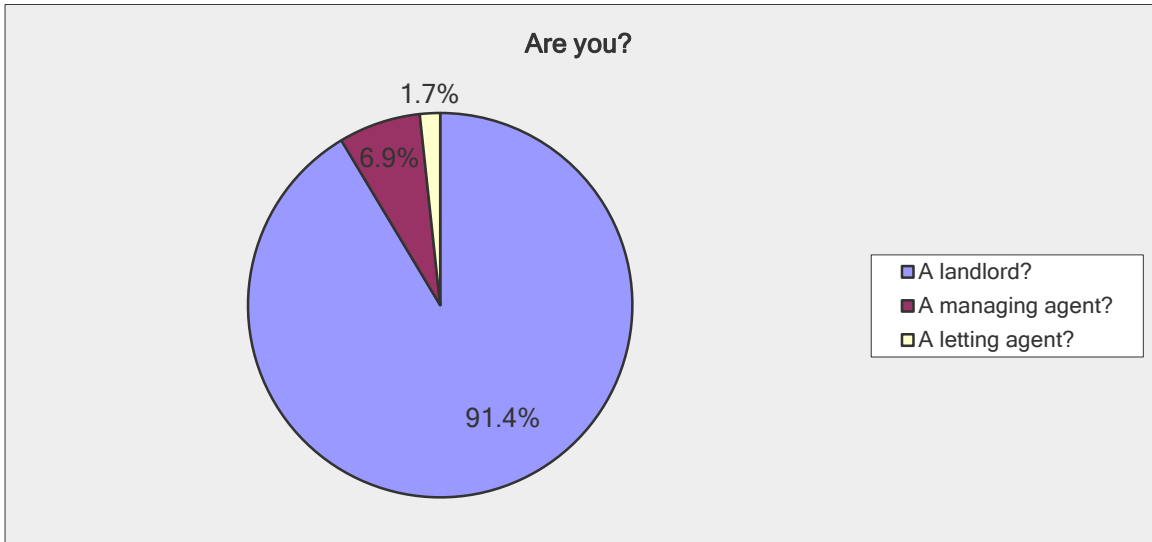


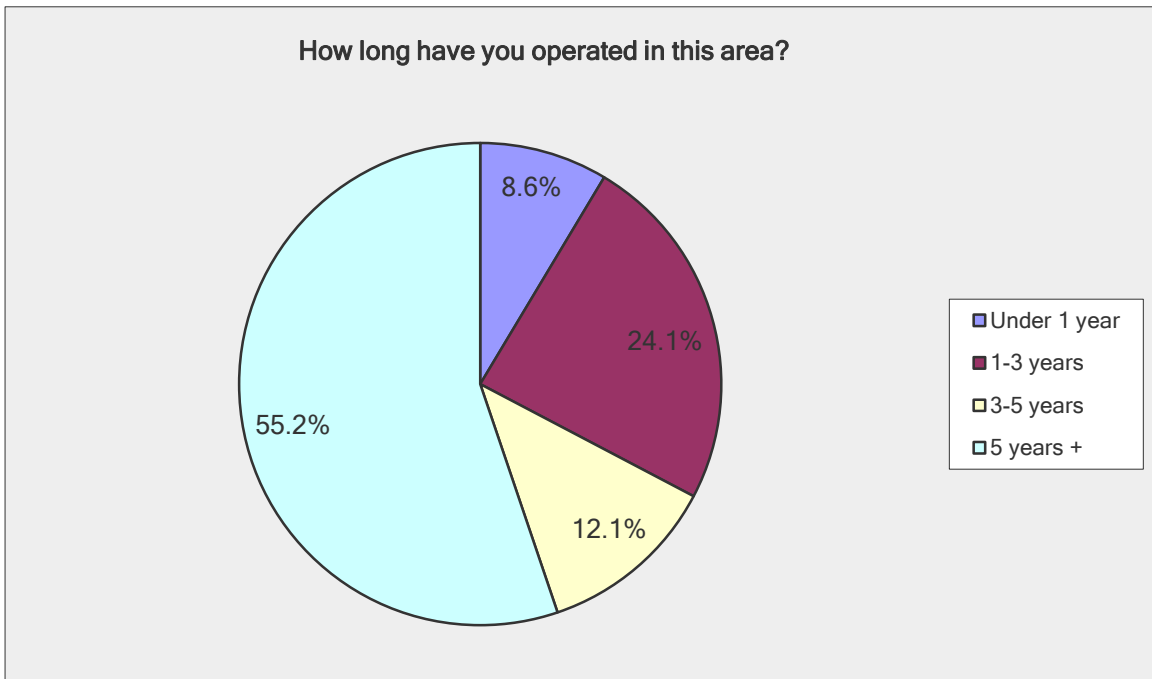
Landlord Survey Results – Gannow Area

There are approximately 473 private rented properties in the proposed selective licensing designation area with between 350 to 400 landlords. 60 landlords and managing/letting agents responded to the questionnaire regarding the proposals to introduce selective licensing in the Gannow area of the Borough.

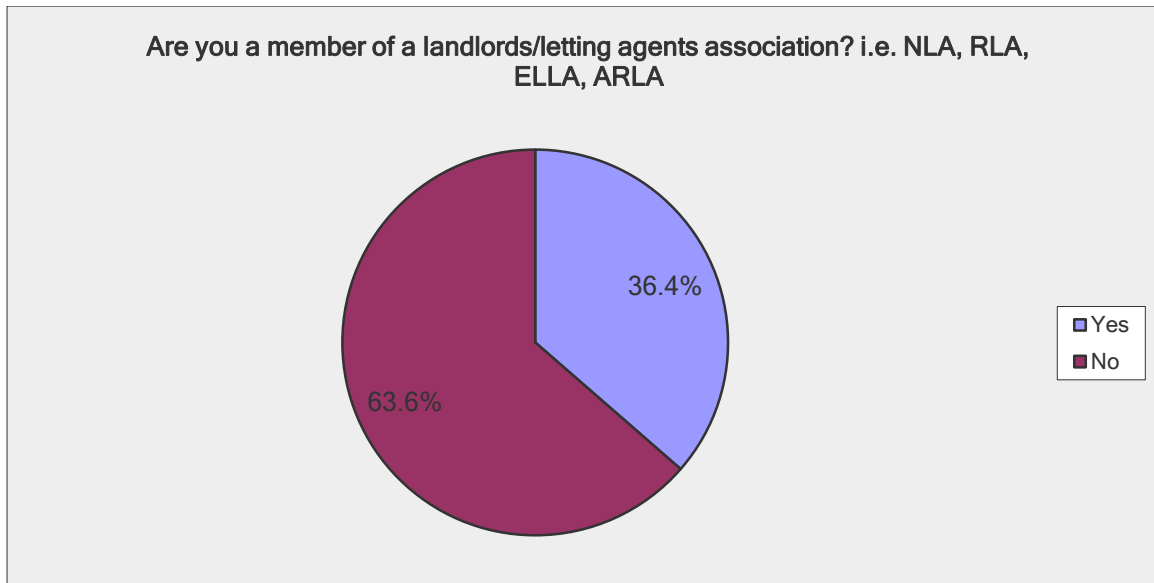
Question 2 58 answered and 2 skipped the question. The pie chart below shows that the majority of respondents are landlords.



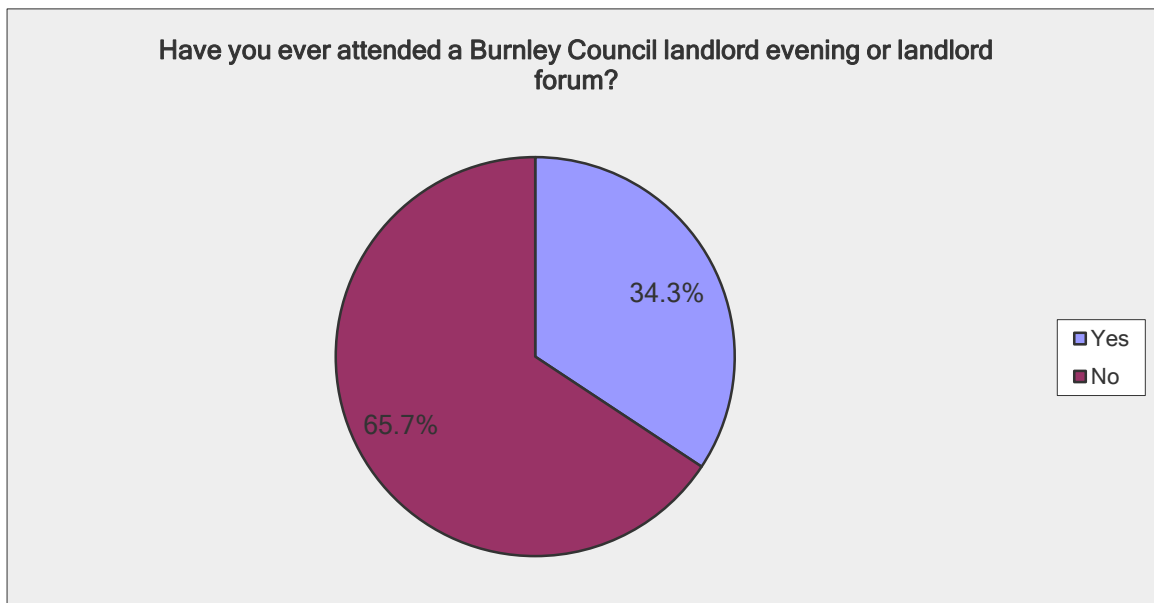
Question 3 58 answered and 2 skipped the question. The pie chart below shows that the majority of respondents have operated in the area for over 5 years.



Question 4 55 answered and 5 skipped the question. The pie chart below shows that majority of respondents are not a member of an association.



Question 5 56 answered and 4 skipped the question. The pie chart below shows whether the respondents have ever attended a Burnley Council Landlord Forum or Evening. The majority of respondents had not.



Question 6 Question 6 53 answered this question and 7 skipped the question. Table A below shows that the majority of landlords own or manage 1 to 5 properties in the Borough.

Table A

No. Props	Landlords
0	1
1	12
2 to 5	25
6 to 10	8
11 to 15	2
16 to 20	2
55	2
300	1

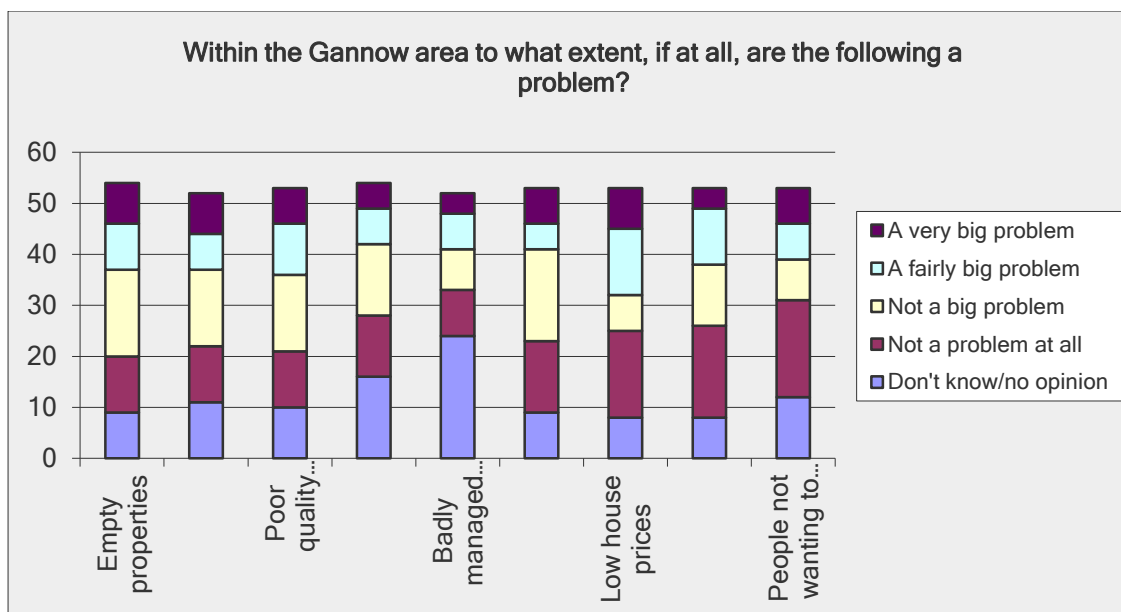
Table B

No. Properties	Landlords
0	1
1	32
2 to 5	16
6 to 10	1
more than 10	10

Question 7 54 answered this question and 6 skipped the question. Table B above shows that the majority of landlords own or manage 1 property in the proposed selective licensing designation area.

Question 8 55 answered this question and 5 skipped the question. The table and graph below show that the majority of respondents do not see the options as a big problem in the area or they don't know or have no opinion on them.

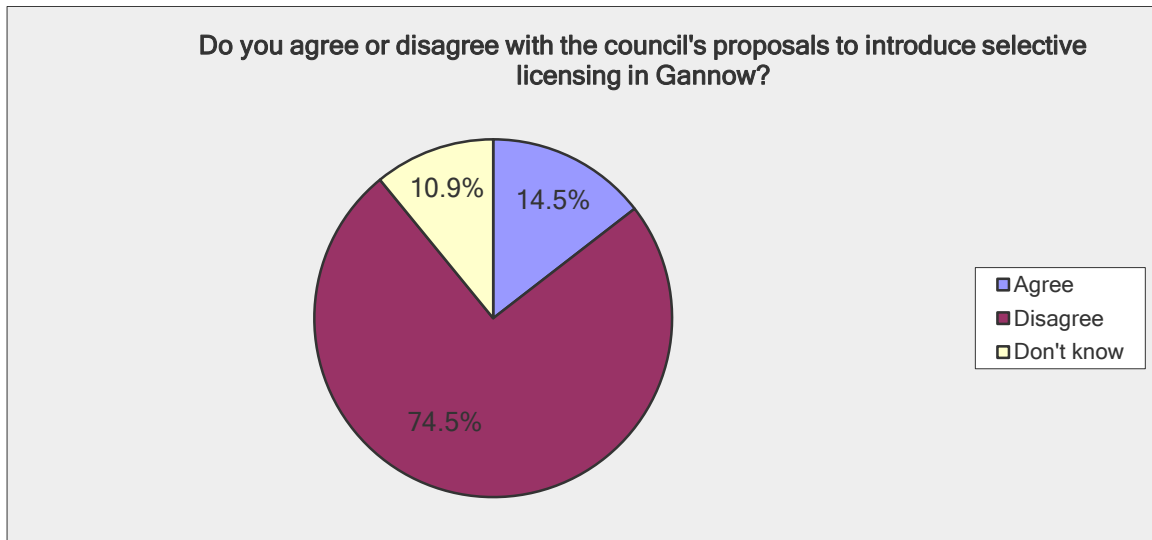
Answer Options	A very big problem	A fairly big problem	Not a big problem	Not a problem at all	Don't know/no opinion	Response Count
Empty properties	8	9	17	11	9	54
Nuisance & antisocial behaviour	8	7	15	11	11	52
Poor quality properties	7	10	15	11	10	53
High turnover of private rented tenants	5	7	14	12	16	54
Badly managed privately rented houses	4	7	8	9	24	52
Rubbish dumping	7	5	18	14	9	53
Low house prices	8	13	7	17	8	53
Low rent levels	4	11	12	18	8	53
People not wanting to stay in the area	7	7	8	19	12	53



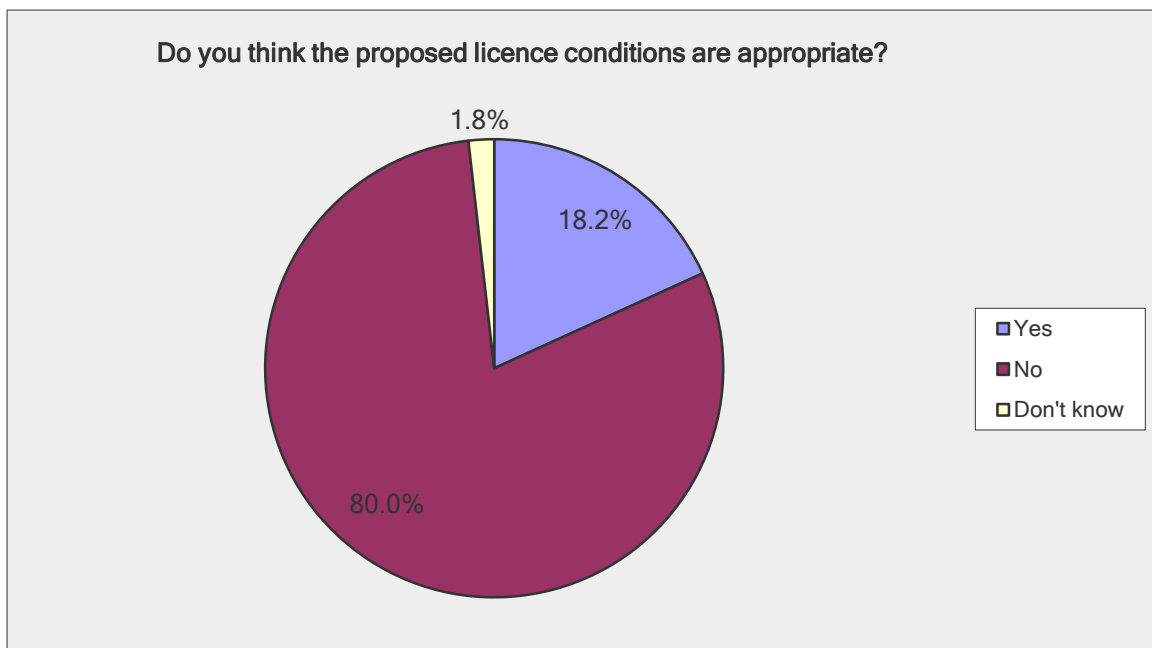
Question 9 55 answered this question and 5 skipped the question. The table below shows that the majority of respondents either strongly agree or agree that Burnley Council should intervene in areas suffering from low demand housing. However the majority of respondents disagree or strongly disagree that selective licensing could have a positive impact on the area nor do they agree that landlords currently have problems getting accurate and honest references for prospective tenants.

Answer Options	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know/No opinion	Response Count
Burnley Council should intervene in areas suffering from low demand housing	9	15	7	9	10	3	53
Selective licensing could have a positive impact on private rented housing in an area	2	9	4	12	24	4	55
Selective licensing could help ensure that all privately rented properties are well maintained and managed	3	6	9	13	20	4	55
Selective licensing could help reduce anti-social behaviour problems	1	5	9	10	22	8	55
Selective licensing could help make an area more attractive to potential tenants, and so increase rental values and property	2	8	9	11	22	3	55
Landlords currently have problems getting accurate and honest references for prospective tenants.	5	7	9	16	9	9	55

Question 10 55 answered the question and 5 skipped the question. The pie chart below shows that 14.5% of respondents agree to the Council's proposals to introduce selective licensing in the Gannow area compared to 74.5% who disagree with the proposals. 10.9% of respondents did not know whether they agreed or disagreed with the Council's proposals.



Question 11 55 answered the question and 5 skipped the question. The pie chart shows that 18.2% of respondents think that the proposed licence conditions are appropriate compared to 80% who do not.



Detailed on pages 7 to 15 are the comments from the respondents. The 52 comments are extremely varied, however the majority can be grouped in the following 6 topics:

1. I would agree but the fee is too high (6 responses).
2. The fee is too high/will drive away investment/money making scheme (13 respondents)
3. Good Landlords should not pay a fee/be penalised for “Bad” Landlords (8 respondents)
4. Completely disagree with the scheme (2 respondents)
5. Licensing has not worked in other areas of the Borough/Country (6 respondents)
6. Should be tackling social landlords/sector (2 respondents)

Comments received from the questionnaires

1	<p>Should there be a good tenant scheme/bad tenant scheme highlighting previous history including rental payments. Landlords should also receive direct payment for tenants on housing benefit including the universal credit. Tenants who receive the rent on behalf of the landlord rarely pay it over creating evictions of empty property that become vandalised.</p>
2	<p>It will be good to improve the area. Licence conditions are fine - most of them should be being complied with anyway and others are common sense. I, personally, have nothing to fear from selective licensing. My property is in good order and I am an experienced landlord with properties in several areas of the UK. However, I do think that your application fees are high. The fees for selective licensing in parts of London is only a little higher than yours where the rents are 3 or 4 times higher per month (£1100 - £1500 pcm). Your £750 fee will eat 5 months of profit from my house in Gannow. (Rent £375 pcm). Once again, it seems to be a situation where the good landlords are having to pay to force bad landlords to meet their moral obligations. If the council followed a policy of enforcing existing legislation combined with compulsory purchase for those who refused to comply, the same beneficial effect would be achieved. The failed landlords could pay the fees for their particular case.</p>
3	<p>The boundaries of the proposed selective licensing area do not appear to follow any logical pattern. I am particularly concerned where only part of a street has been selected, such as Carter St. The plan shows that only 4 out of the 8 blocks of the street have been selected. It could be interpreted by somebody considering to live in the area (as a tenant or an owner occupier) that one half of the street has been deemed to be poor, have a bad reputation or lower class, than the other half of the street. The designation of half of the street could potentially have an adverse effect on property prices and area reputations of identical properties within a matter of a few meters, ie ' this end of the street is good, this end of the street is rough because the Council feels it needs to 'intervene'.</p> <p>It is not clear what the criteria has been when selecting the streets, however It would seem more logical to include complete streets rather than forming a potential divide between residents, neighbours and communities. I would suggest that if the council decide to proceed with licensing, that they reconsider the areas to include full streets which may potentially mean increasing the overall areas or remove partial streets from the scheme.</p> <p>I am concerned that this particular area of Burnley has been chosen by Burnley Borough Council above other areas with worse reputations and greater problems than the Gannow Ward. The designation of licensing in this area could have an adverse effect its' reputation and create a stigma that will remain with the area for a lot longer than the 5 year designation.</p> <p>The majority of landlords & tenants are good. This scheme would appear to be a blanket approach to identify a minority of poor quality landlords and tenants. Perhaps the council could consider a more focused, intensive approach that targeted the real problem individual streets, residents (owner occupier or tenants) and rouge landlords and deal with them rapidly & severely.</p>

4	Why not inspect rented properties with landlord / talk to tenants / target bad landlords not just a sweeping operation of all - penalises landlords who already do a good job regarding property standard and good tenants.
5	I think it is another way that Burnley Council are trying to make more money, by ripping off landlords. I will put my rent up if this goes ahead to cover this fee - so you are again taxing the tenants that live there!! GREASY COUNCIL.
6	<p>When I bought 2 properties in Gannow to rent out 2 years ago I had no problem with the appearance of the area. I believe burglary can be an issue but this can happen anywhere so I ordered alarms for my properties. I have tenants in both properties but am beginning to think that I would prefer to sell both houses if there actually are problems. I'm quite happy if the scheme has been proven to improve an area and I get value for money and I can increase my rent to cover the costs. I don't know if this will be the case or whether the stigma of selective licensing will put people off buying in the area. I'm also happy to become an accredited landlord as I make sure my properties are in good condition with references and guarantors being obtained for the tenants. For me the issue is do I serve notice for the tenants to leave the properties before the scheme starts and put the houses on the market? Will their value increase because the area is under the licensing scheme?</p> <p>As the scheme costs approx £750 per property I would like to see a pro rata reduction of the fee if for example the tenant leaves 6 months into the scheme and I decide to sell. I don't want to ask a tenant to leave but I also don't feel I should pay the full amount should the tenant voluntarily leave and I can then market the property for sale.</p>
7	<p>I believe that this proposal will force me to sell my property at a financial loss to myself as I am a landlord in the Gannow area with only one property. I bought the property to live in in 2004, and was happy there for four years. When I came to sell the property in 2008 in order to move for work, I was unable to. I took the course of letting the property rather than it be empty. I let the property through an agent and spend money every year to keep this property occupied and in excellent condition.</p> <p>We are the owners for a property at xxxxxx. We have recently received the proposal through the post on Selective Licensing in Gannow. We originally bought the property on Shale Street in 2004 and lived there until 2008 when we secured employment in London that we felt we could not decline. We placed it on the market in 2008 but, due to economic conditions, we were forced into letting our property to avoid serious financial difficulties. Despite this, we have been fully committed to providing a good quality house, managed and maintained by a professional local property letting and management service, which vets all prospective tenants. (As a result of this loss of equity, we are now tenants ourselves while we attempt to raise funds for a deposit on home of our own).</p> <p>In researching the intentions of selective housing, we note the following goals: Combat antisocial behaviour caused by both tenants and landlords; Improve management and tenancy practices of landlords; Protection of vulnerable tenants from the worst housing conditions. We strongly disagree that any of the actions taken by us or of our management agency have contributed to anti-social behaviour in the area or represent poor housing conditions. We feel we are exemplars in this area of what a good quality home should be and do not accept that, because of our situation, we should try to squeeze as much profit from the property as possible. To the contrary, we make quite a low net profit after mortgage, maintenance, and insurance costs.</p> <p>Further, we note that the benefits to the council are the following: Improving management of privately rented properties; Gaining extensive knowledge of the private rented accommodation in a specific area in order to target support.</p>

	<p>We are quite willing to discuss all the particulars of our specific letting arrangement and our property with the council. We have nothing to hide as we consider ourselves to be part of the solution, not the problem. While we fully stand behind initiatives that will improve the quality of the area, we must take issue with our proposed inclusion in the scheme and the corresponding fees and administrative duties as this seems unfair given our situation. In fact, in conjunction with the effort it takes to maintain this property, these new fees and administrative duties will very much effect our decision on whether to continue owning and letting this property, or simply to auction if off, very likely at a net loss, to another party. It would seem that it is more beneficial to the council to enable us to continue with our situation as it stands rather than loose a good quality landlord.</p> <p>Burnley Borough Council's housing website explicitly states a goals to improve the housing market, so that property keeps its value, and supporting responsible landlords. We are those landlords and we do not wish to be burdened by extra costs and bureaucracy simply to provide the housing we already offer in this area. Selective Licensing code of practice suggests that it should only be considered as an integral part of an LAs overarching housing strategy. We have a vested interest in this area and therefore we ask the Council what this strategy is? We agree that the improvement of housing quality in the area can help to control anti-social behaviour and community cohesion, but we feel that Burnley Council and its responsibility for social services has a large part to play in the redevelopment and regeneration of these areas. We feel community support services and investment must be allocated to tackle these problems. xxxxxx was born and raised in Burnley and would very much like to see initiatives that improve and promote the growth and societal cohesion of the town. As stated in the consultation letter, this decline "has been seen since the late 1990's". This scenario has played itself out in various LAs around the country, it is reasonable to suggest that good management and social policy, policing, and public service provision is at the heart of the solution to these problems.</p>
8	My property is managed by a local agency who have had many problems trying to find tenants, despite the fact I have spent £1000's on improving the property.
9	Its obviously an area in decline but believe it is not too late to make changes and make a great place for young 1st time buyers or commuters to make their home.
10	I agree with selective licensing to improve the quality of the area and reduce anti-social behaviour but not at a cost of £750 per property. Rents are already low in the area and this will drive professional landlords like me to move out and sell. The number of private rented properties is likely to reduce further.
11	I refer you to our experience at Trinity
12	Our one property originally was bought for our disabled son and daughter-in-law. It did however have medical problems later but we couldn't afford to sell and renting out is not ideal from a financial point of view. Although licensing makes sense where a number of houses are owned we do not think it appropriate for us.
13	See my managing agent - Sycamore.
14	The reason I rent out a property is that the house is in negative equity and therefore I cannot sell. It was purchased following divorce and I have moved out of the area now. It already costs me more to run than I can afford and I cannot afford to pay any more costs as proposed. It is wrong to assume landlords have properties to make money.

15	As I rent my property to a family member, at a reduced rent, I cannot see how a licensing scheme will be beneficial to my situation. I am only intending to rent my property to them for the next 18 months, after which, I intend to sell the house. The cost of license, should it come into force, would have to be past on to my tenants. This would not improve their financial situation. Therefore, from my point of view, would not be advantageous and incur extra costs.
16	I agree in principle to the scheme but as a landlord of 1 house who doesn't even get his rent on time or amount to cover my mortgage I cannot afford a fee of £750 so therefore my house will be empty as I am unable to sell it. This will then possibly lead to vandalism/theft from an empty property which is what you are trying to avoid. If you want to buy my house I'll sell it to you for the price of my mortgage!
17	The problem is the displacement of people from Accrington Road area. This has attracted anti-social behaviour. Too much drug dealing and police doing nothing. If we as a community don't resolve the anti-social behaviour that comes from the drugs then the council's policy for council tax and selective licensing will bring down rents and lower the quality of tenant and more anti-social.
18	Selective licensing should be selective only to bad landlords and not to an area! Nearly always you can tell a bad landlord by looking at his house. The bad houses stand out. Your records show who own these houses so it's very easy for you to target these bad landlords and deal directly with them. Why waste your time and money and the good landlords time and money, and the council's money which is very tight.
19	I have been a landlord since 1994, I have seen lots of changes, I strongly believe in a good working relationship with the council, but I am strongly against selective licensing. 2 reasons: 1st the price of property decreases, 2nd it does not work. Cog Lane is still dreadful.
20	As usual the council just want to extract as much money as they can. The amount is way too much. Perhaps if the amount was not so extortionate say £50.00 it would still have the same effect. I look after my houses why should I be hit with such a high amount. You should target the culprits that don't look after their houses.
21	I own 5 properties. I have never had a problem with tenants, except recently when a son of a tenant (who should not have been in the property) gave a lot of trouble. I liaised with the police and the council, and my tenant moved out at my request. I have spent more than £3,500 to bring the property up to standard. I consider myself a good landlord and would not want to have to pay extra to be licenced - all tenants are carefully vetted by my reputable agent. Once a tenant leaves, the property is redecorated and maintained to a good standard. Rental values will always be low because the tenants have jobs with low pay - they often work part-time. I appreciate that there are bad landlords, whose properties may be badly maintained. I only get £370 per month (Gross) if I have to pay a licence fee as well as the maintenance it would not be worth me renting the properties - and you would be losing an owner who really cares about her tenants and her properties. (I have a builder who checks all properties regularly).
22	5 years ago it was introduced to Trinity, there are now more empty properties and no funding from it appears to have been put back into the area. Also if this is enforced it should only be fair that all landlords should pay including calico or are all their tenants exemplary ones!!!
23	I see this as interference. Although I understand the reasons behind the scheme have good intentions and will undoubtedly lead to improvement, it only makes things more complicated and costly (I expect) for good tenants and landlords alike (which are probably the majority). Positives yes. But personally I'll be licensed for nothing!!
24	Targeting bad landlords is a good idea. Penalising good landlords to pay for the scheme is both unfair and illogical.

25	Fees - with the current council tax legislation landlords are currently paying heavily for unrented properties. To add a further cost up will simply lead to more abandonment. I suggest either reviewing council tax payments for empty property or making this council funded.
26	I can't give an opinion on what could or may happen. We own one house, xxxxxx and we find this house is always easy to let to tenants who are happy to live in this house, the current tenant has lived there since June 2012. We have also had past tenants who have stayed over two years, which seems to me we have no problems.
27	2 months rent far too high. What difference has selective licencing made to the area off Manchester Road? None!
28	xxxxxx Burnley manages our five properties in Burnley and keeps us regularly informed of local issues. We do not have any major problems because we are a responsible landlord, keeping our properties in good and sound condition. Equally, xxxxxx are excellent letting agents. Selective Licensing in the Gannow area could be a positive move. Our thoughts are..... 1) Burnley Borough Council (BBC) should operate the scheme pro-actively and should be seen to do so. Landlords and tenants who do not act within acceptable parameters much be identified and brought to task speedily. 2) Responsible landlords should not be made the scapegoat for the social problems of the area. They are a "soft" target for government bodies. 3) The area covered by the scheme appears to somewhat arbitrary. Why is the area immediately north and adjacent to Padiham Road included - it appears to be relatively well maintained and managed. 4) The imposition by BBC of Council Tax on empty properties is making residential property letting even less financially attractive - at least give six months total grace for repairs and refurbishment. Having now to pay a substantial fee for Selective Licensing will add yet a further financial burden and does make me, as a responsible landlord, question whether I continue letting in Burnley. If the scheme becomes another "cash cow" you may start to lose good landlords who decide to sell up and move elsewhere.
29	I have properties in Middlesbrough where selective licensing has had no positive effects on the area. It is used solely as a taxation on landlords who are already good and fill out the forms as required. Try targeting the bad landlords not the good ones.
30	I have properties in Darwen under selective license. Apart from the fee to myself no impact has changed in the area.
31	Tenants are responsible for their behaviour not the owner of the building. Should mortgage lenders, housing associations have licences too? Fees will be high to pay for council jobs which is why the council is pushing the scheme.
32	As a long term investor I already keep my properties to a very high standard and ensure that my agent, xxxxx employ rigorous controls on who rents any of my properties. Not every landlord should be tarred with the same brush and perhaps a 3 strikes and you're out approach may prove less costly and more manageable moving forward. This would apply to both tenants and landlords.
33	Better spending money on the properties than paying for a licence. The good landlords who go through an agent get penalised you are tarring everybody with the same brush. Maybe in these areas you insist the use an agent who is a member of a regulatory body.

34	<p>Whilst there may be properties where landlords fail to maintain adequately, there is no justification to expect landlords who do maintain their properties in a reasonable & inhabitable standard, to subsidize such a licensing scheme simply to enforce standards on those who fail. Surely the cost of any needed enforcement should be borne solely by those who fail. This planned scheme seems to penalize decent landlords, whose business depends on good standards & tenants. Any added cost borne by the landlord not only affects profitability, but also has an adverse effect toward needed investment to maintain such property. Otherwise the cost of such a scheme would need to be passed on to tenants in the form of rent increases, which also seems harsh for tenants, since working tenants may not be able to afford the increase, & unemployed would receive no extra benefit to cover this cost. The likely result would be that tenants look elsewhere for accommodation, which completely defeats the objective of the scheme. The need is to concentrate on dealing with poor landlords, by empowering 'good tenants' to have a right to complain of poor standards of maintenance, and where landlords fail to respond to such notifications, simply impose a fine which makes their failure unattractive. Similarly, where tenants fail to maintain their contractual responsibilities of good behaviour, or property care, it should be possible for a landlord to end the tenancy quickly, so to protect local residents. The council as with many other councils, handed their residential property for which it was responsible to a sub contractor, much of which is not that well maintained. Therefore, if the council is unable to properly manage public housing, why should it think it will do any better interfering with private landlords' housing?</p>
35	<p>There are lots of sections re private landlords, yet we have constant inquiries from xxx tenants wishing to rent private properties due to poor service from xxx housing, may be this should be dealt with before bringing unnecessary extra costs to the private sector which will only reduce the amount of funds available to spend on property updating and maintenance.</p>
36	<p>It is a fundamental problem financially. Good landlords are penalised and although idea is good it can't come at the cost of good landlords. Nothing to benefit from being licensed, high costs, form filling exercise. Pointless for good landlords, they do their best. If a property is well managed they should not have to pay as much. Financial benefits should be given ie free tip visits. Bigger multi property discount needed and payable over a longer period. Feedback required.</p>
37	<p>No properties in this area. What is licensing going to achieve other than the revenue for council, it will make property less desirable. More vacants.</p>
38	<p>The Council would be serving better if it ensured that public sector housing was "properly" maintained where its responsibility already exists via contracting out and fails by some measure. Private sector landlords/housing need to maintain to a standard to encourage tenancy and therefore financial stability. Where they fail, their business will fail simultaneously. Public sector interference will hinder - not help and always adds cost and waste to public funds, turning to private sector fund shortfalls, resulting in a need to raise rents.</p>
39	<p>The scheme targets landlords and charges them for problems they have little control over. Police, council, government should prosecute individual bad landlords and tenants and not blanket fine all of them. It has been tested in Blackburn and been a massive waste of time and money. The majority of the revenue is spent on admin and not actually on rehabilitation of asb or alcoholics, drug addicts, etc. Please help or punish offenders not landlords!</p>
40	<p>Hard accurate facts punitive soft opinions and illogical ideology. With dubious statistics and an economy with the truth, Burnley Council is pushing Gannow into a downward spiral of needless decline. Who would choose to rent/buy a house in an area publicly stigmatised as an "undesirable area"?</p>

41	<p>I have been a landlord in Burnley for forty years, in fact I was born in xxxx and in those forty years I have seen many Councillors and council officers come and go, but I and many other landlords are still here as our livelihood as PROFESSIONAL landlords depends on the success of Burnley. So what does licensing say to me as a professional landlord. It says that areas of Burnley are of low demand and suffer from anti-social behaviour. It says to me that good tenants will not want to rent there, and it says owner/occupiers won't want to buy there. So as a professional landlord, would I invest in a licensed area. Certainly not. I want to invest as a professional landlord in an area for the long term where I can attract good long term tenants. So who does invest in a licensed area? Private investors hoping for a quick return and naive new landlords who are sold or should I say mis-sold, cheap housing by estate agents who insist that licensing is going to improve an area. Five years ago I spoke before the Council and predicted what we would expect to happen in Trinity. It has all come true. If we look at the record we see that far from the area improving overall things have got worse. Two bedroom terraced house prices have on average fallen further than in other areas. The population has decreased, as predicted, leading to more empty houses, like Grange Street where 80% of houses are empty. Anti-social behaviour may have dropped, but this can be accounted for by this reduction in population and the overall drop in anti-social behaviour across Burnley and Lancashire as a whole. Many improvements could have been made by Council and landlord working together, an example being the Alleygating of back streets. A better use of landlords money where everyone would benefit. It has cost landlords, in Trinity, half a million pounds in the last five years which has seen no benefit to landlord or resident. According to the Council, Gannow Area suffers from low demand and rising anti-social behaviour. I have to ask the question! As the population of Burnley has dropped by a least 2500 between 2001 and 2011, and there have been many new properties built in the borough in both the social sector and for private sale, where are all people who will fill these many houses? Two thousand five hundred people equate to at least 600 properties. It therefore stands to reason to any moderately intelligent person that without an increase in the population, many lower cost two bed terraced housing are going to be difficult to fill. PENDLE HAS MANAGED TO DROP ITS EMPTY HOMES BY 30%. This was achieved by a dedicated Empty Homes Officer and without licensing. Obviously, Pendle Council has been able to achieve results that Burnley are unable too. This being the neighbouring borough, it makes one think? As to crime figures, I have copied the UK CRIME STATS which appear, to me anyway, to show that the majority of streets in the Gannow Area are of low results. I would have thought that this would allow for a better targeting by Council and Police, rather than a blanket cover of the whole area, or is licensing about money? See neighbourhood picture. Returns to landlords tend to be about 4% net therefore any extra costs without added value is uneconomic. No professional landlord wants a bad tenant. When a bad tenant leaves or is evicted, it can cost at least £2000 to clear out and repair the damage. No landlord can stand this for long. We don't want bad tenants! The council has always had the powers to control the bad landlords, and the bad tenant, powers, which should be used instead of further licensing in what is seen as merely supplementing Council taxes with draconian fees. Only one landlord in Trinity, in the five years, was prosecuted for a licensing misdemeanour. Many other Councils including Manchester have decided that Licensing was too bureaucratic and a waste of resources and have gone down the route of neighbourhood teams, Leeds city council, amongst others, use the NLA or RLA to train landlords and their accreditation scheme is run not by the council but in cooperation with RLASS Ltd which also has mandatory training for landlords that is of at no costs to the Councils. Reference Gillian Crawford and Paul Gatrell. I understand that he RLA is to undertake a meeting with the council in the near future. You may wish to make yourselves aware of the Appeal Court ruling on Heming Ltd v Westminster Council as to the fixing of fees for selective licensing. This ruling sets out in European Law the amount of fees that can be legally set by a local authority and</p>
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	therefore the amount demanded by Burnley may not be lawful. If found to be the case Burnley Council would be liable for the difference to be repaid in cash. This figure could be up to six years worth for each landlord and our Association is at present seeking legal advice on this very ruling.
42	The Council need to build new properties, not chase small landlords out of the town. As Burnley will only get worse with no investment coming in and the Big Co's such as xxxtaking advantage of the poor.
43	Big mistake. This is a disastrous idea. The ASBO are a police matter. Landlords do not want this extra hassle of baby sitting tenants or trying to make them conform. We would not come here as a landlord. You will only attract crap landlords who don't care about licencing obligations. What is next landlords will need access to the PNC of tenants!
44	I manage only 1 small property in the area and have had no problem with the 2 tenants who have rented from me. The main problem in getting a tenant is that they cannot afford the initial deposit. I'm not fully convinced licensing will improve the area. There has always got to be areas affordable to those on lower incomes which often causes a 'catch 22' situation. Having a good relationship with tenants and regularly seeing the property works really well for me. The proposed fee seems very high!
45	No amount of licensing/legislation/rules & regulation deter tenants from abusing rental properties which the landlord has the problem and financial implication to sort. The tenancy laws currently act on the tenants side, to financially add to landlords costs is not acceptable or fair, given in these areas the landlords are basically the ones who suffer, not the tenants.
46	It would cause problems initially, but may improve the area over time.
47	Trinity has not improved with the selective licensing scheme and still has empty properties that remain; high crime rates and anti-social behaviour its just a money making way for the Council yet again without helping respectful landlords and tenants to improve the are in which they own property and live within.
48	This will dis-incentivise investment in the area. This is just another money making scheme for the Council, interfering when this should be left to the free market conditions. I am 100% against governments intervention. I have owned and worked with properties in this scheme before (Coal Clough Lane) and seen no return on my fees, just providing additional funds for the Council to waste on funding pointless ventures.
49	The proposed licence is merely money making scheme and will have no significant effects on anti-social behaviour etc. I have no problems with any of my tenants as I interview/seek references/guarantors without the need for paying for a piece of paper from you. Other landlords should have the common sense to do this themselves. Any anti-social behaviour in the area is due to the Council knocking down houses in other areas forcing them to move areas. A licence would not help this.

50	<p>This questionnaire as worded, appears to give the impression that by extending the current selective licensing areas in Burnley, it will solve the concerns raised on page 4 of this survey. When in fact, the same scheme which has been run for a number of years in the Trinity ward & elsewhere have failed significantly to deal with exactly the same issues. The wording in the survey also appears biased against Private Landlords by inferring to the general public that by introducing more selective licensing areas this would significantly reduce the concerns raised on page 4 which is clearly not the case. The trinity ward for example still suffers from empty, low cost housing & antisocial behaviour, the latter at least, also allegedly being committed by youths coming from the surrounding social housing estates as well as from the private sector etc, which the questionnaire doesn't make clear. As a result of the failure by the current Licencing Scheme to address these core issues in the Trinity Ward etc, there are still poor quality properties, low house prices, low rent levels & people wanting to leave the area, often to the perceived better Gannow Areas which Burnley Council now wish to absorb into the Self Funding Licencing Scheme at little cost to the Authority, but at a significant cost to the many good Local Landlords, with well managed properties. Local Authorities already possess adequate powers to deal with the minority, so called Absentee or Rouge Landlords & should concentrate their staff resources on these key issues without seeking funding from the majority of Private Landlords who provide an excellent & significant service to the local community. The survey also makes no reference to the fact that some of the concerns raised will also relate to Private Home Owners in the area as well as to Social Landlords. If Private Landlords were truly the problem, why is it that only a small fraction of Private Landlords, as a percentage, have actually been identified or prosecuted over the lifetime of the current Licencing Schemes (eg. one for not registering on time, not for having empty properties, providing poor quality housing or for any other of the concerns raised in the survey). It should also be noted that most Local Authorities have not chosen to adopt Selective Landlord Licencing in their areas to deal with the issues raised & whilst other Authorities have chosen not to continue with the scheme. Therefore why is Burnley Council still promoting Selective Landlord Licensing, please advise & minute as an agenda item at the next Landlords Meeting.</p>
51	<p>This is a done deal. my answers are irrelevant</p>
52	<p>All the new taxes(which is what i believe selective licensing to be) on landlord's in the world will not make bad landlords good or good landlords bad. Neither is selective licensing selective, as it encompasses ALL landlords and that is not selective. I have operated in the area for two years but have had no problems with tenants or council. What advantage therefore, can paying for the privilege of working in an area be to me. The premise is nonsencical. If Burnley Council have problem areas they have existing laws available to deal with them, and should not be finding ways to squeeze landlords further; in what is, and has been for some considerable time a difficult market in which to operate. In addition to the draconian attacks on benefits and the introduction of council tax on empty properties you now want to make us lose more from our already beleaguered bottom line. If it your intention to destroy the private rented sector in Burnley carry on as you are but please do not expect good landlords to vote for it or support it.</p>