private rented tenants (47%) mentioned increased rents.

“Worried that the cost will, one way or another, be passed on to the tenant. The irresponsible landlords this scheme is targeting are the ones who aren't going to let their profit slip.”

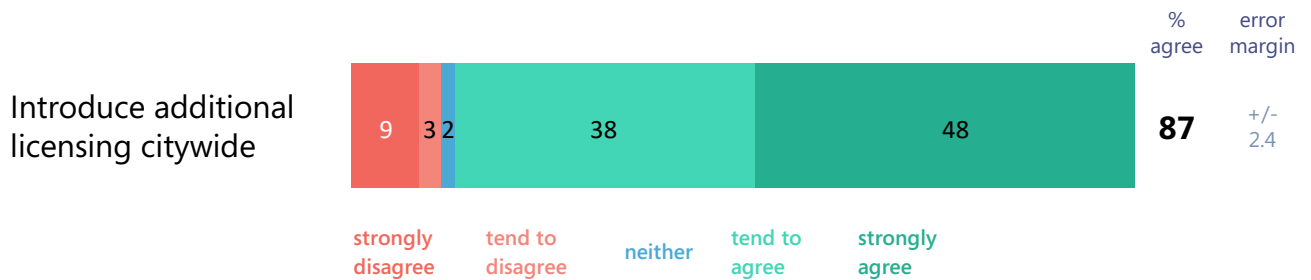
“Think about the bigger picture please. Fewer Landlords mean higher rents. Money that could be spent on improvements going to the Council.”

“My only concern is the affect it could have on affordability, rents already far outstrip local housing allowance levels and I worry that increased landlord costs will be passed onto tenants.”

3. Overall support

3.1 Overall do you agree or disagree with the proposal to introduce additional licensing across the whole city?

% Base 779 | Excludes non respondents



3.2 Overall level of support by respondent type

| | Sample size | % agree |
|------------------------------|-------------|---|
| Overall | 785 | 87 |
| All residents | 644 | 92 |
| Homeowner | 350 | 88 <small>* only 39% strongly agree</small> |
| Private rented tenant | 235 | 93 |
| Social housing tenant | 77 | 100 |
| Live in a shared home or HMO | 110 | 99 |
| Letting/ management agent | 5 | 75 |
| Landlord of property | 77 | 35 |
| Local business | 56 | 96 |
| Other | 16 | 67 |

Significantly **better** than average (95% confidence*)

Significantly **better** than average (90% confidence*)

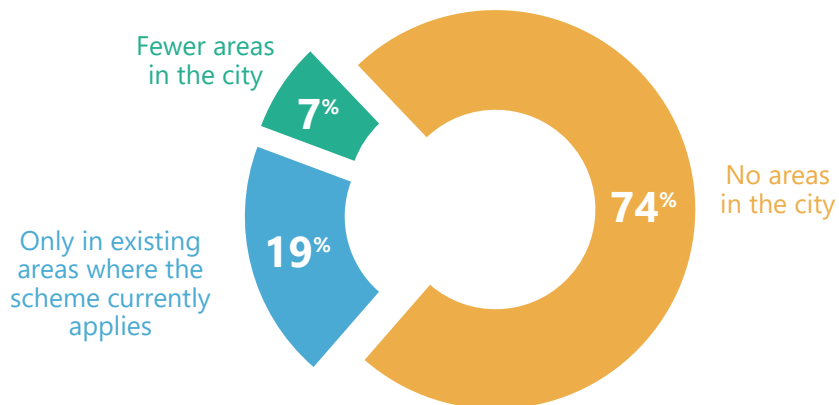
Significantly **worse** than average (95% confidence*)

Significantly **worse** than average (90% confidence*)

* See appendix A for further information on statistical tests and confidence levels

3.3 If disagree, would you like the scheme introduced in:

% Base 83 | Respondents who disagree with the proposal to introduce additional HMO licensing



3. Overall support

3.4 Overall level of support by ward

EXCLUDES landlords and letting agents.

| | Sample size | % agree |
|--------------------------|-------------|---|
| | | Introduce additional licensing citywide |
| Overall | 704 | 92 |
| In current areas | 453 | 91 |
| Elsewhere | 239 | 97 |
| Brunswick & Adelaide | 30 | 87 |
| Central Hove | 34 | 82 |
| East Brighton | 33 | 91 |
| Goldsmid | 32 | 97 |
| Hangleton & Knoll | 28 | 96 |
| Hanover & Elm Grove | 61 | 88 |
| Hollingdean & Stanmer | 37 | 92 |
| Hove Park | 31 | 94 |
| Moulsecoomb & Bevendean | 43 | 93 |
| North Portslade | 21 | 95 |
| Patcham | 28 | 96 |
| Preston Park | 37 | 92 |
| Queen's Park | 37 | 89 |
| Regency | 33 | 97 |
| Rottingdean Coastal | 31 | 100 |
| South Portslade | 28 | 89 |
| St Peter's & North Laine | 51 | 84 |
| Westbourne | 25 | 100 |
| Wish | 22 | 100 |
| Withdean | 29 | 100 |
| Woodingdean | 21 | 100 |

Significantly **better** than average
(95% confidence*)

Significantly **better** than average
(90% confidence*)

Significantly **worse** than average
(95% confidence*)

Significantly **worse** than average
(90% confidence*)

* See appendix A for further information on statistical tests and confidence levels

3. Overall support

Another very common theme were comments about 'party houses', holidays lets and Airbnb, all of which are actually outside the scope of this scheme. Interestingly, virtually all of these comments came from homeowners or landlords.

"I cannot emphasise strongly enough the importance of including Party Houses, Airbnb and Uber in the Licensing Scheme and making landlords responsible for the anti-social behaviour caused by their tenants."

"Tend to agree ONLY if you include Holiday Let properties and Airbnb's as well which are more of a problem with ASB, otherwise Tend to Disagree"

A number of respondents raised concerns about the capacity for the Council to enforce the conditions of the scheme, including suggestions that existing powers were sufficient.

"Have a much bigger and quicker investigation and enforcement team. The current rules are already being flouted"

"Unless there is efficient enforcement the rogue landlords will just ignore it."

On in ten commenters felt that the Council should consider a more targeted approach, for example:

"Scrap the whole additional licensing scheme. It's been a disaster for the supply of rooms and the cost of renting those rooms. The council should concentrate its efforts on the small number of rogue landlords and letting agents and allow the majority who provide good or excellent accommodation to get on with providing an essential public service ..."

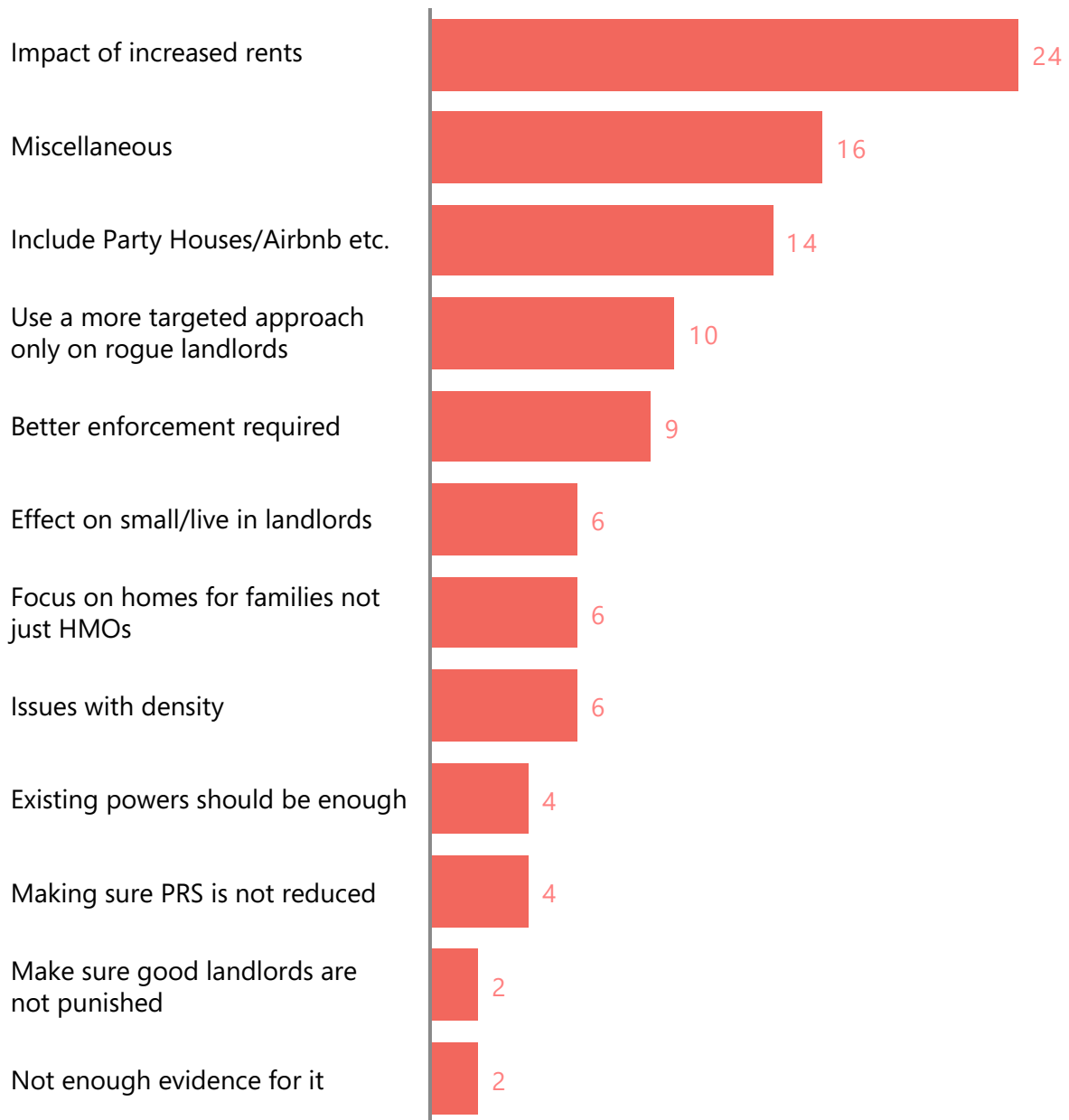
"Most of the terrible landlords are already known about, and they are still allowed to continue despite existing powers to stop them, and existing obligations of the council to look after its residents"

A number of these issues were summarised in the consultation response received from the National Landlords Association (NLA):

"The NLA agrees that some landlords, most often due to ignorance rather than criminal intent, do not use their powers to manage their properties effectively. A more appropriate response would be to identify issues and assist landlords to develop the required knowledge and skills to improve the sector through schemes such as the NLA Accredited Landlord Scheme ... Additional licencing could reduce the amount of shared housing which would probably increase the costs for those who rent, as it would prevent new entries into the market. Thus a more erudite approach to dealing with nuisance and a separate policy to tackle criminal landlords would be more suitable for resolving the issues. Enforcement against those landlords that do not meet housing standards is required. The proposed policy will increase the council's costs."

3.5 Anything we haven't considered (coded from additional comments)

% Base 98 | Only those who provided further comments. More than one answer allowed



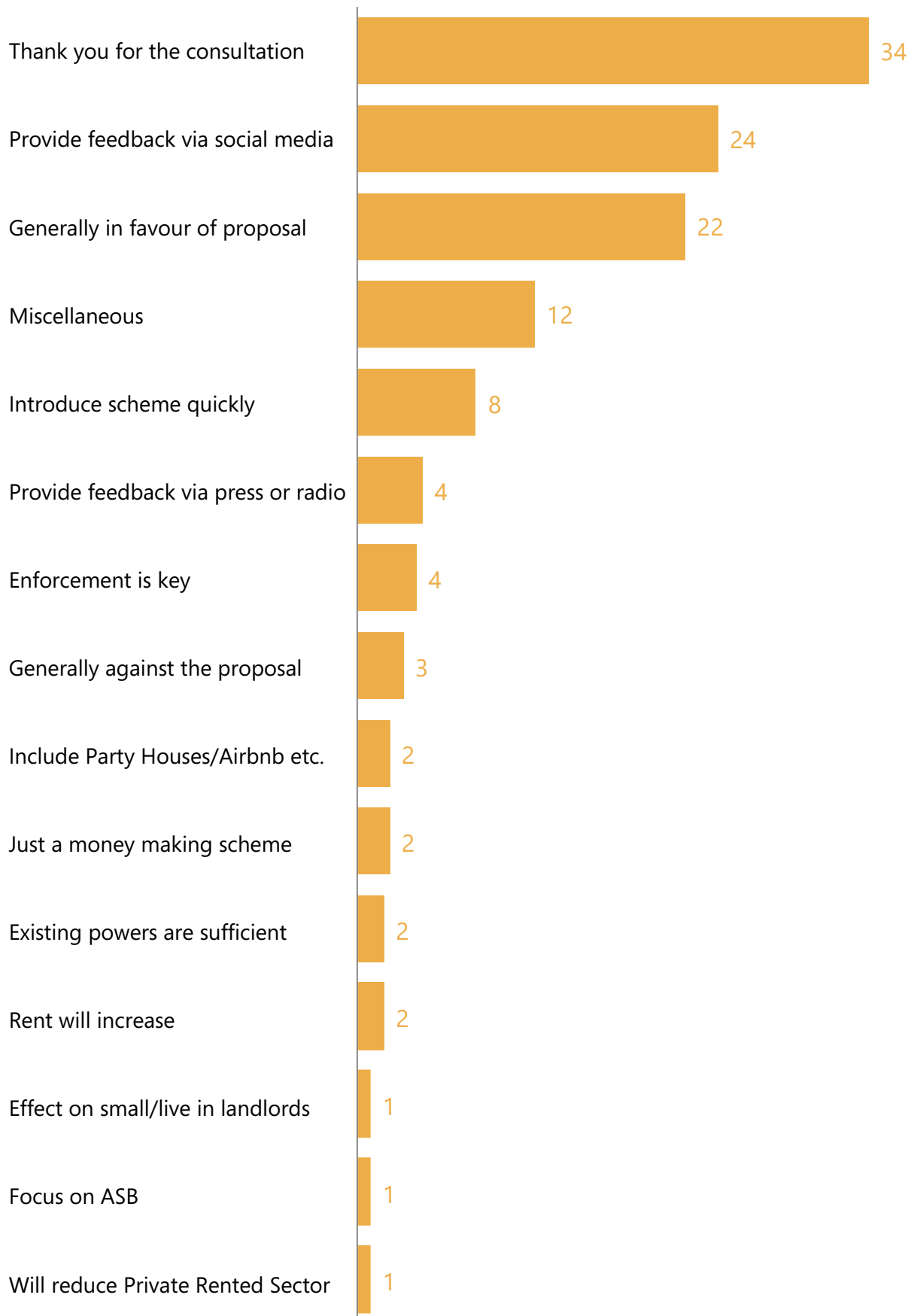
Finally, there were a handful of comments on other more specific issues that included:

- Unintended consequences for non-nuclear family household, including house-sharing professionals, due to categorisation by household make-up
- For neighbours to be including in licensing decisions
- Additional soundproofing conditions in the licence
- More information on what assistance landlords will be given to assist with ASB

3. Overall support

3.6 Further comments about the proposed scheme

% Base 227 | Only those who provided further comments. More than one answer allowed





4. Improving standards

86%

agree the proposed scheme will improve the standard of HMOs

74%

agree that additional licensing would help ensure HMOs are better maintained & managed

It is proposed that the scheme will include standards relating to the following:

- Amenities, facilities and space standards
- References
- Tenancy management
- Overcrowding
- Utility supplies
- Gas, electrical and fire safety
- Furniture and furnishings
- Energy efficiency
- Property management
- Property inspections
- Waste and recycling
- Tackling Anti-Social Behaviour
- Notification of changes
- Licence limitations

4. Improving standards

The proportion of respondents in agreement that the scheme would improve the standard of HMOs in Brighton & Hove, at 86%, was almost identical to the overall level of support for the additional licencing scheme. Around one in ten disagreed with this statement (11%), again consistent with the overall.

This similar pattern extended to individual groups within the sample, in particular a thin majority of landlords disagreed that the proposed standards and conditions would improve the standard of HMOs (51%), compared to only a third that agreed. In contrast, 95% of HMO or shared homes residents 'strongly' agreed.

To better understand in more detail how the proposal might help to improve HMO standards, the consultation questionnaire asked respondents a further five questions on different aspects of HMO standard. Broadly around three quarters agreed that the draft licensing proposals would have a positive effect on all five of the following:

- Help to identify poor performing landlords of HMOs
- Help ensure HMOs are better maintained and managed
- Help to improve the health and safety of tenants
- Help to support good landlords of HMOs
- Help reduce neighbourhood problems

The help identifying poor landlords was the most positively rated (78%), although only slightly higher than the rest. For all questions, home owners were the most likely to strongly agree, but social housing tenants had the highest total levels of agreement.

It was interesting that those actually living in shared homes or HMOs were less positive than average, significantly so for 3 of the questions on health and safety, identification of poor landlords, and support for good landlords.

Landlords were again distinct in the fact that only a minority agreed with any of these questions, in particular only a quarter were positive that it would help to reduce neighbourhood problems, or support good landlords.

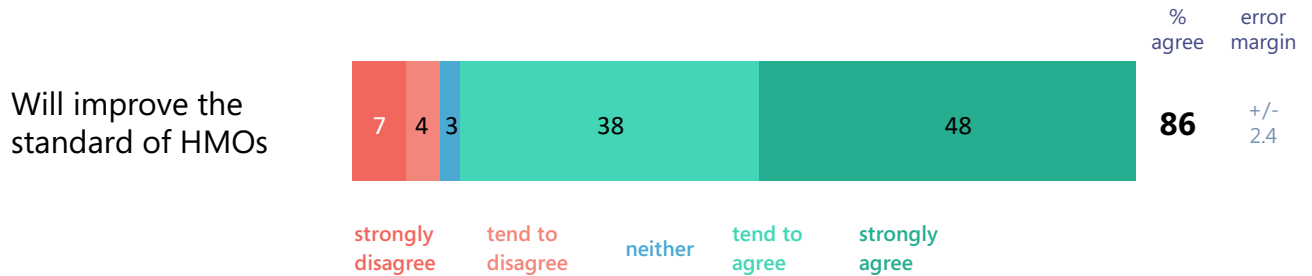
When analysed by ward, respondents in both Goldsmid and Withdean were significantly less likely to agree on all of these questions, with scores ranging from 48% to 59%.

Respondents in North and South Portslade were also significantly less likely to agree that the scheme would help identify poor landlords, or support good ones. Whilst this was not an issue in Hangleton & Knoll, respondents there were less likely than average to believe that neighbourhood, maintenance or health and safety would be improved (61% - 64% agreed).

4. Improving standards

4.1 Agree or disagree that the proposed licence standards and conditions of the scheme will improve the standard of HMOs in Brighton & Hove?

% Base 779 | Excludes non respondents



4.2 Standard of HMOs by respondent type

| | Sample size | % agree | |
|------------------------------|-------------|-----------|---------------------------|
| Overall | 785 | 86 | |
| All residents | 644 | 92 | |
| Homeowner | 350 | 87 | * only 35% strongly agree |
| Private rented tenant | 235 | 93 | |
| Social housing tenant | 77 | 100 | |
| Live in a shared home or HMO | 110 | 99 | |
| Letting/ management agent | 5 | 60 | |
| Landlord of property | 77 | 34 | |
| Local business | 56 | 95 | |
| Other | 16 | 67 | |

Significantly **better** than average (95% confidence*)

Significantly **better** than average (90% confidence*)

Significantly **worse** than average (95% confidence*)

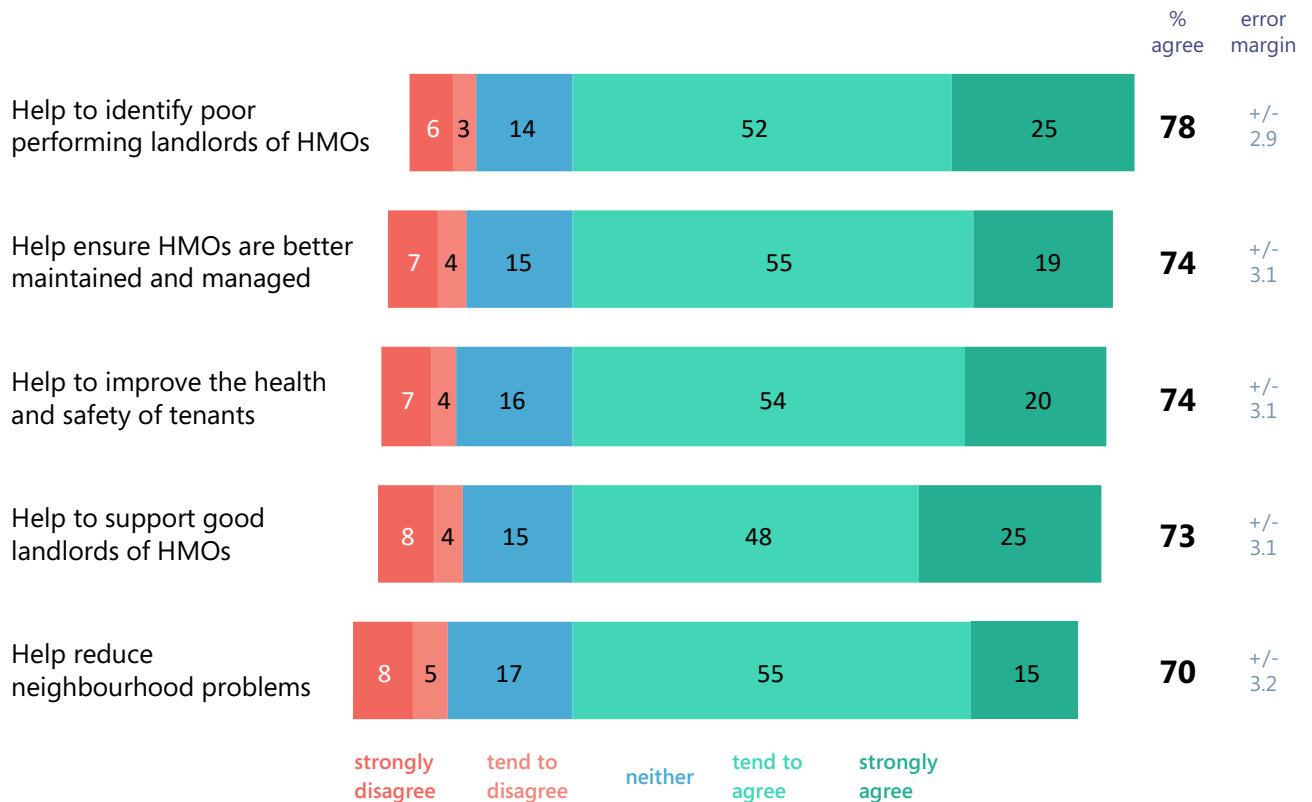
Significantly **worse** than average (90% confidence*)

* See appendix A for further information on statistical tests and confidence levels

4. Improving standards

4.3 Effect of the draft licensing proposals

% Bases (descending) 779, 781, 782, 777, 775 | Excludes non respondents



4.4 Effect of the draft licensing proposals by respondent type

| | Sample size | % agree | | | | |
|------------------------------|-------------|------------------------------------|--|--|--|--|
| | | Help reduce neighbourhood problems | Help ensure HMOs are better maintained and managed | Help to improve the health and safety of tenants | Help to identify poor performing landlords of HMOs | Help to support good landlords of HMOs |
| Overall | 785 | 70 | 74 | 74 | 78 | 73 |
| All residents | 644 | 75 | 79 | 78 | 82 | 79 |
| Homeowner | 350 | 76 | 80 | 80 | 84 | 78 |
| Private rented tenant | 235 | 67 | 72 | 70 | 74 | 71 |
| Social housing tenant | 77 | 87 | 87 | 87 | 90 | 88 |
| Live in a shared home or HMO | 110 | 65 | 67 | 67 | 71 | 66 |
| Letting/ management agent | 5 | 40 | 100 | 60 | 60 | 40 |
| Landlord of property | 77 | 25 | 40 | 41 | 46 | 27 |
| Local business | 56 | 69 | 71 | 71 | 73 | 74 |
| Other | 16 | 64 | 71 | 73 | 71 | 57 |

| | |
|---|--|
| Significantly worse than average (95% confidence*) | Significantly better than average (95% confidence*) |
| Significantly worse than average (90% confidence*) | Significantly better than average (90% confidence*) |

* See appendix A for further information on statistical tests and confidence levels

4. Improving standards

4.5 Standard of HMOs by ward

EXCLUDES landlords and letting agents.

| | Sample size | % agree The scheme will improve the standard of HMOs |
|--------------------------|-------------|---|
| Overall | 704 | 92 |
| In current areas | 453 | 90 |
| Elsewhere | 239 | 97 |
| Brunswick & Adelaide | 30 | 87 |
| Central Hove | 34 | 85 |
| East Brighton | 33 | 94 |
| Goldsmid | 32 | 100 |
| Hangleton & Knoll | 28 | 96 |
| Hanover & Elm Grove | 61 | 90 |
| Hollingdean & Stanmer | 37 | 92 |
| Hove Park | 31 | 94 |
| Moulsecoomb & Bevendean | 43 | 91 |
| North Portslade | 21 | 95 |
| Patcham | 28 | 96 |
| Preston Park | 37 | 92 |
| Queen's Park | 37 | 86 |
| Regency | 33 | 94 |
| Rottingdean Coastal | 31 | 97 |
| South Portslade | 28 | 93 |
| St Peter's & North Laine | 51 | 82 |
| Westbourne | 25 | 100 |
| Wish | 22 | 100 |
| Withdean | 29 | 100 |
| Woodingdean | 21 | 100 |

Significantly **better** than average
(95% confidence*)

Significantly **better** than average
(90% confidence*)

Significantly **worse** than average
(95% confidence*)

Significantly **worse** than average
(90% confidence*)

* See appendix A for further information on statistical tests and confidence levels

4. Improving standards

4.6 Effect of the draft licensing proposals by ward

EXCLUDES landlords and letting agents.

| | Sample size | % agree | | | | |
|--------------------------|-------------|------------------------------------|--|--|--|--|
| | | Help reduce neighbourhood problems | Help ensure HMOs are better maintained and managed | Help to improve the health and safety of tenants | Help to identify poor performing landlords of HMOs | Help to support good landlords of HMOs |
| Overall | 704 | 75 | 78 | 77 | 81 | 78 |
| In current areas | 453 | 74 | 79 | 77 | 81 | 77 |
| Elsewhere | 239 | 77 | 78 | 79 | 82 | 82 |
| Brunswick & Adelaide | 30 | 77 | 83 | 83 | 87 | 79 |
| Central Hove | 34 | 79 | 82 | 79 | 85 | 85 |
| East Brighton | 33 | 73 | 85 | 79 | 91 | 85 |
| Goldsmid | 32 | 48 | 50 | 50 | 50 | 50 |
| Hangleton & Knoll | 28 | 61 | 61 | 64 | 93 | 93 |
| Hanover & Elm Grove | 61 | 81 | 90 | 82 | 90 | 83 |
| Hollingdean & Stanmer | 37 | 89 | 92 | 92 | 92 | 89 |
| Hove Park | 31 | 81 | 84 | 84 | 87 | 83 |
| Moulsecoomb & Bevendean | 43 | 63 | 67 | 67 | 72 | 63 |
| North Portslade | 21 | 76 | 76 | 76 | 76 | 76 |
| Patcham | 28 | 96 | 96 | 96 | 96 | 96 |
| Preston Park | 37 | 73 | 76 | 76 | 76 | 73 |
| Queen's Park | 37 | 60 | 60 | 60 | 65 | 60 |
| Regency | 33 | 75 | 82 | 82 | 82 | 81 |
| Rottingdean Coastal | 31 | 90 | 90 | 90 | 90 | 87 |
| South Portslade | 28 | 61 | 64 | 64 | 64 | 64 |
| St Peter's & North Laine | 51 | 75 | 80 | 78 | 84 | 82 |
| Westbourne | 25 | 92 | 92 | 92 | 88 | 96 |
| Wish | 22 | 96 | 96 | 96 | 96 | 96 |
| Withdean | 29 | 55 | 59 | 59 | 59 | 59 |
| Woodingdean | 21 | 81 | 81 | 81 | 81 | 81 |

Significantly **worse** than average
(95% confidence*)

Significantly **better** than average
(95% confidence*)

Significantly **worse** than average
(90% confidence*)

Significantly **better** than average
(90% confidence*)

* See appendix A for further information on statistical tests and confidence levels

4. Improving standards

The most common comments on the proposed conditions, by a very large margin, were those generally in favour of the scheme (73% of comments). Of the other mentions, the largest category was that for 8% of comments that mentioned the need for better enforcement, without which standard might not improve. This was heavily weighted towards homeowners – 12% of all such comments from that group:

“Policing the system is the key issue, residents do not know how to complain”

“Only if BHCC employ enough people to check / follow up”

“Who will inspect the properties? Are there resources to see this through? Who will tackle anti-social behaviour? The proposed conditions can only be upheld with the resources to implement them”

The next most frequent comment, that it will only increase rent levels, was only mentioned in this section of the consultation by one actual resident of a shared home or HMO, but 11% of landlords.

In terms of specific conditions, there were small numbers of comments suggesting additional conditions on the following:

- Damp
- ASB
- Parking
- HMO density
- Impact on neighbours
- Overcrowding
- Fire safety

“Please pay particular attention to the issue of damp which can lead to ill health in many HMOs and in my experience is not taken seriously by landlords”

“I was not sure the document addressed sufficiently fire safety arrangements”

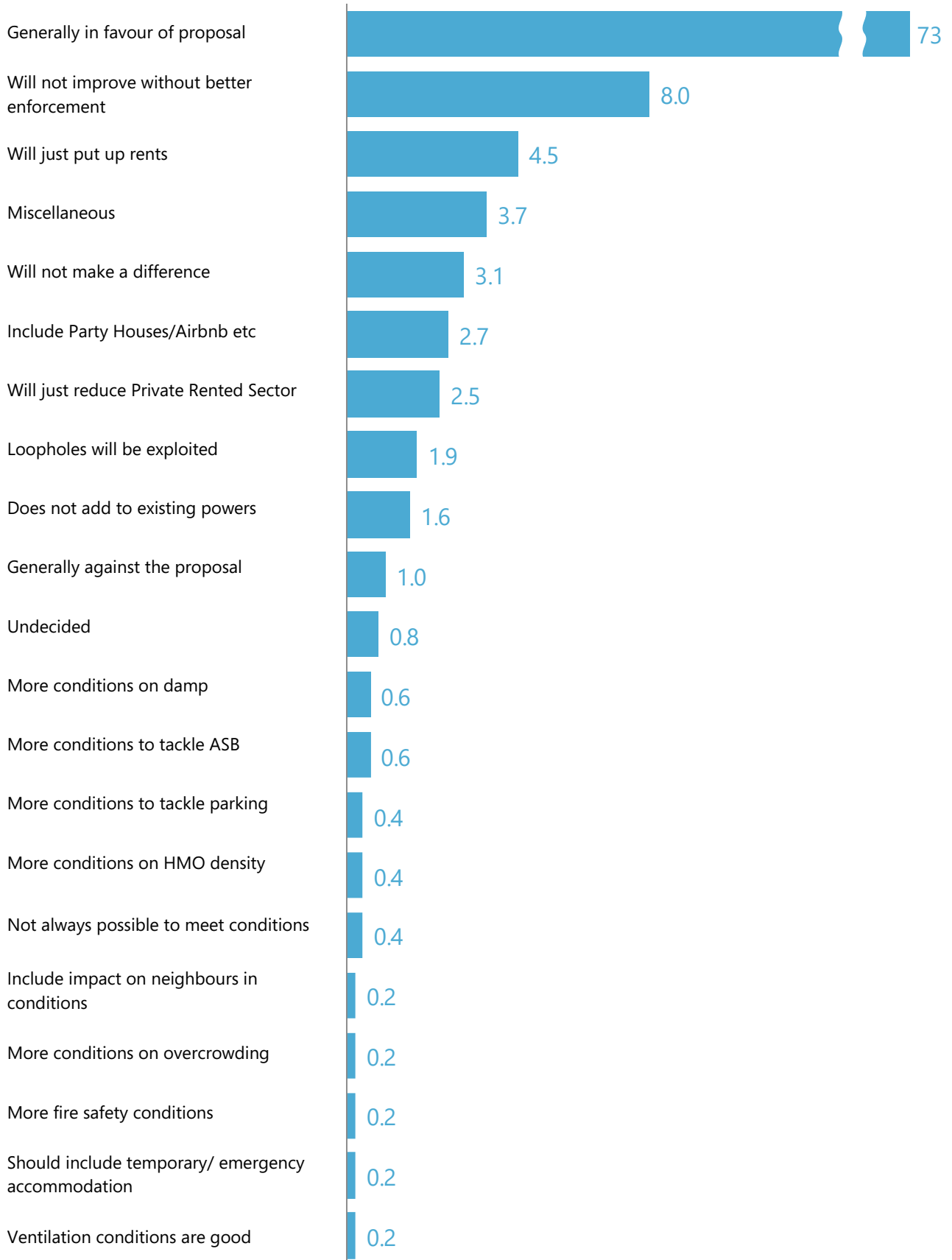
“Parking and the impact on the number of cars likely to be parked at one property particularly with the development of 6 to 9 bedroom HMOs which are effectively mini hotels with no consideration on the impact this has”

“In respect of the additional licencing scheme and selective licencing schemes in consultation at the moment within the city of Brighton and Hove, the Fire Authority wishes to welcome the proposals and particularly the detailed lists of fire safety precautions needed to acquire a licence and the reminders of the duties required under the Regulatory Reform(Fire Safety Order) 2005. We value our partnership work to improve property standards in the city and are keen to move forward with you in delivering this service and provide a consistent approach to the residents of Brighton and Hove. We will monitor the expected increase in workload and carry on working with you to best deal with the additional consultations. ” - Deputy Chief Fire Officer, East Sussex Fire & Rescue Service

4. Improving standards

4.7 Further comments about the proposed conditions

% Base 485 | Only those who provided further comments. More than one answer allowed





5. Issues with HMOs

12

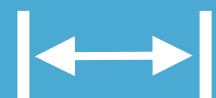
%

of HMO residents said their health had been adversely affected by the condition of the property

32

%

said poorly managed HMOs were an issue for them



The margin of error is the amount by which the quoted figure might vary due to chance. The margin gets smaller as the base size increases. When comparing two scores, remember that each has its own independent margin of error.

5. Issues with HMOs

The additional licensing scheme is intended to improve the standard of HMOs, which obviously assumes that there are issues associated with HMOs and flats within HMOs that need addressing.

In order to test this, the consultation asked respondents to rate whether a list of ASB and property management issues had caused problems for them within the last 12 months. For all of the 5 listed issues, between a quarter and a third of respondents claimed that it had been a very or fairly big issue to them.

The most frequently cited of these was dumped rubbish and litter, which was a problem for 34% of respondents, including one in ten for whom it was a very big issue.

Further down the list, businesses were the most likely to feel that HMOs caused an issue with the poor external appearance of properties (42%), but in contrast over half of landlords said it was not a problem at all (54%). Exactly the same pattern was evident on the question around noise nuisance

Landlords were also much less likely than average to feel that HMOs caused problems with poor internal property conditions (19%), whereas around a third of private rented and HMO/shared tenants felt that this was an issue. It was notable that around one in ten recent HMO residents believed that their health had been adversely affected by the condition of the property they lived in (12%).

As before, the results for residents and businesses were again analysed by ward, as detailed in table 5.5. As expected, these varied very significantly between different areas, with the worst issues reported in Brunswick & Adelaide, East Brighton, Hanover & Elm Grove, Moulsecoomb & Bevendean, Regency and St Peter's & North Laine.

In particular, there was a substantial difference between those areas already covered by the existing additional licensing scheme, and those that it is proposed are included in the future. Between 35-44% of those in the existing areas thought that each item on the list was an issue for them, compared to only 11-14% in the rest of the city.

Respondents were also asked to note any other recent issues in their local area associated with HMOs, and 12% mentioned one or more, the most common being ASB (28% of comments). Anti-social behaviour was a particularly common topic for extra comments amongst homeowners, with almost half (45%) of all comments from this group being about this issue.

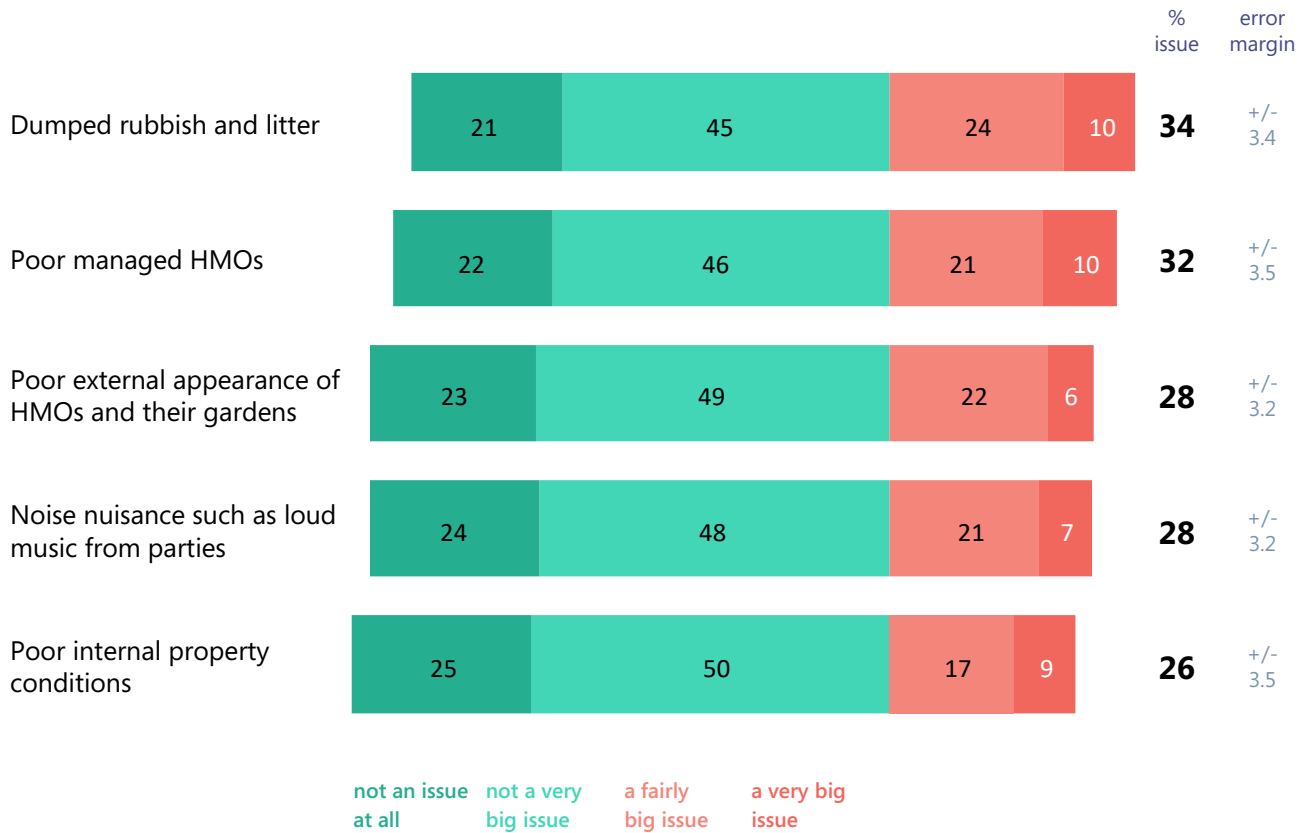


A difference between two groups is usually considered statistically significant if chance could explain it only 5% of the time or less.

5. Issues with HMOs

5.1 Issues associated with HMOs in the last 12 months

% Base 754, 672, 751, 749, 620 | Excludes non respondents



5.2 Health effects

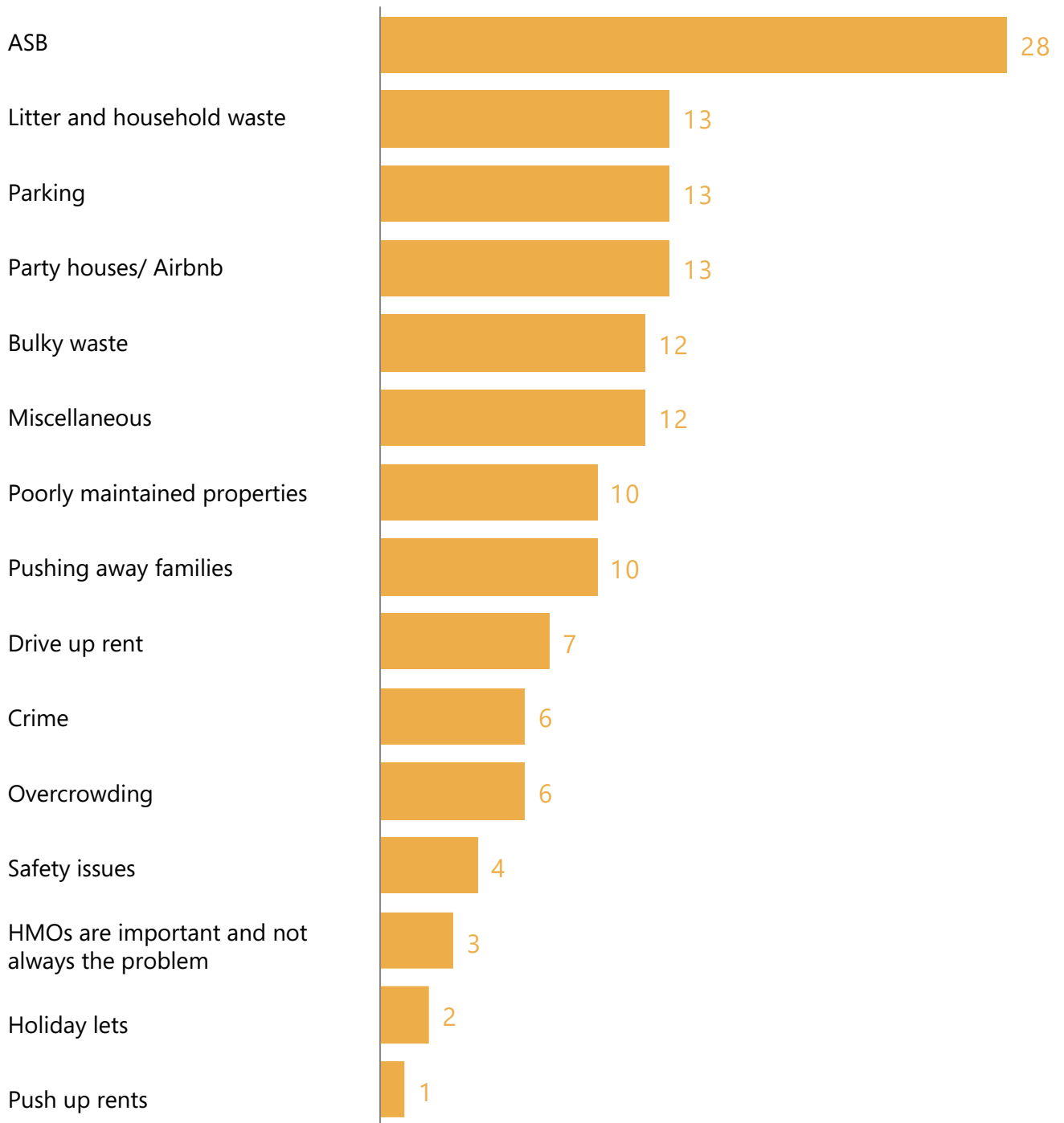
% Base 136 | Respondents who have lived in a HMO in the previous year. Excludes non respondents



17% of respondents had **lived in an HMO** in the past 12 months

5.3 Other issues associated with HMOs (coded from additional comments)

% Base 94 | Only those who provided further comments. More than one answer allowed



5. Issues with HMOs

5.4 Issues associated with HMOs by respondent type

| | Sample size | % issue | | | | |
|------------------------------|-------------|--|--|---------------------------|-------------------|-----------------------------------|
| | | Poor external appearance of HMOs and their gardens | Noise nuisance such as loud music from parties | Dumped rubbish and litter | Poor managed HMOs | Poor internal property conditions |
| Overall | 785 | 28 | 28 | 34 | 32 | 26 |
| All residents | 644 | 27 | 28 | 34 | 32 | 26 |
| Homeowner | 350 | 28 | 27 | 34 | 31 | 22 |
| Private rented tenant | 235 | 30 | 31 | 38 | 35 | 32 |
| Social housing tenant | 77 | 20 | 20 | 24 | 24 | 21 |
| Live in a shared home or HMO | 110 | 29 | 35 | 35 | 32 | 30 |
| Letting/ management agent | 5 | 40 | 40 | 40 | 25 | - |
| Landlord of property | 77 | 23 | 19 | 25 | 22 | 19 |
| Local business | 56 | 42 | 43 | 40 | 42 | 31 |
| Other | 16 | 47 | 40 | 47 | 54 | 50 |

| | |
|--|---|
| Significantly worse than average (95% confidence*) | Significantly better than average (95% confidence*) |
| Significantly worse than average (90% confidence*) | Significantly better than average (90% confidence*) |

* See appendix A for further information on statistical tests and confidence levels

5. Issues with HMOs

5.5 Issues associated with HMOs by ward

EXCLUDES landlords and letting agents.

| | Sample size | % issue | | | | |
|--------------------------|-------------|--|--|---------------------------|-------------------|-----------------------------------|
| | | Poor external appearance of HMOs and their gardens | Noise nuisance such as loud music from parties | Dumped rubbish and litter | Poor managed HMOs | Poor internal property conditions |
| Overall | 704 | 29 | 29 | 35 | 33 | 27 |
| In current areas | 453 | 37 | 37 | 44 | 42 | 35 |
| Elsewhere | 239 | 11 | 12 | 14 | 14 | 12 |
| Brunswick & Adelaide | 30 | 60 | 63 | 70 | 77 | 56 |
| Central Hove | 34 | 15 | 23 | 30 | 33 | 22 |
| East Brighton | 33 | 31 | 55 | 70 | 53 | 41 |
| Goldsmid | 32 | 7 | 3 | 3 | 7 | 3 |
| Hangleton & Knoll | 28 | 0 | 5 | 9 | 8 | 0 |
| Hanover & Elm Grove | 61 | 52 | 42 | 58 | 51 | 44 |
| Hollingdean & Stanmer | 37 | 30 | 22 | 27 | 27 | 21 |
| Hove Park | 31 | 33 | 36 | 46 | 38 | 35 |
| Moulsecoomb & Bevendean | 43 | 42 | 33 | 49 | 46 | 36 |
| North Portslade | 21 | 10 | 10 | 10 | 10 | 10 |
| Patcham | 28 | 7 | 7 | 7 | 7 | 4 |
| Preston Park | 37 | 27 | 27 | 32 | 28 | 26 |
| Queen's Park | 37 | 35 | 38 | 35 | 31 | 30 |
| Regency | 33 | 56 | 48 | 58 | 60 | 57 |
| Rottingdean Coastal | 31 | 3 | 7 | 7 | 7 | 0 |
| South Portslade | 28 | 4 | 0 | 4 | 4 | 4 |
| St Peter's & North Laine | 51 | 44 | 52 | 52 | 64 | 59 |
| Westbourne | 25 | 25 | 33 | 38 | 32 | 29 |
| Wish | 22 | 36 | 36 | 36 | 41 | 43 |
| Withdean | 29 | 3 | 3 | 7 | 10 | 10 |
| Woodingdean | 21 | 0 | 0 | 0 | 0 | 0 |

Significantly **worse** than average
(95% confidence*)

Significantly **better** than average
(95% confidence*)

Significantly **worse** than average
(90% confidence*)

Significantly **better** than average
(90% confidence*)

* See appendix A for further information on statistical tests and confidence levels



6. Fees

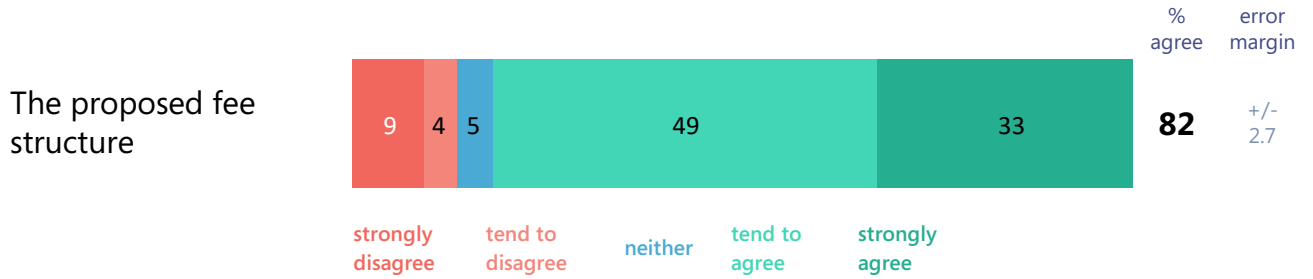


The proposed fee structure is based on the number of occupants or tenancy lets.

- A standard fee
- A prompted fee which would apply where a licence application has not been made proactively and the council has to carry out investigation and/or chase up work to ensure that an application is made
- A renewal fee where a licence has previously been held at the property

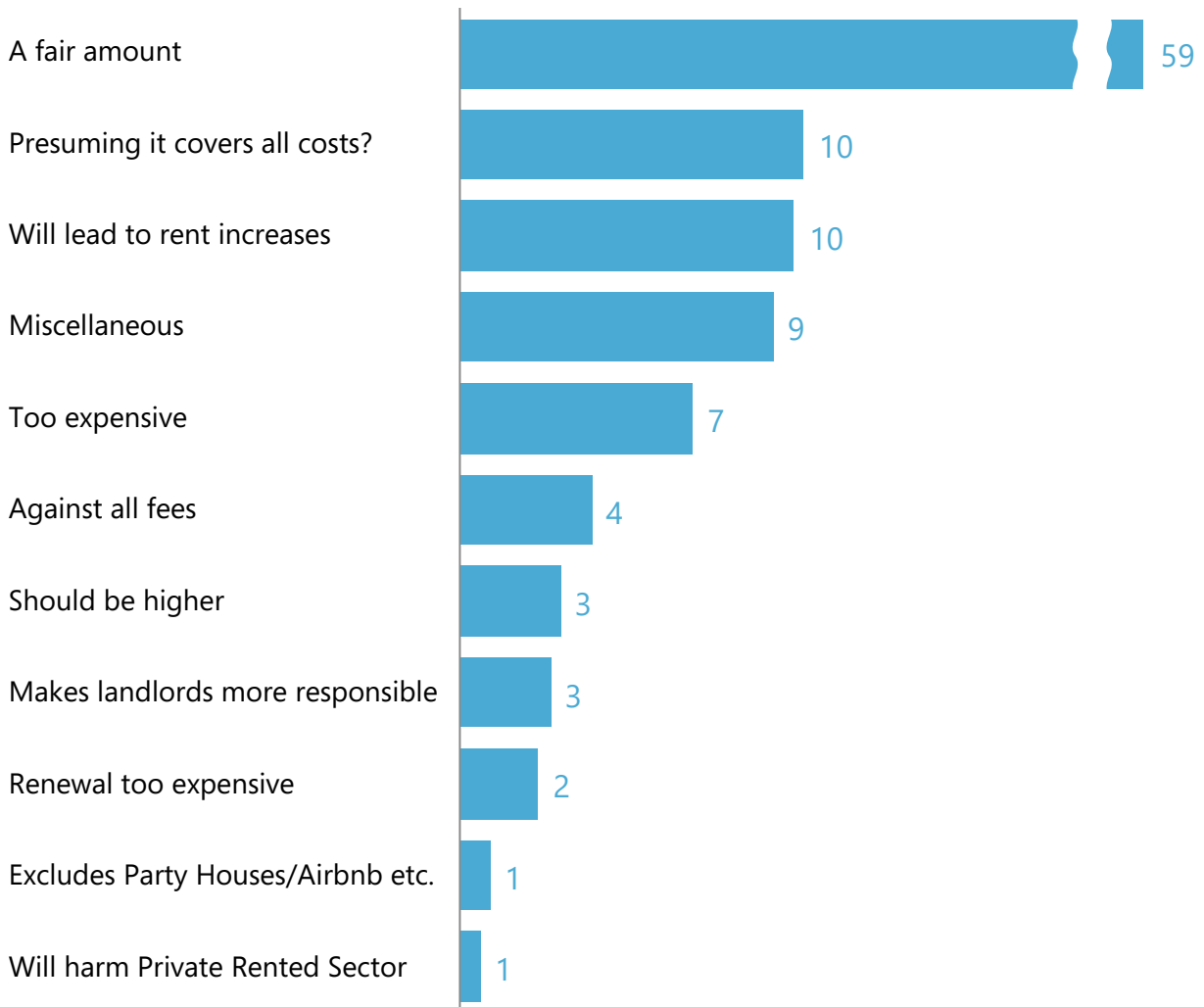
6.1 Agree or disagree with the proposed fee structure?

% Base 769 | Excludes non respondents



6.2 Further comments about the proposed fee structure

% Base 338 | Only those who provided further comments. More than one answer allowed



6. Fees

In line with other results, the majority of respondents to the consultation agreed with the proposed fee structure, compared to only 13% that disagreed. This once again concealed a gulf between the views of residents and landlords, as only 22% of landlords were positive about the fee structure, less than half the proportion that 'strongly' disagreed.

Most extra comments around the fee structure were that it was generally fair (59% of commenters), although unsurprisingly considering the results above, only this included only 4 landlords.

One in ten commenters questioned whether the fees definitely covered all costs, and there were a similar number that re-iterated the concern about rent increases. Landlords were also the most likely to mention rent rises as a result of the fees (22% of commenters), although 13% of comments from private rented tenants also fell into this category.

Whilst it was unsurprising that some landlords would object to the cost of the fees, it is important to note that a few commenters suggested that renewal fees be cheaper in the future:

"The renewal fee seems very high. The initial inspection would ensure all HMO conditions are met, whereas renewal will be by way of confirmation only"

"Renewal fees should be lower if there has been no serious issues in previous period."

"Not sure that repeat inspections should cost the same as the original full investigation - could you have a discount for subsequent inspections every five years?"

Unlike many other questions, there was broad agreement across the board that the fee should be reduced for accredited landlords – 86% overall agreed with this statement, including 79% of landlords. However, landlords were still more pessimistic about the value of accreditation, with 21% of the comments from this group mentioning that accreditation would not really help. Nevertheless, a third of this group did still mention that it would reward good landlords (33%)

"You can be a good landlord without being accredited. Registration/ accreditation = more necessary cost to landlords and more money for NLA"

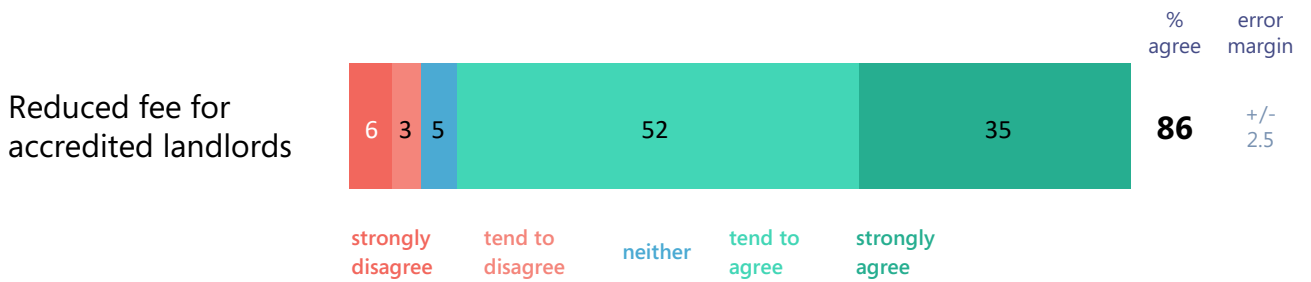
"None of the accreditation schemes have any teeth"

"If a Landlord has taken the trouble to become accredited it means they are serious Landlords and this should be recognised with a reduced fee"

"Definitely reward landlords who provide a good service but also, enforce such legislation for landlords that don't meet the minimum requirement. It's these that create a problem"

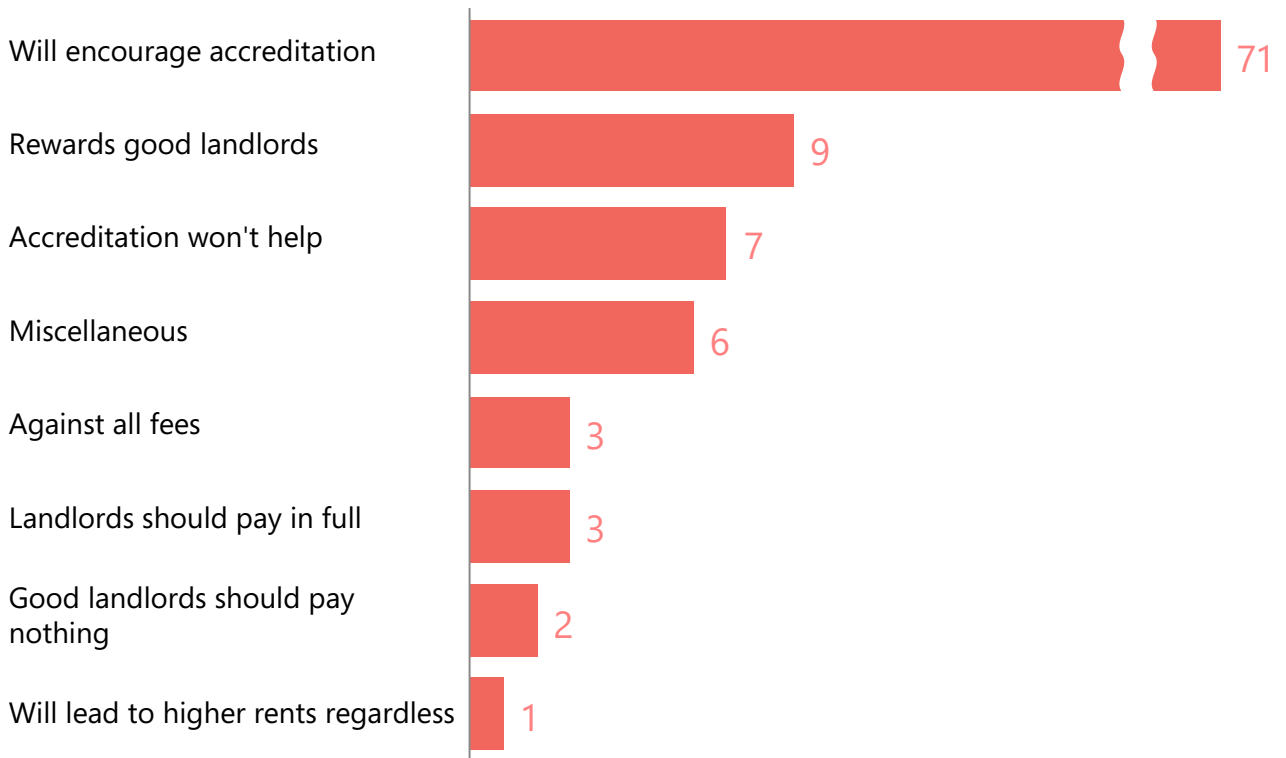
6.3 Reduced fee for accredited landlords?

% Base 766 | Excludes non respondents



6.4 Further comments about a reduced fee for accreditation

% Base 338 | Only those who provided further comments. More than one answer allowed



6.5 Fees by respondent type

| | Sample size | % agree | |
|------------------------------|-------------|---|---|
| | | The proposed fee structure | Reduced fee for accredited landlords |
| Overall | 785 | 82 | 86 |
| All residents | 644 | 88 | 87 |
| Homeowner | 350 | 82 <small>* only 25% strongly agree</small> | 83 <small>* only 23% strongly agree</small> |
| Private rented tenant | 235 | 88 | 90 |
| Social housing tenant | 77 | 99 | 95 |
| Live in a shared home or HMO | 110 | 99 | 97 |
| Letting/ management agent | 5 | 20 | 80 |
| Landlord of property | 77 | 22 | 79 |
| Local business | 56 | 95 | 96 |
| Other | 16 | 64 | 62 |

Significantly **better** than average (95% confidence*)

Significantly **better** than average (90% confidence*)

Significantly **worse** than average (95% confidence*)

Significantly **worse** than average (90% confidence*)

* See appendix A for further information on statistical tests and confidence levels



7. Licences

86%

agree there should be shorter licences where there is outstanding planning permission

54%

of those who commented preferred a shorter licence period than 5 year

- Normally licenses are awarded for the length of the scheme (up to five years).
- The council cannot refuse to award a licence where there is outstanding planning permission or other issues at the property, e.g. no planning permission in place to have an HMO.
- The council is therefore proposing to issue shorter licenses where there is outstanding planning permission or other issues at the property.

28% of
landlords felt
online application &
payment needs extra
considerations

Once again, the majority of respondents agreed that licences should be shorter where there is outstanding planning permission (86%), but in this instance very few actively disagreed (6%). Indeed, whilst only 49% of landlords agreed with this statement, many only answered 'neither' (28%) rather than actively disagreeing (23%).

The normal length of the scheme proposed is five years, but 10% of respondents commented that they thought the scheme should be shorter, with 3 years being the most common period suggested (28% of all comments). Landlords were the most likely to comment that 5 years was an appropriate length for the scheme (29% of commenters), whereas 58% of the comments from actual HMO/shared home residents mentioned 3 years as the ideal period of time.

The main reason respondents for having a short scheme length was simply that it would serve as a trial period (72%), although the level of deterioration that could happen over 5 years was noted by some, whilst a handful more pointed out that student lets tended to turnover annually.

"Three years, then some more research to see how it is going and what needs to be tweaked"

"3 years would be better as if it is not working the sooner it can be rectified the better"

"Accommodation can deteriorate very quickly and a property that is suitable in 2017 can be an infested tip by 2021"

The Council also proposes that application and payments process be handled entirely online via the Council's website. Over a quarter of landlords felt that there were extra considerations required, with the following being illustrative of these comments:

"Not every house owner will have internet capability. Also, how are you going to contact such people in the first instance?"

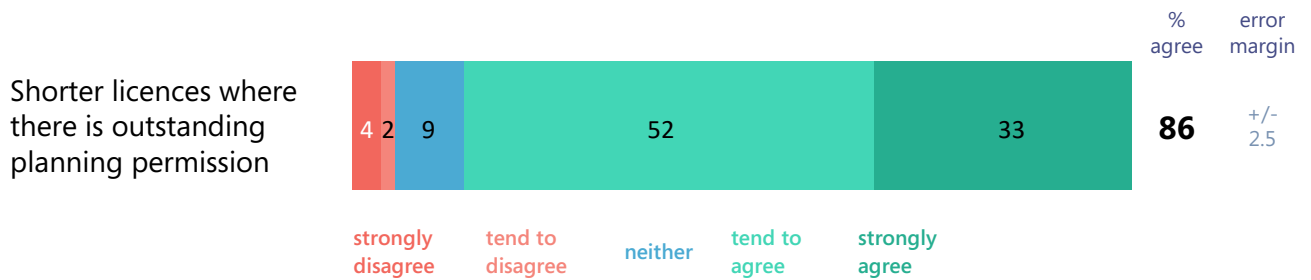
"Previous attempts for such things have always been extremely difficult to use especially when drawings have been required!"

"The online systems aren't great make sure you understand all of your 'customer journeys' and ensure that there are clear and workable processes in place for them to meet their needs."

7. Licences

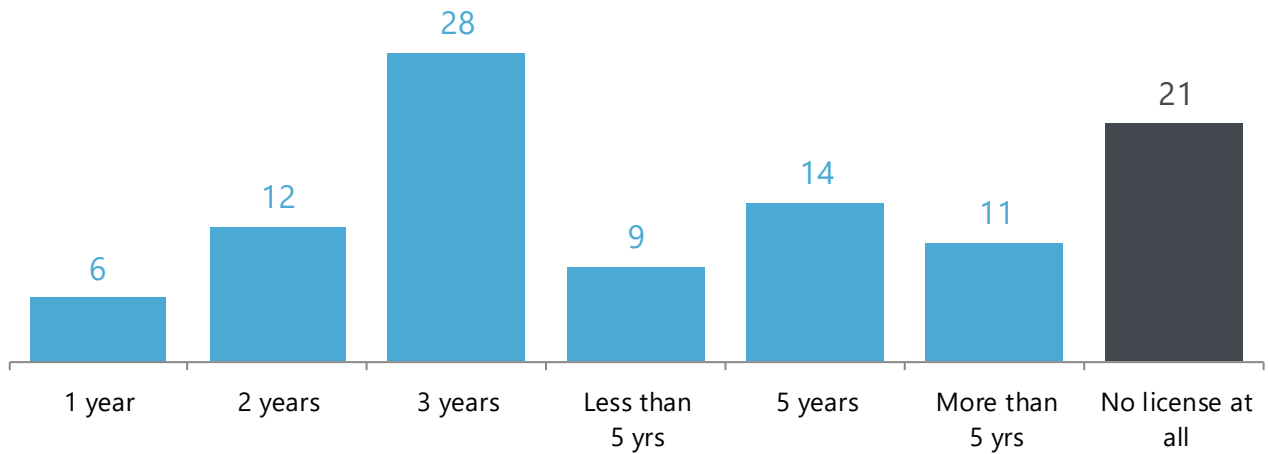
7.1 Shorter licences where there is outstanding planning permission or other issues

% Base 765 | Excludes non respondents



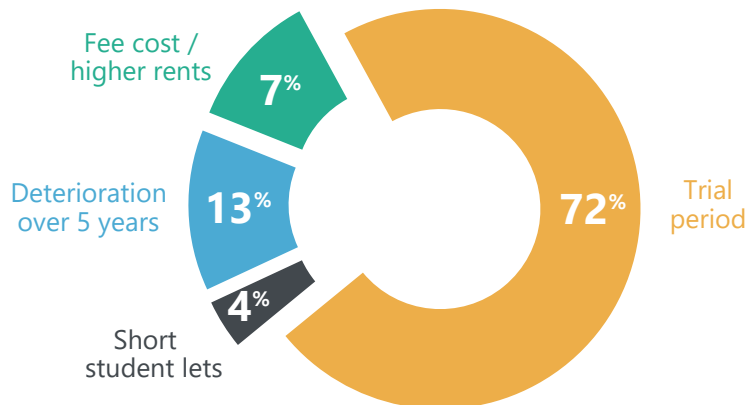
7.2 Length of scheme (coded from comments)

% Base 141 | Only those who provided further comments.



7.3 If shorter, why? (coded from comments)

% Base 79 | Respondents who commented that licence should be shorter than 5 years





8. Respondent profile

8.1 Respondent

% Base 785

| | Total | % |
|------------------------------|-------|------|
| Homeowner | 350 | 44.6 |
| Private rented tenant | 235 | 29.9 |
| Social housing tenant | 77 | 9.8 |
| Live in a shared home or HMO | 110 | 14.0 |
| Letting/ management agent | 5 | 0.6 |
| Landlord of property | 77 | 9.8 |
| Local business | 56 | 7.1 |
| Other | 16 | 2.0 |

8.2 Ward

% Base 785

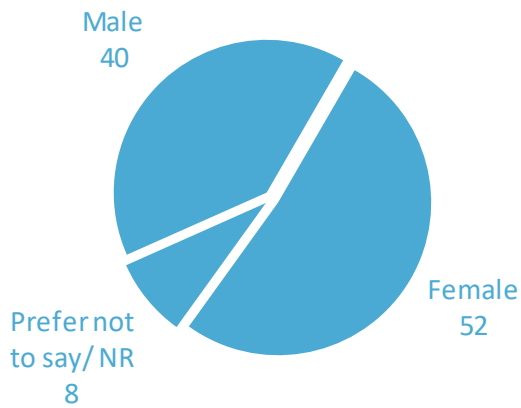
| | Total | % |
|-------------------------|-------|-----|
| Brunswick & Adelaide | 34 | 4.3 |
| Central Hove | 42 | 5.4 |
| East Brighton | 38 | 4.8 |
| Goldsmid | 37 | 4.7 |
| Hangleton & Knoll | 32 | 4.1 |
| Hanover & Elm Grove | 65 | 8.3 |
| Hollingdean & Stanmer | 38 | 4.8 |
| Hove Park | 36 | 4.6 |
| Moulsecoomb & Bevendean | 46 | 5.9 |
| Patcham | 32 | 4.1 |
| North Portslade | 21 | 2.7 |
| South Portslade | 28 | 3.6 |

| | Total | % |
|--------------------------|-------|-----|
| St Peter's & North Laine | 55 | 7.0 |
| Preston Park | 42 | 5.4 |
| Regency | 35 | 4.5 |
| Rottingdean Coastal | 33 | 4.2 |
| Queens Park | 39 | 5.0 |
| Westbourne | 25 | 3.2 |
| Wish | 22 | 2.8 |
| Withdean | 29 | 3.7 |
| Woodingdean | 22 | 2.8 |
| Outside of the city | 24 | 3.1 |
| Don't know | 6 | 0.8 |

8. Respondent profile

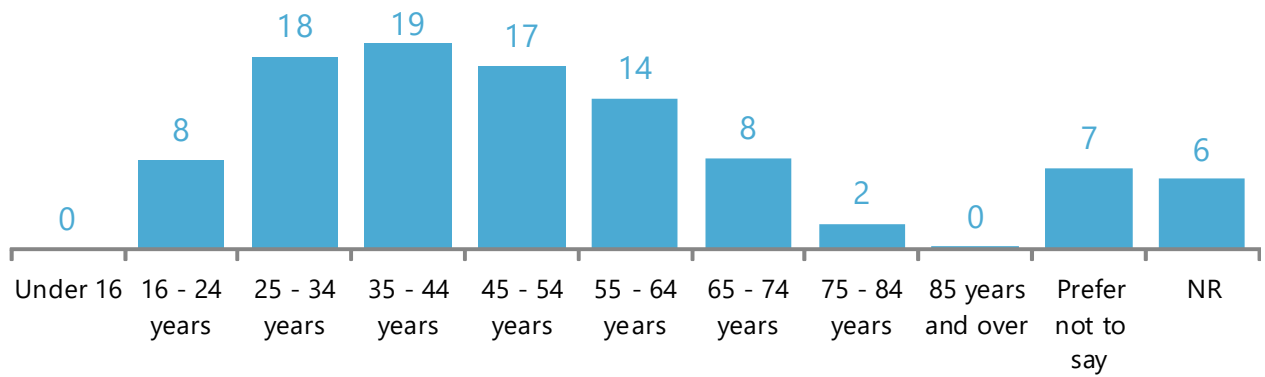
8.3 Gender

% Base 785



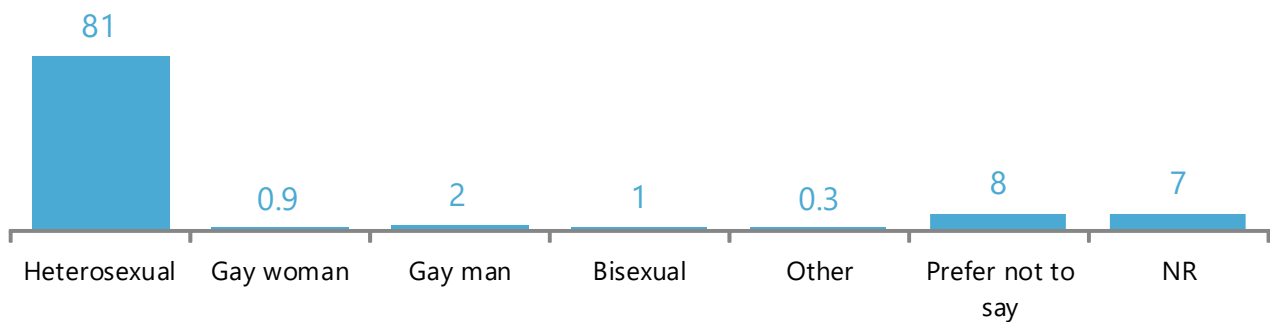
8.4 Age

% Base 785



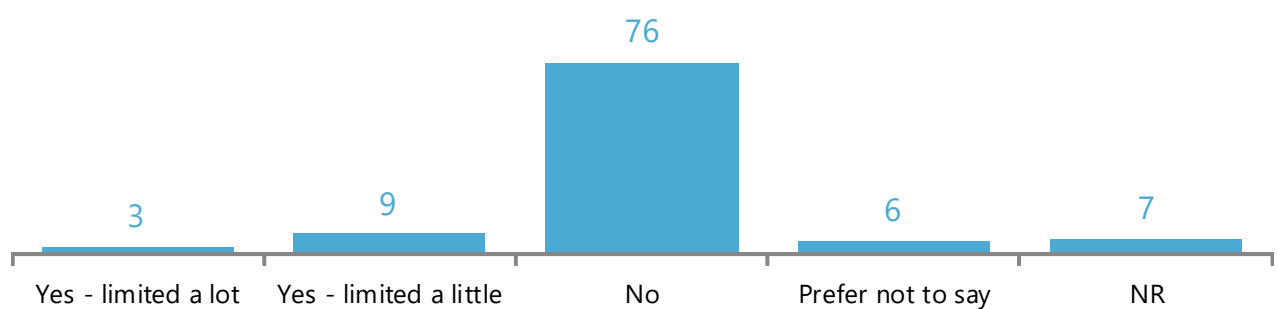
8.5 Sexual orientation

% Base 785



8.6 Disability

% Base 785



8. Respondent profile

8.7 Ethnic background

% Base 785

White

| | | |
|---|-----|------|
| Welsh/English/Scottish/Northern Irish/British | 631 | 80.4 |
| Irish | 9 | 1.1 |
| Gypsy or Irish Traveller | 0 | 0 |
| Any other White background | 42 | 5.4 |

Mixed

| | | |
|----------------------------|---|-----|
| White and Black Caribbean | 0 | 0 |
| White and Black African | 0 | 0 |
| White and Asian | 1 | 0.1 |
| Any other Mixed background | 3 | 0.4 |

Asian or Asian British

| | | |
|----------------------------|---|-----|
| Indian | 4 | 0.5 |
| Pakistani | 0 | 0 |
| Bangladeshi | 0 | 0 |
| Chinese | 0 | 0 |
| Any other Asian background | 2 | 0.3 |

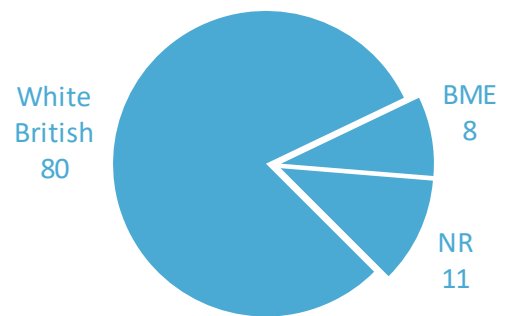
Black or Black British

| | | |
|----------------------------|---|-----|
| African | 2 | 0.3 |
| Caribbean | 0 | 0 |
| Any other Black background | 0 | 0 |

Other

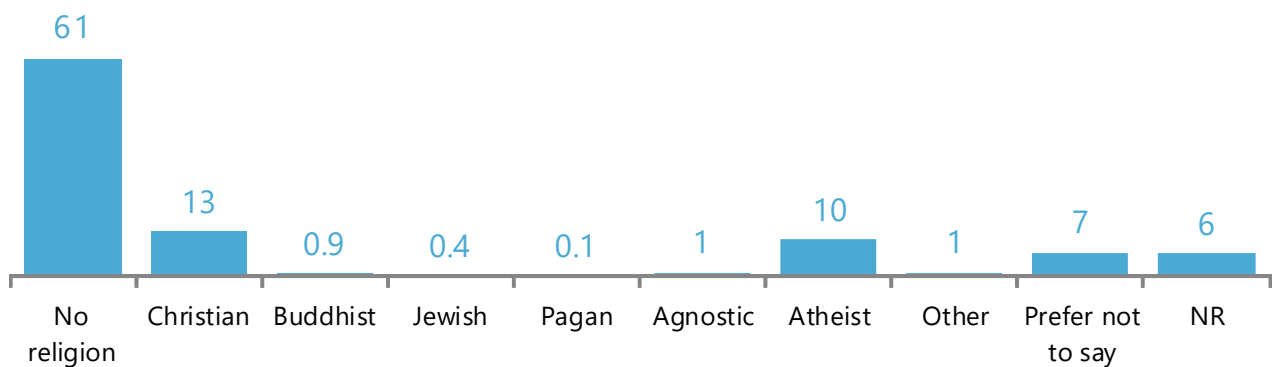
| | | |
|-------------------|----|-----|
| Arab | 2 | 0.3 |
| Other | 1 | 0.1 |
| Prefer not to say | 37 | 4.7 |
| No response | 51 | 6.5 |

| Total | % |
|-------|------|
| 631 | 80.4 |
| 9 | 1.1 |
| 0 | 0 |
| 42 | 5.4 |
| 0 | 0 |
| 0 | 0 |
| 1 | 0.1 |
| 3 | 0.4 |
| 4 | 0.5 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 2 | 0.3 |
| 2 | 0.3 |
| 0 | 0 |
| 0 | 0 |
| 2 | 0.3 |
| 1 | 0.1 |
| 37 | 4.7 |
| 51 | 6.5 |



8.8 Religion

% Base 785





Appendix A. Methodology & data analysis

Fieldwork

The consultation period ran for 12 weeks, commencing in June and ending on the 10 September 2017. Background information on the proposed scheme was available on the Council's website, along with an online questionnaire. In addition, in-home interviews were also conducted by contractors on behalf of the Council with a wide cross section of residents and businesses. In total, 796 individuals took part in the consultation, including 500 by interview, 285 online (of which 10 were originally received as paper copies) and 11 email responses.

Data presentation

Readers should take care when considering percentage results from some of the sub groups within the main sample, as the base figures may sometimes be small.

Many results are recalculated to remove 'no opinion' or 'can't remember' responses from the final figures, a technique known as 're-basing'.

Error Margins

Error margins for the sample overall, and for individual questions, are the amount by which a result might vary due to chance. The error margins in the results are quoted at the standard 95% level, and are determined by the sample size and the distribution of scores. For the sake of simplicity, error margins for historic data are not included, but can typically be assumed to be at least as big as those for the 2017 data. When comparing two sets of scores, it is important to remember that error margins will apply independently to each.

Tests of statistical significance

When two sets of survey data are compared to one another (e.g. between different years, or demographic sub groups), the observed differences are typically tested for statistical significance. Differences that are significant can be said, with a high degree of confidence, to be real variations that are unlikely to be due to chance. Any differences that are not significant *may* still be real, especially when a number of different questions all demonstrate the same pattern, but this cannot be stated with statistical confidence and may just be due to chance.

Unless otherwise stated, all statistically significant differences are reported at the 95% confidence level. Tests used were the Wilcoxon-Mann-Whitney test (rating scales), Fischer Exact Probability test (small samples) and the Pearson Chi Square test (larger samples) as appropriate for the data being examined. These calculations rely on a number of factors such as the base figure and the level of variance, both within and between sample groups, thereby taking into account more than just the simple difference between the headline percentage scores. This means that some results are reported as significant despite being superficially similar to others that are not. Conversely, some seemingly notable differences in two sets of headline scores are not enough to signal a significant change in the underlying pattern across all points in the scale. For example:

- Two satisfaction ratings might have the same or similar *total* satisfaction score, but be quite different when one considers the detailed results for the proportion *very satisfied* versus *fairly satisfied*.
- There may also be a change in the proportions who were *very* or *fairly* dissatisfied, or ticked the middle point in the scale, which is not apparent from the headline score.
- In rare cases there are complex changes across the scale that are difficult to categorise e.g. in a single question one might simultaneously observe a disappointing shift from *very* to *fairly* satisfied, at the same time as their being a welcome shift from *very dissatisfied* to *neither*.
- If the results included a relatively small number of people then the error margins are bigger. This means that the *combined* error margins for the two ratings being compared might be bigger than the observed difference between them.



Appendix B. Example questionnaire

Citywide Additional Licensing Scheme consultation

The council is currently consulting on two proposed licensing schemes for private rented housing in the city. These are:

- A citywide Additional Licensing Scheme for smaller houses in multiple occupation (HMOs) which are not covered by mandatory licensing
- A Selective Licensing Scheme for other private rented homes in 12 wards in the city.

This questionnaire is asking for your views on the introduction of a citywide **Additional Licensing Scheme**. If agreed, this would come into force in spring 2018.

Background information

Additional licensing enables local authorities to licence smaller HMOs not covered under the mandatory scheme if certain conditions are met. This would apply to properties which are two or more storeys, occupied by three or more people who are not from the same family and who share a kitchen, bathroom or toilet. By requiring landlords to apply for a licence, the council is able to ensure they are a 'fit and proper' person and through compliance with the licence conditions, are providing well managed homes.

The local authority is required to consult with interested parties about the scheme and consider representations before reaching a final decision. Further information on the scheme including the consultation document, the proposed conditions and frequently asked questions about the proposals are included with this questionnaire. It is also available on www.brighton-hove.gov.uk/prs-licensing-consultation



1a. Are you responding to the questionnaire as a.....

- | | |
|--|--|
| <input type="checkbox"/> Home owner in Brighton & Hove | <input type="checkbox"/> Live in a shared home or HMO |
| <input type="checkbox"/> Private rented tenant in Brighton & Hove | <input type="checkbox"/> Letting/managing agent |
| <input type="checkbox"/> Social housing tenant in Brighton & Hove (renting from the council/housing association) | <input type="checkbox"/> Landlord of property in Brighton & Hove |
| | <input type="checkbox"/> Local business |
| | <input type="checkbox"/> Other, please give detail below |

1b. In which ward do you live?

- | | |
|---|---|
| <input type="checkbox"/> Brunswick & Adelaide | <input type="checkbox"/> St Peter's & North Laine |
| <input type="checkbox"/> Central Hove | <input type="checkbox"/> Preston Park |
| <input type="checkbox"/> East Brighton | <input type="checkbox"/> Regency |
| <input type="checkbox"/> Goldsmid | <input type="checkbox"/> Rottingdean Coastal |
| <input type="checkbox"/> Hangleton & Knoll | <input type="checkbox"/> Queens Park |
| <input type="checkbox"/> Hanover & Elm Grove | <input type="checkbox"/> Westbourne |
| <input type="checkbox"/> Hollingdean & Stanmer | <input type="checkbox"/> Wish |
| <input type="checkbox"/> Hove Park | <input type="checkbox"/> Withdean |
| <input type="checkbox"/> Moulsecomb & Bevendean | <input type="checkbox"/> Woodingdean |
| <input type="checkbox"/> Patcham | <input type="checkbox"/> Outside of the city |
| <input type="checkbox"/> North Portslade | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> South Portslade | |

1c. If you are a resident in the city what is your postcode

1

2a. Listed below are some of the most common issues that have been associated with HMOs and flats within HMOs. In the last 12 months how much of an issue or not have the following been for you?

Poor external appearance of HMOs and their gardens

- | | | |
|---|---|--|
| <input type="checkbox"/> A very big issue | <input type="checkbox"/> Not a very big issue | <input type="checkbox"/> Don't know / not sure |
| <input type="checkbox"/> A fairly big issue | <input type="checkbox"/> Not an issue at all | |

Noise nuisance such as loud music and parties from HMOs

- | | | |
|---|---|--|
| <input type="checkbox"/> A very big issue | <input type="checkbox"/> Not a very big issue | <input type="checkbox"/> Don't know / not sure |
| <input type="checkbox"/> A fairly big issue | <input type="checkbox"/> Not an issue at all | |

Dumped rubbish and litter around HMOs

- | | | |
|---|---|--|
| <input type="checkbox"/> A very big issue | <input type="checkbox"/> Not a very big issue | <input type="checkbox"/> Don't know / not sure |
| <input type="checkbox"/> A fairly big issue | <input type="checkbox"/> Not an issue at all | |

Poorly managed HMOs

- | | | |
|---|---|--|
| <input type="checkbox"/> A very big issue | <input type="checkbox"/> Not a very big issue | <input type="checkbox"/> Don't know / not sure |
| <input type="checkbox"/> A fairly big issue | <input type="checkbox"/> Not an issue at all | |

Poor internal property conditions within HMOs

- | | | |
|---|---|--|
| <input type="checkbox"/> A very big issue | <input type="checkbox"/> Not a very big issue | <input type="checkbox"/> Don't know / not sure |
| <input type="checkbox"/> A fairly big issue | <input type="checkbox"/> Not an issue at all | |

2b. In the past 12 months, in your local area have there been any other issues associated with HMOs and flats within HMOs?

2c. Have you lived in an HMO in the past 12 months?

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Yes (please go to question 2d) | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> No | <input type="checkbox"/> N/A |

2

2d. If you have lived in an HMO in the last 12 months, do you feel that your health has been adversely affected by the condition of the property you lived in?

- | | | |
|---|--|--|
| <input type="checkbox"/> A great deal | <input type="checkbox"/> Not very much | <input type="checkbox"/> Don't know / not sure |
| <input type="checkbox"/> To some extent | <input type="checkbox"/> Not at all | |

It is proposed that the scheme will include standards relating to the following

- Amenities, facilities and space standards
- Gas, electrical and fire safety
- Waste and recycling
- Furniture and furnishings
- Tackling Anti-Social Behaviour
- References
- Energy efficiency
- Notification of changes
- Tenancy management
- Property management
- Licence limitations
- Overcrowding
- Property inspections
- Utility supplies

Please note that some of the standards are mandatory under legislation and regulations.

3a. To what extent do you agree or disagree that the proposed licence standards and conditions of the scheme will improve the standard of HMOs in Brighton & Hove?

- | | | |
|---|---|--|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Neither agree nor disagree | <input type="checkbox"/> Strongly disagree |
| <input type="checkbox"/> Tend to agree | <input type="checkbox"/> Tend to disagree | <input type="checkbox"/> Don't know / not sure |

3b. Please provide any additional comments, including any comments you have on the proposed conditions themselves.

3

4. Thinking about the draft licencing proposals, how much do you agree or disagree with the following statements?

Additional licencing would help reduce neighbourhood problems e.g. noise, nuisance and rubbish

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

Additional licencing would help ensure that HMOs are better maintained and managed

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

Additional licencing would help to improve the health and safety of tenants living in HMOs

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

Additional licencing would help to identify the poorer performing landlords of HMOs

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

Additional licencing would help to support good landlords of HMOs

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

5a The council is proposing that the scheme will last for five years. If you think the scheme should be shorter please let us know why

4

5b The proposed fee structure is based on the number of occupants or tenancy lets. These fees can be found in the consultation document. We propose to have:

A standard fee

A prompted fee which would apply where a licence application has not been made proactively and the council has to carry out investigation and/or chase up work to ensure that an application is made

A renewal fee where a licence has previously been held at the property

To what extent do you agree or disagree with the proposed fee structure?

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

5c Please provide any additional comments to explain your response

5d Do you think there should be a reduction in the fee for landlords who are accredited under a landlord/agent scheme who can meet national standards of good practice?

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

5

5e Please provide any additional comments to explain your response

6 Normally licences are awarded for the length of the scheme (up to five years).

The council cannot refuse to award a licence where there is outstanding planning permission or other issues at the property, eg no planning permission in place to have an HMO.

The council is therefore proposing to issue shorter licences where there is outstanding planning permission or other issues at the property. Do you agree with this?

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

Question 7 – please only respond if you are responding as a landlord

7a We intend to make the application and payment process online only via the council's website. Is there anything we need to consider to make this work for you?

Yes No Don't know/Not sure

7b Please provide additional comments to explain your response

6

8a. Overall do you agree or disagree with the proposal to introduce additional licencing across the whole city?

Strongly agree Neither agree nor disagree Strongly disagree
 Tend to agree Tend to disagree Don't know / not sure

8b If you disagree with the proposal to introduce additional HMO licencing across the city would you like the scheme introduced in:

(a) Only the existing areas of the city where additional licencing currently applies
 (b) Fewer areas of the city
 (c) No areas in the city

If you answered b please let us know which areas you feel should be covered and why

8c. Is there anything we have not considered or, do you have any comments about the proposals to introduce additional licencing across the whole city?

7

9. Please provide any further comments you have about the proposed Additional Licensing Scheme

10. If you would like to receive feedback on the consultation please provide your name and a contact email or postal address

8

Equalities Monitoring Form

The reason why we ask you these questions is so we can:

- Make our council services open to everyone in the city,
- Treat everyone fairly and appropriately when they use our services,
- In consultations, make sure that we have views from all across the city.

The Equality Act 2010 makes these aims part of our legal duties. Your answers help us check that we have met the law and help improve our services. Your answers are completely confidential. We will only use them to make services better. Information from forms is combined so you cannot be identified. A short guide to these questions is available. Please ask if you would like it. You can also ask for a large print version.

What age are you in years?

Prefer not to say

What gender are you?

Male Female Other Prefer not to say

Do you identify as the gender you were assigned at birth?

For people who are transgender, the gender they were assigned at birth is not the same as their own sense of their gender.

Yes No Prefer not to say

How would you describe your ethnic origin?

| | | |
|--|--|--|
| White | Asian or Asian British | Other ethnic group |
| <input type="checkbox"/> English, Welsh, Scottish, Northern Irish, British | <input type="checkbox"/> Bangladeshi | <input type="checkbox"/> Arab |
| <input type="checkbox"/> Irish | <input type="checkbox"/> Indian | <input type="checkbox"/> Other ethnic group (please specify) |
| <input type="checkbox"/> Gypsy or Irish Traveller | <input type="checkbox"/> Pakistani | |
| <input type="checkbox"/> Other White | <input type="checkbox"/> Chinese | |
| | <input type="checkbox"/> Other Asian | |
| | Mixed | |
| Black or Black British | <input type="checkbox"/> Asian & White | |
| <input type="checkbox"/> African | <input type="checkbox"/> Black African & White | |
| <input type="checkbox"/> Caribbean | <input type="checkbox"/> Black Caribbean & White | |
| <input type="checkbox"/> Other Black | <input type="checkbox"/> Other Mixed | |

Which of the following best describes your sexual orientation?

Bisexual Lesbian / Gay woman

Gay man Prefer not to say

Heterosexual / 'Straight' Other (please specify)

9

What is your religion or belief?

| | | |
|--|---------------------------------|---|
| <input type="checkbox"/> I have no particular religion or belief | <input type="checkbox"/> Jain | <input type="checkbox"/> Agnostic |
| <input type="checkbox"/> Buddhist | <input type="checkbox"/> Jewish | <input type="checkbox"/> Atheist |
| <input type="checkbox"/> Christian | <input type="checkbox"/> Muslim | <input type="checkbox"/> Other |
| <input type="checkbox"/> Hindu | <input type="checkbox"/> Pagan | <input type="checkbox"/> Other philosophical belief |
| | <input type="checkbox"/> Sikh | <input type="checkbox"/> Prefer not to say |

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?

Yes, a little Yes, a lot No Prefer not to say

If yes, please state the type of impairment. If you have more than one please tick all that apply. If none apply, please mark Other and write an answer in (examples are given in the guidance)

| | | |
|--|--|---|
| <input type="checkbox"/> Physical Impairment | <input type="checkbox"/> Learning Disability/ Difficulty | <input type="checkbox"/> Other (please state) |
| <input type="checkbox"/> Long-standing illness | <input type="checkbox"/> Developmental Condition | |
| <input type="checkbox"/> Sensory Impairment | <input type="checkbox"/> Autistic Spectrum | |
| <input type="checkbox"/> Mental Health Condition | | |

Are you a carer?

A carer provides unpaid support to family or friends who are ill, frail, disabled or have mental health or substance misuse problems.

Yes No Prefer not to say

If yes, do you care for a:

| | |
|---|--|
| <input type="checkbox"/> Parent | <input type="checkbox"/> Partner / spouse |
| <input type="checkbox"/> Child with special needs | <input type="checkbox"/> Friend |
| <input type="checkbox"/> Other family member | <input type="checkbox"/> Other (please give details) |

Armed Forces Service:

Are you currently serving in the UK Armed Forces? (this includes reservists or part-time service, eg: Territorial Army) Yes No Prefer not to say

Have you ever served in the UK Armed Forces? Yes No Prefer not to say

Are you a member of a current or former serviceman or woman's immediate family/household? Yes No Prefer not to say

Thank you for completing this form - it will help us improve our services for everyone. Please return this form with the questionnaire.

The data controller for this form is Brighton & Hove City Council.

10

Translation? Tick this box and take to any council office.

| | |
|--|---|
| ترجمة؟ ضع علامة في المربع وجدها الى مكتب البلدية. | <input type="checkbox"/> Arabic |
| অপারংকারে টিক চিহ্ন দিয়ে কাউন্সিল অফিসে নিয়ে যান। | <input type="checkbox"/> Bengali |
| 究竟翻譯？請在這方格內加影，並送回任何市議會辦事處。 | <input type="checkbox"/> Cantonese |
| ترجمة؟ تظان مربع را علامتگذاری نموده و آن را به هر یک از بخش شهرداری ارائه دهید. | <input type="checkbox"/> Farsi |
| Traduction? Veuillez cocher la case et apporter au council. | <input type="checkbox"/> French |
| 究竟翻譯？請在這方格內加影，並送回任何市議會辦事處。 | <input type="checkbox"/> Mandarin |
| Traducción? Marque la casilla y envíela al katregokoliwiek biura samorządu lokalnego (council office). | <input type="checkbox"/> Polish |
| Tradução? Coloque um visto na quadrícula e leve a uma qualquer repartição de poder local (council office). | <input type="checkbox"/> Portuguese |
| Tercümesi için kareyi işaretleyiniz ve bir semt belediye bürosuna veriniz. | <input type="checkbox"/> Turkish |
| | <input type="checkbox"/> other (please state) |

This can also be made available in large print, Braille, or on CD or audio tape

6188 design by Brighton & Hove City Council Communications Team



Appendix C. Data summary

Please note that throughout the report the quoted results typically refer to the '*valid*' column of the data summary if it appears.

The '*valid*' column contains data that has been rebased, normally because non-respondents were excluded and/or question routing applied.

Appendix C. Data summary

| | Frequency | % overall | % valid |
|--|-----------|-----------|---------|
| Q1 Respondent type | | | |
| <i>Base: 785</i> | | | |
| 1: Home owner in Brighton & Hove | 350 | 44.6 | |
| 2: Private rented tenant in Brighton & Hove | 235 | 29.9 | |
| 3: Social housing tenant in Brighton & Hove | 77 | 9.8 | |
| 4: Live in a shared home or HMO | 110 | 14.0 | |
| 5: Letting/managing agent | 5 | 0.6 | |
| 6: Landlord of property in Brighton & Hove | 77 | 9.8 | |
| 7: Local business | 56 | 7.1 | |
| 8: Other | 16 | 2.0 | |
| N/R | 1 | 0.1 | |
| Q1b In which ward do you live? | | | |
| <i>Base: 785</i> | | | |
| 9: Outside the city | 24 | 3.1 | |
| 10: Don't know / not sure | 6 | 0.8 | |
| 11: Brunswick & Adelaide | 34 | 4.3 | |
| 12: Central Hove | 42 | 5.4 | |
| 13: East Brighton | 38 | 4.8 | |
| 14: Goldsmid | 37 | 4.7 | |
| 15: Hangleton & Knoll | 32 | 4.1 | |
| 16: Hanover & Elm Grove | 65 | 8.3 | |
| 17: Hollingdean & Stanmer | 38 | 4.8 | |
| 18: Hove Park | 36 | 4.6 | |
| 19: Moulsecoomb & Bevendean | 46 | 5.9 | |
| 20: North Portslade | 21 | 2.7 | |
| 21: Patcham | 32 | 4.1 | |
| 22: Preston Park | 42 | 5.4 | |
| 23: Queen's Park | 39 | 5.0 | |
| 24: Regency | 35 | 4.5 | |
| 25: Rottingdean Coastal | 33 | 4.2 | |
| 26: South Portslade | 28 | 3.6 | |
| 27: St Peter's & North Laine | 55 | 7.0 | |
| 28: Westbourne | 25 | 3.2 | |
| 29: Wish | 22 | 2.8 | |
| 30: Withdean | 29 | 3.7 | |
| 31: Woodingdean | 22 | 2.8 | |
| N/R | 4 | 0.5 | |
| Q2a_1 Poor external appearance of HMOs and their gardens | | | |
| <i>Base: 785</i> | | | |
| 32: A very big issue | 48 | 6.1 | 6.4 |
| 33: A fairly big issue | 164 | 20.9 | 21.8 |
| 34: Not a very big issue | 367 | 46.8 | 48.9 |
| 35: Not an issue at all | 172 | 21.9 | 22.9 |
| 36: Don't know / not sure | 14 | 1.8 | |
| N/R | 20 | 2.5 | |
| Q2a_2 Noise nuisance such as loud music and parties from HMOs | | | |
| <i>Base: 785</i> | | | |
| 37: A very big issue | 55 | 7.0 | 7.3 |
| 38: A fairly big issue | 156 | 19.9 | 20.8 |
| 39: Not a very big issue | 362 | 46.1 | 48.3 |
| 40: Not an issue at all | 176 | 22.4 | 23.5 |
| 41: Don't know / not sure | 14 | 1.8 | |
| N/R | 22 | 2.8 | |

Appendix C. Data summary

| | Frequency | % overall | % valid |
|--|-----------|-----------|---------|
| Q2a_3 Dumped rubbish and litter around HMOs | | | |
| <i>Base: 785</i> | | | |
| 42: A very big issue | 73 | 9.3 | 9.7 |
| 43: A fairly big issue | 183 | 23.3 | 24.3 |
| 44: Not a very big issue | 340 | 43.3 | 45.1 |
| 45: Not an issue at all | 158 | 20.1 | 21.0 |
| 46: Don't know / not sure | 11 | 1.4 | |
| N/R | 20 | 2.5 | |
| Q2a_4 Poorly managed HMOs | | | |
| <i>Base: 785</i> | | | |
| 47: A very big issue | 69 | 8.8 | 10.3 |
| 48: A fairly big issue | 143 | 18.2 | 21.3 |
| 49: Not a very big issue | 312 | 39.7 | 46.4 |
| 50: Not an issue at all | 148 | 18.9 | 22.0 |
| 51: Don't know / not sure | 40 | 5.1 | |
| N/R | 73 | 9.3 | |
| Q2a_5 Poor internal property conditions within HMOs | | | |
| <i>Base: 785</i> | | | |
| 52: A very big issue | 53 | 6.8 | 8.5 |
| 53: A fairly big issue | 107 | 13.6 | 17.3 |
| 54: Not a very big issue | 307 | 39.1 | 49.5 |
| 55: Not an issue at all | 153 | 19.5 | 24.7 |
| 56: Don't know / not sure | 71 | 9.0 | |
| N/R | 94 | 12.0 | |
| R2b In the past 12 months, in your local area have there been any other issues associated with HMOs and flats within HMOs | | | |
| <i>Base: 785</i> | | | |
| 57: ASB | 26 | 3.3 | |
| 58: Bulky waste | 11 | 1.4 | |
| 59: Crime | 6 | 0.8 | |
| 60: Drive up rent | 7 | 0.9 | |
| 61: HMOs are important and not always the problem | 3 | 0.4 | |
| 62: Holiday lets | 2 | 0.3 | |
| 63: Litter and household waste | 12 | 1.5 | |
| 64: Miscellaneous | 11 | 1.4 | |
| 65: Overcrowding | 6 | 0.8 | |
| 66: Parking | 12 | 1.5 | |
| 67: Party houses/ Airbnb | 12 | 1.5 | |
| 68: Poorly maintained properties | 9 | 1.1 | |
| 69: Push up rents | 1 | 0.1 | |
| 70: Pushing away families | 9 | 1.1 | |
| 71: Safety issues | 4 | 0.5 | |
| N/R | 691 | 88.0 | |
| Q2c Have you lived in an HMO in the past 12 months? | | | |
| <i>Base: 785</i> | | | |
| 72: Yes | 136 | 17.3 | |
| 73: No | 617 | 78.6 | |
| 74: Don't know / not sure | 7 | 0.9 | |
| 75: Not applicable | 22 | 2.8 | |
| N/R | 3 | 0.4 | |

Appendix C. Data summary

Frequency % overall % valid

Q2d If you have lived in an HMO in the last 12 months do you feel that your health has been adversely affected by the condition of the property you lived in?

Base: 785

| | Frequency | % overall | % valid |
|--------------------|-----------|-----------|---------|
| 76: A great deal | 5 | 0.6 | 3.7 |
| 77: To some extent | 11 | 1.4 | 8.1 |
| 78: Not very much | 22 | 2.8 | 16.2 |
| 79: Not at all | 98 | 12.5 | 72.1 |
| N/R | 649 | 82.7 | |

Q3a To what extent do you agree or disagree that the proposed licence standards and conditions of the scheme will improve the standard of HMOs in Brighton & Hove?

Base: 785

| | Frequency | % overall | % valid |
|--------------------------------|-----------|-----------|---------|
| 80: Strongly agree | 375 | 47.8 | 48.1 |
| 81: Tend to agree | 296 | 37.7 | 38.0 |
| 82: Neither agree nor disagree | 21 | 2.7 | 2.7 |
| 83: Tend to disagree | 34 | 4.3 | 4.4 |
| 84: Strongly disagree | 53 | 6.8 | 6.8 |
| 85: Don't know / not sure | 4 | 0.5 | |
| N/R | 2 | 0.3 | |

R3b Additional comments on the proposed conditions

Base: 785

| | Frequency | % overall | % valid |
|---|-----------|-----------|---------|
| 86: Does not add to existing powers | 8 | 1.0 | |
| 87: Generally in favour of proposal | 353 | 45.0 | |
| 88: Generally against the proposal | 5 | 0.6 | |
| 89: Include impact on neighbours in conditions | 1 | 0.1 | |
| 90: Include Party Houses/Airbnb etc | 13 | 1.7 | |
| 91: Loopholes will be exploited | 9 | 1.1 | |
| 92: Miscellaneous | 18 | 2.3 | |
| 93: More conditions on damp | 3 | 0.4 | |
| 94: More conditions on overcrowding | 1 | 0.1 | |
| 95: More conditions to tackle ASB | 3 | 0.4 | |
| 96: More conditions to tackle parking | 2 | 0.3 | |
| 97: More conditions on HMO density | 2 | 0.3 | |
| 98: More fire safety conditions | 1 | 0.1 | |
| 99: Not always possible to meet conditions | 2 | 0.3 | |
| 100: Should include temporary/ emergency accomodation | 1 | 0.1 | |
| 101: Ventilation | 1 | 0.1 | |
| 102: Will just put up rents | 22 | 2.8 | |
| 103: Will just reduce PRS | 12 | 1.5 | |
| 104: Will not make a difference | 15 | 1.9 | |
| 105: Will not without better enforcement | 39 | 5.0 | |
| 106: Undecided | 4 | 0.5 | |
| N/R | 300 | 38.2 | |

Q4a Additional licensing would help reduce neighbourhood problems e.g. noise, nuisance and rubbish

Base: 785

| | Frequency | % overall | % valid |
|---------------------------------|-----------|-----------|---------|
| 107: Strongly agree | 114 | 14.5 | 14.7 |
| 108: Tend to agree | 426 | 54.3 | 55.0 |
| 109: Neither agree nor disagree | 134 | 17.1 | 17.3 |
| 110: Tend to disagree | 38 | 4.8 | 4.9 |
| 111: Strongly disagree | 63 | 8.0 | 8.1 |
| 112: Don't know / not sure | 9 | 1.1 | |
| N/R | 1 | 0.1 | |

Appendix C. Data summary

Frequency % overall % valid

Q4b Additional licensing would help ensure that HMOs are better maintained and managed

Base: 785

| | Frequency | % overall | % valid |
|---------------------------------|-----------|-----------|---------|
| 113: Strongly agree | 150 | 19.1 | 19.2 |
| 114: Tend to agree | 431 | 54.9 | 55.2 |
| 115: Neither agree nor disagree | 116 | 14.8 | 14.9 |
| 116: Tend to disagree | 30 | 3.8 | 3.8 |
| 117: Strongly disagree | 54 | 6.9 | 6.9 |
| 118: Don't know / not sure | 3 | 0.4 | |
| N/R | 1 | 0.1 | |

Q4c Additional licensing would help to improve the health and safety of tenants living in HMOs

Base: 785

| | Frequency | % overall | % valid |
|---------------------------------|-----------|-----------|---------|
| 119: Strongly agree | 153 | 19.5 | 19.6 |
| 120: Tend to agree | 422 | 53.8 | 54.0 |
| 121: Neither agree nor disagree | 127 | 16.2 | 16.2 |
| 122: Tend to disagree | 27 | 3.4 | 3.5 |
| 123: Strongly disagree | 53 | 6.8 | 6.8 |
| 124: Don't know / not sure | 2 | 0.3 | |
| N/R | 1 | 0.1 | |

Q4d Additional licensing would help to identify the poorer performing landlords of HMOs

Base: 785

| | Frequency | % overall | % valid |
|---------------------------------|-----------|-----------|---------|
| 125: Strongly agree | 197 | 25.1 | 25.3 |
| 126: Tend to agree | 407 | 51.8 | 52.2 |
| 127: Neither agree nor disagree | 105 | 13.4 | 13.5 |
| 128: Tend to disagree | 24 | 3.1 | 3.1 |
| 129: Strongly disagree | 46 | 5.9 | 5.9 |
| 130: Don't know / not sure | 2 | 0.3 | |
| N/R | 4 | 0.5 | |

Q4e Additional licensing would help to support good landlords of HMOs

Base: 785

| | Frequency | % overall | % valid |
|---------------------------------|-----------|-----------|---------|
| 131: Strongly agree | 197 | 25.1 | 25.4 |
| 132: Tend to agree | 370 | 47.1 | 47.6 |
| 133: Neither agree nor disagree | 118 | 15.0 | 15.2 |
| 134: Tend to disagree | 31 | 3.9 | 4.0 |
| 135: Strongly disagree | 61 | 7.8 | 7.9 |
| 136: Don't know / not sure | 3 | 0.4 | |
| N/R | 5 | 0.6 | |

R5a_1 Reason for the scheme to be shorter

Base: 785

| | Frequency | % overall | % valid |
|----------------------------|-----------|-----------|---------|
| 138: Fee cost/higher rents | 9 | 1.1 | 11.4 |
| 139: Short student lets | 3 | 0.4 | 3.8 |
| 140: Trial period | 57 | 7.3 | 72.2 |
| N/R | 706 | 89.9 | |

R5a_2 Period of scheme

Base: 785

| | Frequency | % overall | % valid |
|------------------------|-----------|-----------|---------|
| 141: Less than 5 years | 12 | 1.5 | 8.5 |
| 142: 1 year | 8 | 1.0 | 5.7 |
| 143: 2 years | 17 | 2.2 | 12.1 |
| 144: 3 years | 38 | 4.8 | 27.0 |
| 145: 4 years | 1 | 0.1 | 0.7 |

Appendix C. Data summary

| | Frequency | % overall | % valid |
|-------------------------------------|-----------|-----------|---------|
| 146: 5 years | 20 | 2.5 | 14.2 |
| 147: More than 5 years | 15 | 1.9 | 10.6 |
| 148: Do not implement scheme at all | 30 | 3.8 | 21.3 |
| N/R | 644 | 82.0 | |

Q5b To what extent do you agree or disagree with the proposed fee structure?

Base: 785

| | | | |
|---------------------------------|-----|------|------|
| 149: Strongly agree | 252 | 32.1 | 32.8 |
| 150: Tend to agree | 377 | 48.0 | 49.0 |
| 151: Neither agree nor disagree | 38 | 4.8 | 4.9 |
| 152: Tend to disagree | 32 | 4.1 | 4.2 |
| 153: Strongly disagree | 70 | 8.9 | 9.1 |
| 154: Don't know / not sure | 10 | 1.3 | |
| N/R | 6 | 0.8 | |

R5c Additional comments about proposed fee structure

Base: 785

| | | | |
|--|-----|------|--|
| 155: A fair amount | 199 | 25.4 | |
| 156: Against all fees | 13 | 1.7 | |
| 157: Excludes Party Houses/Airbnb etc. | 3 | 0.4 | |
| 158: Makes landlords more responsible | 9 | 1.1 | |
| 159: Miscellaneous | 30 | 3.8 | |
| 160: Presuming it covers all costs? | 34 | 4.3 | |
| 161: Too expensive | 31 | 3.9 | |
| 162: Should be higher | 10 | 1.3 | |
| 163: Will harm PRS | 2 | 0.3 | |
| 164: Will lead to rent increases | 33 | 4.2 | |
| N/R | 447 | 56.9 | |

Q5d Do you think there should be a reduction in the fee for landlords who are accredited under a landlord/agent scheme who can meet national standards of good practice?

Base: 785

| | | | |
|---------------------------------|-----|------|------|
| 165: Strongly agree | 266 | 33.9 | 34.7 |
| 166: Tend to agree | 395 | 50.3 | 51.6 |
| 167: Neither agree nor disagree | 37 | 4.7 | 4.8 |
| 168: Tend to disagree | 26 | 3.3 | 3.4 |
| 169: Strongly disagree | 42 | 5.4 | 5.5 |
| 170: Don't know / not sure | 12 | 1.5 | |
| N/R | 7 | 0.9 | |

R5e Additional comments regarding a reduction in fees for accreditation

Base: 785

| | | | |
|---|-----|------|--|
| 171: Accreditation won't help | 23 | 2.9 | |
| 172: Against all fees | 9 | 1.1 | |
| 173: Good landlords should pay nothing | 6 | 0.8 | |
| 174: Landlords should pay in full | 9 | 1.1 | |
| 175: Miscellaneous | 20 | 2.5 | |
| 176: Rewards good landlords | 29 | 3.7 | |
| 177: Will encourage accreditation | 238 | 30.3 | |
| 178: Will lead to higher rents regardless | 3 | 0.4 | |
| N/R | 448 | 57.1 | |

Q6 Do you agree with the proposal to issue shorter licences where there are outstanding planning permission or other issues to the property?

Base: 785

| | | | |
|---------------------|-----|------|------|
| 179: Strongly agree | 253 | 32.2 | 33.1 |
|---------------------|-----|------|------|

Appendix C. Data summary

| | Frequency | % overall | % valid |
|---|-----------|-----------|---------|
| 180: Tend to agree | 401 | 51.1 | 52.4 |
| 181: Neither agree nor disagree | 69 | 8.8 | 9.0 |
| 182: Tend to disagree | 14 | 1.8 | 1.8 |
| 183: Strongly disagree | 28 | 3.6 | 3.7 |
| 184: Don't know / not sure | 16 | 2.0 | |
| N/R | 4 | 0.5 | |
| Q7a We intend to make the application and payment process online only via the council's website. Is there anything we need to consider to make this work for you? Base: 77 | | | |
| 185: Yes | 21 | 2.7 | 27.3 |
| 186: No | 34 | 4.3 | 44.2 |
| 187: Don't know / not sure | 21 | 2.7 | 27.3 |
| N/R | 709 | 90.3 | 1.3 |
| Q8a Overall do you agree or disagree with the proposal to introduce additional licensing across the whole city? Base: 785 | | | |
| 188: Strongly agree | 376 | 47.9 | 48.3 |
| 189: Tend to agree | 299 | 38.1 | 38.4 |
| 190: Neither agree nor disagree | 13 | 1.7 | 1.7 |
| 191: Tend to disagree | 23 | 2.9 | 3.0 |
| 192: Strongly disagree | 68 | 8.7 | 8.7 |
| 193: Don't know / not sure | 3 | 0.4 | |
| N/R | 3 | 0.4 | |
| Q8b If you disagree with the proposal to introduce additional HMO licensing across the city would you like the scheme introduced in: Base: 91 | | | |
| 194: Only the existing areas of the city where additional licensing currently applies | 16 | 2.0 | 17.6 |
| 195: Fewer areas of the city | 6 | 0.8 | 6.6 |
| 196: No areas in the city | 61 | 7.8 | 67.0 |
| N/R | 702 | 89.4 | 8.8 |
| R8c Anything we haven't considered? Base: 785 | | | |
| 197: Better enforcement required | 9 | 1.1 | |
| 198: Effect on small/live in landlords | 6 | 0.8 | |
| 199: Existing powers should be enough | 4 | 0.5 | |
| 200: Focus on homes for families not just HMOs | 6 | 0.8 | |
| 201: Impact of increased rents | 24 | 3.1 | |
| 202: Include Party Houses/Airbnb etc | 14 | 1.8 | |
| 203: Issues with density | 6 | 0.8 | |
| 204: Make sure good landlords are not punished | 2 | 0.3 | |
| 205: Making sure PRS is not reduced | 4 | 0.5 | |
| 206: Miscellaneous | 16 | 2.0 | |
| 207: Not enough evidence for it | 2 | 0.3 | |
| 208: Use a more targeted approach only on rogue landlords | 10 | 1.3 | |
| N/R | 687 | 87.5 | |
| R9 Further comments about the proposed Additional Licensing Scheme Base: 785 | | | |
| 209: Effect on small/live in landlords | 2 | 0.3 | |
| 210: Enforcement is key | 9 | 1.1 | |
| 211: Existing powers are sufficient | 4 | 0.5 | |
| 212: Focus on ASB | 2 | 0.3 | |

Appendix C. Data summary

| | Frequency | % overall | % valid |
|--|-----------|------------------|---------|
| 213: Generally in favour of proposal | 50 | 6.4 | |
| 214: Generally against the proposal | 7 | 0.9 | |
| 215: Include Party Houses/Airbnb etc. | 5 | 0.6 | |
| 216: Introduce scheme quickly | 18 | 2.3 | |
| 217: Just a money making scheme | 5 | 0.6 | |
| 218: Miscellaneous | 27 | 3.4 | |
| 219: Provide feedback via press or radio | 10 | 1.3 | |
| 220: Provide feedback via social media | 55 | 7.0 | |
| 221: Rent will increase | 4 | 0.5 | |
| 222: Thank you for the consultation | 78 | 9.9 | |
| 223: Will reduce PRS | 2 | 0.3 | |
| N/R | 558 | 71.1 | |
| D101 Gender | | <i>Base: 785</i> | |
| 224: Male | 314 | 40.0 | |
| 225: Female | 405 | 51.6 | |
| 226: Other | 1 | 0.1 | |
| 227: Prefer not to say | 35 | 4.5 | |
| N/R | 30 | 3.8 | |
| D102 Do you identify as the sex you were assigned at birth? | | <i>Base: 785</i> | |
| 228: Yes | 681 | 86.8 | |
| 229: No | 1 | 0.1 | |
| 230: Prefer not to say | 40 | 5.1 | |
| N/R | 63 | 8.0 | |
| D103 What age are you [grouped] | | <i>Base: 785</i> | |
| 231: Under 16 | 0 | 0.0 | |
| 232: 16 - 24 | 64 | 8.2 | |
| 233: 25 - 34 | 139 | 17.7 | |
| 234: 35 - 44 | 148 | 18.9 | |
| 235: 45 - 54 | 132 | 16.8 | |
| 236: 55 - 64 | 109 | 13.9 | |
| 237: 65 - 74 | 66 | 8.4 | |
| 238: 75 - 84 | 18 | 2.3 | |
| 239: 85 and over | 1 | 0.1 | |
| 240: Prefer not to say | 58 | 7.4 | |
| N/R | 50 | 6.4 | |
| D104 What age are you [recode] | | <i>Base: 785</i> | |
| 241: 16 - 34 | 203 | 25.9 | |
| 242: 35 - 54 | 280 | 35.7 | |
| 243: 55 - 64 | 109 | 13.9 | |
| 244: 65+ | 85 | 10.8 | |
| N/R | 108 | 13.8 | |
| D105 Sexual orientation | | <i>Base: 785</i> | |
| 245: Heterosexual / Straight | 632 | 80.5 | |
| 246: Lesbian / Gay woman | 7 | 0.9 | |
| 247: Gay man | 16 | 2.0 | |
| 248: Bisexual | 10 | 1.3 | |
| 249: Other | 2 | 0.3 | |

Appendix C. Data summary

| | Frequency | % overall | % valid |
|--|------------------|-----------|---------|
| 250: Prefer not to say | 60 | 7.6 | |
| N/R | 58 | 7.4 | |
| D106 Sexual orientation [simple] | Base: 785 | | |
| 251: Heterosexual / Straight | 632 | 80.5 | |
| 252: LGB | 33 | 4.2 | |
| 253: Other | 2 | 0.3 | |
| 254: Prefer not to say | 60 | 7.6 | |
| N/R | 58 | 7.4 | |
| D107 Ethnic origin | Base: 785 | | |
| 255: White British / UK | 631 | 80.4 | |
| 256: White Irish | 9 | 1.1 | |
| 257: White - Gypsy or Irish Traveller | 0 | 0.0 | |
| 258: White - Any other White background | 42 | 5.4 | |
| 259: Asian or Asian British - Bangladeshi | 0 | 0.0 | |
| 260: Asian or Asian British - Indian | 4 | 0.5 | |
| 261: Asian or Asian British - Pakistani | 0 | 0.0 | |
| 262: Asian or Asian British - Chinese | 0 | 0.0 | |
| 263: Asian or Asian British - Any other Asian background | 2 | 0.3 | |
| 264: Black or Black British - African | 2 | 0.3 | |
| 265: Black or Black British - Caribbean | 0 | 0.0 | |
| 266: Black or Black British - Any other Black background | 0 | 0.0 | |
| 267: Mixed - Asian & White | 1 | 0.1 | |
| 268: Mixed - Black African & White | 0 | 0.0 | |
| 269: Mixed - Black Caribbean & White | 0 | 0.0 | |
| 270: Mixed - Any other mixed background | 3 | 0.4 | |
| 271: Arab | 2 | 0.3 | |
| 272: Any other ethnic background | 1 | 0.1 | |
| 273: Prefer not to say | 37 | 4.7 | |
| N/R | 51 | 6.5 | |
| D108 Ethnic origin [simple] | Base: 785 | | |
| 274: White British/UK | 631 | 80.4 | |
| 275: White Irish | 9 | 1.1 | |
| 276: White Gypsy / Irish traveller | 0 | 0.0 | |
| 277: White other | 42 | 5.4 | |
| 278: BME (non White ethnicity) | 15 | 1.9 | |
| 279: Prefer not to say | 37 | 4.7 | |
| N/R | 51 | 6.5 | |
| D109 Ethnic origin [recode] | Base: 785 | | |
| 280: White British | 631 | 80.4 | |
| 281: BME | 66 | 8.4 | |
| N/R | 88 | 11.2 | |
| D110 Religion | Base: 785 | | |
| 282: I have no particular religion/belief | 475 | 60.5 | |
| 283: Buddhist | 7 | 0.9 | |
| 284: Christian | 98 | 12.5 | |
| 285: Hindu | 0 | 0.0 | |
| 286: Jain | 0 | 0.0 | |

Appendix C. Data summary

| | Frequency | % overall | % valid |
|--|-----------|-----------|---------|
| 287: Jewish | 3 | 0.4 | |
| 288: Muslim | 0 | 0.0 | |
| 289: Pagan | 1 | 0.1 | |
| 290: Sikh | 0 | 0.0 | |
| 291: Agnostic | 9 | 1.1 | |
| 292: Atheist | 81 | 10.3 | |
| 293: Other | 3 | 0.4 | |
| 294: Other philosophical belief | 6 | 0.8 | |
| 295: prefer not to say | 52 | 6.6 | |
| N/R | 50 | 6.4 | |
| D111 Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? | | | |
| <i>Base: 785</i> | | | |
| 296: Yes a little | 67 | 8.5 | |
| 297: Yes a lot | 24 | 3.1 | |
| 298: No | 598 | 76.2 | |
| 299: Prefer no to say | 44 | 5.6 | |
| N/R | 52 | 6.6 | |
| D112 Please state the type of impairment which applies to you | | | |
| <i>Base: 785</i> | | | |
| 300: Physical Impairment | 48 | 6.1 | |
| 301: Sensory Impairment | 20 | 2.5 | |
| 302: Learning Disability / Difficulty | 2 | 0.3 | |
| 303: Long-standing Illness | 20 | 2.5 | |
| 304: Mental Health Condition | 13 | 1.7 | |
| 305: Autistic Spectrum | 1 | 0.1 | |
| 306: Other Developmental Condition | 0 | 0.0 | |
| 307: Other | 2 | 0.3 | |
| N/R | 694 | 88.4 | |
| D113 Are you a carer? | | | |
| <i>Base: 785</i> | | | |
| 308: Yes | 44 | 5.6 | |
| 309: No | 643 | 81.9 | |
| 310: Prefer not to say | 44 | 5.6 | |
| N/R | 54 | 6.9 | |
| D114 Do you care for | | | |
| <i>Base: 785</i> | | | |
| 311: Parent | 27 | 3.4 | |
| 312: Child with special needs | 2 | 0.3 | |
| 313: Other family member | 2 | 0.3 | |
| 314: Partner / spouse | 13 | 1.7 | |
| 315: Friend | 1 | 0.1 | |
| 316: Other | 0 | 0.0 | |
| N/R | 741 | 94.4 | |
| D115 Are you currently serving in the UK Armed Forces (this includes reservists or part-time service, e.g. Territorial Army) | | | |
| <i>Base: 785</i> | | | |
| 317: Yes | 0 | 0.0 | |
| 318: No | 685 | 87.3 | |
| 319: Prefer not to say | 30 | 3.8 | |
| N/R | 70 | 8.9 | |

Appendix C. Data summary

Frequency % overall % valid

D116 Have you ever served in the UK Armed Forces?

Base: 785

| | Frequency | % overall | % valid |
|------------------------|-----------|-----------|---------|
| 320: Yes | 18 | 2.3 | |
| 321: No | 670 | 85.4 | |
| 322: Prefer not to say | 31 | 3.9 | |
| N/R | 66 | 8.4 | |

D117 Are you a member of a current or former serviceman or woman's immediate family / household?

Base: 785

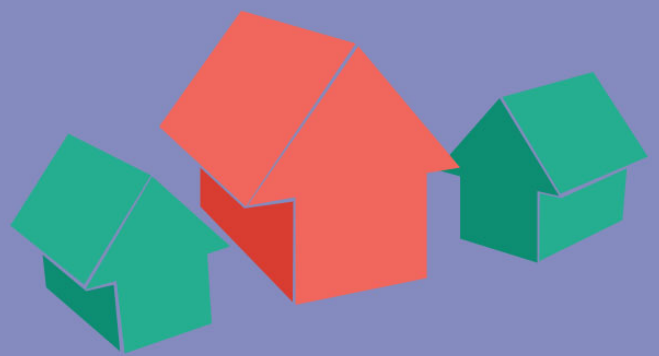
| | Frequency | % overall | % valid |
|------------------------|-----------|-----------|---------|
| 323: Yes | 4 | 0.5 | |
| 324: No | 680 | 86.6 | |
| 325: Prefer not to say | 31 | 3.9 | |
| N/R | 70 | 8.9 | |

D118 Have a connection to the Armed forces

Base: 785

| | Frequency | % overall | % valid |
|------------------------|-----------|-----------|---------|
| 326: Yes | 22 | 2.8 | |
| 327: No | 665 | 84.7 | |
| 328: Prefer not to say | 30 | 3.8 | |
| N/R | 68 | 8.7 | |

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