

Appendix 2

# Selective Licensing Consultation (2025-2030)

## Summary of Consultation Responses

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## 1. Background

Following approval by the council’s Licensing and Regulatory Committee on 20 June 2024, which can be found on the meeting agenda and minutes [here](#), a consultation was undertaken to explore public opinion and the viability of a further Selective Licensing scheme within the borough.

The consultation commenced on Monday 25<sup>th</sup> November 2024 and concluded Monday 3<sup>rd</sup> February 2025, following 10 weeks of consultation.

## 2. Consultation Details

The consultation was managed using the Council’s Granicus system allowing a set questionnaire to be provided online at any time, this method was used to ensure consistency and effectively manage costs and environmental impact of the consultation.

Methods of communication can be found within appendix 1 and whilst the consultation form was hosted online options were provided to either complete the form from the website or call customers services who would be able to support or raise an enquiry to the Selective Licensing team to support the customer.

## 3. Consultation Questions and breakdown of responses

**Section 1 - About you** - This allows the Selective Licensing team to split consultees responses by group and gives us a greater understanding of the concerns of individual sections of the community.

Please select any option that applies to you

- Tenant (Private Rented)
- Tenant (Council or Housing Association)
- Landlord
- Owner Occupier of property within the designated area
- Resident of the Borough
- Managing or Letting Agent
- I have received a letter or email asking for my comments on the proposed designation
- Other

As consultees could fall into multiple groups for this question, please find a breakdown of engagement at section 4 of this document.

**Section 2 - The Area** - This section will allow you to provide feedback and comments on the designated area that has been identified. These questions are typically set within a 5 point scale from Strongly Agree to Strongly Disagree to assist with statistical analysis to provide more concise data for members to consider. All questions also feature an additional free text box to allow respondents to provide any individual comments or feedback.

Do you feel that badly managed private rented properties cause issues in the proposed area?  
Please provide details below

Response	Number of responses	Percentage (rounded down to nearest whole number)
Strongly Agree	23	34%
Agree	23	34%
Unsure	11	16%

Disagree	7	10%
Strongly Disagree	2	2%

There is a high number of private rented properties in the proposed area.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	40	59%
Unsure	19	28%
Disagree	8	11%

The general appearance of the proposed area is poor, e.g. fly tipping/dumping, litter.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Strongly Agree	15	22%
Agree	24	35%
Unsure	11	16%
Disagree	12	17%
Strongly Disagree	5	7%

There is an issue with crime and anti-social behaviour in the designated area.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Strongly Agree	12	17%
Agree	18	26%
Unsure	22	32%
Disagree	13	19%
Strongly Disagree	2	2%

I would you feel safe walking in the designated area alone

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	48	71%
Disagree	19	28%

Empty properties are a problem in the proposed area

Response	Number of responses	Percentage (rounded down to nearest whole number)
Strongly Agree	8	11%
Agree	18	26%
Unsure	18	26%
Disagree	18	26%
Strongly Disagree	5	7%

Do you think some streets should be removed from the proposed area?

<b>Response</b>	<b>Number of responses</b>	<b>Percentage (rounded down to nearest whole number)</b>
Yes - some street/s should be removed from the proposed area	20	29%
No - keep all streets	47	70%

Do you think streets should be added to the proposed area?

<b>Response</b>	<b>Number of responses</b>	<b>Percentage (rounded down to nearest whole number)</b>
Yes - some street/s should be added from the proposed area	24	35%
No - keep all streets	43	64%

\*Added 17th December 2024\*

Following the general approval issued by the Ministry of Housing, Communities and Local Government on the 16th December removing the requirement for larger Selective Licensing Schemes to be approved directly by the Secretary of State, the Council could look to introduce a licensing in a larger area than that proposed in the Consultation document.

The Council should introduce a larger scheme, than originally proposed due to new general order to bring more properties into any potential licensing scheme

<b>Response</b>	<b>Number of responses</b>	<b>Percentage (rounded down to nearest whole number)</b>
Strongly Agree	9	23%
Agree	9	23%
Unsure	6	15%
Disagree	9	23%
Strongly Disagree	5	13%

\*Response levels are lower due to the question being added during the consultation process\*

There is a high turnover rate amongst private tenants in the proposed area (i.e. tenants not staying in properties for long periods).

<b>Response</b>	<b>Number of responses</b>	<b>Percentage (rounded down to nearest whole number)</b>
Agree	22	32%
Unsure	29	43%
Disagree	16	23%

The value of properties in the proposed area is lower than those in the comparable area of Wigston.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	30	44%
Unsure	19	28%
Disagree	18	26%

The Council have identified an appropriate area to designate a Selective Licensing Scheme.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	34	50%
Disagree	33	49%

**Section 3 - The Designation** - This section will allow to provide feedback and comments on the fee levels, actions proposed under the scheme and anything you feel would be valuable from the scheme.

The Council propose Selective Licensing fees for the term of any new designation with the total fee at £850, however the application fee would be reduced to £450 and the subsistence fee would increase to £400. Do you feel this is reasonable.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	32	47%
Disagree	35	52%

The Council propose to increase the late application fee from £100.00 to £300.00, do you feel this is reasonable.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	41	61%
Disagree	26	38%

The Council proposes to offer discounts for certain applications, do you feel this is reasonable

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	42	62%
Disagree	25	37%

As part of the new proposed designation the Council intend to fund a dedicated Community Warden to support residents within the area and provide a proactive service to help reduce environmental crime and anti-social behaviour in the area, do you agree this will add value to the scheme.

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	50	74%
Disagree	17	25%

As part of the new proposed designation it would be beneficial for the Council to provide training to landlords and letting agents on topics of interest, do you agree this would be useful and add value to the scheme

Response	Number of responses	Percentage (rounded down to nearest whole number)
Agree	53	79%
Disagree	14	20%

**Section 4 - Any other comments** - This section will allow to provide more general feedback for consideration on areas not specifically outlined earlier in the consultation.

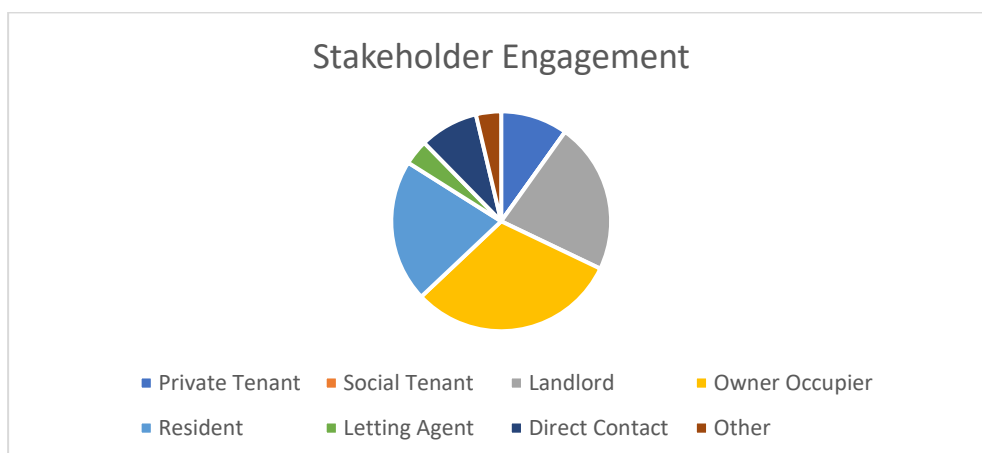
Do you feel there are any other practical and beneficial courses of action available to the Council that would achieve the objective of the scheme, without the need for the designation to be made? Please provide details below.

This question has been provided with a free text box, to allow open and expansive answers if the consultee wishes.

General comments received in this area of the report consist of requests for greater transparency in relation to the impact of the scheme, the previous scheme focused on property compliance and long term health impacts. But as any health impacts would not be measurable within the term of the scheme. The reporting criteria has been altered and clear concise aims have been designed to ensure a clear and measurable impact for any future scheme.

## 4. Summary

Across the consultation period a total of 67 responses were received from a variety of stakeholders, the break down of these stake holders is below.



Engagement with the consultation has delivered a cross section of responses from a variety of stakeholders, this data has been demonstrated within the chart above as stakeholders could fall into more than one group and to ensure responses are accurately recorded consultees have been grouped into all groups they have self-identified with. Although the chart is able to demonstrate that the majority of responses have been provided by owner occupiers within the designated area, residents of the Borough more generally and landlords.

Upon reviewing the data associated with the consultation responses there is a positive correlation supporting action against poorly managed properties within the designated area and that the area identified contains a large number of rental properties, which is supported the research conducted when designing the scheme.

There was also a strong response that consultees feel the proposed designation has an issue with fly-tipping and is generally untidy with 58% of respondents agreeing or strongly agreeing with this statement this is also supported by the fact that 74% of consultees felt a community warden would add value to the scheme and the area.

44% of consultees also responded agreeing or strongly agreeing that crime or anti-social behaviour was an issue in the designated area, although 71% of consultees reported that they would feel safe walking around the designated area.

In relation to the designation consultees are split in relation to their support of the scheme with 50% of consultees supporting the consulted designation and 47% of consultees supported a implementing a larger scheme and 15% of consultees unsure if a larger scheme should be implemented.