



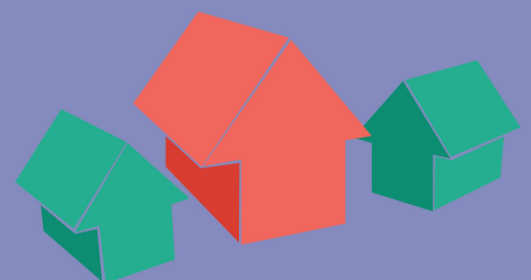
Selective Licensing Scheme Consultation 2017



**Brighton & Hove
City Council**

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1. Introduction

Background

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

The Council is proposing to introduce a scheme of selective licencing for privately rented homes in 12 wards of the city. The scheme is proposed to run for up to five years.

Selective licensing enables local authorities to licence private rented accommodation other than HMOs if certain conditions are met. 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 citywide Additional Licensing Scheme for smaller houses in multiple occupation (HMOs) which are not covered by mandatory licensing. 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, 804 individuals took part in the consultation, including 500 by interview, 293 online (of which 11 were originally received as paper copies) and 11 email responses.

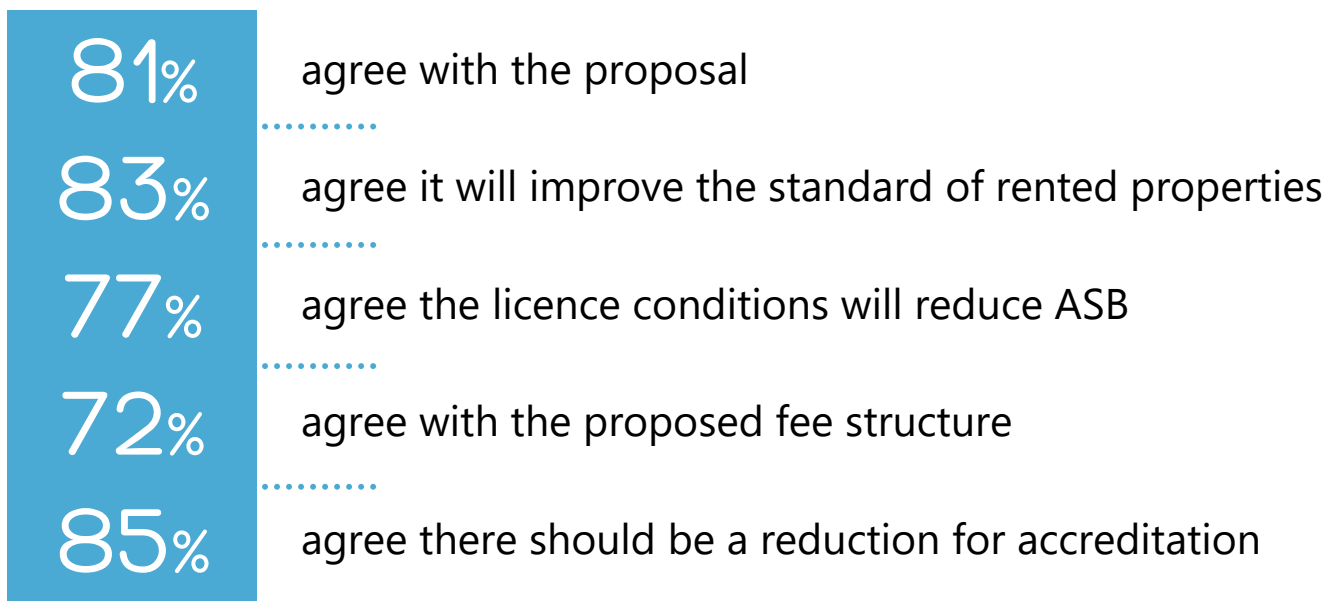
Understanding the results

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



Overall support

1. The majority of those that responded to the consultation agreed with the proposal to introduce selective licensing for privately rented properties in the 12 wards proposed (81%), including almost half that strongly agreed. In comparison, 16% disagreed with the proposal, most of whom (12%) strongly disagreed.
2. However, only a quarter of respondents that were landlords themselves supported the proposal (25%), compared to 67% that disagreed, including 59% that strongly disagreed.
3. Those who disagreed did so predominantly because they did not want the scheme applied anywhere in the city (79%), with only 5% who wanted it in more areas, and 16% that wanted it in fewer areas.
4. The most common negative response was that rents might have to increase as a consequence of the scheme, including from 35% of landlords that gave extra comments.

Improving standards

5. Similarly, 83% of respondents agreed that the proposed licence conditions would improve privately rented properties in Brighton & Hove, compared to 14% that disagreed.
6. Once again, the majority of landlords (56%) disagreed, including 46% that strongly disagreed. One in five comments from landlords were that the proposed conditions did not actually add anything to existing powers.
7. With regard to the specific conditions intended to reduce ASB relative to privately rented properties, the majority of respondents were again in agreement that this would lead to a reduction (77%), but only 23% of landlords felt the same.

Fees

8. The proposed fee structure for the Selective Licensing Scheme received the support of 72% of respondents, a further 12% were equivocal, but 16% disagreed.
9. However, only 18% of landlords agreed with the fee structure compared to 68% that disagreed, including 54% that strongly disagreed.
10. The proposal to reduce the fee for accredited landlords was the only question where the majority of landlords were in agreement – 75% agreed with this suggestion, compared to 85% of all respondents.

Licences

11. There was broad support for the proposal that shorter licences be awarded where there is outstanding planning permission or other issues. Indeed, only 6% of respondents actively disagreed with this, compared to 78% that agreed.
12. Of those that commented, virtually equal proportions suggested the scheme should last less than 5 years (30%) compared to those that said 5 years or over (31%). 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. existing powers reasons for not
3. effect on private rented sector supporting the proposal

A Selective Licensing Scheme for private rented homes (not HMOs) in 12 wards in the city:

- St Peter's & North Laine
- Brunswick & Adelaide
- Regency
- East Brighton
- Moulsecoomb & Bevendean
- South Portslade
- Hollingdean & Stanmer
- Central Hove
- Queen's Park
- Westbourne
- Hanover & Elm Grove
- Preston Park

3. Overall support

The majority of those that responded to the consultation agreed with the proposal to introduce selective licensing for privately rented properties in the 12 wards proposed (81%), including almost half that strongly agreed. In comparison, 16% disagreed with the proposal, most of whom (12%) strongly disagreed.

Two groups of respondents were more likely to agree than others by a 'statistically significant' margin, which means that a statistical test showed that the difference was very unlikely to be due to chance. The most positive of these two groups was respondents representing local businesses, with 99% in agreement, including 62% that strongly agreed. The other group was private rented tenants, nine out of ten of whom agreed with the proposal.

In comparison, only a quarter of respondents that were landlords themselves supported the proposal (25%), compared to 67% that disagreed, including 59% that strongly disagreed. Letting or management agents were also less positive (56%), but the total numbers within this group were small. This general pattern was reproduced across most of the consultation questions.

The results were also analysed by ward, although this analysis was restricted to residents and businesses. The results were relatively consistent across these areas, with only two differing by a statistically significant margin – Hanover and Elm Grove (92%) and Brunswick and Adelaide (96%) were more likely to agree. Respondents from Goldsmid were the least positive (67%) but this was only a very small group so the results should be treated with care. It is important to note that the vast majority of respondents were from wards that fell into the proposed areas.

Those who disagreed did so predominantly because they did not want the scheme applied anywhere in the city (79%), with only 5% who wanted it in more areas. Comments for the latter suggested that this typically meant introducing the scheme citywide.

Some of those that disagreed with the statement wanted a more targeted scheme in fewer areas (16%), with suggestions including:

- "Flats above commercial premises in central Brighton"
- "Where all the student lets are and the narrow streets in Brighton where rubbish is a problem"
- "So-called problem areas in central Brighton"
- "Focus should be in conservation areas or areas where houses have clearly been converted into flats specifically for renting"

Respondents were asked to give any additional comments they had about the scheme as a whole. These comments were themed into categories, and summarised in chart 3.4.

Considering the level of support for the proposal, it was unsurprising that over half of those that commented generally did so simply to express their approval (55%).

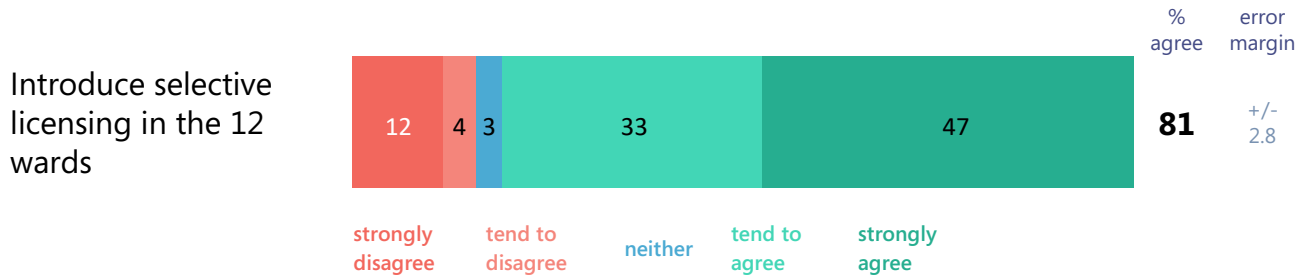


A difference between two groups is usually considered statistically significant if chance could explain it only 5% of the time or less.

3. Overall support

3.1 Overall do you agree or disagree with the proposal to introduce selective licensing for privately rented properties in the 12 wards proposed?

% Base 784 | Excludes non respondents



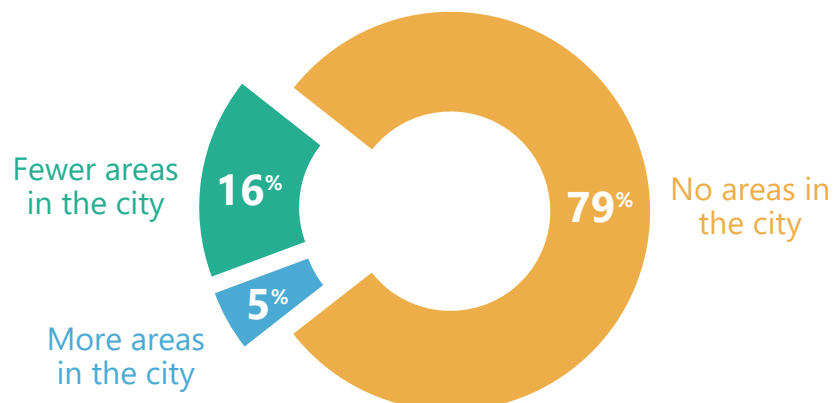
3.2 Overall level of support by respondent type

	Sample size	% agree	
Overall	793	81	
All residents	596	89	Significantly better than average (95% confidence*)
Homeowner	304	79	
Private rented tenant	258	91	Significantly better than average (90% confidence*)
Social housing tenant	71	94	
Letting/ management agent	9	56	Significantly worse than average (95% confidence*)
Landlord of property	109	25	Significantly worse than average (90% confidence*)
Local business	85	99	
Other	13	85	

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

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

% Base 123 | Respondents who disagree with the proposal to introduce selective licensing in the 12 wards.



3. Overall support

The most common negative response was that rents might have to increase as a consequence of the scheme (12% of comments). This was mainly driven by landlords, with 35% of commenters from that group who mentioned rents.

Landlords were also more likely to suggest that existing powers were sufficient (10% of landlord comments), that the Private Rented Sector will be reduced (12%), or that the scheme should be more targeted only on rogue landlords. On the latter, however, most did not give any detailed suggestions for how this could be achieved.

The following is a good example, from a smaller landlord, of the concerns raised about the effect on rent and availability of housing:

“I'm a landlord with a single property Potentially some of the aspects of the proposed scheme, which go beyond current government legislative requirements, could be very expensive. Private landlords are being squeezed heavily by new government legislation - for example, within the next few years, due to tax changes, the profit on my rental will be reduced to very little. As a result, I'm already considering whether it's worth continuing, and additional bureaucracy and expense from the local council is no encouragement. My options would be to increase rent to make it profitable again, or just stop letting the property and sell it. “

Some other concerns that were mentioned by small numbers of landlords included:

- Flat rate costs being unfair for smaller/cheaper properties
- Concerns about the capacity and resources available to the Council to run the scheme
- The knock-on effect on homelessness – tighter controls on problem tenants, overcrowding and subletting may simply lead to evictions

The typical attitude to the proposal from landlords that took part in the consultation was consistent with the responses received from Landlords Associations, as summarised below:

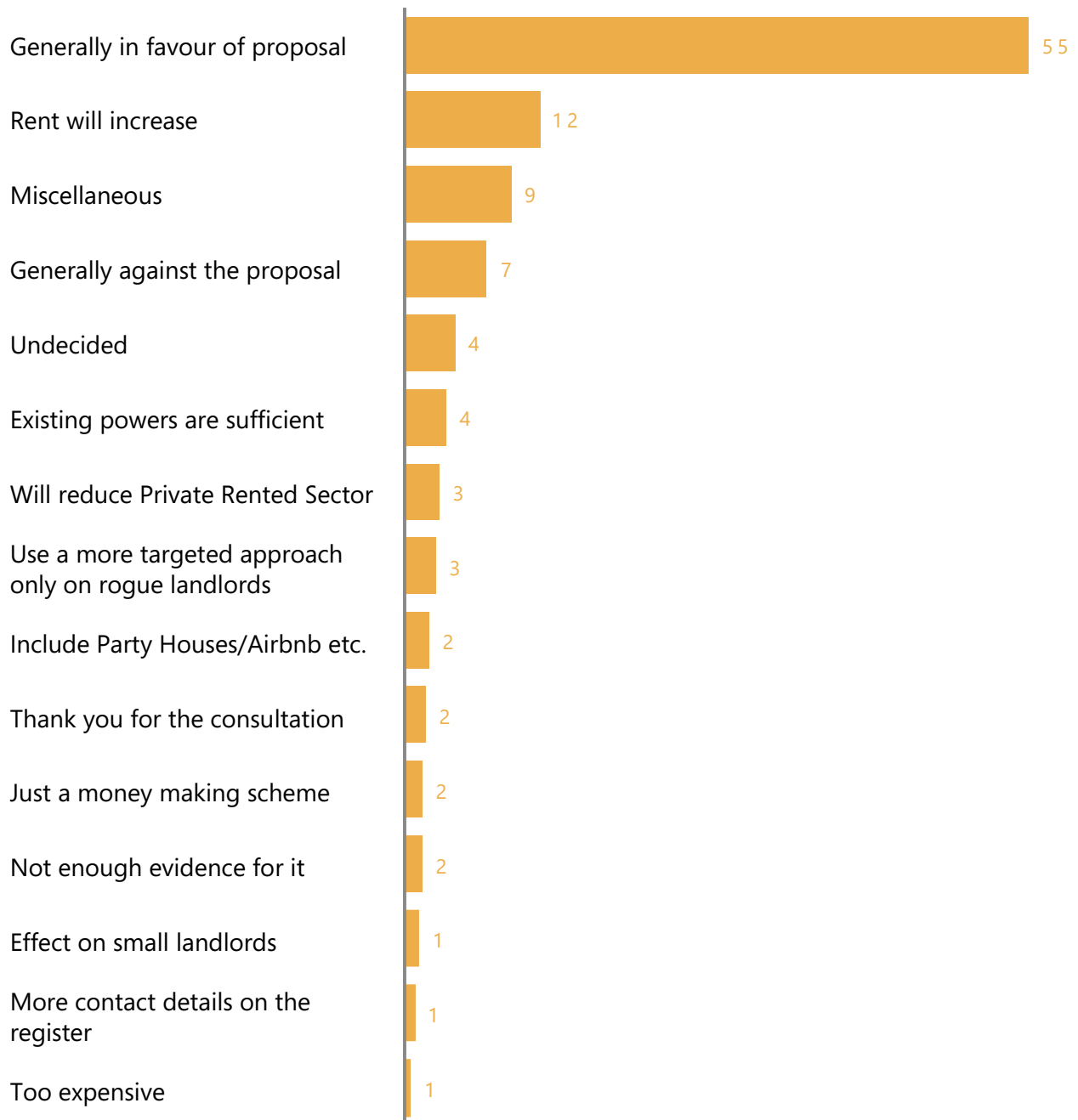
“Our Association does not believe that there is justification in introducing indiscriminate Selective Licensing in all wards that are already subject to additional licensing ... most of the six criteria for licence can be dealt with directly by taking enforcement action against individual landlords, some of whose behaviour extends beyond ignorance and negligence into direct criminality. We hope that these will be employed as a first option, leaving Selective Licensing as a means of last resort.” Southern Landlords Association (SLA)

- **“Landlords have very limited authority to deal with matters related to antisocial behaviour....**
- **The council provides no evidence of any direct link between recorded housing crime and the private rented sector.**
- **The scheme will lead to a further displacement of problem tenants in Brighton and Hove.**
- **The documentation provided fails to indicate that sufficient funding will be available to support the introduction of licensing.**
- **The council fails to say how it will prevent malicious antisocial behaviour claims being made that could result in tenants losing their tenancies.**
- **The document does not take into account other local authorities placing tenants in Brighton and Hove.**
- **The council fails to say how the proposal will tackle “rent to rent” and subletting.**
- **The proposal does not take into account Airbnb or short-term holiday lets which are popular with stag and hen parties”. National Landlords Association (NLA)**

3. Overall support

3.4 Further comments about the proposed scheme

% Base 318 | Only those who provided further comments. More than one answer allowed



Indeed, it was notable that in this question, and others throughout the survey, some respondents highlighted problems with so called 'party houses', holiday lets, and Airbnb, even though none of these were within the scope of the proposal. These comments came primarily from homeowners. Other very specific comments from residents and businesses included:

- The scheme to cover everywhere in the city to make it fair
- How it might affect host families with students?
- Potential to export problems to areas of the city outside the scheme
- How they affect tenant's right to privacy?

3. Overall support

3.5 Overall level of support by ward

Table shows only those wards containing 10 or more respondents and EXCLUDES landlords and letting agents.

	Sample size	% agree	
			Introduce selective licensing in the 12 wards
Overall	675	90	
In proposed areas	632	91	
Elsewhere	34	75	
Brunswick & Adelaide	26	96	Significantly better than average (95% confidence*)
Central Hove	60	90	
East Brighton	67	91	
Goldsmid	10	67	
Hanover & Elm Grove	61	92	Significantly better than average (90% confidence*)
Hollingdean & Stanmer	42	93	
Moulsecoomb & Bevendean	55	94	
Preston Park	61	87	
Queen's Park	53	89	
Regency	51	88	
Rottingdean Coastal	10	90	
South Portslade	44	93	
St Peter's & North Laine	63	86	Significantly worse than average (95% confidence*)
Westbourne	49	98	Significantly worse than average (90% confidence*)

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



4. Improving standards

83%

agree the proposed scheme will improve the standard of rented properties

77%

agree that the proposed license conditions will reduce anti-social behaviour

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

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

4. Improving standards

In a finding that correlated closely with the overall support for the scheme, 83% of respondents agreed that the proposed licence conditions would improve privately rented properties in Brighton & Hove, compared to 14% that disagreed.

Once again, landlords in general expressed a different opinion, with the majority (56%) disagreeing, including 46% that strongly disagreed.

Once again local business respondents and private rented tenants were the most positive, with 56% and 64% respectively that strongly agreed with the statement.

Similarly, the extra comments on this question also followed familiar themes – two thirds of commenters were positive, with the next most common comment being that the conditions will just put up rents (8%, 17% of landlords).

One in five comments from landlords were that the proposed conditions did not actually add anything to the existing powers (21%). For example:

“I do not think the proposals take into account the existing powers the Council already has to issue: (i) Improvement notices for properties which do not meet Decent Homes Standard (ii) Litter abatement notices, (iii) Noise fixed penalty notices or confiscation of equipment (iv) Disposal of waste directions (v) Notices to remove rubbish If the proposals were to be introduced they should also include short term holiday lets and AirBnB rentals.”

Linked to this, 4% of comments picked up on the issues of enforcement, both for existing powers, and for the proposed scheme. For example:

“The council already has more than adequate access to rules to enforce good conditions you just need to apply them. All the extra schemes will do is catch the respectable landlords as they are already compliant with the laws and as per the current HMO scheme ignore those less scrupulous LLs”

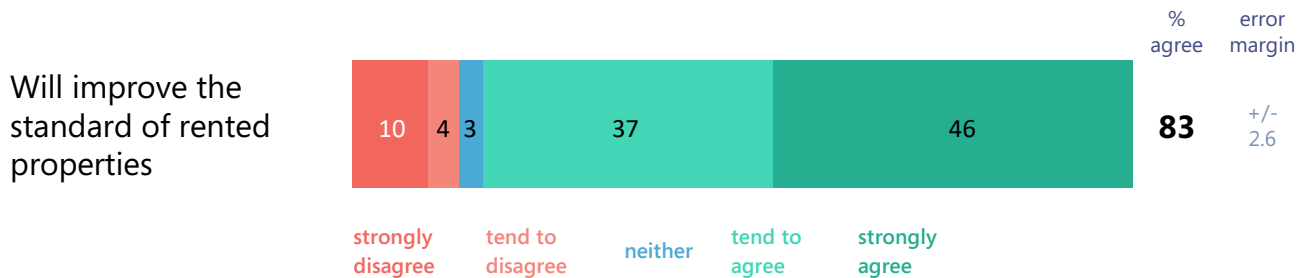
“There are already the laws and regulations in place to properly maintain standards in housing that are not being implemented. I would much rather that the money and resources were spent following up on bad property management from tenants and landlords.”

“To improve the standard there will need to be enforcement of the licence conditions to ensure compliance.”

4. Improving standards

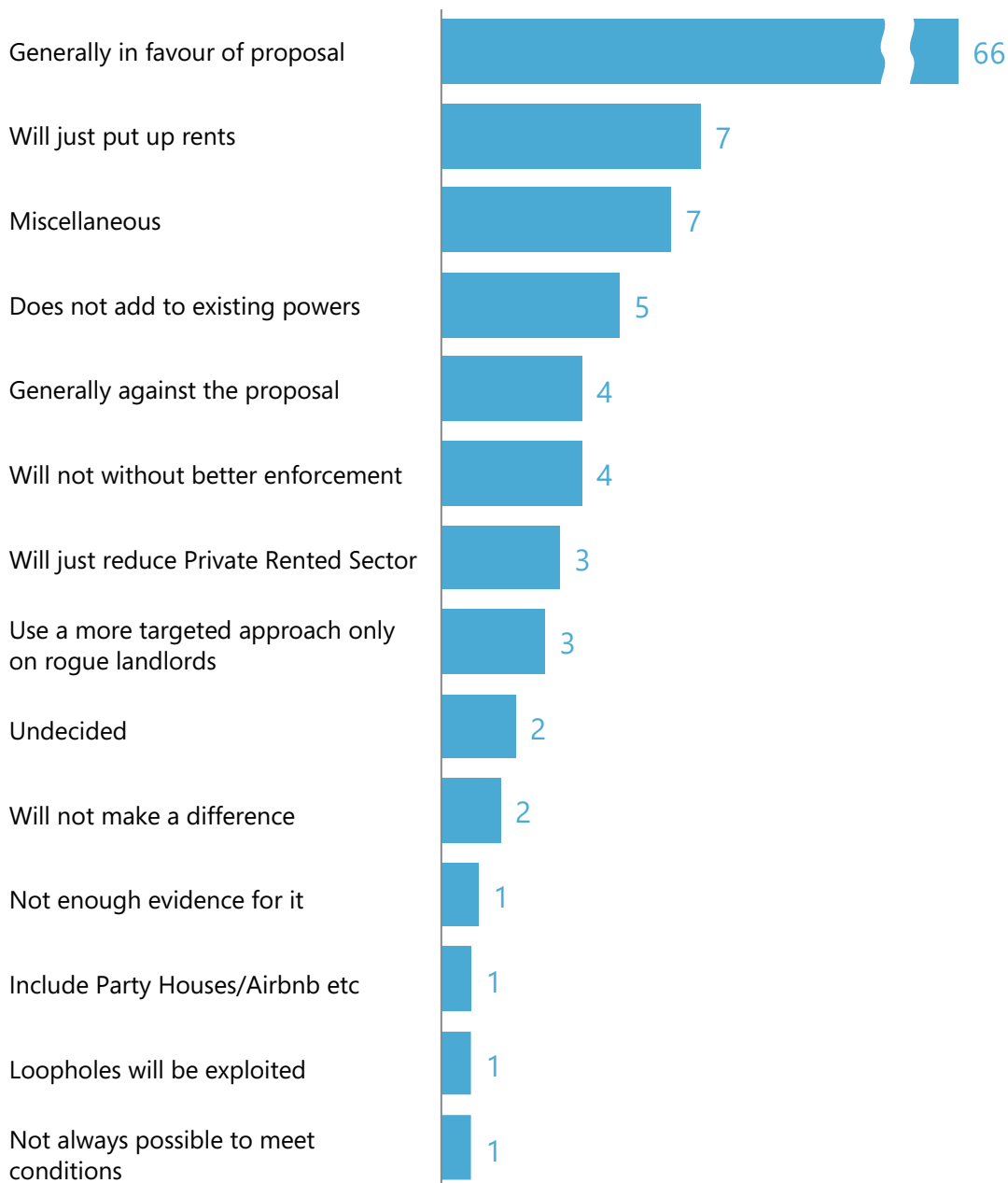
4.1 Agree or disagree that the proposed licence conditions of the scheme will improve privately rented properties in Brighton & Hove?

% Base 781 | Excludes non respondents



4.2 Further comments about the proposed conditions

% Base 467 | Only those who provided further comments. More than one answer allowed



4. Improving standards

4.3 Standard of privately rented properties by respondent type

	Sample size	% agree
		Will improve the standard of privately rented properties
Overall	793	83
All residents	596	90
Homeowner	304	81
Private rented tenant	258	93
Social housing tenant	71	93
Letting/ management agent	9	63
Landlord of property	109	35
Local business	85	99
Other	13	75

4.4 Standard of privately rented properties by ward

Table shows only those wards containing 10 or more respondents and EXCLUDES landlords and letting agents.

	Sample size	% agree
		Will improve the standard of privately rented properties
Overall	675	91
In proposed areas	632	92
Elsewhere	34	79
Brunswick & Adelaide	26	96
Central Hove	60	90
East Brighton	67	89
Goldsmid	10	89
Hanover & Elm Grove	61	93
Hollingdean & Stanmer	42	93
Moulsecoomb & Bevendean	55	96
Preston Park	61	89
Queen's Park	53	90
Regency	51	92
Rottingdean Coastal	10	80
South Portslade	44	96
St Peter's & North Laine	63	87
Westbourne	49	98

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

With regard to the specific conditions intended to reduce ASB relative to privately rented properties, the majority of respondents were again in agreement that this would lead to a reduction, although at 77% this rating was lower than for the previous statements.

There were more statistically significant differences by ward on this question than on the previous questions – Regency, Brunswick & Adelaide and Central Hove were the most positive, all having around 60% of respondents that 'strongly' agreed. In comparison, 26% of those living outside the proposed areas disagreed.

Once again, private tenants, those in social housing, and local business respondents were much more positive on this question, including 51%, 48% and 65% respectively that 'strongly' agreed. In particular, 83% of the business respondents that commented mentioned that they thought ASB would be reduced, including 15% of these comments that specifically mentioned reducing litter.

In contrast, less than a quarter of landlords agreed, compared to 70% that actively disagreed. In particular, a third of all comments from landlords in this section stated that it was unfair to shift onus onto landlords for tenants' behaviour (33%).

"I've thought about this a lot and I can't see any reason why getting a landlord to have a licence will reduce or manage antisocial behaviour. Most landlords don't live near their properties or have control over who their tenants have visit their flats. Surely if you want to manage anti-social behaviour of tenants then you should do something which effects the tenants not the landlords"

Landlords have few if any real powers to reduce anti-social behaviour"

Anti-social behaviour is beyond the control of a non-resident landlord. Most landlords would prefer to rid themselves of anti-social tenants. However, it is extremely difficult to evict tenants on this basis."

One in ten landlord commenters also disputed the evidence that the proposed conditions would be effective in reducing ASB.

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

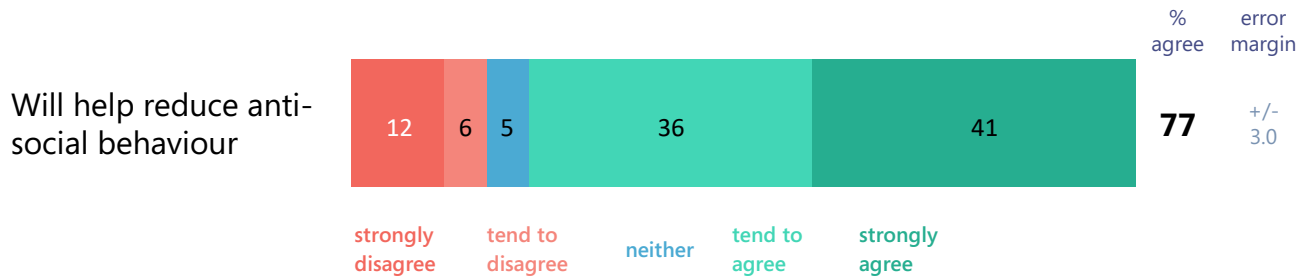
- Negative unintended consequences for tenants themselves, such as intrusion and pre-emptive eviction
- Specific concerns about student housing
- For the Council to deal better with ASB from its own tenants
- The needs of older people in private rented accommodation

"... it should also be remembered that many older people live in private rented accommodation across the City and also need to be able to live in well managed homes. There have been concerns in a number of neighbourhoods about anti-social behaviour, noise complaints, waste complaints and safety concerns in relation to HMOs ... in this response we are particularly concerned about safety matters in general and fire hazards in particular. These are particularly difficult for older people who may have limited mobility." - Older People's Council

4. Improving standards

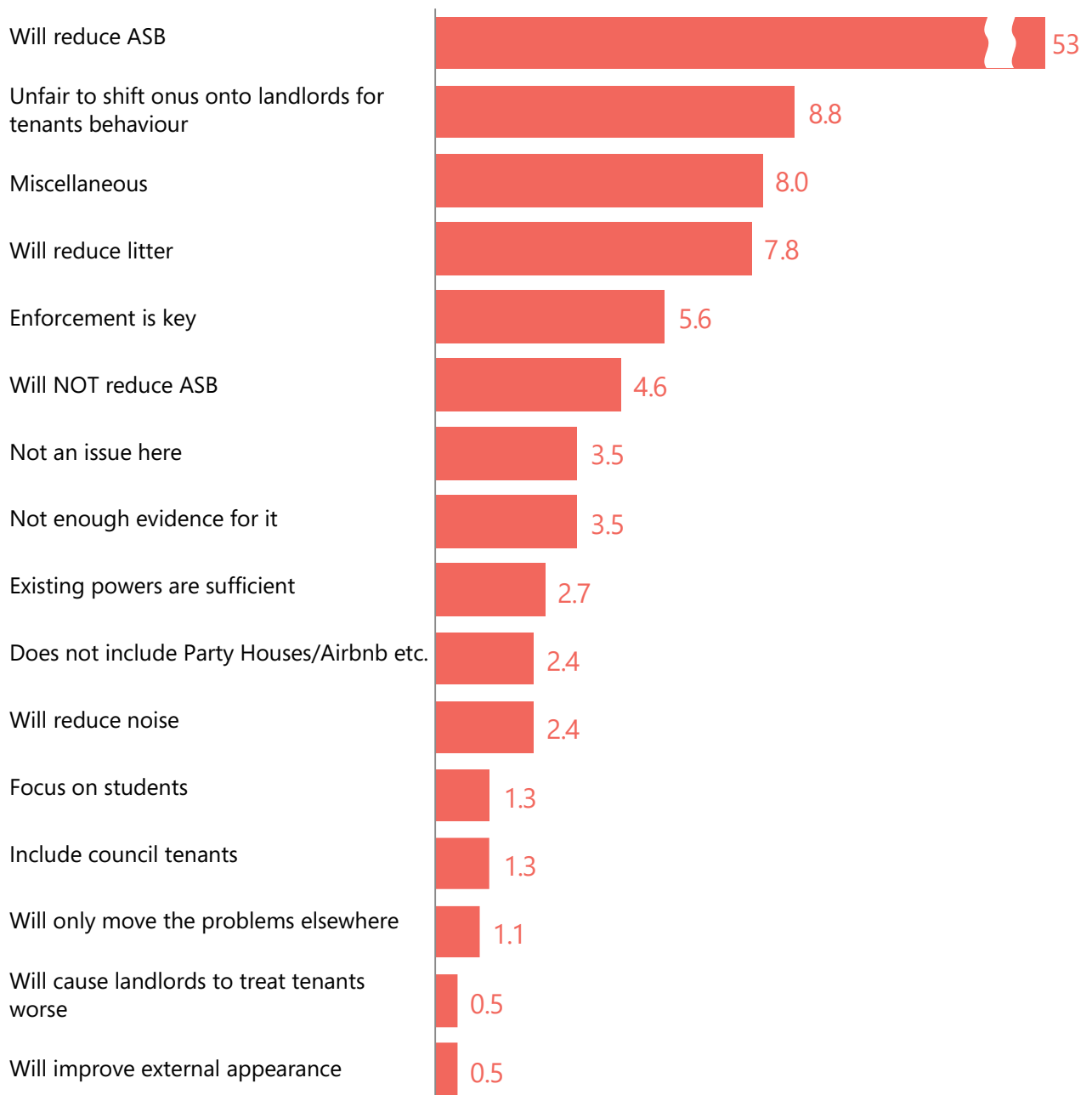
4.5 Agree or disagree that the proposed licence conditions of the scheme will reduce ASB related to privately rented properties in Brighton & Hove?

% Base 779 | Excludes non respondents



4.6 Further comments about the proposed conditions and the impact on ASB

% Base 373 | Only those who provided further comments. More than one answer allowed



4. Improving standards

4.7 Will help reduce ASB by respondent type

	Sample size	% agree
Overall	793	77
All residents	596	85
Homeowner	304	75
Private rented tenant	258	88
Social housing tenant	71	90
Letting/ management agent	9	56
Landlord of property	109	23
Local business	85	99
Other	13	58

4.8 Will help reduce ASB by ward

Table shows only those wards containing 10 or more respondents and EXCLUDES landlords and letting agents.

	Sample size	% agree
Overall	675	86
In proposed areas	632	88
Elsewhere	34	58
Brunswick & Adelaide	26	92
Central Hove	60	90
East Brighton	67	82
Goldsmid	10	60
Hanover & Elm Grove	61	87
Hollingdean & Stanmer	42	91
Moulsecoomb & Bevendean	55	89
Preston Park	61	87
Queen's Park	53	89
Regency	51	92
Rottingdean Coastal	10	56
South Portslade	44	93
St Peter's & North Laine	63	81
Westbourne	49	92

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



5. Fees

72 %

agree with the proposed fee structure

85 %

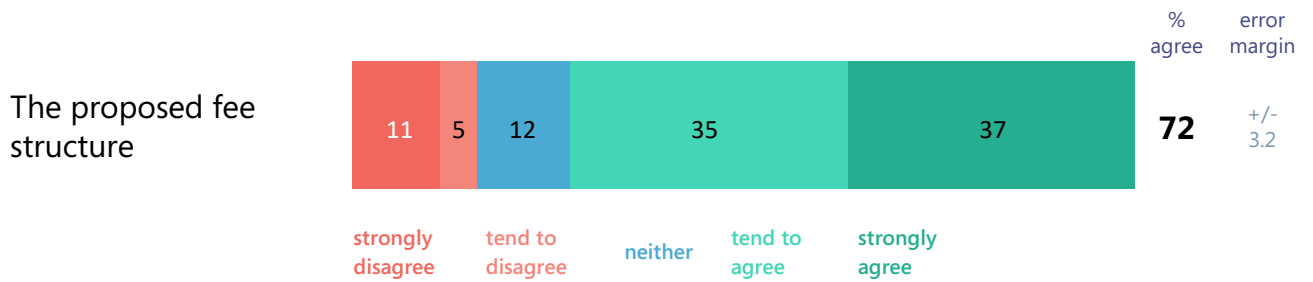
agree there should be a reduction for accredited landlords

The proposed fee structure is based on

- 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

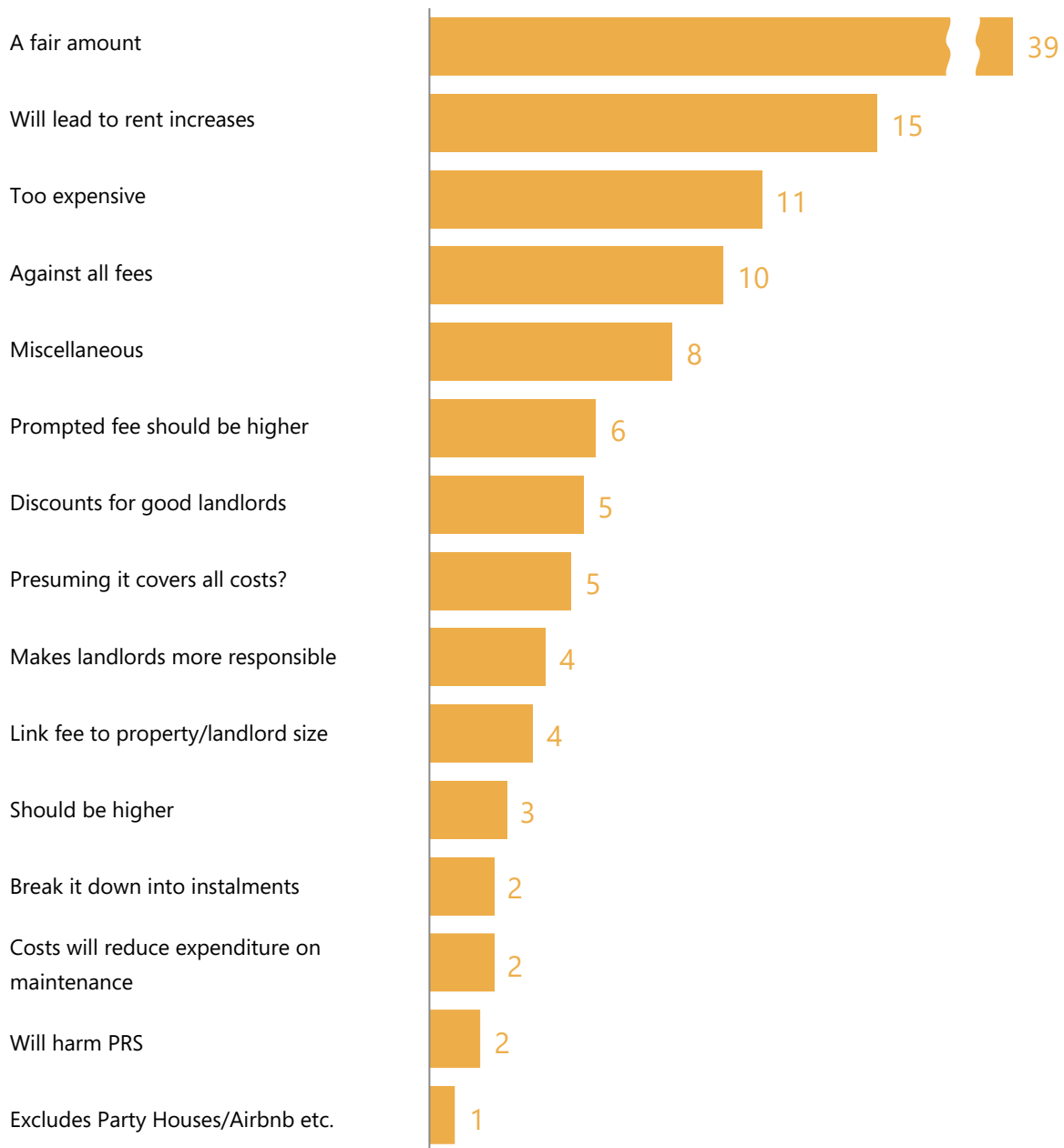
5.1 Level of support with the fee structure

% Base 780 | Excludes non respondents



5.2 Further comments about the proposed fee structure

% Base 228 | Only those who provided further comments. More than one answer allowed



5. Fees

The proposed fee structure for the Selective Licensing Scheme received the support of 72% of respondents, a further 12% were equivocal, but 16% disagreed. In line with the other results, however, landlords had a very different perspective. Only 18% of landlords agreed with the fee structure compared to 68% that disagreed, including 54% that strongly disagreed.

The most common comment on this topic was that the fees were fair, but the next most frequent was once again that the fees would lead to rent increases. Interestingly, however, this included 24% of the comments on this topic were received from private rented tenants, despite the fact the majority still agreed with the fee structure.

“But it would have to be ensured that the fee was paid for by the landlord, and not passed on to the tenant / avoided somehow.”

“[I] am not a landlord/lady. Concerned rent may be increased to cover cost”

“Since landlords will pass all the costs on to their tenants through increased rents, it will tend to further penalise the tenants of less scrupulous landlords.”

In terms of the specifics of the fee structure, there were a number of commenters that suggested an increase to the fee for landlords that had to be prompted to pay.

“The prompted fee should be higher to ensure proactive compliance and to ensure FULL costs of Council Officer action are covered.”

“The prompted fee should be at least double the normal fee to discourage landlords from ignoring”

There were even a handful of residents that suggested a higher standard fee, a few landlords asked for the ability to pay in instalments, whilst a small number of others requested fees based on property or landlord size in order to help smaller landlords.

“The £460 is a lot of money to find at one time unless there can be arrangements to pay it in instalments.”

“I have 12 properties and do not have £5,520 just sitting around in a bank, so won't be able to afford to pay this in one go. What is the council doing to help landlords out with this?”

“Some landlords have many tenants and properties so these won't be as impacted as a landlord with a small property and few tenants - fee should be based on size of the property not a flat fee.”

5. Fees

The proposal to reduce the fee for accredited landlords was the only question where the majority of landlords were in agreement – 75% agreed with this suggestion, and only 11% actively disagreed.

On this particular topic, homeowners were actually less positive than most, being both more likely to actively disagree (12%), and were significantly less likely to strongly agree than average (36% strongly agreed).

Despite the relatively high level of support amongst landlords on this, only 14% of comments from this group suggested that it would encourage accreditation, with a similar proportion actually claiming that accreditation wouldn't really help (11%).

In response to the consultation the National Approved Letting Scheme (NALS) was obviously supportive of this idea, noting that:

“NALS is supportive of initiatives such as Selective Licensing, providing they are implemented in a way that takes account of the Private Rented Sector (PRS)’s own efforts to promote high standards We believe, therefore, that if Brighton & Hove City Council were to allow discounts based on membership of NALS, implementing and policing the licensing scheme would ultimately be less costly and more effective, allowing resources to be concentrated in the areas where they are most needed.”

Taking this further, one in ten of those landlords that commented suggested that landlord association membership should also lead to reduced fees.

“Accreditation is difficult are there are no really solid schemes, but there should be a discount for landlords that belong to the Southern Landlords Association.”

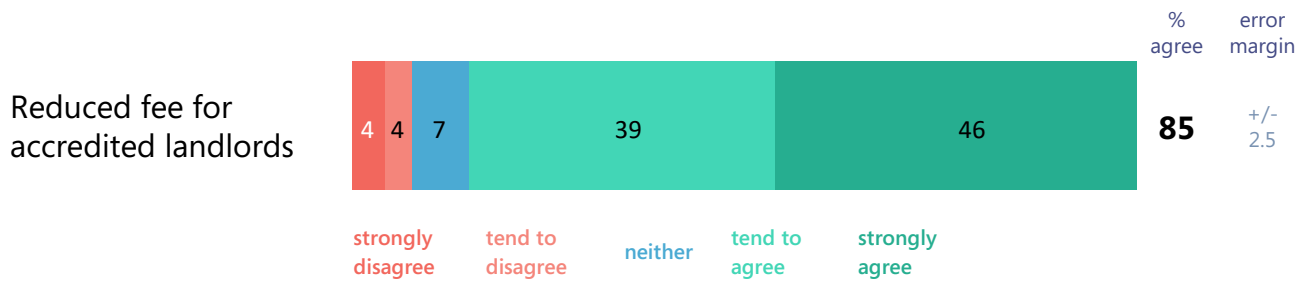
“The discount should apply to Landlord Association members as well as they are already making efforts to improve the quality of their properties and keep on top of legislation.”



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.

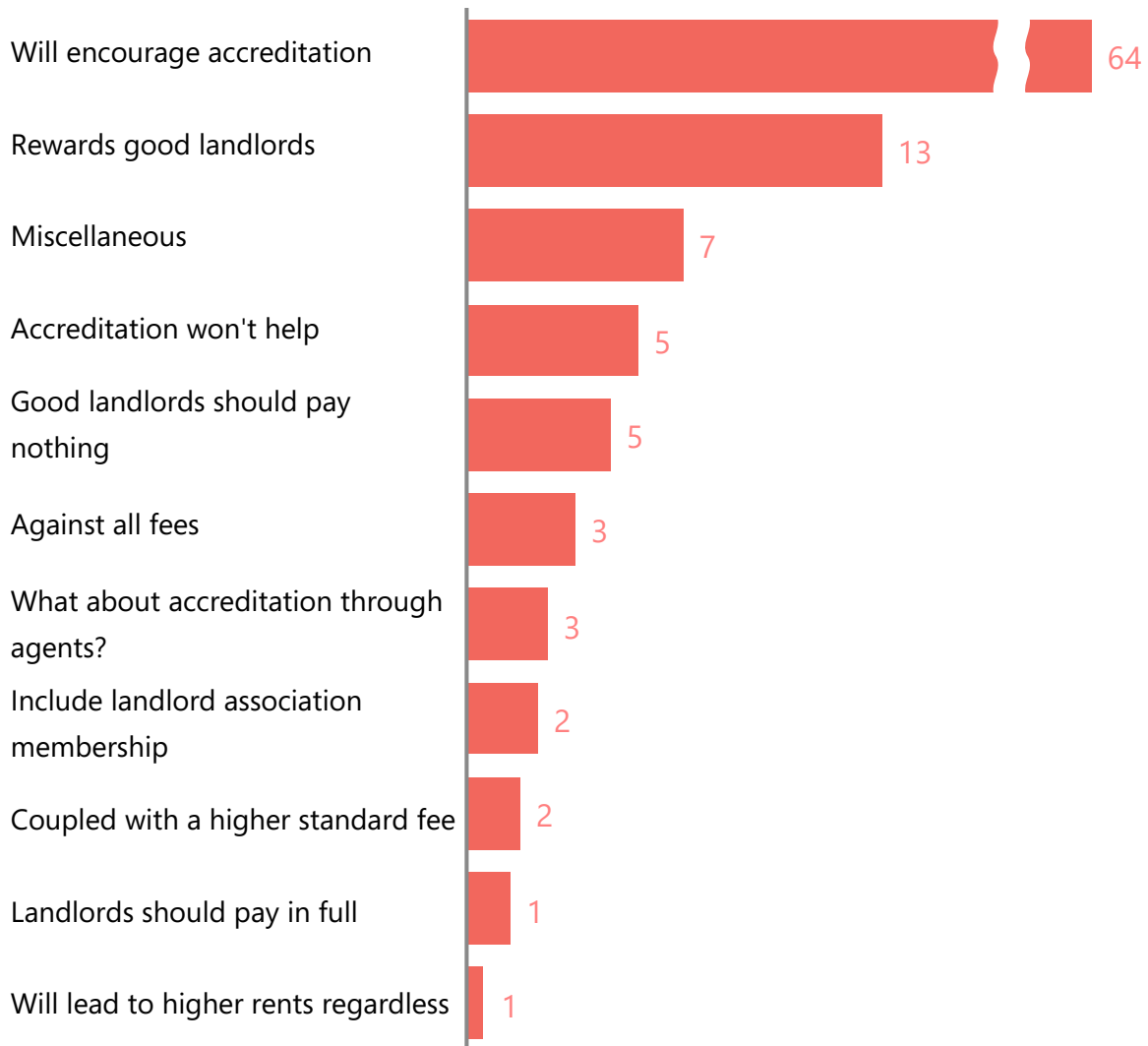
5.3 Reduced fee for accredited landlords

% Base 775 | Excludes non respondents



5.4 Further comments about a reduced fee for accreditation

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



5.5 Fees by respondent type

	Sample size	% agree		
		The proposed fee structure	Reduced fee for accredited landlords	
Overall	793	72	85	
All residents	596	79	85	
Homeowner	304	71	78	
Private rented tenant	258	80	89	Significantly better than average (95% confidence*)
Social housing tenant	71	80	93	Significantly better than average (90% confidence*)
Letting/ management agent	9	56	89	
Landlord of property	109	18	75	Significantly worse than average (95% confidence*)
Local business	85	94	95	Significantly worse than average (90% confidence*)
Other	13	73	83	

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



6. Licences

78%

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

30%

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

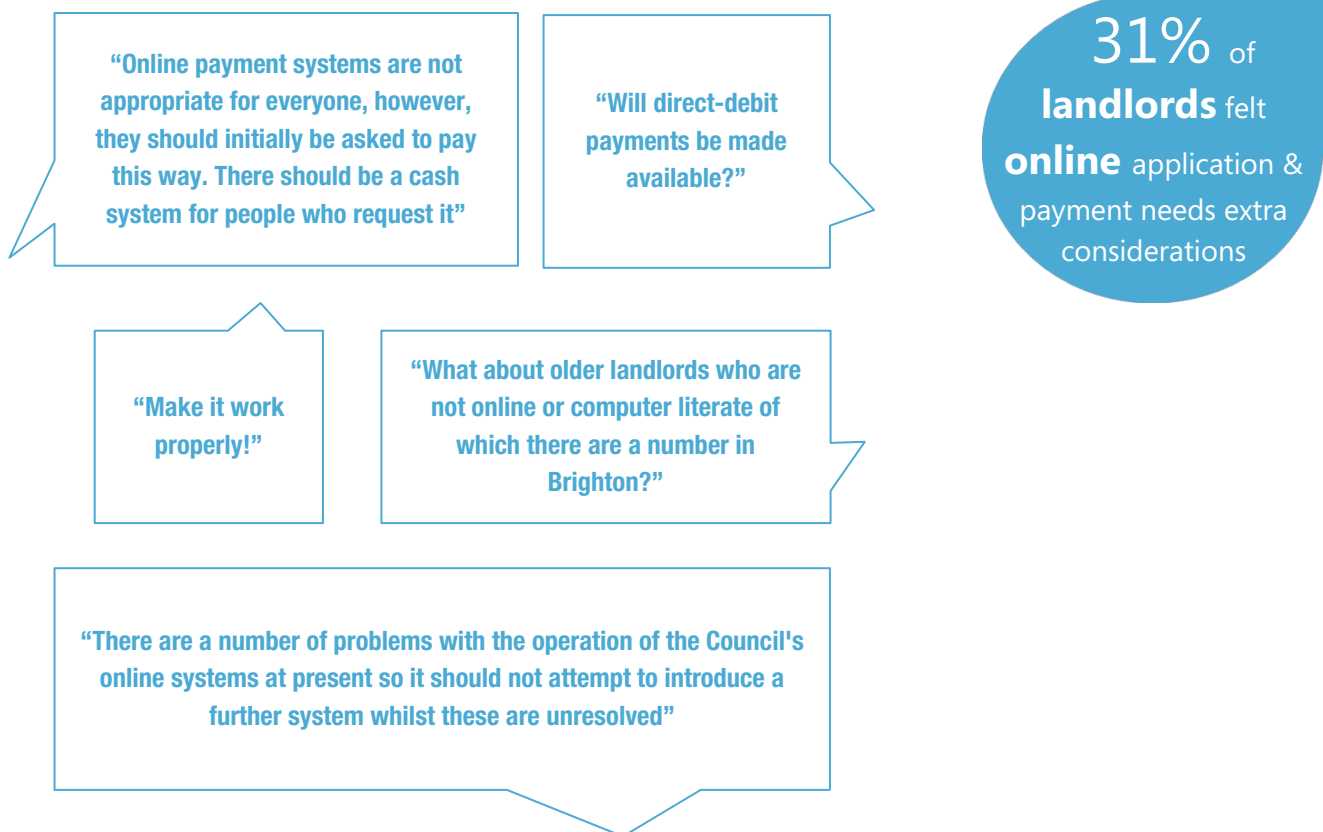
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- Normally licenses are awarded for the length of the scheme (up to five years).
 - The council cannot refuse to award a licence where there is outstanding planning permission or other issues at the property, e.g. no planning permission in place to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

6. Licences

Concerning the length of the licenses, there was broad support for the proposal that shorter licences be awarded where there is outstanding planning permission or other issues. Indeed, only 6% of respondents actively disagreed with this. Like in other questions, local business (89%) and private rented tenants (86%) were significantly more likely to agree, compared to only 43% of landlords, although only 21% actively disagreed.

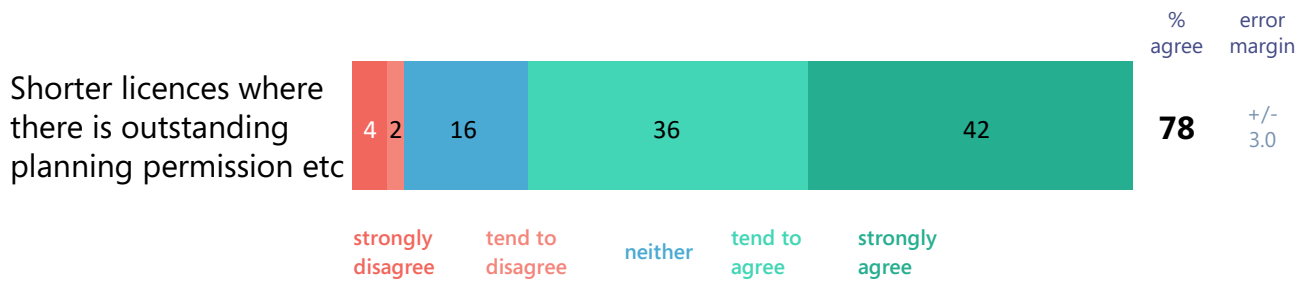
It is proposed that the scheme should last for five years, but respondents were given the opportunity to comment on whether this period was appropriate. Only 101 did comment, and out of that group virtually equal proportions suggested less than 5 years (30%) compared to those that said 5 years or over (31%). 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.

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



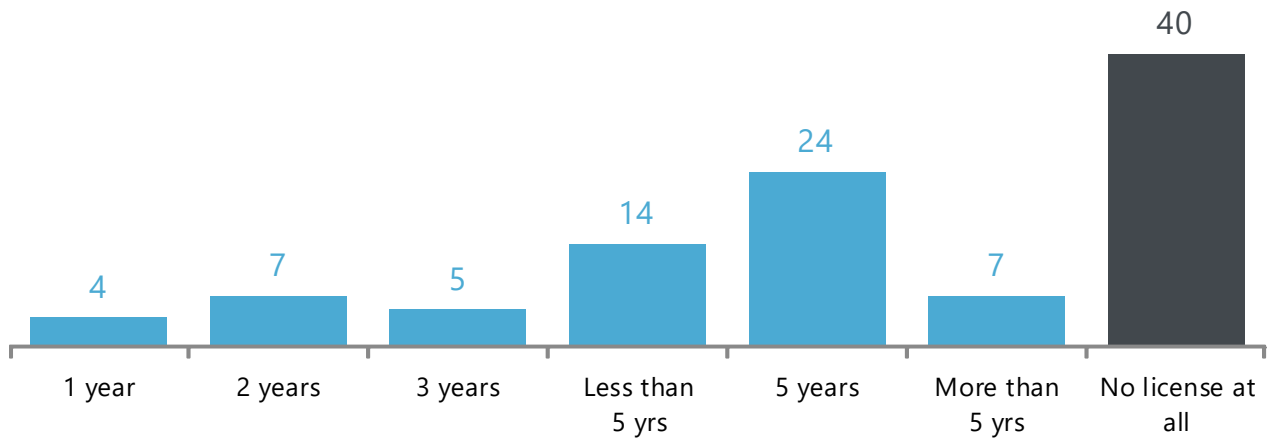
6.1 Shorter licences where there is outstanding planning permission or other issues

% Base 756 | Excludes non respondents



6.2 Length of scheme (coded from comments)

% Base 101 | Only those who provided further comments.





7. Respondent profile

7.1 Respondent

% Base 793

	Total	%
Homeowner	304	38.3
Private rented tenant	258	32.5
Social housing tenant	71	9.0
Letting/ management agent	9	1.1
Landlord of property	109	13.7
Local business	85	10.7
Other	13	1.6

7.2 Ward

% Base 793

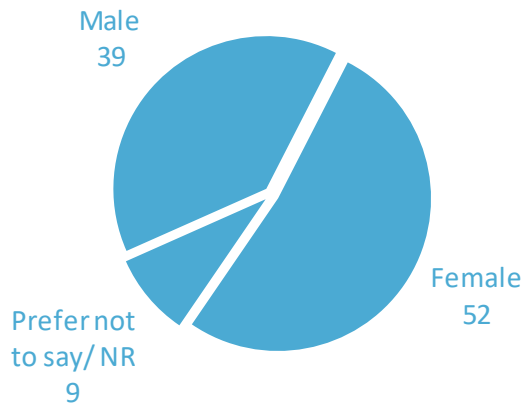
	Total	%
Brunswick & Adelaide	33	4.2
Central Hove	73	9.2
East Brighton	74	9.3
Goldsmid	14	1.8
Hangleton & Knoll	4	0.5
Hanover & Elm Grove	66	8.3
Hollingdean & Stanmer	47	5.9
Hove Park	10	1.3
Moulsecoomb & Bevendean	55	6.9
Patcham	5	0.6
North Portslade	1	0.1
South Portslade	50	6.3

	Total	%
St Peter's & North Laine	68	8.6
Preston Park	68	8.6
Regency	56	7.1
Rottingdean Coastal	15	1.9
Queens Park	53	6.7
Westbourne	50	6.3
Wish	6	0.8
Westdean	4	0.5
Woodingdean	3	0.4
Outside of the city	29	3.7
Don't know	6	0.8

7. Respondent profile

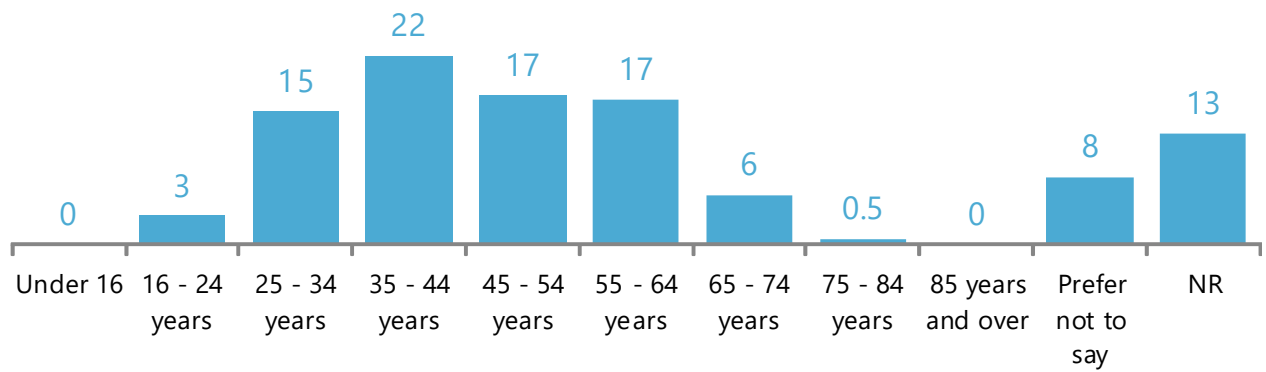
7.3 Gender

% Base 793



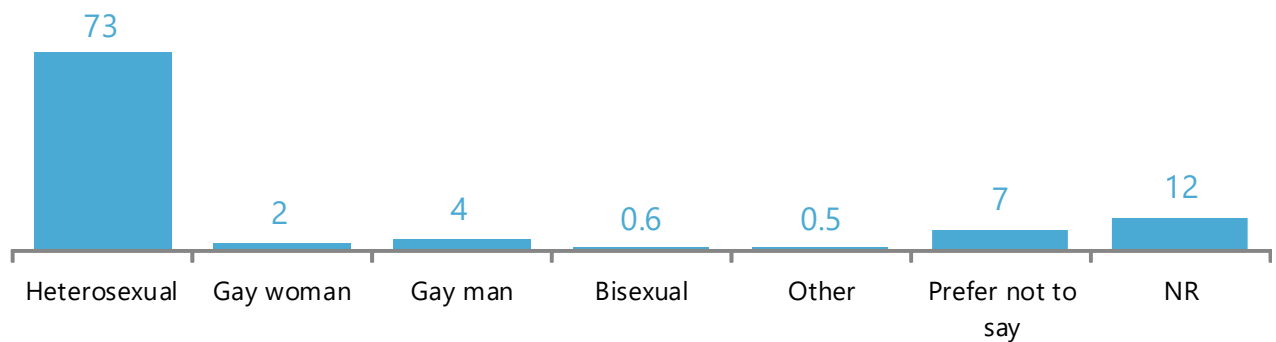
7.4 Age

% Base 793



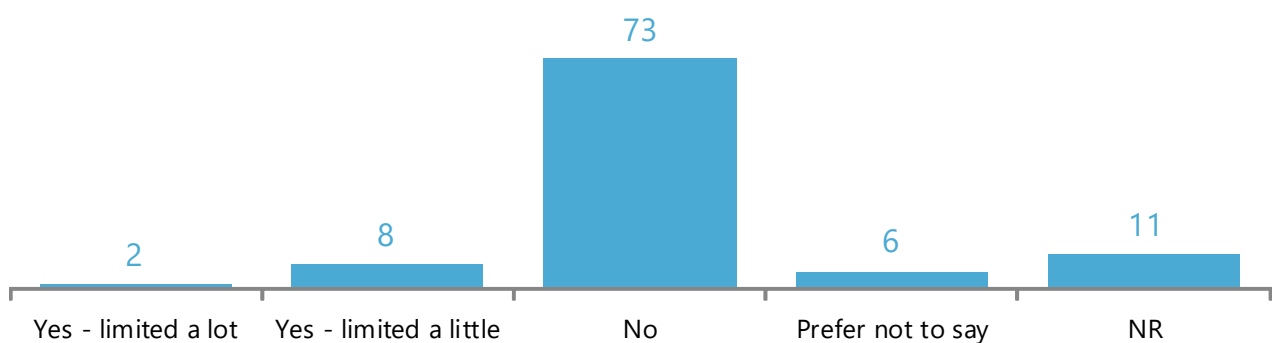
7.5 Sexual orientation

% Base 793



7.6 Disability

% Base 793

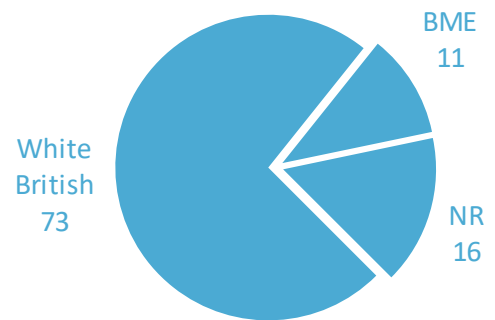


7. Respondent profile

7.7 Ethnic background

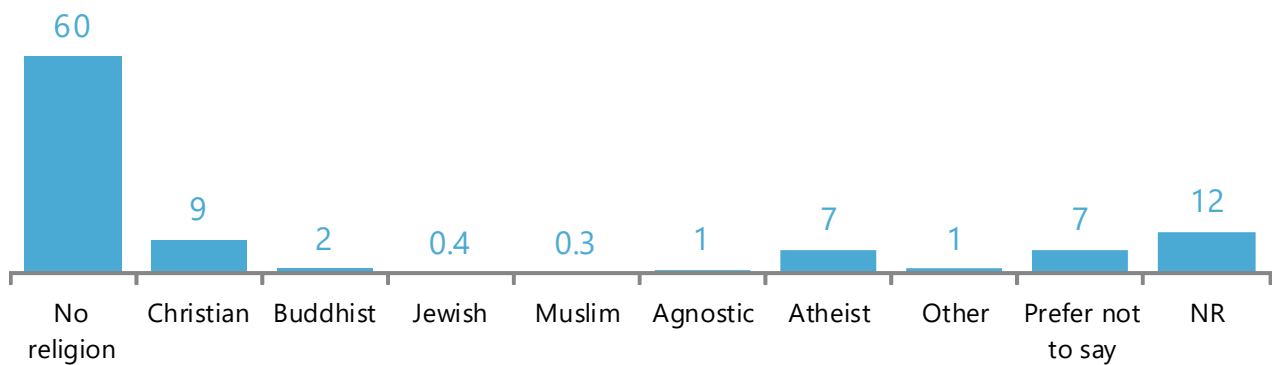
% Base 793

	Total	%
White		
Welsh/English/Scottish/Northern Irish/British	581	73.3
Irish	21	2.6
Gypsy or Irish Traveller	1	0.1
Any other White background	34	4.3
Mixed		
White and Black Caribbean	0	0
White and Black African	1	0.1
White and Asian	0	0
Any other Mixed background	1	0.1
Asian or Asian British		
Indian	13	1.6
Pakistani	3	0.4
Bangladeshi	2	0.3
Chinese	5	0.6
Any other Asian background	0	0
Black or Black British		
African	0	0
Caribbean	0	0
Any other Black background	0	0
Other		
Arab	4	0.5
Other	2	0.3
Prefer not to say	40	5.0
No response	85	10.7



7.8 Religion

% Base 793





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, 804 individuals took part in the consultation, including 500 by interview, 293 online (of which 11 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

Selective 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 **Selective Licensing Scheme**. If agreed, this would come into force in summer 2018.

Background information

Selective licensing enables local authorities to licence private rented accommodation other than HMOs if certain conditions are met. 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"/> Letting/managing agent |
| <input type="checkbox"/> Private rented tenant in Brighton & Hove | <input type="checkbox"/> Landlord of property in Brighton & Hove |
| <input type="checkbox"/> Social housing tenant in Brighton & Hove (renting from the council/housing association) | <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

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

- 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

Please note that some of the conditions are mandatory under the legislation.

2

2a. To what extent do you agree or disagree that the proposed licence conditions of the scheme will improve the standard of privately rented properties in Brighton & Hove?

Options for each

- | | | |
|---|---|--|
| <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 |

2b. Please provide any additional comments, including any comments you have on the proposed licence conditions themselves.

3a. To what extent do you agree or disagree that the proposed licence conditions of the scheme will reduce anti social behaviour (such as noise, rubbish or overgrown gardens) related to privately rented properties in Brighton & Hove?

Options for each

- | | | |
|---|---|--|
| <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 licence conditions themselves.

3

The following questions concern the proposed fee structure – you can view them at www.brighton-hove.gov.uk/prs-licensing-consultation.

4 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.

5a The proposed fee structure is based on:

- 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

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

Options for each

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

5b Please provide any additional comments to explain your response .

4

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

Options for each

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

5d Please provide 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?

Options for each

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

5

7a Overall do you agree or disagree with the proposal to introduce selective licensing for privately rented properties in the 12 wards proposed?

Options for each

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

7b If you disagree with the proposal to introduce the scheme in the proposed 12 wards, would you like to see the scheme introduced in:

Options for each

- (a) More areas in the city (b) Fewer areas in the city (c) No areas in the city

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

Question 8 – please only respond if you are responding as a landlord

8a 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

8b Please provide additional comments to explain your response

6

9 Please provide any further comments you have about the proposed scheme

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

7

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	
Black or Black British	Mixed	
<input type="checkbox"/> African	<input type="checkbox"/> Asian & White	
<input type="checkbox"/> Caribbean	<input type="checkbox"/> Black African & White	
<input type="checkbox"/> Other Black	<input type="checkbox"/> Black Caribbean & White	
	<input type="checkbox"/> Other Mixed	

Which of the following best describes your sexual orientation?

<input type="checkbox"/> Bisexual	<input type="checkbox"/> Lesbian / Gay woman
<input type="checkbox"/> Gay man	<input type="checkbox"/> Prefer not to say
<input type="checkbox"/> Heterosexual / 'Straight'	<input type="checkbox"/> Other (please specify)

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"/> Sensory Impairment	<input type="checkbox"/> Developmental Condition
<input type="checkbox"/> Mental Health Condition	<input type="checkbox"/> Autistic Spectrum	

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)

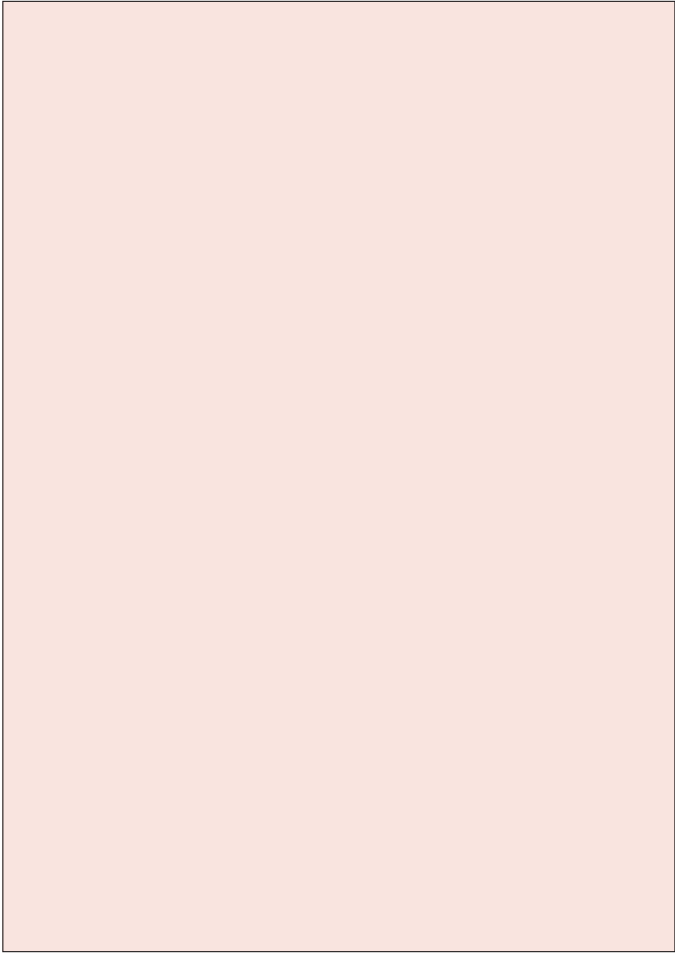
Armed Forces Service:
 Are you currently serving in the UK Armed Forces? (this includes reservists or part-time service, eg: Territorial Army) Yes No Prefer not to say

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.



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

Arabic	<input type="checkbox"/>
Bengali	<input type="checkbox"/>
Cantonese	<input type="checkbox"/>
Farsi	<input type="checkbox"/>
French	<input type="checkbox"/>
Mandarin	<input type="checkbox"/>
Polish	<input type="checkbox"/>
Portuguese	<input type="checkbox"/>
Turkish	<input type="checkbox"/>
other (please state)	<input type="checkbox"/>

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: 793</i>			
1: Home owner in Brighton & Hove	304	38.3	
2: Private rented tenant in Brighton & Hove	258	32.5	
3: Social housing tenant in Brighton & Hove	71	9.0	
4: Letting/managing agent	9	1.1	
5: Landlord of property in Brighton & Hove	109	13.7	
6: Local business	85	10.7	
7: Other	13	1.6	
N/R	3	0.4	

	Frequency	% overall	% valid
Q1b In which ward do you live?			
<i>Base: 793</i>			
8: Outside the city	29	3.7	
9: Don't know / not sure	0	0.0	
10: Brunswick & Adelaide	33	4.2	
11: Central Hove	73	9.2	
12: East Brighton	74	9.3	
13: Goldsmid	14	1.8	
14: Hangleton & Knoll	4	0.5	
15: Hanover & Elm Grove	66	8.3	
16: Hollingdean & Stanmer	47	5.9	
17: Hove Park	10	1.3	
18: Moulsecoomb & Bevendean	55	6.9	
19: North Portslade	1	0.1	
20: Patcham	5	0.6	
21: Preston Park	68	8.6	
22: Queen's Park	53	6.7	
23: Regency	56	7.1	
24: Rottingdean Coastal	15	1.9	
25: South Portslade	50	6.3	
26: St Peter's & North Laine	68	8.6	
27: Westbourne	50	6.3	
28: Wish	6	0.8	
29: Westdean	4	0.5	
30: Woodingdean	3	0.4	
31: Don't know / not sure	6	0.8	
N/R	3	0.4	

Q2a To what extent do you agree or disagree that the proposed licence conditions of the scheme will improve the standard of privately rented properties in Brighton & Hove?

	Frequency	% overall	% valid
<i>Base: 793</i>			
32: Strongly agree	361	45.5	46.2
33: Tend to agree	288	36.3	36.9
34: Neither agree nor disagree	26	3.3	3.3
35: Tend to disagree	31	3.9	4.0
36: Strongly disagree	75	9.5	9.6
37: Don't know / not sure	4	0.5	
N/R	8	1.0	

	Frequency	% overall	% valid
R2b Additional comments on the proposed conditions			
<i>Base: 793</i>			
38: Does not add to existing powers	24	3.0	
39: Generally in favour of proposal	308	38.8	
40: Generally against the proposal	19	2.4	
41: Include Party Houses/Airbnb etc	4	0.5	
42: Loopholes will be exploited	4	0.5	

Appendix C. Data summary

	Frequency	% overall	% valid
43: Miscellaneous	31	3.9	
44: Not always possible to meet conditions	4	0.5	
45: Not enough evidence for it	5	0.6	
46: Undecided	10	1.3	
47: Use a more targeted approach only on rogue landlords	14	1.8	
48: Will just put up rents	35	4.4	
49: Will just reduce PRS	16	2.0	
50: Will not make a difference	8	1.0	
51: Will not without better enforcement	19	2.4	
N/R	326	41.1	

Q3a To what extent do you agree or disagree that the proposed licence conditions of the scheme will reduce anti social behaviour (such as noise, rubbish or overgrown gardens) related to privately rented properties in Brighton & Hove?

Base: 793

52: Strongly agree	321	40.5	41.2
53: Tend to agree	281	35.4	36.1
54: Neither agree nor disagree	42	5.3	5.4
55: Tend to disagree	44	5.5	5.6
56: Strongly disagree	91	11.5	11.7
57: Don't know / not sure	8	1.0	
N/R	6	0.8	

R3b Additional comments on the proposed scheme and its impact on ASB

Base: 793

58: Does not include Party Houses/Airbnb etc.	9	1.1	
59: Enforcement is key	21	2.6	
60: Existing powers are sufficient	10	1.3	
61: Focus on students	5	0.6	
62: Include council tenants	5	0.6	
63: Miscellaneous	30	3.8	
64: Not an issue here	13	1.6	
65: Not enough evidence for it	13	1.6	
66: Unfair to shift onus onto landlords for tenants behaviour	33	4.2	
67: Will cause landlords to treat tenants worse	2	0.3	
68: Will improve external appearance	2	0.3	
69: Will NOT reduce ASB	17	2.1	
70: Will only move the problems elsewhere	4	0.5	
71: Will reduce ASB	198	25.0	
72: Will reduce litter	29	3.7	
73: Will reduce noise	9	1.1	
N/R	420	53.0	

R4a_1 Reason for the scheme to be shorter

Base: 793

74: Deterioration over 5 years	10	1.3	
75: Trial period	15	1.9	
N/R	768	96.8	

R4a_2 Period of scheme

Base: 793

76: Less than 5 years	14	1.8	
77: 1 year	4	0.5	
78: 2 years	7	0.9	
79: 3 years	5	0.6	
80: 5 years	24	3.0	

Appendix C. Data summary

	Frequency	% overall	% valid
81: More than 5 years	7	0.9	
82: Do not implement scheme at all	40	5.0	
N/R	692	87.3	

Q5a To what extent do you agree or disagree with the proposed fee structure?

Base: 793

83: Strongly agree	286	36.1	36.7
84: Tend to agree	275	34.7	35.3
85: Neither agree nor disagree	94	11.9	12.1
86: Tend to disagree	36	4.5	4.6
87: Strongly disagree	89	11.2	11.4
88: Don't know / not sure	5	0.6	
N/R	8	1.0	

R5b Additional comments about proposed fee structure

Base: 793

89: A fair amount	89	11.2	
90: Against all fees	23	2.9	
91: Break it down into instalments	5	0.6	
92: Costs will reduce expenditure on maintenance	5	0.6	
93: Discounts for good landlords	12	1.5	
94: Excludes Party Houses/Airbnb etc.	2	0.3	
95: Link fee to property/landlord size	8	1.0	
96: Makes landlords more responsible	9	1.1	
97: Miscellaneous	19	2.4	
98: Presuming it covers all costs?	11	1.4	
99: Prompted fee should be higher	13	1.6	
100: Should be higher	6	0.8	
101: Too expensive	26	3.3	
102: Will harm PRS	4	0.5	
103: Will lead to rent increases	35	4.4	
N/R	565	71.2	

Q5c 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: 793

104: Strongly agree	357	45.0	46.1
105: Tend to agree	301	38.0	38.8
106: Neither agree nor disagree	57	7.2	7.4
107: Tend to disagree	27	3.4	3.5
108: Strongly disagree	33	4.2	4.3
109: Don't know / not sure	10	1.3	
N/R	8	1.0	

R5d Additional comments regarding a reduction in fees for accreditation

Base: 793

110: Accreditation won't help	19	2.4	
111: Against all fees	12	1.5	
112: Coupled with a higher standard fee	6	0.8	
113: Good landlords should pay nothing	16	2.0	
114: Include landlord association membership	8	1.0	
115: Landlords should pay in full	5	0.6	
116: Miscellaneous	24	3.0	
117: Rewards good landlords	46	5.8	
118: What about accreditation through agents?	9	1.1	
119: Will encourage accreditation	220	27.7	

Appendix C. Data summary

	Frequency	% overall	% valid
120: Will lead to higher rents regardless	2	0.3	
N/R	447	56.4	
Q6 Do you agree with the proposal to issue shorter licences where there are outstanding planning permission or other issues to the property?			
<i>Base: 793</i>			
121: Strongly agree	316	39.8	41.8
122: Tend to agree	270	34.0	35.7
123: Neither agree nor disagree	120	15.1	15.9
124: Tend to disagree	17	2.1	2.2
125: Strongly disagree	33	4.2	4.4
126: Don't know / not sure	20	2.5	
N/R	17	2.1	
Q7a Overall do you agree or disagree with the proposal to introduce selective licensing for all privately rented properties in the 12 wards proposed?			
<i>Base: 793</i>			
127: Strongly agree	372	46.9	47.4
128: Tend to agree	260	32.8	33.2
129: Neither agree nor disagree	27	3.4	3.4
130: Tend to disagree	32	4.0	4.1
131: Strongly disagree	93	11.7	11.9
132: Don't know / not sure	2	0.3	
N/R	7	0.9	
Q7b If you disagree with the proposal to introduce the scheme in the proposed 12 wards, would you like to see the scheme introduced in...			
<i>Base: 125</i>			
133: More areas in the city	6	0.8	4.8
134: Fewer areas in the city	20	2.5	16.0
135: No areas in the city	97	12.2	77.6
N/R	670	84.5	1.6
Q8a 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?			
<i>Base: 109</i>			
136: Yes	34	4.3	31.2
137: No	52	6.6	47.7
138: Don't know / not sure	20	2.5	18.3
N/R	687	86.6	2.8
R9 Further comments about the proposed Selective Licensing Scheme			
<i>Base: 793</i>			
139: Effect on small landlords	4	0.5	
140: Existing powers are sufficient	12	1.5	
141: Generally against the proposal	23	2.9	
142: Generally in favour of proposal	175	22.1	
143: Include Party Houses/Airbnb etc.	7	0.9	
144: Just a money making scheme	5	0.6	
145: Miscellaneous	30	3.8	
146: More contact details on the register	3	0.4	
147: Not enough evidence for it	5	0.6	
148: Rent will increase	38	4.8	
149: Thank you for the consultation	6	0.8	
150: Too expensive	2	0.3	
151: Undecided	14	1.8	

Appendix C. Data summary

	Frequency	% overall	% valid
152: Use a more targeted approach only on rogue landlords	9	1.1	
153: Will reduce PRS	10	1.3	
N/R	475	59.9	
D101 Gender		<i>Base: 793</i>	
154: Male	311	39.2	
155: Female	412	52.0	
156: Other	0	0.0	
157: Prefer not to say	36	4.5	
N/R	34	4.3	
D102 Do you identify as the sex you were assigned at birth?		<i>Base: 793</i>	
158: Yes	632	79.7	
159: No	10	1.3	
160: Prefer not to say	46	5.8	
N/R	105	13.2	
D103 What age are you [grouped]		<i>Base: 793</i>	
161: Under 16	0	0.0	
162: 16 - 24	25	3.2	
163: 25 - 34	121	15.3	
164: 35 - 44	171	21.6	
165: 45 - 54	135	17.0	
166: 55 - 64	131	16.5	
167: 65 - 74	44	5.5	
168: 75 - 84	4	0.5	
169: 85 and over	0	0.0	
170: Prefer not to say	61	7.7	
N/R	101	12.7	
D104 What age are you [recode]		<i>Base: 793</i>	
171: 16 - 34	146	18.4	
172: 35 - 54	306	38.6	
173: 55 - 64	131	16.5	
174: 65+	48	6.1	
N/R	162	20.4	
D105 Sexual orientation		<i>Base: 793</i>	
175: Heterosexual / Straight	579	73.0	
176: Lesbian / Gay woman	19	2.4	
177: Gay man	30	3.8	
178: Bisexual	5	0.6	
179: Other	4	0.5	
180: Prefer not to say	59	7.4	
N/R	97	12.2	
D106 Sexual orientation [simple]		<i>Base: 793</i>	
181: Heterosexual / Straight	579	73.0	
182: LGB	54	6.8	
183: Other	4	0.5	
184: Prefer not to say	59	7.4	

Appendix C. Data summary

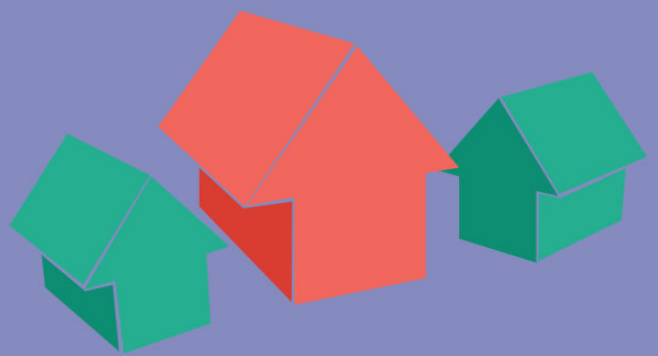
	Frequency	% overall	% valid
N/R	97	12.2	
D107 Ethnic origin	<i>Base: 793</i>		
185: White British / UK	581	73.3	
186: White Irish	21	2.6	
187: White - Gypsy or Irish Traveller	1	0.1	
188: White - Any other White background	34	4.3	
189: Asian or Asian British - Bangladeshi	2	0.3	
190: Asian or Asian British - Indian	13	1.6	
191: Asian or Asian British - Pakistani	3	0.4	
192: Asian or Asian British - Chinese	5	0.6	
193: Asian or Asian British - Any other Asian background	0	0.0	
194: Black or Black British - African	0	0.0	
195: Black or Black British - Caribbean	0	0.0	
196: Black or Black British - Any other Black background	0	0.0	
197: Mixed - Asian & White	0	0.0	
198: Mixed - Black African & White	1	0.1	
199: Mixed - Black Caribbean & White	0	0.0	
200: Mixed - Any other mixed background	1	0.1	
201: Arab	4	0.5	
202: Any other ethnic background	2	0.3	
203: Prefer not to say	40	5.0	
N/R	85	10.7	
D108 Ethnic origin [simple]	<i>Base: 793</i>		
204: White British/UK	581	73.3	
205: White Irish	21	2.6	
206: White Gypsy / Irish traveller	1	0.1	
207: White other	34	4.3	
208: BME (non White ethnicity)	31	3.9	
209: Prefer not to say	40	5.0	
N/R	85	10.7	
D109 Ethnic origin [recode]	<i>Base: 793</i>		
210: White British	581	73.3	
211: BME	87	11.0	
N/R	125	15.8	
D110 Religion	<i>Base: 793</i>		
212: I have no particular religion/belief	478	60.3	
213: Buddhist	12	1.5	
214: Christian	74	9.3	
215: Hindu	8	1.0	
216: Jain	0	0.0	
217: Jewish	3	0.4	
218: Muslim	2	0.3	
219: Pagan	0	0.0	
220: Sikh	0	0.0	
221: Agnostic	9	1.1	
222: Atheist	53	6.7	
223: Other	5	0.6	
224: Other philosophical belief	6	0.8	
225: prefer not to say	52	6.6	

Appendix C. Data summary

	Frequency	% overall	% valid
N/R	91	11.5	
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: 793</i>			
226: Yes a little	63	7.9	
227: Yes a lot	13	1.6	
228: No	582	73.4	
229: Prefer no to say	47	5.9	
N/R	88	11.1	
D112 Please state the type of impairment which applies to you			
<i>Base: 793</i>			
230: Physical Impairment	52	6.6	
231: Sensory Impairment	12	1.5	
232: Learning Disability / Difficulty	1	0.1	
233: Long-standing Illness	13	1.6	
234: Mental Health Condition	6	0.8	
235: Autistic Spectrum	2	0.3	
236: Other Developmental Condition	0	0.0	
237: Other	5	0.6	
N/R	719	90.7	
D113 Are you a carer?			
<i>Base: 793</i>			
238: Yes	28	3.5	
239: No	631	79.6	
240: Prefer not to say	42	5.3	
N/R	92	11.6	
D114 Do you care for			
<i>Base: 793</i>			
241: Parent	13	1.6	
242: Child with special needs	4	0.5	
243: Other family member	2	0.3	
244: Partner / spouse	9	1.1	
245: Friend	1	0.1	
246: Other	0	0.0	
N/R	766	96.6	
D115 Are you currently serving in the UK Armed Forces (this includes reservists or part-time service, e.g. Territorial Army)			
<i>Base: 793</i>			
247: Yes	0	0.0	
248: No	646	81.5	
249: Prefer not to say	37	4.7	
N/R	110	13.9	
D116 Have you ever served in the UK Armed Forces?			
<i>Base: 793</i>			
250: Yes	13	1.6	
251: No	632	79.7	
252: Prefer not to say	37	4.7	
N/R	111	14.0	

Appendix C. Data summary

	Frequency	% overall	% valid
D117 Are you a member of a current of former serviceman or woman's immediate family / household?			
<i>Base: 793</i>			
253: Yes	9	1.1	
254: No	634	79.9	
255: Prefer not to say	36	4.5	
N/R	114	14.4	
D118 Have a connection to the Armed forces			
<i>Base: 793</i>			
256: Yes	22	2.8	
257: No	618	77.9	
258: Prefer not to say	36	4.5	
N/R	117	14.8	



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