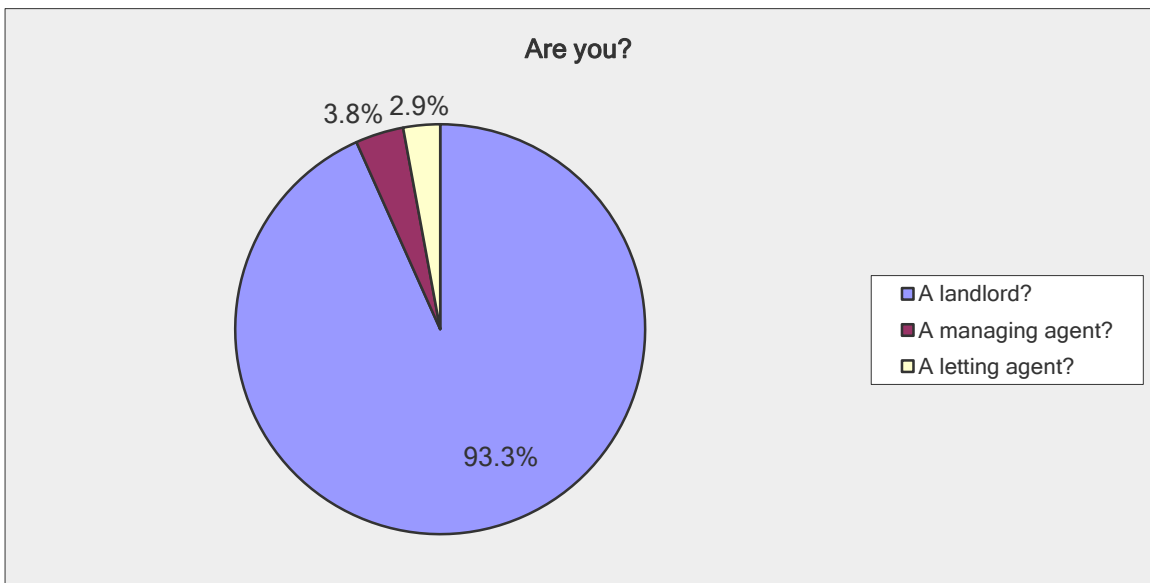


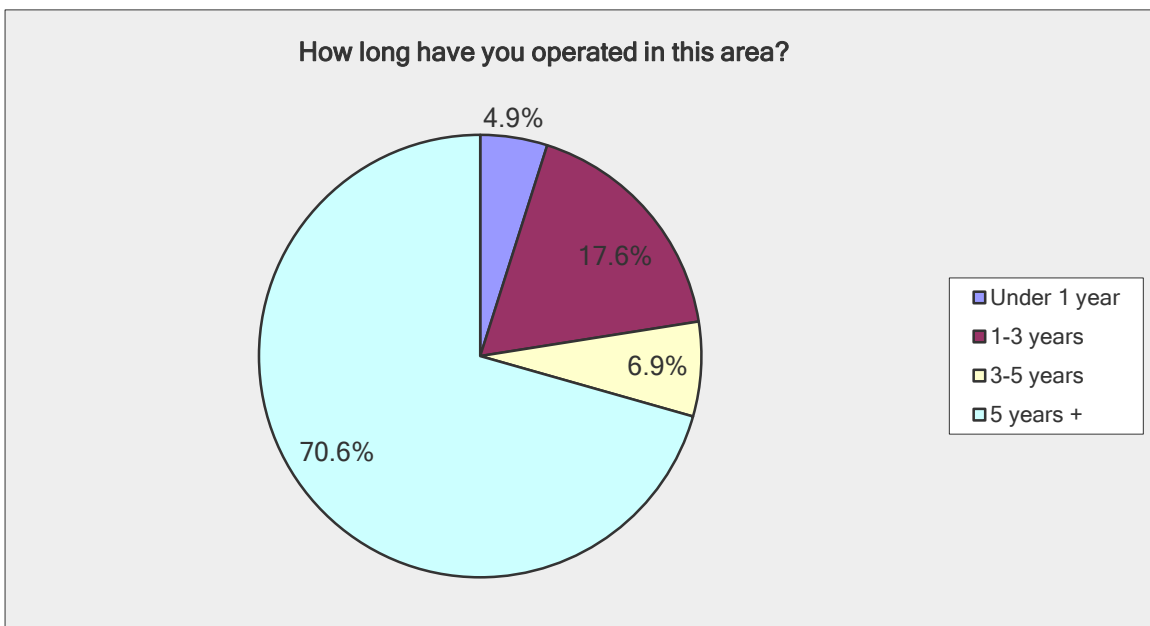
### Appendix 7 Landlords Survey Results – Queensgate with Duke Bar

There are approximately 747 private rented properties in the proposed selective licensing designation area with between 550 and 600 landlords. 110 landlords and managing/letting agents responded to the questionnaire regarding the proposals to introduce selective licensing in the Queensgate and Duke Bar areas of the Borough. This is a percentage return rate for this type of survey.

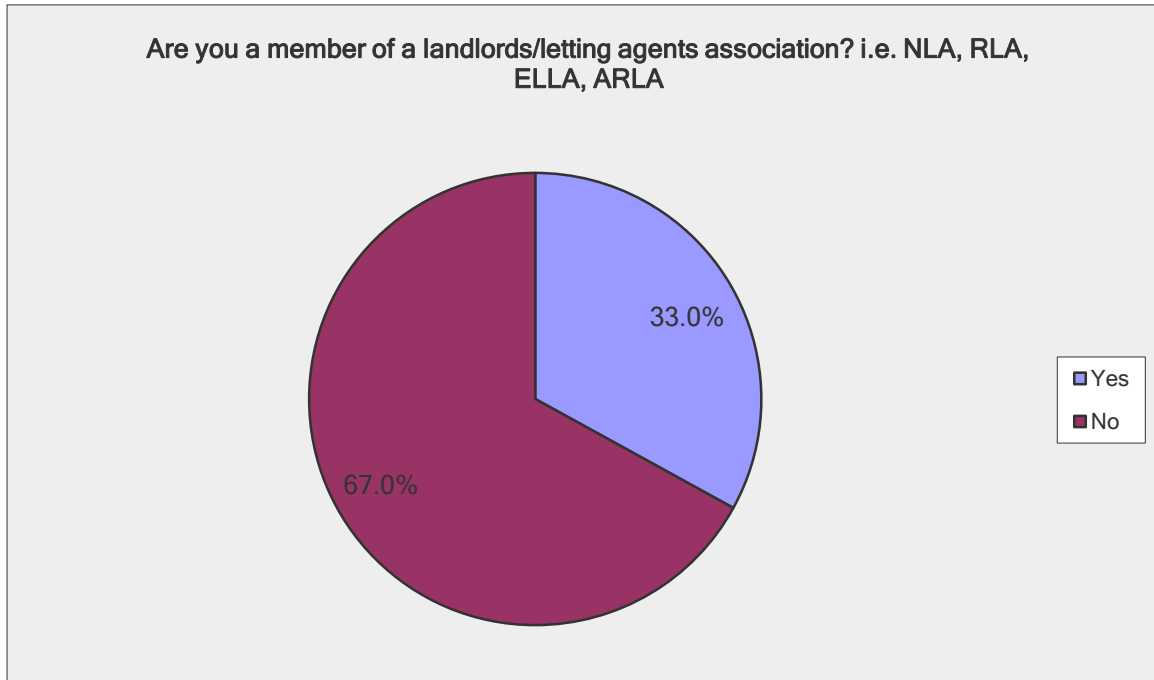
**Question 2** 104 answered this question and 6 skipped the question. The pie chart below shows that 93.3% of the respondents are landlords.



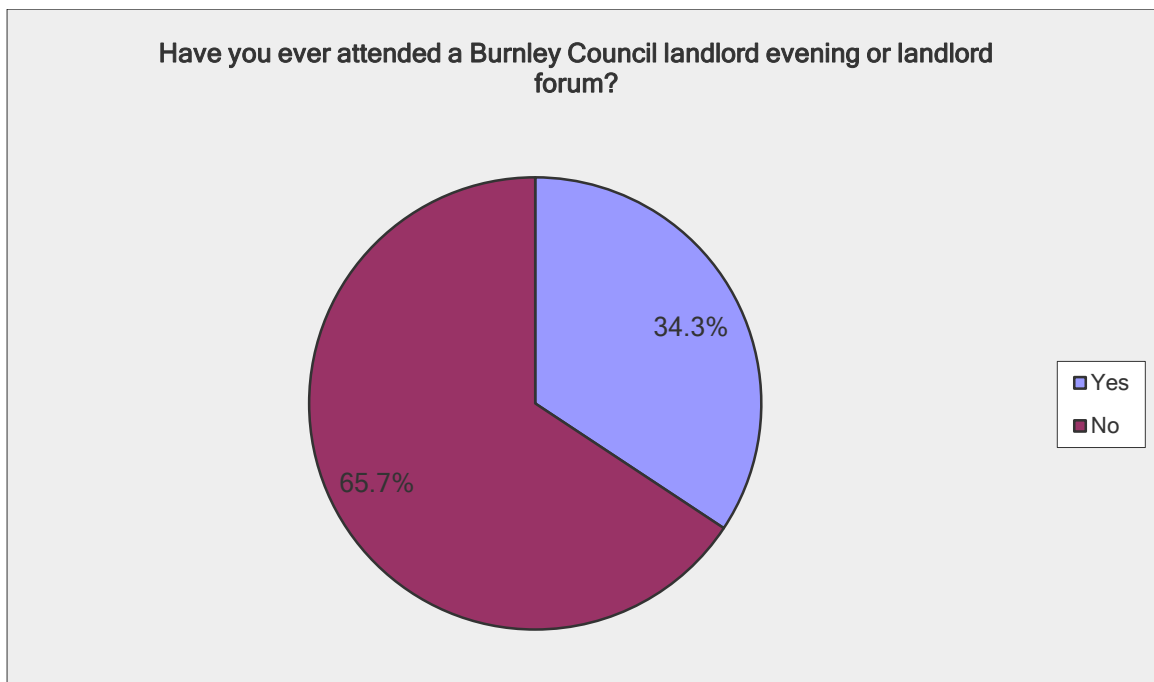
**Question 3** 102 answered this question and 8 skipped the question. The pie chart below shows that the majority of respondents have been letting properties in the area for over 5 years.



**Question 4** 100 answered this question and 10 skipped the question. The pie chart below shows whether the respondents are a member of a landlord or letting association. The majority of respondents are not a member of an association.



**Question 5** 102 answered this question and 8 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** 95 answered this question and 15 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. Properties	
0	1
1	31
2 to 5	35
6 to 10	12
11 to 15	5
16 to 20	4
21 to 30	2
31 to 40	1
41 to 50	1
51 to 100	3
More than 100	0
	95

**Table B**

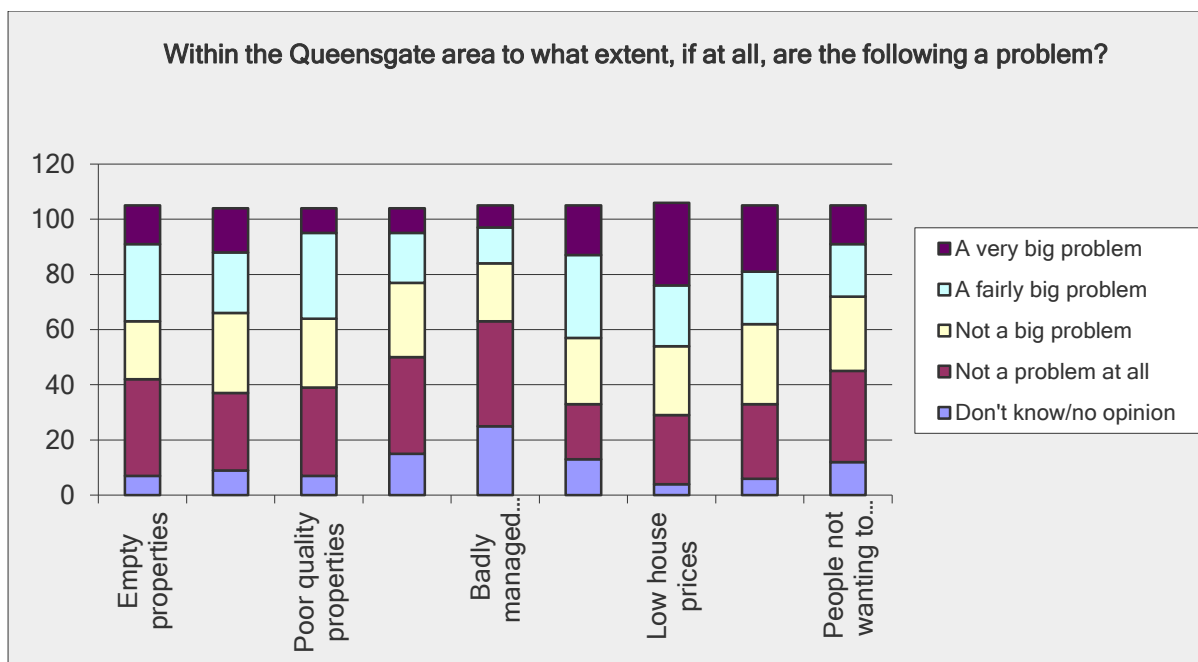
No. Properties	
0	5
1	44
2 to 5	35
6 to 10	7
more than 10	1
	92

**Question 7** 92 answered this question and 18 skipped the question. Table B above shows that the majority of landlords own or manage 1 to 5 properties in the proposed selective licensing designation area.

**Question 8** 106 answered this question and 2 skipped the question. The table and graph below shows that there is not a strong feeling from landlords that there are particular big problems in the area. The 2 problems which have marginally higher counts for them being a very big or fairly big problem to not a big problem or not a problem at all are rubbish dumping and low house prices.

**Within the Queensgate area to what extent, if at all, are the following a problem?**

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	14	28	21	35	7	105
Nuisance & antisocial behaviour	16	22	29	28	9	104
Poor quality properties	9	31	25	32	7	104
High turnover of private rented tenants	9	18	27	35	15	104
Badly managed privately rented houses	8	13	21	38	25	105
Rubbish dumping	18	30	24	20	13	105
Low house prices	30	22	25	25	4	106
Low rent levels	24	19	29	27	6	105
People not wanting to stay in the area	14	19	27	33	12	105



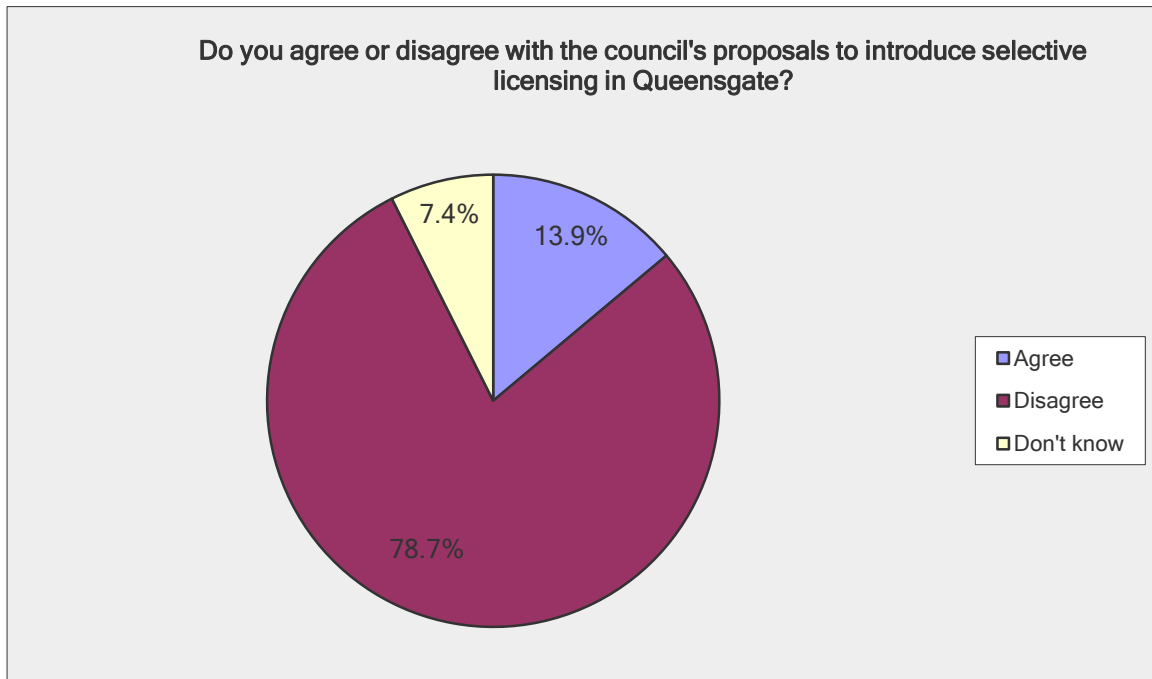
**Question 9** 107 answered the question and 3 skipped the question. The table below shows that the majority respondents disagree that the Council should intervene in areas suffering from low housing demand. The respondents in the main disagree that landlords have a problem is receiving honest references from prospective tenants. The majority of respondents disagree that selective licensing could have a positive effect in the area.

**To what extent do you agree or disagree with the following statements?**

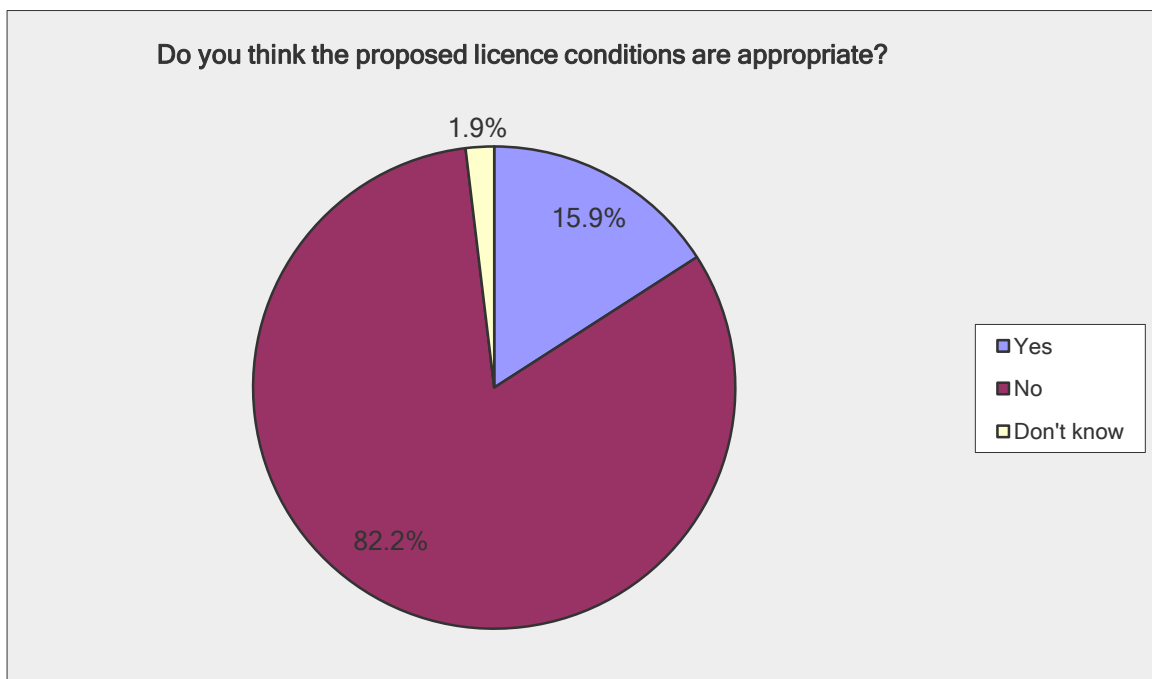
Answer Options	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know/No opinion	Response Count
Burnley Council should intervene in areas suffering from low demand housing demand	16	25	17	15	31	2	106
Selective licensing could have a positive impact on private rented housing in an area	7	11	13	23	51	2	107
Selective licensing could help ensure that all privately rented properties are well maintained and managed	7	18	12	24	45	1	107
Selective licensing could help reduce anti-social behaviour problems	4	13	20	26	42	2	107
Selective licensing could help make an area more attractive to potential tenants, and so increase rental values and property	10	11	15	24	47	0	107
Landlords currently have problems getting accurate and honest references for prospective tenants.	13	17	16	27	24	7	104

**Question 10** 108 answered the question and 2 skipped the question. The pie chart shows that 13.9% of respondents agree to the Council's proposals to introduce selective licensing

in the Queensgate/Dukebar are of the Borough compared to 78.8% who disagree with the proposals.



**Question 11** 107 answered the question and 3 skipped the question. The pie chart shows that 15.9% of respondents think that the proposed licence conditions are appropriate compared to 82.2% who do not.



Detailed on pages 6 to 16 of this document are all of the comments received from the respondents. The majority of comments can be grouped into 7 topics:

1. Agree/it could bring the area value (4 responses).
2. I would agree but the fee is too high/if it was a free service would reconsider views (5 responses).
3. The fee is too high/will drive away investment (27 responses)
4. I do not think the area needs selective licensing (5 responses)
5. Good Landlords should not pay a fee/be penalised for "Bad" Landlords (10 responses)
6. Licensing has not worked in other areas of the Borough/Country (10 responses)
7. I only bought the property for a family member to live in (2 responses)

1	This year 2013 we had a 'major' ie house destroyed (22k to return to habitable!). Both police (knew tenant - not taken any further even though we asked for prosecution) and council were neither use nor ornament! So on that note we do not think that licensing will help at all - more cost and totally ineffective!!
2	A good idea but the fee is far too high for low cost houses producing a rent of only £63.36 per week (£3294 per annum). The proposal would attract greater support if the fees were set more in line with property values.
3	My main concern is if Burnley Borough Council decide to roll this out across the town, the costs would be much, the extra cost of paying council tax on empty properties another burden. Until the situation becomes clearer I have stopped buying in Burnley and have bought three properties in need of refurbishment in Nelson. where the above conditions do not apply. How many landlords have been!
4	Help the area YES. Costs to landlords of a one off fee of £700 NO. Where do you think our money comes from? It's hard enough and expensive enough keeping houses in good condition you should not add substantially to it. £50 a year may be £700 forget it. I will go to the tower I will not pay!
5	<p>With reference to your consultation period about your proposed licensing for landlords in the Queensgate area.</p> <p>Why are you trying to penalise all landlords with an astronomical fee when you only need to target the bad landlords who are clearly a minority. It appears that all you want from the good landlords is to subsidise the council's finance to carry out schemes that have so far not worked.</p> <p>I am concerned with the Duke Bar area which is included in your proposal. Unlike popular opinion there is very little antisocial behaviour in this area and bordered up houses are few and far between. One large factor why residents don't like the environment at present, is the derelict property &amp; waste ground at the end of Pheasantford Street, so why doesn't the council act on the owner of this to force them to do something with it or compulsory purchase it and the council do something with it.</p> <p>There is nothing wrong with the licensing scheme in theory, but the proposed fee is just an economic joke. Even someone with little knowledge could work out that it will drive responsible landlords away from the area and deter any new investors in the area.</p> <p>Remember we live in a market economy and investment brings prosperity to an area so why push it away and invite deprivation instead.</p> <p>I really do think you need to re-think your proposals.</p>

6	<p>Listening to the landlords meeting on 05/12/13, it seem abundantly clear that almost all of the people in the meeting felt that Selective Licensing was going to introduce excessive charges of £750 per property, the charge does not discriminate between absent landlord and those who have taken care of their properties. I do not believe the council can help me to improve my management, as I am already delivering valuable service. Why does I pay 7 x £750 for no benefit to myself or my property in any way.</p> <p>If the selective licensing is to be introduced, it should be introduced with nominal charge of £10 per property, and those landlords who fail to adequately maintain the property or to screen the tenants, the council would have legislative powers to get those landlord to improve their standards using the council funding or from proceeds of penalties to the landlords.</p> <p>I am afraid, amongst many other I do feel that if the SL proceeds as planned, then I would also be looking to sell ALL of my property in 2014. Many landlords share my view, this response would create a glut of property in that very area. This will mean losses for landlords no doubt, residents would also suffer with prices plummeting and lower prices would attract others to purchase and most properly less likely to increase the standard of landlord/tenants. This would indeed be beginning of a nightmare scenario which leads to Queensgate with even lowering prices, possibly the lowest in the country, absent landlords attracted by lower prices, poor quality tenants flooding into attracted by decreasing rents and substantial risk in antisocial and criminal behaviour. In effect, the SL would lead to the very scenario that the council is trying to address.</p> <p>There is a serious risk that the council, the executive committee, councillors all should take it into account. I expect that the local voters would also feel the pain of this misguided intent of the policy and I am certain that it will leads to heads rolling in the council body responsible.</p>
7	<p>The proposed licence fee is just totally outrageous and the sums don't add up. If the licence fee is kept small then it has a chance to work (i.e. Maximum £100) but the fee the council is suggesting is doomed to failure. With the fee approaching £800 which is what has been proposed, landlords are getting very little for their money if anything at all. Average rental payable by residents in the area is roughly £350/month, take off tax, maintenance bills, possibly a bye to let mortgage, management fee and the monthly income to the Landlord is between £100 -£200 a month. Take off the council's proposed licencing fee of over £60 a month and you can see how this proposed licensing system is more likely to destroy the rental market than help it. It will scare off any potential investment in the area, as anyone with any sense will just go a couple of streets outside the area to invest where this astronomical fee won't have to be paid. Result... more empty houses in the area. The street where my property is located has no boarded up properties no significant anti-social behaviour..... so why is this scheme even being proposed ?</p>
8	<p>We have been renting in this area for over 5 years now and our tenants have been very happy with us as landlords and we have acted on any repairs needed within an acceptable time scale. We find it unfair that we need to pay a premium for this area as we are respectable landlords. We are members of NLA. We feel that this is a matter for the police to action and not something that we should fund. The council tax is paid on this property and we thought that the issues you are talking about should be covered under the</p>



	council tax fee.
9	I do not think the area needs selective licensing.
10	I think the fees are reasonable but the money needs to be spent sensibly, and it has to make a considerable difference.
11	I feel that selective licensing will deter landlords from purchasing in the area as well as selective licensing is a disadvantage to good landlords. Bad landlords should be targeted and not all landlords should be made to pay fees etc.
12	I understand the need for some action to be taken in run down areas like Queensgate and to ensure that landlords are only allowed to let to good tenants. But it is for the landlords and management agents to take action. Burnley Council should take action where needed. I cannot afford the rates suggested for selective licensing with the low rents I am able to charge.
13	There are plenty of people wanting to rent houses in this area, we had 10 enquiries when we re-let our house in August. We have been in business for many years, quite successfully and see no reason why the Council should now decide they have to tell us what to do with regard to property. Burnley Council has an Empty Homes Officer and it is his job to get the empty properties back into use. If this was done most of the problems the Council say are there would stop. If the Council insist on references, how are young people who have never rented before supposed to get their first property. We let to a young lady without references and have ended up with a very good tenant, who plans to redecorate the house to her own taste and we see no reason to change our opinion on references if we decide to buy another house to rent out. Due to the proposed Council changes in Burnley with Selective Licensing our next purchase will probably be out of this area now. If Selective Licensing has not worked over the past 5 years in other areas of Burnley, what makes the Council think that it will work in the Queensgate area?
14	I understand the principle, but find it hard to see how/why they should apply to me personally. Whilst I am technically a landlord, the circumstances are that I (and my wife) bought a property in Burnley in December 2012 for my son to live in because (a) he was paying out rent that he could barely afford for a very poor property in another part of Burnley and (b) he'd been unable to get any assistance from the Council. He pays us a nominal rent when he can afford it, which is obviously a cheaper and more flexible arrangement than he could get with any other landlord. We have spent more on the property in the last 12 months than we have received in rent from him as we want him to have a reasonable standard of accommodation - certainly better than he would have if left to his own devices. I appreciate this is an unusual circumstance in comparison to the landlords you are targeting, but unless some discretion was applied I am strongly against the proposals as they stand.
15	The proposed licensing impacts on good landlords, who treat tenants with good quality housing. My property is refurbished to a high standard, why should I get penalised for the rouge landlords, you should be targeting them.
16	I think this is only an activity to get some more money from landlords. Fee is too high. I own four properties and if I have to get licence for all four I cannot afford this because of my financial situation and I may have much bigger financial problem because of that.
17	Another plan to finance jobs from private landlords. Will reduce prices in the area and increase empty houses.

18	More expense for landlords with uncertain consequences. Range of problems need tackling and landlords are not major issue. Police and social services as important. Little evidence that council will make this work and not become paper exercise. Could drive out property owners - worsening the situation.
19	I maintain my property to a very high standard. This was confirmed by one of your inspectors in February. It therefore seems unfair that I would have to pay a very substantial fee because of the lack of responsibility of others. I have noticed that a number of properties have been improved in the area recently and the general appearance is much better.
20	I retired to Morecambe in 2009. I can't sell my house in Burnley which was renovated in 2009/2010. My property has been for sale for 4 years I have dropped the price 5 times, it's now half price. I am paying 150% Council Tax on the Burnley property which is empty and for sale by Petty's of Manchester Road, Burnley. The sole problem with Burnley is lack of jobs which pay the living wage or more. To impose licensing would be a waste of council tax funding. What is needed is good reasonable jobs in the area of East Lancashire and that is all. All problems will then automatically go away. I own my former home address which is 36 Briercliffe Road, Burnley. I am long retired but can't sell my Burnley property which was modernised in 2009/10 when I was moved out to enable the work to start. I do not intend to return as owing to multiple disabilities I am better off here in my bungalow. It cost over £78,000 to restore the Burnley property and I can't sell it at £52,000 so I have part completed your questionnaire, added my remarks about the lack of reasonable paid jobs in East Lancashire. I will not let my property on principle also I know it would get wrecked if I did. Would the Council like to buy by Burnley home??
21	After 50 years of property management you are trying to tell an old man how to suck eggs. This is just another form of taxation.
22	The way to improve this area is through improvements to the properties for instance improved frontages and adding external solid wall insulation. This will encourage owners to invest in the internal works and will bring better tenants to the area and encourage them to stay there. This has been done successfully in Hull and I would recommend you look at what has been done in the Boulevard area of Hull. Licensing will only waste money managing a problem rather than solving it.
23	Why should landlords who look after their properties have to pay a fee. It's wrong.
24	My concern is that the fees for licensing is very high - what benefits will it mean? My property is well managed and is in good condition. I do not need the services of your property marketing. Will you put on extra police patrols to reduce anti-social behaviour or CCTV up to catch those dumping rubbish? I already pay my letting agent to vet my tenants and obtain references. I agree training for landlords operating independently would be very useful - but please don't charge landlords who are working within the law.
25	See my managing agent - Sycamore
26	Poorly managed properties are one part of the problem, raising the standard would help. Landlord is expected to keep properties upgraded and pay for licensing their properties. Tenants that damage property, not pay rent and move from one property to another need to pay for the damage and should not be able to get another property in that area. Council should have some provision to chase

	tenants and support landlords in this situation.
27	The only reason that I became a landlord was to find a house for my daughter, so that she could live in a safe and well maintained house. She suffers from mental problems so I was concerned about her flitting from one hell hole to another. Do what you have to do, but I have no desire to rent this house (44 Cardinal Street) to anybody else. Immigrants, drugs and crime are the problems that need addressing.
28	Why should "Good landlords" contribute to a scheme designed to counter "poor landlords"? There are enough existing rules and laws to prosecute poor landlords and tenants.
29	I don't think it's a good idea to get a licence to rent a property.
30	I think it is a money making way for the council which if the council wanted they could do more with anti-social and dog fowling, rubbish dumping in back yards - we need the police and council to do more for the council tax which is already unaffordable.
31	Could bring the area value.
32	I do not see any reason for this licensing other than milking the landlords. Economy is bad, Government is struggling, Councils are struggling. I can see licensing will need few £100 to be paid to Council. That is all from me.
33	I do not think it will make any difference except extra cost on the landlord already. New introduction on council tax on second home is too much.
34	I believe that I am a good landlord I have been a landlord for just over 2 years I have the same good tenants as when I started. I get reference and am very picky. I feel that it is just another way of taxing hard working people. £750 is a lot of money that I feel I personally will not get anything from.
35	I am a responsible landlord, maintain my property and ensure I have suitable tenants. The council should pursue these landlords who do not maintain their properties. When residents report rubbish dumping, drug dealing etc little or nothing is done by authorities. Selective licencing is a way of generating income for the council.
36	Bad landlords should be fined. Good landlords should not have to pay more.
37	Being a private landlord does cost a lot of money due to poor conditions of house, tenants don't pay full deposits.

38	<p>As one of the few remaining "homeowners" in our area, and, one of only two on our terraced row, i feel most let down by the council and all involved with property management and development in the queensgate catchment zone..</p> <p>Decisions have been made at upper local and county council level, that have had major detrimental effects on the Queensgate community..</p> <p>Once a well kept, clean, safe and sought after area of burnley to live in, queensgate has now become a scruffy, dirty, crime ridden ghetto, where one takes a great risk to ones personal safety, venturing out after dark..</p> <p>There is real and justified feeling of imminent assault, either to ones person, or, ones property, be that ones car or home, more often is the case.. both !</p> <p>I doubt you can imagine the feeling of dread, as one drives home from work.. yes there are still one or two who still get up, going out to work each day.. the feeling of dread, returning home, not knowing if your home or belongings are:</p> <p>A: still where you left them..</p> <p>B: unmolested and intact..</p> <p>Holidays are not enjoyable, because one is always thinking "how are things at home"..</p> <p>We have even driven back to our home in the middle of our annual holiday, to ensure all is well at home..!</p> <p>Homeowners whom are in the enviable position, are making an exodus from the area..</p> <p>Last week alone, there were seven houses put up for sale on the adjacent street to ours.. SEVEN.. is no one asking why this should be..?</p> <p>There has been a marked increase in "Anti Social Behaviour" over the last two years..</p> <p>We have had to endure robberies, burglary's, drug dealing, acts of vandalism.. even stabbings !</p> <p>We are now living in a time where it is deemed "correct" to simply cast ones old sofa/ chair/ fridge or washing machine out on to the street, the moment a new tenant takes up residence..</p> <p>There are bye far, too many "to let" properties in this small area, and, as the honest, decent, hardworking homeowners become increasingly disheartened with the ever downward spiral of this once "nice" area, they feel left with no other avenue of option, but to place their homes, up for sale.. only to be bought by yet another landlord, who will in turn rent out his new "investment" to anyone and everyone, be it, drug dealer, burglar or sociopath.. Thus continuing the downward spiral evermore..</p> <p>Welcome to the "new" Burnley..</p>
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39	<p>For the council to seek to charge a fee equal to in excess of two months rent, in a low-rent area, is outrageous.</p> <p>Where are suggestions as to how the council could actually help? For example, by collecting and sharing information on unsuitable tenants.</p> <p>It is outrageous that public money is spent on dreaming up schemes such as this, that someone in the authority should earn a salary as a competent person whilst naively imagining that meaningful references are possible in this area, and that the failure of such schemes in Burnley itself and other towns such as Manchester can be disregarded.</p>
40	<p>ITS BEEN PROVEN THAT SELECTIVE LICENSING DOES NOT WORK. WHY ON EARTH SHOULD THE COUNCIL THINK THAT THIS CAN BE EXTENDED. THE ISSUES HIGHLIGHTED ARE DOWN TO COUNCIL CONTROL NOT LANDLORDS WITH THE AREA.</p>
41	<p>We are an accredited Landlord (ID302) Expiry 11/10/2017 with accredited properties on Bar Street. We have various properties in the North West and have taken part in licence schemes before. Schemes in Manchester (Gorton/Blackley/Rochdale etc) are being wound down. Councils have enough power for enforcement if things go wrong, why not use them fully - personally I have seen no benefits where schemes have been introduced - this includes our tenants.</p>
42	<p>I am a pensioner landlord with one tenant who is a personal friend. I do not insist that he pays a top-up as he is very poor. This means that I have very little resources to improve the property and would not wish to incur further costs on top of insurance and tax. If the scheme goes ahead I will give my tenant notice and sell my house.</p>
43	<p>The Landlords and managing agents do this ok at present in my view.</p>
44	<p>Simply use existing laws against bad Landlords. Allow good Landlords to continue without the penalty of compulsory licence fees. Why penalise good Landlords because of bad Landlords? I think the questions on this paper are highly "loaded" and unfair.</p>
45	<p>I manage my property through an agent. Repairs are dealt with swiftly, annual checks are made and all aspects of maintenance are undertaken. In return my tenant seems to appreciate this and has been in the property for over four years now. Landlords need to be more responsible and should be legally forced to do something about empty properties - either find tenants on reduced rents or sell them.</p>
46	<p>Burnley Council are trying to make money out of the landlords. I have no problems with my tenant and the licence will not rectify problems other landlords may be experiencing. It is just another useless money making scheme and if introduced I will sell the property and transfer to another town.</p>
47	<p>The proposed fee for landlords is very high and will discourage many landlords from participating.</p>
48	<p>We would have 4 houses in the proposed selective licensing area of Queensgate. Therefore whichever price you fix for Landlords to pay it will cost us in excess of £3,000. Such a large sum for no return whatsoever will leave us on the point of bankruptcy. We feel very bitterly that we have done our best to provide decent accommodation for tenants and to keep up with repairs as quickly as possible who reward us by doing a midnight flit leaving the properties vandalised and owing considerable sums of money.</p>

	<p>THE POLICE: 1) We feel very strongly that the police are not concerned with vandalism and other forms of antisocial behaviour in this area or in Trinity, which as you know, is a Selective Licensing Area. We have 2 properties in that area and paid out for the privilege a sum in excess of £800.00. We have given up reporting such matters to the police as at best they give a crime number and do nothing else and at worst take absolutely no notice whatsoever. 2) We are constantly being threatened by the Council for leaving rubbish in gardens of properties which are empty awaiting new tenants, which neither our tenants nor us have put there. The police nor neighbourhood watch nor any other body appears to have any means of finding out who is leaving rubbish on our properties or of doing anything about it. 3) In the last month we had a property ready for occupation in Trinity and before the new tenant could move in two gates were knocked down. In the same period we also had a large window smashed in a property in Queensgate area. 4) We can no longer ask our insurance company to pay out for such repairs as two insurance companies refused to reinsure us owing to the large number of claims we were making for vandalism etc has to be paid out of our pockets.</p> <p>We are sure that there are "bad" Landlords in the Queensgate and Trinity areas but why should we be penalised and have to pay out a large sum of money when we have done our utmost to provide good accommodation for tenants and to comply with the law and Council Regulations.</p> <p>THE COUNCIL: We feel it is the tenants who need to be controlled not the Landlords. 1) Burnley Council should have a list of bad tenants who leave premises having been paid Housing Benefit by the Council and who fail to pay that money to the Landlords and leave owing a considerable amount of money. Those tenants should not be allowed to continually flit from property to property owning money. Their housing benefit should be stopped. Surely if they are receiving housing benefit and not passing it on to the Landlord it is defrauding the Council. The Council should try to recoup monies from these people not the Landlord. 2) There should also be a list of bad tenants who leave properties vandalised and costing Landlords thousands of pounds to put right before another tenant can be let into the property. They should not be paid further housing benefit until they have made restitution for the amount of damage they have caused. 3) We Landlords need a system that is compulsory for Agents/Landlords to inform the Council of such tenants and that that list is available to all Landlords and their Agents.</p> <p>We are sorry that this is such a long complaint but feel that we have been taken for a ride by tenants, those who administer the housing benefit system and the lack of police support. We paid out money in the Trinity area and have seen no improvement whatsoever in the area and do not wish to pay out even more money when there is little or no prospect of that money being used to have any effect in Queensgate area either. We suspect that this is not so much a "consultation" as a confirmation of what the Council intend to do.</p>
49	Licensed properties are not beneficial as they do not improve most of the problems in the houses.
50	Selective Licensing Costs are passed onto tenants. I have yet to see any benefit from a single license scheme. Sales are down, houses harder to let in these areas and they do not improve most other problems.

51	<p>Rents are very low with Landlord cost rising  The extra expense of licensing simply does justify the cost to make it worth while  It is not value for money for the Landlord  If it was a free service then I would begin to consider my views</p>
52	<p>Council need to bring back the "good tenant Scheme" to see if the tenant has got a history with the council. the rest landlords, agents can research and themselves without paying the license fee</p>
53	<p>Since we don't think licensing is necessary in this area, we do not think the proposed licence conditions are appropriate - there is nothing wrong with the proposed conditions except that it should not apply to Queensgatd/Duke Bar where our properties are easy to let, well managed and relatively trouble free. I cannot say the same for the Leyland Road area which is dreadful.</p>
54	<p>We strongly disagree with selective licensing and the council are not concerned with the thoughts of Landlord's etc. You have already introduced selective licensing to parts of Burnley and research has proven that the property prices have decreased as a result of this and the number of vacant properties has increased. Your goals and aims for introducing this have not been achieved.  As far as we are concerned the council are only after any potential fees and are not tackling the root causes of any problems etc. Landlord's are seen as a easy target and if we continue to be penalised then we will have no choice but to sell our properties within Burnley which will result in even more vacant properties within the area.  We suggest you strongly contest these proposals and we will be taking this up with all the higher members of authority etc  Selective Landlord Licensing is just a license to charge even more money on top of the council tax etc.  Please can you acknowledge receipt of this as an official complaint about your proposals and ensure this is followed fully through the council's complaint procedure and we are notified accordingly.</p>
55	<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 - free tip visits. Bigger multi property discount needed payable over a longer period. Feedback required.</p>
56	<p>Licensing in the Trinity area has not helped at all . in fact, it has blighted the area. It has marked the area as "at risk" so lenders are reluctant to lend. The council have done very little about ant social behaviour, its done nothing about fly tipping and in fact it has been a DISASTER. It is all about the council increasing revenue from landlords</p>
57	<p>Totally disagree with Selected Licensing. As a private landlord I personally have experience regarding Select Licensing where landlord only loses.</p>
58	<p>Waste of time and money!!! Increase the rent you pay and this will solve all your problems.</p>

59	<p>I strongly object to this proposal on the following grounds:</p> <p>I have conscientiously provided good-high quality accommodation for my tenants most of which have lived in the same house for 5+ years.</p> <p>I have been pleased to support the councils initiative in the Accredited Landlord program.</p> <p>The area does not have, in my opinion, any worse record than several other areas in Burnley</p> <p>The Council's record for supporting me in Trinity Ward is abysmal and it is evident that there is little on no benefit for the owners of properties.</p> <p>The cost for more (unnecessary) licences for me will equate to 65% of net income for the properties in the area.</p> <p>Licensing will not have any benefit for me (or my tenants) in Queensgate.</p> <p>Rather than punish landlords why not try to encourage them to modernise their properties - apply 200% council tax for uninhabitable properties and waive tax for Accredited landlords unoccupancy for, say, 3 months. This would have the benefit of reducing overheads and increasing the overall net take.</p>
60	<p>I do not know which impact this would have by having a landlords licence. Has this been tried and tested elsewhere? Did it make a difference?</p>
61	<p>In most cases tenants stays at the properties for several years without creating any kind of problem. My tenant is very happy living at my house. I keep my house up to date in good condition. I am a student and I cannot afford to pay the licensing fees. This scheme must be abolished.</p>
62	<p>I look after my house keep it in good condition and my tenant are very happy, therefore I do not need a licensing.</p>
63	<p>Ridiculous fee charges.</p>
64	<p>Would be beneficial for quality of properties attracting better quality tenants. However potential landlords may be put off purchasing properties in this area because of the licensing fee.</p>
65	<p>No 49 Bracewell Street, BB10 1SS has been in my family for over 80 years it's a pity to see the area in decline. As it used to be so nice. I blame "unscrupulous" landlords and the sooner steps are taken to improve this and other areas, the better. As long as I have "a level playing field" I don't come to meetings because I only have two properties in Burnley through family connections and not for business reasons.</p>
66	<p>I believe this to be a money making scheme. Negative effect are much more likely. Potential buyers will stay away from the area - less overheads. Problem tenants will rent in another area. Problem will be shifted to another area of Burnley. If anything licensed areas suffer more - it's difficult to rent as it is, all that you're doing is making more difficult with rules &amp; reg.</p>



67	By introducing this scheme the landlord will have no choice but to raise rents overnight forcing existing tenants to leave! That will impact on the area immediately with increased empty properties. Finding tenants will take time thereafter resulting in properties being vandalised. Landlords will have to pay council tax for empty properties making the problem even greater!
68	These proposals will add cost and put up rents but give no benefit to tenants or landlords. If existing rules/laws were enforced this type of scheme would be unnecessary. "If" there are so many empty houses why is the council not seeking government help under the "Cluster of Empty Homes" scheme?
69	Licence mean extra money (expenditure) for landlord or make them free for landlord. Specially with the extra bedrooms condition landlord are losing out and this will be an additional lot of money. People struggle to buy property for future investment they have big mortgage to pay and tenants already giving them hard time. It's like more problem who are thinking better future.
70	I will sell up and leave Burnley altogether. The Council are attacking small landlords and it is unfair under UK and European law.
71	This is only to raise more and more money from private landlord, nothing else sorry to say.
72	I had to buy a selective licence in North Manchester a few years ago. It cost £500. The selective licencing made no difference at all to the local area. After 12 months the council abandoned the whole project. It will achieve nothing so I strongly disagree with it.
73	Putting a charge on anyone already financially suffering can only make matters worse. Recently whilst working on my property on Redvers Street every day around mid-day a BMW turned up pipped his horn, out came the punters for their drugs and off he went. It would seem the Council and Police are not interested. That is the highest problem in most areas.
74	There is a lot of investment going on in the Queensgate area from landlords most empty properties are being refurbished. There is high demand for properties in the Ivy Street area due to schools, shops etc. If selective licensing is brought in I will sell the property due to the high costs involved.
75	I don't get any benefit from the licence I pay at Every Street, Burnley. I see the same problems and opportunities there as well as anywhere. I think an empty home initiative is much more valuable and applicable. It's the empty houses that create bad experiences for me and my tenants. I can't see how a fee makes you a better landlord, if anything you begrudge further expenditure on the houses. The fee is dead money.
76	We have not noticed any difference in existing licensing areas.
77	You should concentrate on bad landlords and empty properties not good landlords who look after their tenants and properties with no complaints at all. My tenants will be the only ones to lose out as the cost of these licences will have to be passed on to them I am afraid. My rents are very reasonable but I will have to put them up as the cost equates to two months rent for each property with no gain whatsoever to me or my tenants. I am considering moving out of this area.
78	I don't think all landlords should be painted with the same brush. Efforts should be made to tackle bad landlords.
79	I have 1 property in this area rented out for many years. I cannot withstand this cost and object to this authoritarian proposal.

80	<p>I have now experienced 5 years of licensing in the Trinity area of Burnley. In common with most landlords who attend the meetings run by BBC, I have not experienced any tangible improvement in the area. I have repeatedly requested action on the appalling state of the Nairne/Athol backstreet, but receive the same message; 'there are no funds available to deal with this', or 'we have no powers to force owners of empty properties to undertake repairs'. This sits poorly with me when the licence conditions BBC have imposed on compliant landlords specifically requires us to maintain our premises in good order, both internally and externally. I have had three of my properties inspected by BBC, all found to be satisfactory. It would appear from the proposed charging schedule that landlords will pay for 'fit and proper person' assessments in each of the proposed licence areas (Trinity/Queensgate/Gannow); surely this cannot be justified where landlords have properties in more than one of these areas?</p>
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