



## Private Rented Sector Licensing Consultation in Sefton

### Background

Sefton Council is committed to making the borough a safe and attractive place to live in and as part of the Sefton 2030 vision there is a significant ambition to improve and attract investment to improve the prosperity of Sefton.

Between 2001 and 2011, Sefton's private rented sector has increased by 64%. The Council recognises the crucial role the private rented housing sector plays in creating a strong and sustainable housing market and in meeting the housing needs of many households. However, the short-term nature of tenancies brings challenges especially when those properties are not well managed. Increased anti-social behaviour (ASB) and poor property condition are a growing concern. The 2013 Sefton house condition survey found that 24% of privately rented property failed to meet the decent homes standard, compared to 16% of all private housing in the borough.

Sefton Council is proposing to introduce both Selective and Additional (HMO) Licensing schemes for privately rented properties across selected areas of the Borough. The aim of the schemes is to lead to an improvement of management and property conditions in the private rented sector across the designated areas.

### Consultation on the impact of the options

Sefton Council is required to consult with anyone who may be affected by the schemes and are inviting views from the wider public and neighbouring areas.

As a thank you for participating, you will be entered into a prize draw to win one of three prizes of Marks & Spencer's gift vouchers. The 1st prize is £100 in vouchers, 2nd prize of £50 in vouchers and a 3rd prize of £25 in vouchers.

The council are consulting on a proposal (full details of the matters being considered are detailed in a consultation document which can be found here: [Click here](#)The proposal being considered is:

#### **To introduce 'selective licensing'**

Landlords of all privately rented properties in the Bootle area would need to apply for a licence from the Council. They will need to meet minimum management and property standards and this will help protect landlords, tenants and residents.

#### **To introduce 'additional licensing' in parts of Waterloo, Brighton-Le-Sands/Seaforth and central Southport**

Landlords of any house in multiple occupation (HMO) in these specific areas would need to apply for a licence from the Council. This would help the council ensure the properties are managed properly.

## Please give us your views.

If you have any queries, please email the council on [landlord.licensing@sefton.gov.uk](mailto:landlord.licensing@sefton.gov.uk) or Karen Etheridge, Research Manager at M·E·L Research on Freephone 0800 073 0348 or [karen.etheridge@melresearch.co.uk](mailto:karen.etheridge@melresearch.co.uk).

## About you

### Q1 Which of the following best describes you?

- 0 (0%) Business owner in a neighbouring borough
- 3 (27%) Resident in a neighbouring borough
- 3 (27%) Private landlord in a neighbouring borough
- 1 (9%) Letting/Managing agent in a neighbouring borough
- 2 (18%) A business or organisation in a neighbouring borough
- 2 (18%) Other (please specify below)
  - 2 (100%)

### Q2 Which of the following best describes where you are based?

- 3 (27%) Liverpool
- 1 (9%) West Lancashire
- 0 (0%) Knowsley
- 2 (18%) Wirral
- 1 (9%) St Helens
- 4 (36%) Other
  - Other, please state below
  - 4 (100%)

### Q2b Do you have a license in the borough you are based in?

- 1 (33%) Yes
- 2 (67%) No

## Scheme proposal

**Local authorities can choose to require private landlords or their agents to obtain a licence before they can rent out their properties. This gives the Council the ability to offer support to landlords as well as identifying who and where landlords are, and powers to improve management and property standards. This can be done via 'selective' or 'additional HMO' licensing.**

**The Council is committed to improving the private rented sector and believes that by introducing licensing schemes, it would lead to an improvement of management and property conditions across the designated areas and would:**

- Improve the quality of homes in the private rented sector, and make them more attractive to tenants
- Reduce anti-social behaviour (ASB) and crime
- Improve the image of Sefton and make areas more desirable to live in
- Ensure shorter void (empty) periods
- Provide support to landlords to help tackle ASB
- Protect vulnerable people who may currently be living in poorly maintained properties

**The Council is therefore considering the following proposal:**

## Scheme proposal

### Introduce 'selective licensing' for private rented properties in the Bootle area

This would involve introducing a licensing scheme in Bootle, which has been chosen based on evidence. All private sector landlords renting a property in the area would require a licence and have to meet the necessary criteria in order to hold a licence.

This would allow the Council to take action against tenants who cause persistent levels of anti-social behaviour or landlords who provide a poor standard of accommodation.

#### Q3 What impact, if any, do you feel implementing a selective licensing scheme for private rented properties in Bootle would have on you if it were introduced?

- 7 (64%) A positive impact
- 1 (9%) No impact
- 3 (27%) A negative impact
- 0 (0%) Don't know / not sure

#### Q4 Are there any other comments you would like to add?

3 (100%)

## Scheme proposal

### Introduce 'additional licensing' for HMO properties in parts of Waterloo / Brighton-Le-Sands/Seaforth and central Southport

This would require all private sector landlords to hold a licence for each house in multiple occupation (HMOs), i.e. that is occupied by three or more non-related occupiers that share some basic facilities (such as a kitchen), and they would have to meet the necessary criteria in order to hold a licence.

This would provide safe homes for tenants to live in and allow the Council to take action where there is non-compliance with licence conditions.

#### Q5 What impact, if any, do you feel implementing an additional (HMO) licensing scheme in Sefton would have on you if it were introduced?

- 6 (55%) A positive impact
- 1 (9%) No impact
- 1 (9%) A negative impact
- 3 (27%) Don't know / not sure

#### Q6 Are there any other comments you would like to add? (Please write in)

3 (100%)

## Other suggestions and comments

### Keep things as they are

The Council could keep things as they are and not implement any of the above schemes, meaning the existing services in place would remain as they are.

**Q7 What impact, if any, do you feel keeping things as they are would have on you?**

- 2 (18%) A positive impact
- 4 (36%) No impact
- 5 (45%) A negative impact
- 0 (0%) Don't know / not sure

**Q8 Are there any other comments you would like to add? (Please write in)**

4 (100%)

**Q9 Please provide any additional comments you wish to make about this consultation below. We are particularly keen to hear any other ideas you may have to address any issues experienced with private rented properties in Sefton (Please write in).**

3 (100%)

## About you

**This last section asks you some questions about yourself so we can fully understand different people's views and experiences.**

**Q10 How old are you?**

- 0 (0%) 18-24
- 1 (9%) 25-34
- 5 (45%) 35-44
- 3 (27%) 45-54
- 2 (18%) 55-64
- 0 (0%) 65 and over
- 0 (0%) Prefer not to say

**Q11 What is your current working status?**

- 6 (55%) Employed (full or part time)
- 4 (36%) Self-employed
- 0 (0%) Out of work
- 0 (0%) Looking after the home or family
- 0 (0%) Unable to work/long term sick
- 0 (0%) Retired
- 0 (0%) Full time student
- 1 (9%) Other

**Q12 Are you....**

- 6 (55%) Male
- 5 (45%) Female

**Q13 Is your gender identity the same as the gender you were assigned at birth?**

- 8 (73%) Yes
- 1 (9%) No
- 2 (18%) Prefer not to say

**Q14 As a woman, are you.....?**

- 0 (0%) Pregnant
- 0 (0%) On maternity leave
- 1 (20%) Returning from maternity leave
- 4 (80%) None of the above
- 0 (0%) Prefer not to say

**Q15 What is your marital status?**

- 7 (64%) Married
- 0 (0%) Civil Partnership
- 1 (9%) Divorced
- 0 (0%) Single
- 0 (0%) Widowed
- 2 (18%) Other
- 1 (9%) Prefer not to say

**Q16 Which of the following best describes your sexual orientation?**

- 1 (9%) Bisexual
- 0 (0%) Gay/Lesbian
- 7 (64%) Heterosexual/Straight
- 3 (27%) Prefer not to say

**Q17 What is your ethnic background?**

- |  |                                       |
|--|---------------------------------------|
| 8 (80%) White: English/ Welsh/ Scottish/ Northern Irish/ British | 0 (0%) Asian: Pakistani               |
| 0 (0%) White: Irish  | 0 (0%) Asian: Bangladeshi             |
| 0 (0%) White: Gypsy or Irish Traveller                           | 0 (0%) Asian: Chinese                 |
| 0 (0%) White: Other  | 0 (0%) Asian: Other                   |
| 0 (0%) Mixed: White and Black Caribbean                          | 0 (0%) Black: African                 |
| 1 (10%) Mixed: White and Black African                           | 0 (0%) Black: Caribbean               |
| 0 (0%) Mixed: White and Asian                                    | 0 (0%) Black: Other                   |
| 1 (10%) Mixed: Other   | 0 (0%) Other: Arab                    |
| 0 (0%) Asian: Indian   | 0 (0%) Other: Other ethnic background |
|  | 0 (0%) Prefer not to say              |

## Q18 What is your religion or belief?

- |                   |                          |
|-------------------|--------------------------|
| 0 (0%) Buddhist   | 0 (0%) Sikh              |
| 7 (78%) Christian | 0 (0%) Other             |
| 1 (11%) Hindu     | 1 (11%) No religion      |
| 0 (0%) Jewish     | 0 (0%) Prefer not to say |
| 0 (0%) Muslim     |                          |

## Disability

The Equality Act 2010 defines a disabled person as a person who has a disability. A person has a disability if he or she has a physical or mental impairment which has a substantial and long term adverse effect on (his or her) ability to carry out normal day to day activities.

## Q Do you consider yourself to be a disabled person?

- 19 (9%) Yes  
10 (91%) No

## Q If yes, is your disability related to any of the following: (Please tick all that apply)

- 20 (0%) Learning disability (e.g. dyslexia, dyspraxia)  
0 (0%) Long term illness/health condition (e.g. asthma, diabetes, epilepsy, Multiple Sclerosis)  
0 (0%) Sensory impairment (e.g. blind, deaf, Glaucoma, hearing impairment, visual impairment)  
0 (0%) Mental health condition (e.g. anorexia, depression, schizophrenia)  
0 (0%) Physical impairment (e.g. amputation, wheelchair user, manual dexterity issues)  
0 (0%) Cognitive impairment (e.g. Autism, Aspergers Syndrome, head injury)  
1 (100%) Other (Please specify if you wish)  
1 (100%)

**Thank you**

## Q21 If you would like to be included in the free prize draw, please tick below.

- 4 (100%) Yes, please include me in the prize draw.

## Q22 If you would like Sefton Council to keep you informed about this consultation, please tick below:

- 3 (100%) Yes, please keep me informed about the consultation

**PLEASE CLICK THE 'SUBMIT' BUTTON BELOW**