

Private Rented Sector Housing Enforcement Policy Consultation Analysis.

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Summary

A total of 205 people accessed the campaign which ran from 5th September to 9th December 2022 of that 13 responded online, the rest were aware, informed but chose not to comment on the survey, at the peak of the consultation it got over 86 visits per day. The South East Essex Alliance of Landlords, Agents and Residents, requested information on the consultation, which was provided but at the close of the consultation no response to the policy proposals has been submitted.

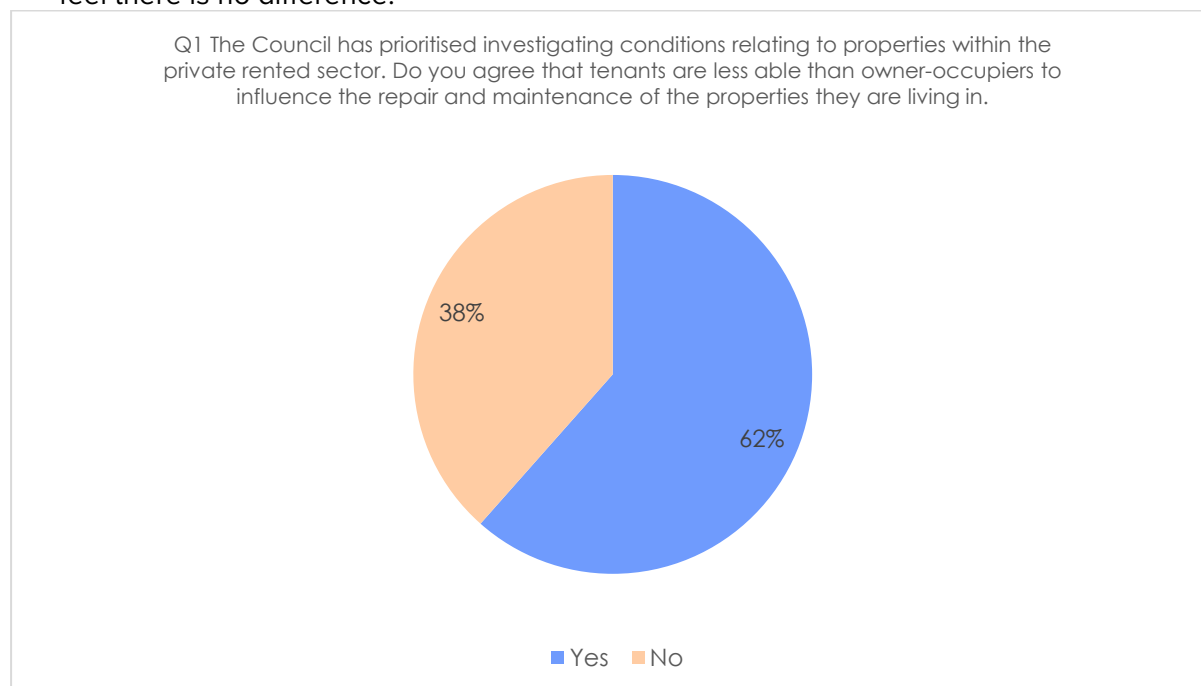
The consultation was promoted across social media and was available on the Councils interactive consultation portal <https://yoursay.southend.gov.uk/> it was also made available in a hardcopy format if requested and emails were directly sent to key stakeholders inviting them to comment at the start of the consultation.

The overall consensus from those responding was that they understood what the Council is trying to achieve with the proposals contained within the Enforcement Policy document.

Full Breakdown of questions

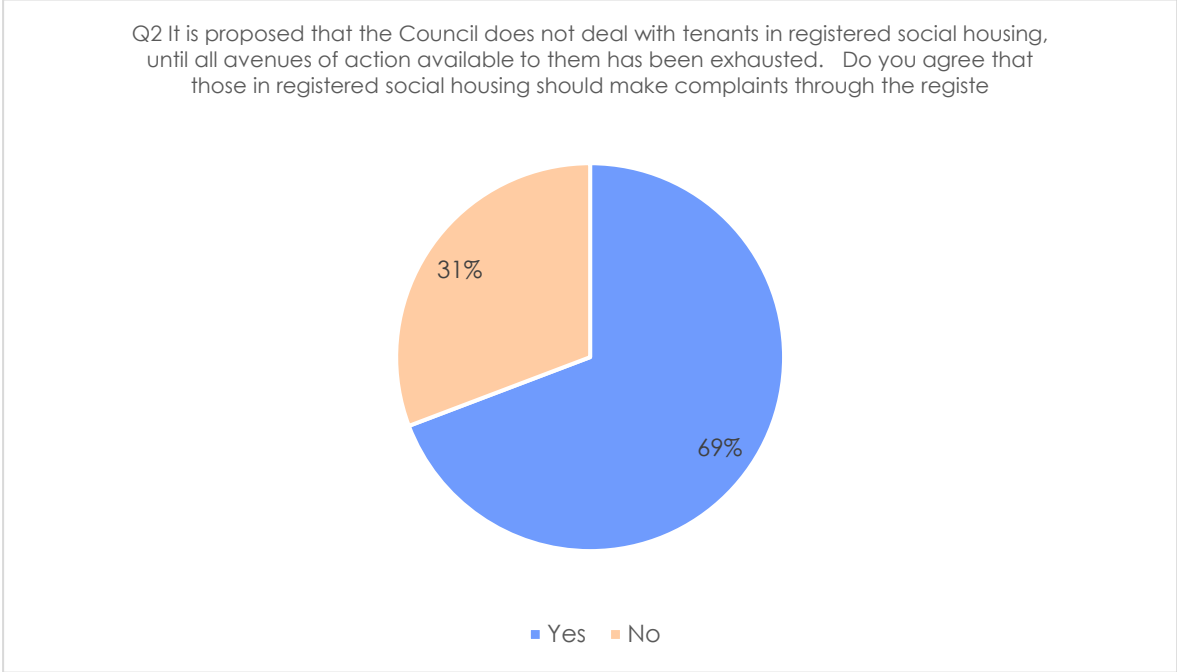
1. The Council has prioritised investigating conditions relating to properties within the private rented sector. Do you agree that tenants are less able than owner-occupiers to influence the repair and maintenance of the properties they are living in?

This was a single response question with 62% of those responding identifying that they feel that tenants are less able to influence repair and maintenance with 38% saying they feel there is no difference.



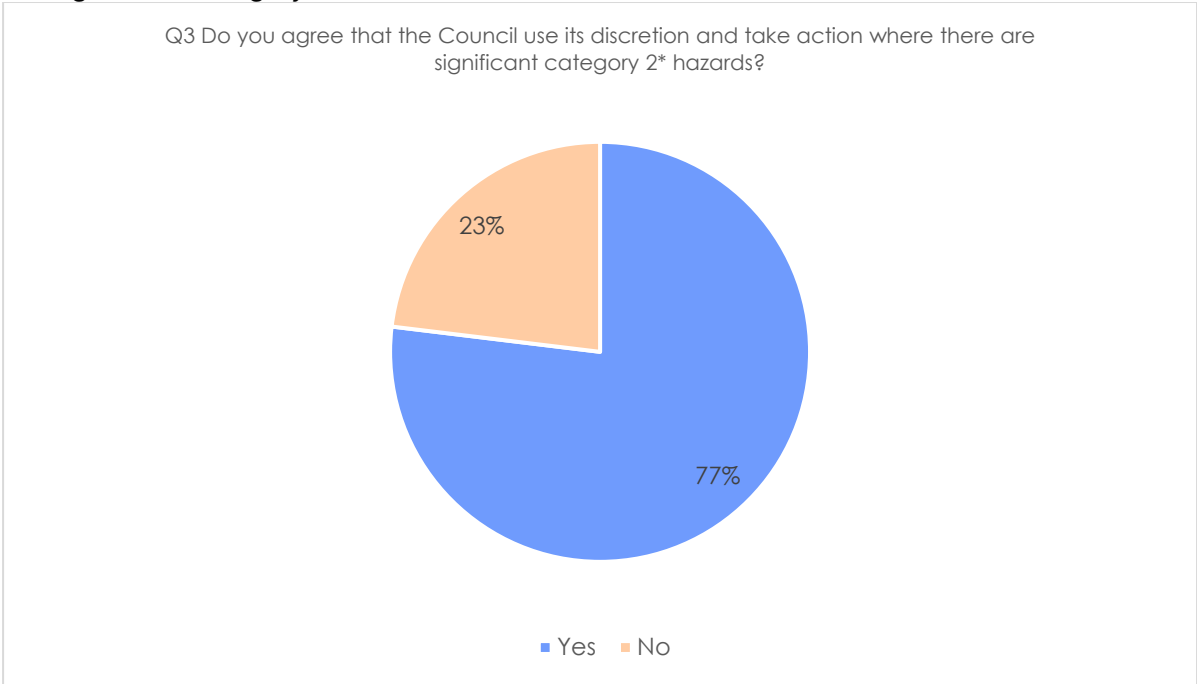
2. It is proposed that the Council does not deal with tenants in registered social housing, until all avenues of action available to them has been exhausted. Do you agree that those in registered social housing should make complaints through the registered social landlord before the Council is contacted?

This was a single response question with 69% of those responding agreeing with the proposal that the Council does not involve itself until all avenues of action have been exhausted for social housing tenants.



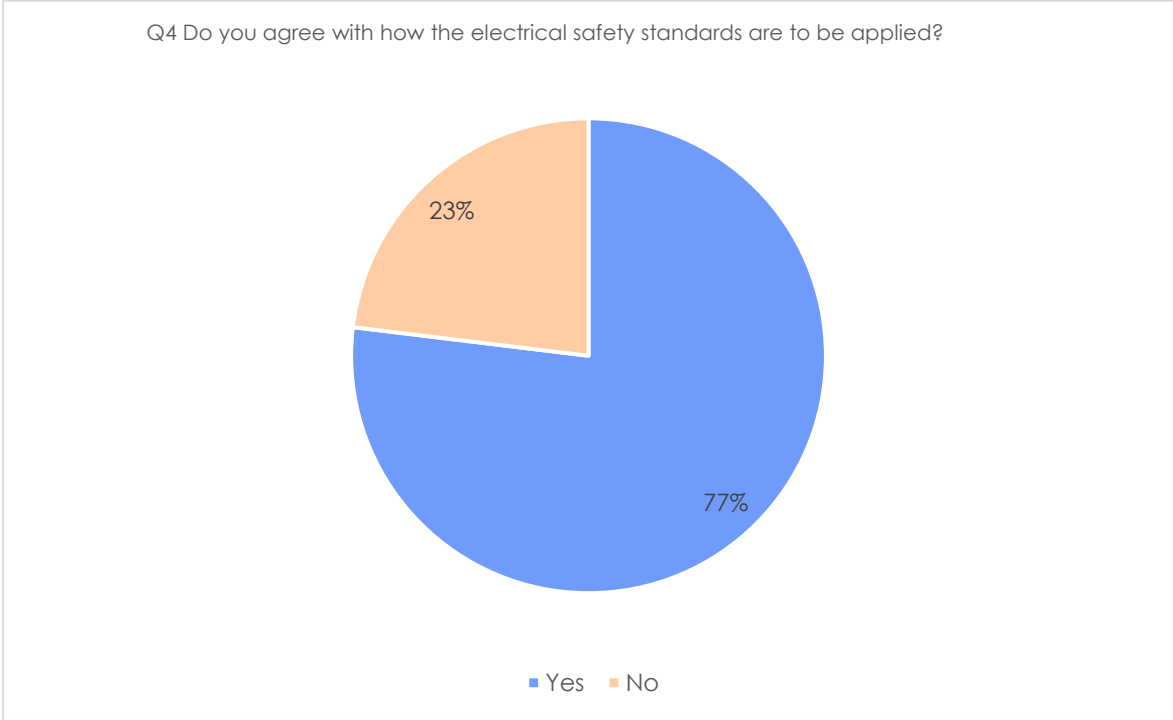
3. Do you agree that the Council use its discretion and take action where there are significant category 2 hazards?

Of those responding 77% said the Council should use its discretion and take action on significant Category 2 hazards.



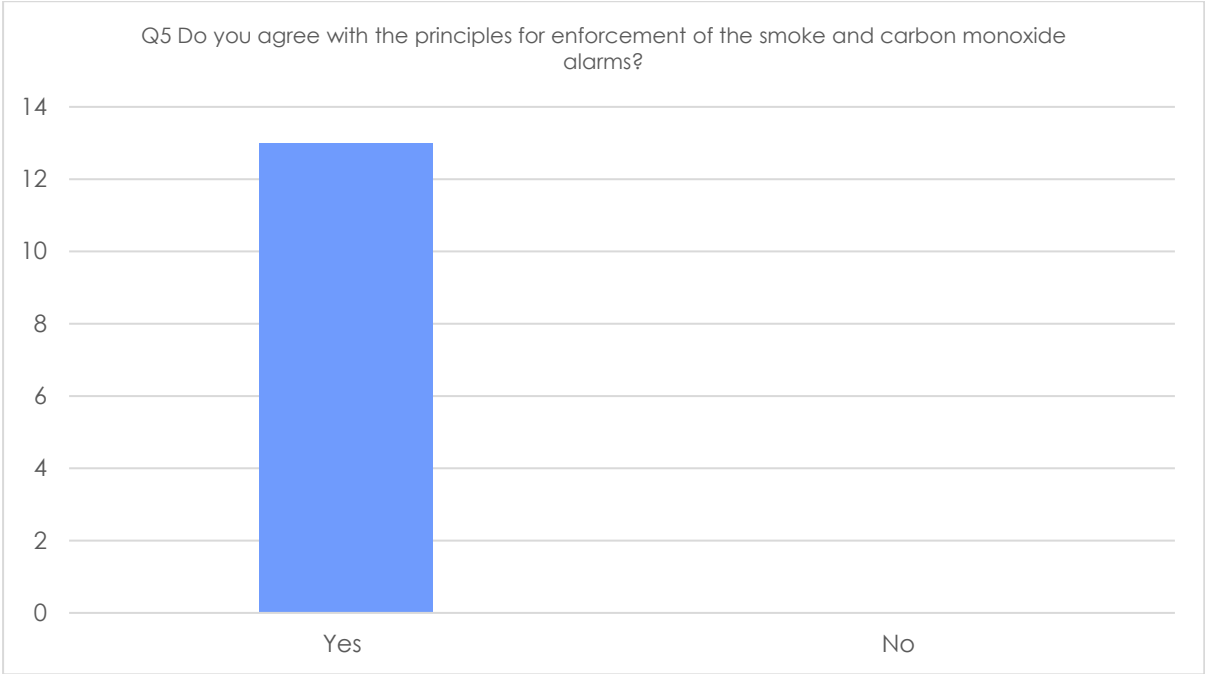
4. Do you agree with how the electrical safety standards are to be applied?

77% of those responding agreed with this approach.



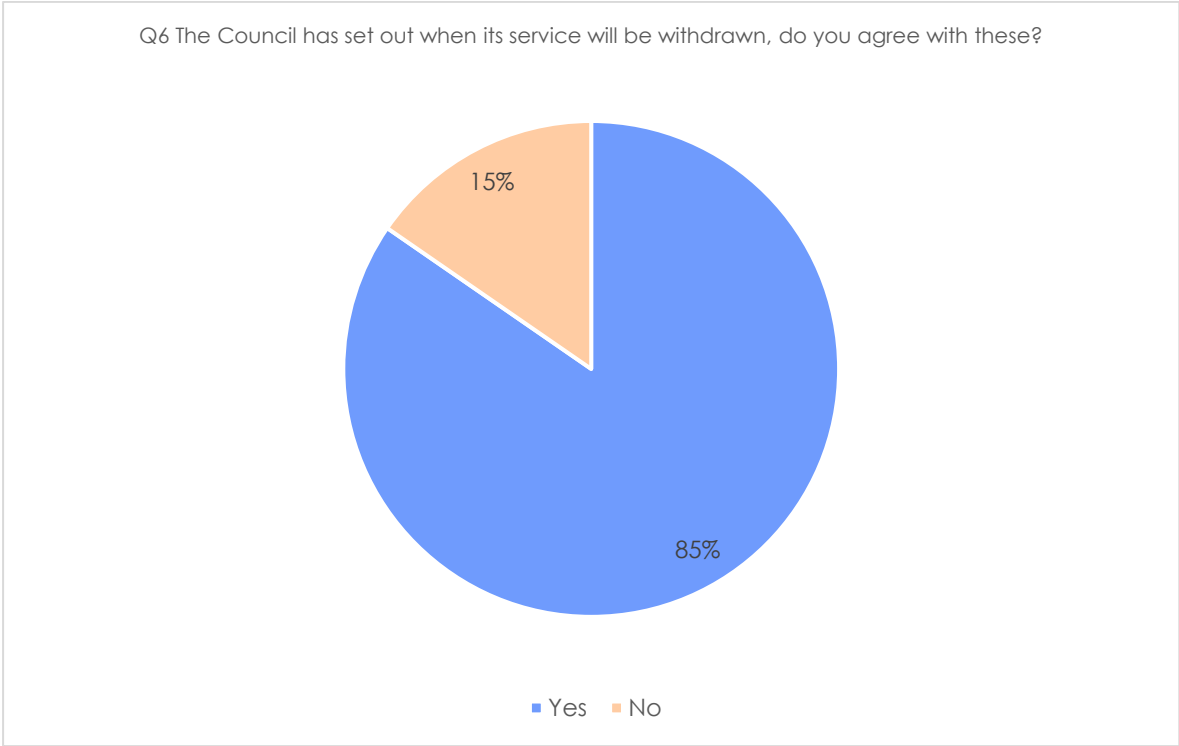
5. Do you agree with the principles for enforcement of the smoke and carbon monoxide alarms?

This was a single response question which everyone responding agreed with the principles of enforcement for smoke and carbon monoxide alarms.

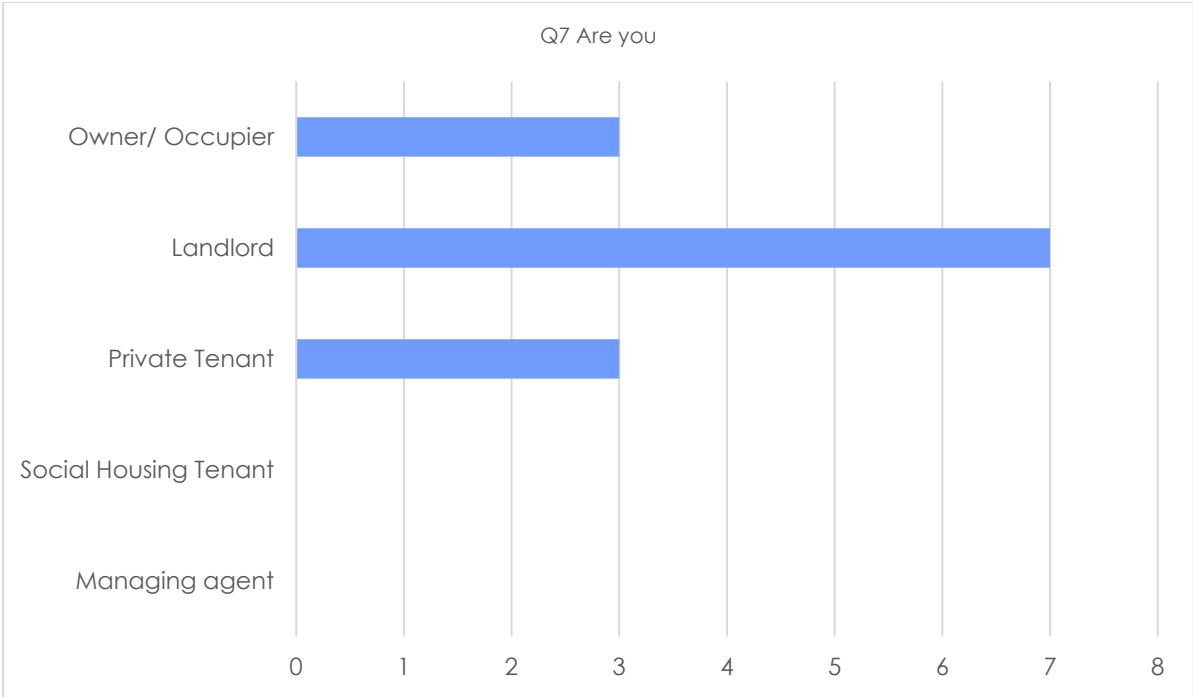


6. The Council has set out when its service will be withdrawn, do you agree with these?

Of those responding to this single response question 85% agreed with this approach from the Council.



7. Are you?



8. Is there any other comments relating to the proposed policy?

This was a free text response with 5 individuals responding see below.

Comment	
1.	This is misleading as Small HMO's do not fall within the Mandatory HMO licensing requirements or the Selective Licensing Scheme and this needs to be clarified. 8.01 Southend-on-Sea City Council has adopted a selective licensing scheme. From 1st December 2021 SLs licences are required for all rented properties within the designated area. Where a property is an HMO, the mandatory licensing of HMO regime will apply (see Section 7.0).
2.	The council should be the 1st contact point for all rented properties private or social if problems are deemed hazard in way.
3.	If the council applies Landlord registration to all properties it will lead to an increase in rents as costs will be passed on to tenants
4.	RSL's have been in the media recently for appalling conditions, the policy should be fair and on a level playing field for landlords. Landlords are often scapegoats in the media, RSLs have a large number of substandard and unsafe properties with Category 1 and 2 hazards. It should be remembered that tenants can by choice live in squalid conditions of their own volition, and the landlord (by the powers of the current laws) are almost powerless to do anything and soon will find it very hard (if not impossible) to evict tenants once section 21 goes.
5.	Our rented out flat is leased through a management company that has all living and safety issues covered and inspected. The council does not need to be involved

9. Postcode

