

Soho

Selective Licensing Consultation

Questionnaire – Landlords



A great city to live in

 **Birmingham**
City Council

Soho Selective Licensing Consultation Questionnaire – Landlords

The deadline for responses is:

Thank you in advance for filling in this short questionnaire - your answers will help us to form a decision about the way forward with this proposed scheme.

About you

1. **Are you a landlord or agent of one or more properties in the Soho area?**
(Please tick one box only)

- ☐ Landlord
☐ Letting agent
☐ Management agent

2. **How many properties do you own or manage in the Soho area?**

3. **Do you own or manage properties in other areas of Birmingham?**
(Please tick one box only)

- ☐ Yes
☐ No

About your Property

4. What type/s of properties do you manage? (Please tick all that apply)

- ☐ Bungalow
- ☐ Detached
- ☐ Flat
- ☐ House in multiple occupation
- ☐ Maisonette
- ☐ Semi-detached
- ☐ Terrace
- ☐ Other (please complete below)

5. In the last 12 months have you encountered any of the following issues regarding your property? (Please tick all that apply)

- ☐ Difficulty finding new tenants
- ☐ Difficulty obtaining references for new tenants
- ☐ Poor property conditions
- ☐ Problems evicting tenants
- ☐ Problems in neighbouring property affecting your property/tenants
- ☐ Tenants causing antisocial behaviour

6. Looking beyond your own properties, does the Soho area have any of the following problems? (Please tick all that apply)

- ☐ Antisocial behaviour
- ☐ Empty properties
- ☐ High turnover (tenants not staying long)
- ☐ Low demand for housing (difficultly letting)
- ☐ Low rent levels
- ☐ Poor perception of private landlords
- ☐ Poor property conditions

About the area

7. Thinking about the area where you have your business how much of a problem, or not a problem are the following on a scale of 1-5, with 1 being the lowest and 5 being the highest problem.

(Please tick one box only in each line)

- | | | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|--|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Large gatherings on the street |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Litter |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Loud noise |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Neglected/run down properties |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Nuisance from parking/adequacy of street parking |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Nuisance neighbours |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | People not treating others with consideration |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Rubbish dumping/fly and street tipping |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | Use of/drug dealing or drug related crime |

8. Have you ever been a victim or witness to any anti-social behaviour in the Soho area? (Please tick one box only)

☐ Yes

☐ No

If yes, what anti-social behaviour did you witness?

9. Do you know of a situation where an antisocial tenant/tenants has/have been evicted, only to move to a property close by? (Please tick one box only)

☐ Yes

☐ No

☐ Don't know

10. To what extent do you think that Birmingham City Council is effective or ineffective in dealing with antisocial behaviour in the Soho area? (Please tick one box only)

- ☐ Very effective
- ☐ Effective
- ☐ Ineffective
- ☐ Very ineffective
- ☐ Don't know

11. Do you think that the police are effective in dealing with antisocial behaviour in the Soho area? (Please tick one box only)

- ☐ Very effective
- ☐ Effective
- ☐ Ineffective
- ☐ Very ineffective
- ☐ Don't know

About your tenants

12. Are you aware of any antisocial behaviour being caused by your tenants in Soho? (Please tick one box only)

- ☐ Yes
- ☐ No
- ☐ Don't know

13. Do you request references for prospective tenants? (Please tick one box only)

- ☐ Yes
- ☐ No

14. What is the demand for your property/properties in this area? (Please tick one box only)

- ☐ Can usually let quickly but no waiting list
- ☐ Find it hard to find tenants
- ☐ Have void properties now waiting to be filled
- ☐ Waiting list of tenants – demand high
- ☐ Other (please complete below)

15. Has the demand for properties over the last two years in the Soho area... (Please tick one box only)

- ☐ Increased
- ☐ Remained the same
- ☐ Decreased

Why do you think this is?

16. Local authorities can choose to require landlords of private rented properties to obtain a licence before they can rent out properties. This gives them more knowledge of who landlords are and powers to improve management standards and offer support to landlords. This is called Selective Licensing.

Do you support the introduction of Selective Licensing specifically in the Soho area of Birmingham? (Please tick one box only)

- ☐ Yes
- ☐ No
- ☐ Don't know

Please state why you selected the answer above

17. How much would you be willing to pay in total, spread over a five year period, per property, to gain a license? (Please tick one box only)

- ☐ £0 - £250
- ☐ £250 - £500
- ☐ £500 - £750
- ☐ £750 - £1000
- ☐ £1000 - £1250
- ☐ £1250 - £1500

18. What benefits would you see the scheme bringing to the Soho area?

19. Do you have any further comments you would like to make about the introduction of Selective Licensing in Soho?

Ethnic Origin

To help us monitor our Equal Opportunities in Employment Policy please tick or complete the following boxes as appropriate:

A: Asian or Asian British

- ☐ Indian
- ☐ Pakistani
- ☐ Bangladeshi
- ☐ Kashmiri
- ☐ Chinese
- ☐ Any other Asian backgrounds (please complete below)

B: Black or Black British

- ☐ Caribbean
- ☐ African
- ☐ Any other Black backgrounds (please complete below)

C: Jewish

- ☐ Jewish

D: Other ethnic group

- ☐ Vietnamese
- ☐ Arab
- ☐ Kurdish
- ☐ Any other (please complete below)

E: Sikh

☐ Sikh

F: White

☐ British

☐ Gypsy or Irish Traveller

☐ Irish

☐ Albanian

☐ Any other White backgrounds (please complete below)

G: Prefer not to say

☐ Prefer not to say

Gender

☐ Female

☐ Male

☐ Prefer not to say

Date of birth:

Age:

Disability

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

Do you have a disability as defined above? (Please tick one box only)

☐ Yes

☐ No

If all of the above does not apply to you, however, you consider yourself to have a disability, please tick the box below.

☐

Please provide further information with regard to your disability:

☐ Learning disability

☐ Long standing illness

☐ Mental Health condition

☐ Physical impairment

☐ Sensory impairment

☐ Prefer not to say

☐ Other

Sexual Orientation

What is your sexual orientation? (Please tick one box only)

- ☐ Bisexual
- ☐ Heterosexual
- ☐ Lesbian or Gay
- ☐ Prefer not to say
- ☐ Other

Religion

What is your religion? (Please tick one box only)

- ☐ Buddhist
- ☐ Christian – (including Catholic, C of E, Protestant and all other Christian denominations)
- ☐ Hindu
- ☐ Jewish
- ☐ Muslim
- ☐ Sikh
- ☐ No religion
- ☐ Prefer not to say
- ☐ Other (please complete below)

How long does this consultation last?

This consultation starts on 6 November 2017 and ends on 31 January 2018.

How do I take part?

You can complete the questionnaire online or complete a printed questionnaire and return it by the deadline.

Completing using a computer/tablet/mobile phone

You can complete an online questionnaire on the Be Heard website. Visit:
<https://www.birminghambeheard.org.uk/place/soho-selective-licensing-consultation>

Completing a printed questionnaire

You can pick up a printed copy of the questionnaire from **1 Lancaster Circus, Aston, Birmingham, B4 7DJ** or request a PDF copy by emailing prs@birmingham.gov.uk. Please state which version of the questionnaire you want (business, landlord or tenant).

Returning your completed printed questionnaire

Please complete and return the questionnaire by **31 January 2018** using the **FREEPOST** envelope enclosed. You **DO NOT** need to use a stamp.

If you do not have a FREEPOST envelope you can request one by contacting us, see the email address and phone number below.

You can also return by post to the address below, but you will need to use a stamp.

**Birmingham City Council
Private Rented Services
Place Directorate
P.O. Box 16589
Lancaster Circus
Birmingham B2 2JB**

PLEASE NOTE: **You will need to use a stamp.**

Any questions about this consultation?

If you have any questions about this consultation please contact us.

Email: prs@birmingham.gov.uk

Phone: **0121 675 5497**