

Additional Licensing of Houses in Multiple Occupation (HMOs) public consultation

1. Page 1

1. Your name			
		Response Percent	Response Total
1	Open-Ended Question	100.00%	132
1	09/01/2023 15:28 PM ID: 208032298		
2	09/01/2023 17:15 PM ID: 208043781		
3	09/01/2023 17:40 PM ID: 208046156		
4	09/01/2023 18:57 PM ID: 208052051		
5	09/01/2023 19:41 PM ID: 208054602		
6	09/01/2023 20:54 PM ID: 208059337		
7	10/01/2023 11:24 AM ID: 208095574		
8	10/01/2023 14:23 PM ID: 208114529		
9	11/01/2023 15:42 PM ID: 208218263		
10	12/01/2023 09:12 AM ID: 208279377		
11	12/01/2023 09:50 AM ID: 208282373		
12	12/01/2023 11:18 AM ID: 208291993		
13	12/01/2023 13:53 PM ID: 208307663		
14	12/01/2023 15:58 PM ID: 208322947		
15	12/01/2023 16:23 PM ID: 208170786		
16	12/01/2023 20:49 PM ID: 208349355		
17	13/01/2023 12:45 PM ID: 208384484		
18	13/01/2023 13:07 PM ID: 208387156		
19	13/01/2023 14:23 PM ID: 208393358		

APPENDIX 2

1. Your name			Response Percent	Response Total
20	13/01/2023 15:55 PM ID: 208400045			
21	13/01/2023 16:01 PM ID: 208401727			
22	13/01/2023 17:27 PM ID: 208408658			
23	13/01/2023 19:17 PM ID: 208414914			
24	15/01/2023 21:56 PM ID: 208559688			
25	16/01/2023 14:39 PM ID: 208607916			
26	16/01/2023 16:33 PM ID: 208619217			
27	17/01/2023 18:43 PM ID: 208732803			
28	17/01/2023 18:47 PM ID: 208732576			
29	19/01/2023 10:53 AM ID: 208868096			
30	19/01/2023 14:52 PM ID: 208894324			
31	19/01/2023 16:22 PM ID: 208907168			
32	19/01/2023 22:15 PM ID: 208937151			
33	20/01/2023 09:18 AM ID: 208957403			
34	20/01/2023 14:52 PM ID: 208996757			
35	21/01/2023 11:30 AM ID: 209040599			
36	23/01/2023 16:50 PM ID: 209150660			
37	24/01/2023 11:55 AM ID: 209201576			
38	24/01/2023 14:53 PM ID: 209225256			
39	24/01/2023 22:08 PM ID: 209262811			
40	25/01/2023 13:06 PM ID: 209303395			
41	25/01/2023 14:55 PM ID: 209314979			
42	27/01/2023 17:57 PM ID: 209499218			

APPENDIX 2

1. Your name			Response Percent	Response Total
43	29/01/2023 16:30 PM ID: 209574905			
44	29/01/2023 19:22 PM ID: 209582308			
45	30/01/2023 09:15 AM ID: 209598427			
46	30/01/2023 13:31 PM ID: 209627199			
47	30/01/2023 15:00 PM ID: 209637723			
48	30/01/2023 15:12 PM ID: 209639014			
49	30/01/2023 15:23 PM ID: 209640067			
50	30/01/2023 17:27 PM ID: 209652669			
51	01/02/2023 17:27 PM ID: 209907227			
52	01/02/2023 19:22 PM ID: 209919611			
53	02/02/2023 19:15 PM ID: 208970160			
54	03/02/2023 15:14 PM ID: 210147496			
55	03/02/2023 17:36 PM ID: 210171302			
56	03/02/2023 18:16 PM ID: 210173925			
57	03/02/2023 18:43 PM ID: 210176704			
58	03/02/2023 18:55 PM ID: 210170811			
59	03/02/2023 19:25 PM ID: 210179135			
60	03/02/2023 19:34 PM ID: 210177327			
61	03/02/2023 19:59 PM ID: 210181093			
62	03/02/2023 19:59 PM ID: 210181060			
63	03/02/2023 20:17 PM ID: 210181857			
64	03/02/2023 20:31 PM ID: 210182600			
65	03/02/2023 20:51 PM ID: 210183113			

APPENDIX 2

1. Your name			Response Percent	Response Total
66	03/02/2023 21:25 PM ID: 210184868			
67	04/02/2023 08:45 AM ID: 210201249			
68	04/02/2023 09:14 AM ID: 210202889			
69	04/02/2023 15:25 PM ID: 210222036			
70	04/02/2023 15:46 PM ID: 210223142			
71	04/02/2023 17:33 PM ID: 210229970			
72	05/02/2023 12:32 PM ID: 210260054			
73	05/02/2023 15:54 PM ID: 210270725			
74	05/02/2023 17:25 PM ID: 210275809			
75	05/02/2023 18:32 PM ID: 210249526			
76	05/02/2023 20:16 PM ID: 210282722			
77	05/02/2023 21:46 PM ID: 210286230			
78	05/02/2023 22:57 PM ID: 210289036			
79	06/02/2023 09:23 AM ID: 210307751			
80	06/02/2023 12:51 PM ID: 208249604			
81	06/02/2023 13:57 PM ID: 210340900			
82	06/02/2023 14:06 PM ID: 210342124			
83	06/02/2023 14:22 PM ID: 210344888			
84	06/02/2023 14:41 PM ID: 210348212			
85	06/02/2023 16:06 PM ID: 210365813			
86	06/02/2023 20:03 PM ID: 210392970			
87	07/02/2023 09:59 AM ID: 210432950			
88	07/02/2023 10:03 AM ID: 210433180			

APPENDIX 2

1. Your name			Response Percent	Response Total
89	07/02/2023 13:59 PM ID: 210480680			
90	07/02/2023 17:28 PM ID: 210534315			
91	08/02/2023 11:11 AM ID: 210616405			
92	11/02/2023 14:40 PM ID: 210862715			
93	12/02/2023 13:20 PM ID: 210884619			
94	12/02/2023 14:57 PM ID: 210887051			
95	12/02/2023 14:59 PM ID: 210887238			
96	12/02/2023 17:40 PM ID: 210891765			
97	12/02/2023 18:09 PM ID: 210892502			
98	12/02/2023 18:36 PM ID: 210893076			
99	12/02/2023 20:02 PM ID: 210895358			
100	12/02/2023 21:40 PM ID: 210897702			
101	13/02/2023 05:48 AM ID: 210901218			
102	13/02/2023 09:53 AM ID: 210907968			
103	13/02/2023 09:56 AM ID: 210909206			
104	13/02/2023 10:14 AM ID: 210910050			
105	13/02/2023 11:51 AM ID: 210919832			
106	13/02/2023 11:51 AM ID: 210919753			
107	13/02/2023 16:13 PM ID: 210944570			
108	13/02/2023 16:54 PM ID: 210948212			
109	17/02/2023 12:04 PM ID: 211230305			
110	18/02/2023 13:15 PM ID: 211290461			
111	21/02/2023 15:42 PM ID: 211518472			

APPENDIX 2

1. Your name			Response Percent	Response Total
112	22/02/2023 19:16 PM ID: 211645102			
113	23/02/2023 11:43 AM ID: 211687788			
114	23/02/2023 12:26 PM ID: 211692216			
115	24/02/2023 12:58 PM ID: 211781560			
116	24/02/2023 13:17 PM ID: 211782919			
117	25/02/2023 15:41 PM ID: 211840632			
118	26/02/2023 14:24 PM ID: 211873499			
119	27/02/2023 19:56 PM ID: 211973755			
120	28/02/2023 09:32 AM ID: 212002575			
121	28/02/2023 14:52 PM ID: 212043469			
122	01/03/2023 13:20 PM ID: 212145709			
123	03/03/2023 16:21 PM ID: 210602670			
124	03/03/2023 18:08 PM ID: 212343956			
125	06/03/2023 13:12 PM ID: 212445861			
126	12/03/2023 14:39 PM ID: 212914473			
127	16/03/2023 14:23 PM ID: 213253065			
128	19/03/2023 10:30 AM ID: 213409464			
129	20/03/2023 05:56 AM ID: 213434437			
130	20/03/2023 09:19 AM ID: 213441569			
131	20/03/2023 13:01 PM ID: 213460409			
132	20/03/2023 15:32 PM ID: 213486527			
			answered	132
			skipped	5

APPENDIX 2

2. Your address			Response Percent	Response Total
1	Open-Ended Question		100.00%	130
1	09/01/2023 15:28 PM ID: 208032298	[REDACTED] Leamington spa Warwickshire CV31 2DD		
2	09/01/2023 17:15 PM ID: 208043781	[REDACTED] Whitnash, Leamington Spa, CV312LG		
3	09/01/2023 17:40 PM ID: 208046156	N/a		
4	09/01/2023 18:57 PM ID: 208052051	[REDACTED] Leamington Spa CV311HZ		
5	09/01/2023 19:41 PM ID: 208054602	Kenilworth		
6	09/01/2023 20:54 PM ID: 208059337	[REDACTED] Warwick Warwickshire CV34 6LT		
7	10/01/2023 11:24 AM ID: 208095574	[REDACTED] Stoneleigh, Warwickshire, CV8 3BY		
8	10/01/2023 14:23 PM ID: 208114529	[REDACTED] Marton Rugby Warks CV23 9RW		
9	11/01/2023 15:42 PM ID: 208218263	[REDACTED] Leamington Spa, CV31 1HW		
10	12/01/2023 09:12 AM ID: 208279377	[REDACTED]		
11	12/01/2023 09:50 AM ID: 208282373	[REDACTED] Leamington Spa CV32 4TE		
12	12/01/2023 11:18 AM ID: 208291993	[REDACTED] CV31 1DE		
13	12/01/2023 13:53 PM ID: 208307663	[REDACTED] Bedworth		
14	12/01/2023 15:58 PM ID: 208322947	[REDACTED] CV32 4HD		
15	12/01/2023 16:23 PM ID: 208170786	[REDACTED] Leamington Spa Warwickshire CV32 5EH		
16	12/01/2023 20:49 PM ID: 208349355	[REDACTED] Leamington Spa CV31 1DX		
17	13/01/2023 12:45 PM ID: 208384484	[REDACTED] Leamington Spa, CV325QJ		
18	13/01/2023 13:07 PM ID: 208387156	[REDACTED] CV32 5QJ		

APPENDIX 2

2. Your address			Response Percent	Response Total
19	13/01/2023 14:23 PM ID: 208393358	[REDACTED] Leamington Spa, CV324UE		
20	13/01/2023 15:55 PM ID: 208400045	[REDACTED] Leamington Spa CV32 4NU		
21	13/01/2023 16:01 PM ID: 208401727	CV313PR		
22	13/01/2023 17:27 PM ID: 208408658	[REDACTED] L/Spa, CV31 1BB		
23	13/01/2023 19:17 PM ID: 208414914	[REDACTED] Whitnash Leamington Spa Warwickshire CV31 2PR		
24	15/01/2023 21:56 PM ID: 208559688	[REDACTED] solihull but have properties in cv31 3		
25	16/01/2023 14:39 PM ID: 208607916	[REDACTED] Heathcote, Warwick CV34 6FE		
26	16/01/2023 16:33 PM ID: 208619217	[REDACTED] Whitnash Leamington Spa CV31 2HT		
27	17/01/2023 18:43 PM ID: 208732803	[REDACTED] Leamington Spa CV31 1HZ		
28	17/01/2023 18:47 PM ID: 208732576	[REDACTED] Leamington		
29	19/01/2023 10:53 AM ID: 208868096	[REDACTED] CV327AX		
30	19/01/2023 14:52 PM ID: 208894324	[REDACTED]		
31	19/01/2023 16:22 PM ID: 208907168	[REDACTED] Leamington Spa CV32 6DL		
32	19/01/2023 22:15 PM ID: 208937151	[REDACTED], Leamington Spa CV31 3NH		
33	20/01/2023 09:18 AM ID: 208957403	[REDACTED] Leamington Spa, CV31 2AH		
34	20/01/2023 14:52 PM ID: 208996757	[REDACTED] Leamington Spa CV32 4SG		
35	21/01/2023 11:30 AM ID: 209040599	[REDACTED] Leamington Spa, CV31 1HZ		
36	23/01/2023 16:50 PM ID: 209150660	[REDACTED] Leamington Spa CV32 5HE		
37	24/01/2023 11:55 AM ID: 209201576	[REDACTED] Leamington Spa CV32 6ET		

APPENDIX 2

2. Your address			Response Percent	Response Total
38	24/01/2023 22:08 PM ID: 209262811	[REDACTED] Leamington spa		
39	25/01/2023 13:06 PM ID: 209303395	[REDACTED] leamington spa Cv311qa		
40	25/01/2023 14:55 PM ID: 209314979	[REDACTED] Leamington Spa CV31 3QJ		
41	27/01/2023 17:57 PM ID: 209499218	[REDACTED] Leamington Spa CV31 1NF		
42	29/01/2023 16:30 PM ID: 209574905	[REDACTED] Warwick CV34 5QN [REDACTED] Leamington Spa CV31 1EZ)		
43	29/01/2023 19:22 PM ID: 209582308	[REDACTED] cv31 1ez		
44	30/01/2023 09:15 AM ID: 209598427	[REDACTED] LEAMINGTON SPA		
45	30/01/2023 13:31 PM ID: 209627199	[REDACTED] CV31 1HN		
46	30/01/2023 15:00 PM ID: 209637723	[REDACTED] Leamington Spa CV31 1HE		
47	30/01/2023 15:12 PM ID: 209639014	[REDACTED] Leamington spa Warwickshire CV311HE		
48	30/01/2023 15:23 PM ID: 209640067	[REDACTED] Leamington Spa Cv 311he		
49	30/01/2023 17:27 PM ID: 209652669	[REDACTED] Leamington Spa		
50	01/02/2023 17:27 PM ID: 209907227	[REDACTED] Leamington spa, Warwickshire		
51	01/02/2023 19:22 PM ID: 209919611	[REDACTED] Leamington Spa CV32 4TQ		
52	02/02/2023 19:15 PM ID: 208970160	[REDACTED] Leamington Spa, CV31 2AL.		
53	03/02/2023 15:14 PM ID: 210147496	[REDACTED] Kenilworth CV8 1DF		
54	03/02/2023 17:36 PM ID: 210171302	[REDACTED]		
55	03/02/2023 18:16 PM ID: 210173925	[REDACTED] Leamington CV31 3EH		

APPENDIX 2

2. Your address			Response Percent	Response Total
56	03/02/2023 18:43 PM ID: 210176704	[REDACTED] Leamington Spa Warwickshire CV32 4EX		
57	03/02/2023 18:55 PM ID: 210170811	[REDACTED] Leamington Spa CV31 1JX		
58	03/02/2023 19:25 PM ID: 210179135	[REDACTED] Leamington Spa		
59	03/02/2023 19:34 PM ID: 210177327	[REDACTED] Leamington Spa CV32 4PG		
60	03/02/2023 19:59 PM ID: 210181093	[REDACTED] CV32 4SS		
61	03/02/2023 19:59 PM ID: 210181060	[REDACTED] Leamington CV32 4SS		
62	03/02/2023 20:17 PM ID: 210181857	[REDACTED] Leamington Spa CV31 2AG		
63	03/02/2023 20:31 PM ID: 210182600	[REDACTED] Leamington Spa CV32 4TF		
64	03/02/2023 20:51 PM ID: 210183113	[REDACTED] Leamington Spa CV 32 4TF		
65	03/02/2023 21:25 PM ID: 210184868	[REDACTED] Leamington Spa CV32 4SQ		
66	04/02/2023 08:45 AM ID: 210201249	[REDACTED] Leamington Spa CV32 5RW		
67	04/02/2023 09:14 AM ID: 210202889	[REDACTED] Cv324pg		
68	04/02/2023 15:25 PM ID: 210222036	[REDACTED] leamington cv32 4 hp		
69	04/02/2023 15:46 PM ID: 210223142	[REDACTED] Leamington Spa CV31 1ER		
70	04/02/2023 17:33 PM ID: 210229970	[REDACTED], Leamington Spa		
71	05/02/2023 12:32 PM ID: 210260054	[REDACTED] Warwick CV34 6FR		
72	05/02/2023 15:54 PM ID: 210270725	[REDACTED] Leamington spa Cv324tb		
73	05/02/2023 17:25 PM ID: 210275809	[REDACTED] cv313pr		
74	05/02/2023 18:32 PM ID: 210249526	[REDACTED] CV32 5RA		

APPENDIX 2

2. Your address			Response Percent	Response Total
75	05/02/2023 20:16 PM ID: 210282722	[REDACTED] Warwick CV34 7BA		
76	05/02/2023 21:46 PM ID: 210286230	[REDACTED] Leamington Spa CV32 6NH		
77	05/02/2023 22:57 PM ID: 210289036	[REDACTED] Cv326PP		
78	06/02/2023 09:23 AM ID: 210307751	[REDACTED], CV32 4RA, Leamington Spa		
79	06/02/2023 12:51 PM ID: 208249604	[REDACTED] Leamington Spa CV32 4PN		
80	06/02/2023 13:57 PM ID: 210340900	[REDACTED] Warwick		
81	06/02/2023 14:06 PM ID: 210342124	[REDACTED] Leamington Spa CV31 1DF		
82	06/02/2023 14:22 PM ID: 210344888	[REDACTED] cv31 2bu		
83	06/02/2023 14:41 PM ID: 210348212	[REDACTED]		
84	06/02/2023 16:06 PM ID: 210365813	[REDACTED] Leamington Spa CV32 4UE		
85	06/02/2023 20:03 PM ID: 210392970	[REDACTED] Leamington Spa CV32 4PN		
86	07/02/2023 09:59 AM ID: 210432950	[REDACTED] LEAMINGTON SPA CV31 2DF		
87	07/02/2023 10:03 AM ID: 210433180	[REDACTED] Leamington Spa. CV32 5NS		
88	07/02/2023 13:59 PM ID: 210480680	[REDACTED] Leamington Spa, CV31 3QA		
89	07/02/2023 17:28 PM ID: 210534315	[REDACTED] leamington Spa CV32 5AQ		
90	08/02/2023 11:11 AM ID: 210616405	[REDACTED], CV31 1HP		
91	11/02/2023 14:40 PM ID: 210862715	[REDACTED] Leamington Spa CV32 6AU		
92	12/02/2023 13:20 PM ID: 210884619	[REDACTED] Leamington spa		
93	12/02/2023 14:57 PM ID: 210887051	[REDACTED], Leamington Spa, CV32 4SQ		

APPENDIX 2

2. Your address			Response Percent	Response Total
94	12/02/2023 14:59 PM ID: 210887238	[REDACTED] Leamington Spa CV324SQ		
95	12/02/2023 17:40 PM ID: 210891765	[REDACTED] CV31 3EB		
96	12/02/2023 18:09 PM ID: 210892502	[REDACTED], CV31 3EH		
97	12/02/2023 18:36 PM ID: 210893076	[REDACTED], Leamington Spa		
98	12/02/2023 20:02 PM ID: 210895358	[REDACTED]		
99	12/02/2023 21:40 PM ID: 210897702	[REDACTED]		
100	13/02/2023 05:48 AM ID: 210901218	[REDACTED], leamington spa, CV311ht		
101	13/02/2023 09:53 AM ID: 210907968	[REDACTED] Leamington Spa		
102	13/02/2023 09:56 AM ID: 210909206	[REDACTED], CV31 1BB		
103	13/02/2023 10:14 AM ID: 210910050	[REDACTED] Leamington Spa CV31 1BB		
104	13/02/2023 11:51 AM ID: 210919832	[REDACTED] Leamington Spa CV31 1NG		
105	13/02/2023 11:51 AM ID: 210919753	[REDACTED] Leamington Spa CV31 1ES		
106	13/02/2023 16:13 PM ID: 210944570	[REDACTED] Leamington Spa CV31 1NF		
107	13/02/2023 16:54 PM ID: 210948212	[REDACTED] Leamington Spa CV31 1EN		
108	17/02/2023 12:04 PM ID: 211230305	[REDACTED] Leamington Spa CV31 1HR		
109	18/02/2023 13:15 PM ID: 211290461	[REDACTED], Leamington Spa, CV31 1HJ		
110	21/02/2023 15:42 PM ID: 211518472	[REDACTED] Royal Leamington Spa CV32 6PT		
111	22/02/2023 19:16 PM ID: 211645102	[REDACTED] Warwick Cv34 6fh		
112	23/02/2023 11:43 AM ID: 211687788	[REDACTED] Twyford, RG10 9JG		

APPENDIX 2

2. Your address			Response Percent	Response Total
113	23/02/2023 12:26 PM ID: 211692216	[REDACTED] Leamington Spa Cv31 3ab		
114	24/02/2023 12:58 PM ID: 211781560	[REDACTED] Leamington Spa CV31 1BY		
115	24/02/2023 13:17 PM ID: 211782919	[REDACTED], Leamington Spa		
116	25/02/2023 15:41 PM ID: 211840632	[REDACTED] Leamington Spa CV31 3PR		
117	26/02/2023 14:24 PM ID: 211873499	[REDACTED] Leamington Spa Cv326dz		
118	27/02/2023 19:56 PM ID: 211973755	[REDACTED] Leamington Spa CV32 4SU Warwickshire		
119	28/02/2023 09:32 AM ID: 212002575	[REDACTED] Leamington Spa, CV32 4PE		
120	28/02/2023 14:52 PM ID: 212043469	[REDACTED] Longbridge, Warwick CV34 6RB		
121	01/03/2023 13:20 PM ID: 212145709	[REDACTED] Heathcote Warwick CV34 6EF		
122	03/03/2023 16:21 PM ID: 210602670	[REDACTED] Town Hall Parade Leamington Spa CV32 4AT		
123	03/03/2023 18:08 PM ID: 212343956	[REDACTED] Lillington Avenue Leamington Spa CV32 5DR		
124	06/03/2023 13:12 PM ID: 212445861	[REDACTED], Leamington Spa, CV31 2EN		
125	12/03/2023 14:39 PM ID: 212914473	[REDACTED] CV31 3EB		
126	16/03/2023 14:23 PM ID: 213253065	[REDACTED] Leamington Spa CV31 1HG		
127	19/03/2023 10:30 AM ID: 213409464	[REDACTED] Leamington Spa CV31 1EN		
128	20/03/2023 05:56 AM ID: 213434437	[REDACTED] Leamington Spa CV31 3 EH		
129	20/03/2023 09:19 AM ID: 213441569	[REDACTED], Leamington Spa		

APPENDIX 2

2. Your address			Response Percent	Response Total
130	20/03/2023 15:32 PM ID: 213486527	Leamington Spa CV31 1HP		
			answered	130
			skipped	7

2. Page 2

3. Are you responding to this consultation as										Response Percent	Response Total
1	A tenant residing in Warwick District								8.03%		11
2	An owner occupier residing in Warwick District								74.45%		102
3	A landlord or letting agent with property in Warwick District								11.68%		16
4	An individual living outside Warwick District								0.00%		0
5	A representative of an organisation, please specify name of organisation								5.84%		8
Statistics	Minimum	1	Mean	2.21	Std. Deviation	0.82	Satisfaction Rate	30.29	answered		137
	Maximum	5	Variance	0.68	Std. Error	0.07			skipped		0
A representative of an organisation, please specify name of organisation (8)											
1	12/01/2023 16:23 PM ID: 208170786	Warwick Students' Union									
2	15/01/2023 11:26 AM ID: 208216095	Leamington Society									
3	24/01/2023 11:55 AM ID: 209201576	Belvoir Leamington Spa									
4	07/02/2023 09:59 AM ID: 210432950	WARWICK DISTRICT GREEN PARTY									
5	23/02/2023 12:26 PM ID: 211692216	Sandhu Estates									
6	03/03/2023 16:21 PM ID: 210602670	Royal Leamington Spa Town Council									
7	20/03/2023 09:10 AM ID: 213440824	Blank									
8	20/03/2023 13:01 PM ID: 213460409	Royal Leamington Spa Town Council									

APPENDIX 2

4. Please tell us your postcode, this will help us understand the different views of residents in Warwick District and other areas

									Response Percent	Response Total
1	CV31								51.09%	70
2	CV32								38.69%	53
3	CV34								5.11%	7
4	CV8								3.65%	5
5	Other (please specify):								1.46%	2
Statistics	Minimum	1	Mean	1.66	Std. Deviation	0.85	Satisfaction Rate	16.42	answered	137
	Maximum	5	Variance	0.72	Std. Error	0.07			skipped	0
Other (please specify): (2)										
1	23/02/2023 11:43 AM ID: 211687788	RG10 9JG								
2	20/03/2023 09:10 AM ID: 213440824	Blank								

5. Having read the proposal in the consultation document or attended a public meeting, to what extent do you support an Additional Licensing Scheme in Warwick District?

									Response Percent	Response Total
1	Strongly Support								76.64%	105
2	Tend to Support								5.11%	7
3	Neither Support nor Oppose								2.92%	4
4	Tend to Oppose								6.57%	9
5	Strongly Oppose								8.76%	12
Statistics	Minimum	1	Mean	1.66	Std. Deviation	1.31	Satisfaction Rate	16.42	answered	137
	Maximum	5	Variance	1.73	Std. Error	0.11			skipped	0

3. Support of the proposal

6. If you do support the introduction of an Additional Licensing Scheme, what is your primary reason (choose one)

									Response Percent	Response Total
1	Housing safety & disrepair concerns								21.43%	24
2	Management concerns								8.93%	10
3	Obligation on landlord to register with Local Authority								25.00%	28
4	Experienced nuisance from a HMO								30.36%	34

APPENDIX 2

6. If you do support the introduction of an Additional Licensing Scheme, what is your primary reason (choose one)									Response Percent	Response Total
5	Some HMOs may revert to family properties								13.39%	15
6	Other								0.89%	1
7	Don't know								0.00%	0
Statistics	Minimum	1	Mean	3.08	Std. Deviation	1.36	Satisfaction Rate	34.67	answered	112
	Maximum	6	Variance	1.86	Std. Error	0.13			skipped	25

4. Oppose the proposal

7. If you do not support the introduction of an Additional Licensing Scheme, what is your primary reason (choose one)									Response Percent	Response Total
1	No management concerns								4.76%	1
2	Increased cost to landlords								28.57%	6
3	Cost passed on to tenants in higher rents								38.10%	8
4	Loss of affordable accommodation in shared houses								28.57%	6
5	Other								0.00%	0
6	Don't know								0.00%	0
Statistics	Minimum	1	Mean	2.9	Std. Deviation	0.87	Satisfaction Rate	38.1	answered	21
	Maximum	4	Variance	0.75	Std. Error	0.19			skipped	116

5. Page 5

8. To what extent to you agree or disagree that there is an issue with poor management of HMOs that are occupied by 3 or 4 people?									Response Percent	Response Total
1	Strongly Agree								56.93%	78
2	Agree								19.71%	27
3	Neither Agree nor Disagree								11.68%	16
4	Disagree								2.92%	4
5	Strongly Disagree								8.03%	11
6	Don't know								0.73%	1

APPENDIX 2

8. To what extent to you agree or disagree that there is an issue with poor management of HMOs that are occupied by 3 or 4 people?

								Response Percent	Response Total	
Statistics	Minimum	1	Mean	1.88	Std. Deviation	1.28	Satisfaction Rate	17.52	answered	137
	Maximum	6	Variance	1.63	Std. Error	0.11			skipped	0

9. Thinking about 3 and 4 person HMOs, which of the following applies?

	Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't Know	Response Total	
The properties are poorly managed	42.3% (58)	26.3% (36)	16.1% (22)	4.4% (6)	8.0% (11)	2.9% (4)	137	
The properties are in poor external condition	39.4% (54)	29.2% (40)	17.5% (24)	5.1% (7)	6.6% (9)	2.2% (3)	137	
The properties suffer from safety issues and disrepair	37.2% (51)	27.7% (38)	16.1% (22)	3.6% (5)	9.5% (13)	5.8% (8)	137	
The properties have refuse issues	59.1% (81)	19.7% (27)	9.5% (13)	3.6% (5)	6.6% (9)	1.5% (2)	137	
The properties cause anti-social behaviour	40.1% (55)	27.0% (37)	16.8% (23)	5.1% (7)	8.8% (12)	2.2% (3)	137	
							answered	137
							skipped	0

Matrix Charts

9.1. The properties are poorly managed

								Response Percent	Response Total	
1	Strongly Agree							42.3%	58	
2	Agree							26.3%	36	
3	Neither agree or disagree							16.1%	22	
4	Disagree							4.4%	6	
5	Strongly disagree							8.0%	11	
6	Don't Know							2.9%	4	
Statistics	Minimum	1	Mean	2.18	Std. Deviation	1.38	Satisfaction Rate	23.65	answered	137
	Maximum	6	Variance	1.92	Std. Error	0.12				

9.2. The properties are in poor external condition

								Response Percent	Response Total
1	Strongly Agree							39.4%	54

APPENDIX 2

9.2. The properties are in poor external condition								Response Percent	Response Total	
2	Agree							29.2%	40	
3	Neither agree or disagree							17.5%	24	
4	Disagree							5.1%	7	
5	Strongly disagree							6.6%	9	
6	Don't Know							2.2%	3	
Statistics	Minimum	1	Mean	2.17	Std. Deviation	1.3	Satisfaction Rate	23.36	answered	137
	Maximum	6	Variance	1.69	Std. Error	0.11				

9.3. The properties suffer from safety issues and disrepair								Response Percent	Response Total	
1	Strongly Agree							37.2%	51	
2	Agree							27.7%	38	
3	Neither agree or disagree							16.1%	22	
4	Disagree							3.6%	5	
5	Strongly disagree							9.5%	13	
6	Don't Know							5.8%	8	
Statistics	Minimum	1	Mean	2.38	Std. Deviation	1.52	Satisfaction Rate	27.59	answered	137
	Maximum	6	Variance	2.32	Std. Error	0.13				

9.4. The properties have refuse issues								Response Percent	Response Total	
1	Strongly Agree							59.1%	81	
2	Agree							19.7%	27	
3	Neither agree or disagree							9.5%	13	
4	Disagree							3.6%	5	
5	Strongly disagree							6.6%	9	
6	Don't Know							1.5%	2	
Statistics	Minimum	1	Mean	1.83	Std. Deviation	1.28	Satisfaction Rate	16.64	answered	137
	Maximum	6	Variance	1.63	Std. Error	0.11				

9.5. The properties cause anti-social behaviour								Response Percent	Response Total
1	Strongly Agree							40.1%	55

APPENDIX 2






9.5. The properties cause anti-social behaviour								Response Percent	Response Total	
2	Agree							27.0%	37	
3	Neither agree or disagree							16.8%	23	
4	Disagree							5.1%	7	
5	Strongly disagree							8.8%	12	
6	Don't Know							2.2%	3	
Statistics	Minimum	1	Mean	2.22	Std. Deviation	1.37	Satisfaction Rate	24.38	answered	137
	Maximum	6	Variance	1.86	Std. Error	0.12				

10. Should the Scheme apply across the whole district?								Response Percent	Response Total	
1	Strongly Agree							66.42%	91	
2	Agree							9.49%	13	
3	Neither Agree nor Disagree							8.03%	11	
4	Disagree							6.57%	9	
5	Strongly Disagree							9.49%	13	
Statistics	Minimum	1	Mean	1.83	Std. Deviation	1.35	Satisfaction Rate	20.8	answered	137
	Maximum	5	Variance	1.83	Std. Error	0.12			skipped	0

11. If you believe the scheme should not be district wide, in what areas should it be applied?								Response Percent	Response Total	
1	Leamington							90.00%	36	
2	Whitnash							42.50%	17	
3	Kenilworth							47.50%	19	
4	Warwick							45.00%	18	
Statistics	Minimum	1	Mean	2.21	Std. Deviation	1.17			answered	40
	Maximum	4	Variance	1.37	Std. Error	0.12			skipped	97

12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?								Response Percent	Response Total
1	Strongly Agree							58.39%	80

APPENDIX 2

12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?										
									Response Percent	Response Total
2	Agree								19.71%	27
3	Neither Agree nor Disagree								13.14%	18
4	Disagree								3.65%	5
5	Strongly Disagree								5.11%	7
Statistics	Minimum	1	Mean	1.77	Std. Deviation	1.13	Satisfaction Rate	19.34	answered	137
	Maximum	5	Variance	1.27	Std. Error	0.1			skipped	0
What is the reason for your answer? (137)										
1	09/01/2023 15:28 PM ID: 208032298	There should be a level playing field , every one seems to have issues with hmo houses, but they are more affordable and probably better kept than purpose built accommodation, if the houses were not, they would not be taken by tenants								
2	09/01/2023 17:15 PM ID: 208043781	There is enough legislation in place already								
3	09/01/2023 17:40 PM ID: 208046156									
4	09/01/2023 18:57 PM ID: 208052051	Too many HMOs in Leamington								
5	09/01/2023 19:41 PM ID: 208054602	There is no evidence that licensing increases quality of accommodation. Good landlords will be penalised and rogue landlords will just continue. WDC own housing is non compliant. It would be unlawful for landlords to be as non compliant as WDC. That said WDC are a 'good' landlord.								
6	09/01/2023 20:54 PM ID: 208059337									
7	10/01/2023 11:24 AM ID: 208095574	I think student accommodation needs to be dealt with in the same way as other HMO's - there's no justification for excluding them at all.								
8	10/01/2023 13:14 PM ID: 208107569	Not familiar with any issues relevant to PBSA								
9	10/01/2023 14:23 PM ID: 208114529	The quality of individual flats within a block could house some individuals who do not comply with general rules and without this, disruption of the whole is possible.								
10	10/01/2023 18:28 PM ID: 208138642	Subject to neglect.								
11	11/01/2023 15:42 PM ID: 208218263	Many of the same issues arise (or don't arise), regardless of the specific type of building.								
12	12/01/2023 09:12 AM ID: 208279377	If not, this would be a loophole for future developments to escape licensing altogether.								
13	12/01/2023 09:50 AM ID: 208282373	<p>The conditions HMO Conditions do not purely relate to the condition of the buildings. Even if you accept that PBSAs are ""designed to meet modern day safety standards and tend not to give rise to complaints"", and close your eyes to those instances where the operation of the building does not meet the design principles or there are complaints, excluding PBSAs would oust the Anti-Social Behaviour, waste storage and distribution and the repairs and maintenance conditions which would otherwise apply.</p> <p>Given the larger size of PBSAs, these issues have the potential to be larger, the returns to the HMO owner are likely to be greater (thus making compliance with</p>								

APPENDIX 2

12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?			Response Percent	Response Total
		the Licensing a smaller percentage financial outlay) and active management may be preferable to ensure that issues do not arise in what currently tend to be more modern constructions than standard HMOs, and that managed a decline in standards is avoided.		
14	12/01/2023 11:18 AM ID: 208291993	There are no grounds for making them a special case. There is always the potential for any blocks to be sold to (unscrupulous) landlords in the future. And no-one knows how well these blocks will be cared for in the future!		
15	12/01/2023 13:53 PM ID: 208307663	larger numbers of flats/tenants		
16	12/01/2023 15:58 PM ID: 208322947	Control is necessary		
17	12/01/2023 16:23 PM ID: 208170786	Typically concerns surrounding the quality of the accommodation for these flats is significantly reduced and I would say it is a larger concern that licensing costs would be passed down to renters in increased rent fees.		
18	12/01/2023 20:49 PM ID: 208349355	It may reduce the number of PBSAs in South Leamington.		
19	13/01/2023 12:45 PM ID: 208384484	It should be mandatory to have adequate refuse facilities and enough bins for all the students in the property - there should be rigorous checking of how rubbish is managed, cleared and kept free from raw food waste which frequently causes rat infestations. There should also be better policing of noise, antisocial behaviour and external mess outside front and back entrances of properties		
20	13/01/2023 13:07 PM ID: 208387156	Nuisance and safety issues continue to apply.		
21	13/01/2023 14:23 PM ID: 208393358	It would be too easy to find a way to avoid responsibility.		
22	13/01/2023 15:55 PM ID: 208400045	The same rules should be applied to all accommodation operators.		
23	13/01/2023 16:01 PM ID: 208401727	Issues with refuse collection, especially at end of academic year		
24	13/01/2023 17:27 PM ID: 208408658	To ensure the highest property standards, re ASB etc are applied here too.		
25	13/01/2023 19:17 PM ID: 208414914	It should be reassuring to tenants and the community at large that standards in all aspects affecting HMO residential accommodation (safety, facilities, etc) meet and preferably exceed minimum levels considered necessary by building, health, safety experts, etc. Such minimum standards should be consistent across all forms of HMO-type accommodation.		
26	15/01/2023 11:26 AM ID: 208216095	Similar issues can arise in these blocks to those in private housing. They can also lead to too many students living in a small area.		
27	15/01/2023 21:56 PM ID: 208559688	na		
28	16/01/2023 14:39 PM ID: 208607916	There are too many PBSA flats.		
29	16/01/2023 16:33 PM ID: 208619217	All student properties should pay for waste disposal etc. There should always be an oversight on tenant conditions. Standards slip if not checked.		
30	17/01/2023 18:43 PM ID: 208732803	Student accommodation should all be subject to the same requirements		
31	17/01/2023 18:47 PM ID: 208732576	These types of accommodation do not automatically offer better accommodation to tenants. They are often closed shops but having read what current and past tenants say about such places they should be included and not excluded from this		

APPENDIX 2

12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?			Response Percent	Response Total
		exercise. Maintenance is critical and protection of tenants is highly recommended. Landlords can take advantage of transient population		
32	19/01/2023 10:53 AM ID: 208868096	All HMO's should be subject to the additional licencing. If the district is to be commercially developed further then developers and property estates should be held responsible to residents and WDC.		
33	19/01/2023 14:52 PM ID: 208894324	They are already largely well managed and existing control processes appear adequate		
34	19/01/2023 16:22 PM ID: 208907168	I believe these purpose built blocks are generally better managed and have higher safety levels.		
35	19/01/2023 22:15 PM ID: 208937151	DEVELOPERS SHOULD BE CONTROLLED		
36	20/01/2023 09:18 AM ID: 208957403	agree		
37	20/01/2023 14:52 PM ID: 208996757	Makes no difference if they are purpose built or not.		
38	21/01/2023 11:30 AM ID: 209040599	consistency across the private renting sector to protect all tenants and others affected		
39	23/01/2023 16:50 PM ID: 209150660	I believe all dwellings classified as HMOs regardless of size/number of occupants should be subject to the same conditions.		
40	24/01/2023 11:55 AM ID: 209201576	Purpose built Student accommodation tends to have different sized flats in one block/property. the 3/4 beds are done to the same safety standards as the 6+ bed and have the same bin facilities etc.		
41	24/01/2023 14:53 PM ID: 209225256	It is unfair if this charge will apply to smaller/single landlords and not to larger blocks who are better able to absorb the costs and are not inspected.		
42	24/01/2023 22:08 PM ID: 209262811	They were built for students not familys		
43	25/01/2023 13:06 PM ID: 209303395	Yes		
44	25/01/2023 14:55 PM ID: 209314979	To ensure safe and adequate standards of living conditions for tenants.		
45	27/01/2023 17:57 PM ID: 209499218	Licensing will (a) ensure that propret management of refuse can be enforced; (b) that any conditions applied to planning PBSA planning permissions can be enforced and (c) that minimum living conditions for residents are maintained.		
46	29/01/2023 16:30 PM ID: 209574905	I am completing this questionnaire in light of my experience of Director of Undergraduate Studies at the University of Warwick, in which capacity I have been exposed to many student narratives regarding appalling housing conditions. The pandemic further exacerbated the unevenness—a quick scan of rental rates in the area shows how unregulated the market is, with detriment to students and locals alike.		
47	29/01/2023 19:22 PM ID: 209582308	Of course		
48	30/01/2023 09:15 AM ID: 209598427	In order to keep some form of control of the use/mixed use of buildings		
49	30/01/2023 13:31 PM ID: 209627199	All residents, whether students or not, should be offered the same standard of living.		
50	30/01/2023 15:00 PM ID: 209637723	Similar issues with disrepair and rubbish		

APPENDIX 2

12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?			Response Percent	Response Total
51	30/01/2023 15:12 PM ID: 209639014	We need to tighten up on current standards.		
52	30/01/2023 15:23 PM ID: 209640067	It is management of the overall block that's important		
53	30/01/2023 17:27 PM ID: 209652669	The management of the block is more appropriate as tracking each flat seems too onerous and impractical		
54	01/02/2023 17:27 PM ID: 209907227	To simplify administration of additional licenses it should be applied to all cases.		
55	01/02/2023 19:22 PM ID: 209919611	We are overrun in our area of Leamington. The houses and streets are not designed for HMOs and large numbers of students.		
56	02/02/2023 19:15 PM ID: 208970160	Because I have no idea what difference it would make.		
57	03/02/2023 15:14 PM ID: 210147496	dont know		
58	03/02/2023 17:36 PM ID: 210171302	Already covered by management of thd block		
59	03/02/2023 18:16 PM ID: 210173925	Landlords should be acutely aware of the welfare of their tenants at all times, students and others; every aspect of their responsibility, health and safety issues as well as convenience etc. should be regulated and inspected regularly. A landlord of multiple flats should be as concerned - and as open to investigation - as a landlord of only one household.		
60	03/02/2023 18:43 PM ID: 210176704	Regulation of all HMOs, wherever they are, is essential for reasons of safety and the protection of tenants as well as neighbours.		
61	03/02/2023 18:55 PM ID: 210170811	Purpose built student accommodation is becoming the norm in Leamington so should be licensed to ensure ongoing management		
62	03/02/2023 19:25 PM ID: 210179135	Increased noise from multiple occupancy		
63	03/02/2023 19:34 PM ID: 210177327	Landlords will find ways to exploit any loopholes in order to maximise profit.		
64	03/02/2023 19:59 PM ID: 210181093	The licensing will lead to higher accountability on anti-social behaviour.		
65	03/02/2023 19:59 PM ID: 210181060	Higher accountability on anti social behaviour		
66	03/02/2023 20:17 PM ID: 210181857	Standards should apply to all. If there is no current problem, that doesn't mean that one might not develop in the future		
67	03/02/2023 20:31 PM ID: 210182600	Same regulations should apply to all HMO properties		
68	03/02/2023 20:51 PM ID: 210183113	Parking and bin collection		
69	03/02/2023 21:25 PM ID: 210184868	I live between 2 HMO student properties and was unable to resolve anti social behaviour over the course of a 10 month period despite including the council , the police and University so would like the responsibility to lie with the landlord who had most to gain financially from the arrangement and should be more motivated than any the party to manage and resolve residents concerns		
70	04/02/2023 08:45 AM ID: 210201249	We need to know the extent of HMOs and subsequent studentification in our district. We also need to keep a sharp eye on landlord practices and standards, which can drop if not regulated bringing misery to tenant and residents of the district alike due to increased noise, pollution and antisocial behaviour. This can happen in HMOs within student blocks as easily as within private houses.		

APPENDIX 2

12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?			Response Percent	Response Total
71	04/02/2023 09:14 AM ID: 210202889	Someone needs to be responsible		
72	04/02/2023 15:25 PM ID: 210222036	The whole system is subject to exploitation and residents needs are not heard		
73	04/02/2023 15:46 PM ID: 210223142	Similar problems apply: anti social behaviour, poor refuse management, poor overall supervision.		
74	04/02/2023 17:33 PM ID: 210229970	Individuals living in PBSA create refuse problems, abs and so it would be useful if they are subject to more controls.		
75	05/02/2023 12:32 PM ID: 210260054	Consistent standards, expectations and requirements across the sector		
76	05/02/2023 15:54 PM ID: 210270725	To ensure that landlord are adhering to minimum standard as set out by the council and to prevent issues arising		
77	05/02/2023 17:25 PM ID: 210275809	I do not know enough about this		
78	05/02/2023 18:32 PM ID: 210249526	This is a flawed question. I don't see the need for additional licensing anyway. No reason for them to be different		
79	05/02/2023 20:16 PM ID: 210282722	The increase of PBSA in Leamington alone indicates a need to monitor the condition of such homes if only to ensure landlords are not allowed to cut corners		
80	05/02/2023 21:46 PM ID: 210286230	Not if good management processes are guaranteed		
81	05/02/2023 22:57 PM ID: 210289036	Need oversight		
82	06/02/2023 09:23 AM ID: 210307751	The scheme shall apply to all types of HMOs.		
83	06/02/2023 12:51 PM ID: 208249604	No financial contribution made towards local services and poorly maintained properties.		
84	06/02/2023 13:57 PM ID: 210340900	Just as likely to be poorly managed / maintained.		
85	06/02/2023 14:06 PM ID: 210342124	These properties need controls as they age and to assure good management.		
86	06/02/2023 14:22 PM ID: 210344888	Safety		
87	06/02/2023 14:41 PM ID: 210348212	Maximum safety		
88	06/02/2023 16:06 PM ID: 210365813	I see PBSA developments no different from HMO's and should be subject to regulation		
89	06/02/2023 20:03 PM ID: 210392970	I am presuming these would already have to be compliant to high standards to be registered as PBSA, if not then they should also be subject to additional licensing		
90	07/02/2023 09:59 AM ID: 210432950	They need to be monitored and checked the same as individual HMOs		
91	07/02/2023 10:03 AM ID: 210433180	All HMOs wherever they are need to be registered and subject to additional licensing. The more data the authority has on people movements and occupancies the better able it is to collect accurate and relevant data in what is a densely populated area.		
92	07/02/2023 13:59 PM ID: 210480680	n/a as not student		

APPENDIX 2

12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?			Response Percent	Response Total
93	07/02/2023 17:28 PM ID: 210534315	should apply to all HMO flats including students		
94	08/02/2023 11:11 AM ID: 210616405	To avoid PBSA being seen as a way for landlords to circumvent/avoid the licence scheme and undermining the intended outcomes. The pressures HMOs place on local community can be managed, provided the density is not too great. HMO flats in PBSA blocks aren't a magical solution that don't present the same pressures and so shouldn't be treated differently.		
95	11/02/2023 14:40 PM ID: 210862715	Issues of management, landlord neglect and ASB also occur in PBSAs. Certainly the risks are no less.		
96	12/02/2023 13:20 PM ID: 210884619	There should be same rules for everyone		
97	12/02/2023 14:57 PM ID: 210887051	Because they generate many of the same problems, such as ASB and landlords need to be accountable.		
98	12/02/2023 14:59 PM ID: 210887238	To enable landlords to be held fully accountable for issues arising, e.g. refuse collection, night noise, anti-social behaviour.		
99	12/02/2023 17:40 PM ID: 210891765	Oversight of student accommodation		
100	12/02/2023 18:09 PM ID: 210892502	For consistency, and the standards are presumably high in PBSAs so it should not be a great extra burden for the landlord.		
101	12/02/2023 18:36 PM ID: 210893076	all students should have the right to know that their accommodation will be inspected and kept up to standard		
102	12/02/2023 20:02 PM ID: 210895358	For control		
103	12/02/2023 21:40 PM ID: 210897702	Yes the should be subject to same controls.		
104	13/02/2023 05:48 AM ID: 210901218	All HMO should be included		
105	13/02/2023 09:53 AM ID: 210907968	I am assuming that proper ongoing management and maintenance processes are a condition of the original planning permission for the PSBA		
106	13/02/2023 09:56 AM ID: 210909206	You need to ensure that they are providing fit and proper accommodation.		
107	13/02/2023 10:14 AM ID: 210910050	I do not see why students should be expected to put up with proximity to poorly-maintained properties any more than the rest of us.		
108	13/02/2023 11:51 AM ID: 210919832	The categorisation of HMO or PBSA seems vague at times, I have a specific local example of the flats at 4A Radford Road which I believe are not covered as HMO but have significant refuse and management issues that currently cannot be dealt with under HMO licensing.		
109	13/02/2023 11:51 AM ID: 210919753	To ensure safety, management and maintenance of the whole building, as these PBSA's quite often are not registered and therefore no obligation to maintain.		
110	13/02/2023 16:13 PM ID: 210944570	They have exactly the same characteristics and issues as other HMO's. Why would you not licence them?		
111	13/02/2023 16:54 PM ID: 210948212	To avoid loopholes		
112	17/02/2023 12:04 PM ID: 211230305	I don't know enough about PBSAs to have an opinion		
113	18/02/2023 13:15 PM ID: 211290461	PBSAs do not dispense with all the problems associated with (particularly student) HMOs. Indeed PBSAs produce the additional problem of over concentration of the		

APPENDIX 2






12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?			Response Percent	Response Total
		student population in an area, resulting in the same problems associated with HMOs, e.g. problems with rubbish, noise and anti-social behaviour, Question 15 states that this consultation doesn't cover these matters, but additional licensing could contribute to an improvement for local permanent residents.		
114	21/02/2023 15:42 PM ID: 211518472	By and large these are well managed but if for some reason the management arrangements change and here are problems they will be covered by additional licensing giving the District Council to enforce proper standards.		
115	22/02/2023 19:16 PM ID: 211645102	PBSA are already subject to appropriate planning approval it is the creep of students into core residential areas that is my primary concern and the impact there on		
116	23/02/2023 11:43 AM ID: 211687788	Level playing field between all types of HMO		
117	23/02/2023 12:26 PM ID: 211692216	The current accommodation are maintained to a high standard and any additional licencing will lead to any extra costs being passed onto tenants		
118	24/02/2023 12:58 PM ID: 211781560	All properties let to students and all HMOs should be licensed and maintained		
119	24/02/2023 13:17 PM ID: 211782919	All HMOS should be licensed.		
120	25/02/2023 15:41 PM ID: 211840632	Completely unnecessary additional cost, because nothing in HMO licensing adds to health& Safety.		
121	26/02/2023 14:24 PM ID: 211873499	No discount should apply		
122	27/02/2023 19:56 PM ID: 211973755	.		
123	28/02/2023 09:32 AM ID: 212002575	The scheme needs to be comprehensive, solid and simple to understand - ALL HMO properties, no exceptions as any loopholes will simply be exploited by landlords/developers as we've seen happen time and time again !!		
124	28/02/2023 14:52 PM ID: 212043469	Just because they are built to certain criteria does not mean the landlord is a good one.		
125	01/03/2023 13:20 PM ID: 212145709	The safety of residents, overcrowding and for the local area		
126	03/03/2023 16:21 PM ID: 210602670	x		
127	03/03/2023 18:08 PM ID: 212343956	Exceptions lead to landlords finding loop holes		
128	06/03/2023 13:12 PM ID: 212445861	Overall improved standards and allows for some sort of local authority inspection.		
129	07/03/2023 13:35 PM ID: 212562684	Purpose built student accommodation is already vetted during Planning, Environmental and Bulding Control stages therefore additional licensing etc are not required.		
130	12/03/2023 14:39 PM ID: 212914473	The ability to monitor and restrict poor behaviour of properties that fall into a state of disrepair is required.		
131	16/03/2023 14:23 PM ID: 213253065	The same potential issues apply to all HMOs		
132	19/03/2023 10:30 AM ID: 213409464	Some PBSA are clearly not well managed e.g. The Union in Althorpe St caused a huge pile of rubbish to accumulte last year over severla months causing a potential health hazard.		

APPENDIX 2


12. Should individual HMO flats within Purpose Built Student Accommodation (PBSA) blocks be subject to Additional Licensing?

			Response Percent	Response Total
133	20/03/2023 05:56 AM ID: 213434437	Why not?		
134	20/03/2023 09:10 AM ID: 213440824	Answer left blank		
135	20/03/2023 09:19 AM ID: 213441569	.		
136	20/03/2023 13:01 PM ID: 213460409	The way these properties are managed is different from others, these properties tend to be separate or less near residential areas. A lack of licensing here may act as an incentive for purpose built student accommodation, over creation of more accommodation within residential areas - this could lead to a reduction in antisocial behaviour towards other residents.		
137	20/03/2023 15:32 PM ID: 213486527	To ensure consistency across the HMO letting community and to support non HMO residents		

13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?

			Response Percent	Response Total						
1	Strongly Agree		59.85%	82						
2	Agree		21.17%	29						
3	Neither Agree nor Disagree		11.68%	16						
4	Disagree		2.19%	3						
5	Strongly Disagree		5.11%	7						
Statistics	Minimum	1	Mean	1.72	Std. Deviation	1.09	Satisfaction Rate	17.88	answered	137
	Maximum	5	Variance	1.18	Std. Error	0.09				

What is the reason for your answer? (137)

1	09/01/2023 15:28 PM ID: 208032298	There should be a level playing field , every one seems to have issues with hmo houses, but they are more affordable and probably better kept than purpose built accommodation, if the houses were not, they would not be taken by tenants
2	09/01/2023 17:15 PM ID: 208043781	There is enough legislation in place already
3	09/01/2023 17:40 PM ID: 208046156	
4	09/01/2023 18:57 PM ID: 208052051	It will free up affordable housing in the area which is sorely needed.
5	09/01/2023 19:41 PM ID: 208054602	Will not make a difference. Just get WDC up to current legislation which most landlords will comply with. Licensing encourages lazy compliance- enforcing authorities should be required to work with tenants and landlords to solve problems and improve standards. Also the cost of adversarial enforcement is very high - cooperation is cheaper and will result in improvement. There is evidence that good landlords are leaving areas which are targeted for licensing/enforcement meaning that standards go down in areas requiring licensing.

APPENDIX 2

13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?			Response Percent	Response Total
6	09/01/2023 20:54 PM ID: 208059337			
7	10/01/2023 11:24 AM ID: 208095574	Again, all types of HMO, whether just student accommodation or a mixture need to be covered. Problems can occur in any type of HMO setting/student accommodation setting.		
8	10/01/2023 13:14 PM ID: 208107569	Not familiar with any issues relevant to PBSA		
9	10/01/2023 14:23 PM ID: 208114529	I know little about the subject to answer.		
10	10/01/2023 18:28 PM ID: 208138642	Regs are adhered to.		
11	11/01/2023 15:42 PM ID: 208218263	Many of the same issues arise (or don't arise), regardless of the specific type of building.		
12	12/01/2023 09:12 AM ID: 208279377	As above. PBSAs and HMOs affect local residents in a similar way: noise, refuse, parking etc. Individual flats within a PBSA would enable the landlord to escape licensing controls and be a perverse incentive.		
13	12/01/2023 09:50 AM ID: 208282373	<p>As above:</p> <p>The conditions HMO Conditions do not purely relate to the condition of the buildings. Even if you accept that PBSAs are ""designed to meet modern day safety standards and tend not to give rise to complaints"", and close your eyes to those instances where the operation of the building does not meet the design principles or there are complaints, excluding PBSAs would oust the Anti-Social Behaviour, waste storage and distribution and the repairs and maintenance conditions which would otherwise apply.</p> <p>Given the larger size of PBSAs, these issues have the potential to be larger, the returns to the HMO owner are likely to be greater (thus making compliance with the Licensing a smaller percentage financial outlay) and active management may be preferable to ensure that issues do not arise in what currently tend to be more modern constructions than standard HMOs, and that managed a decline in standards is avoided.</p> <p>The distinction between types of developments seems immaterial to the outcomes the Licensing seems designed to achieve.</p>		
14	12/01/2023 11:18 AM ID: 208291993	At this stage we cannot predict how such mixes would work- this would be the safest option		
15	12/01/2023 13:53 PM ID: 208307663	no experience with these tenants		
16	12/01/2023 15:58 PM ID: 208322947	Control is necessary		
17	12/01/2023 16:23 PM ID: 208170786	The concern around quality here is slightly higher hence the answer.		
18	12/01/2023 20:49 PM ID: 208349355	Anywhere that accommodates students should be licensed		
19	13/01/2023 12:45 PM ID: 208384484	If there is a mix, accountability will be difficult. In my experience, HMO landlords do not actively manage and repair properties, this means flats in mixed blocks would probably be occupied by those who don't really care about correct refuse collections etc. it would only create more mess and rubbish being left on doorsteps etc.		
20	13/01/2023 13:07 PM ID: 208387156	Nuisance and safety issues continue to apply.		

APPENDIX 2

13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?			Response Percent	Response Total
21	13/01/2023 14:23 PM ID: 208393358	There needs to be much tighter control. The high number of student HMO's are damaging the community and cause significant problems		
22	13/01/2023 15:55 PM ID: 208400045	The same rules should be applied to all accommodation operators.		
23	13/01/2023 16:01 PM ID: 208401727	See above		
24	13/01/2023 17:27 PM ID: 208408658	AS re Q 11.		
25	13/01/2023 19:17 PM ID: 208414914	It should be reassuring to tenants and the community at large that standards in all aspects affecting HMO residential accommodation (safety, facilities, etc) meet and preferably exceed minimum levels considered necessary by building, health, safety experts, etc. Such minimum standards should be consistent across all forms of HMO-type accommodation.		
26	15/01/2023 11:26 AM ID: 208216095	As above. Similar issues can occur.		
27	15/01/2023 21:56 PM ID: 208559688	na		
28	16/01/2023 14:39 PM ID: 208607916	There are too many PBSA flats.		
29	16/01/2023 16:33 PM ID: 208619217	Loop holes create temptation for avoiding scrutiny.		
30	17/01/2023 18:43 PM ID: 208732803	Student accommodation should all be subject to the same requirements		
31	17/01/2023 18:47 PM ID: 208732576	I completely agree all should be covered. Standards and protection of tenants is a part of this so why would you even consider exclusion!		
32	19/01/2023 10:53 AM ID: 208868096	Health and safety of their occupants and local neighbours.		
33	19/01/2023 14:52 PM ID: 208894324	They are already largely well managed and existing control processes appear adequate		
34	19/01/2023 16:22 PM ID: 208907168	In this situation I believe all units need to be licensed, so safety features etc can be checked.		
35	19/01/2023 22:15 PM ID: 208937151	DEVELOPERS SHOULD BE CONTROLLED		
36	20/01/2023 09:18 AM ID: 208957403	agree		
37	20/01/2023 14:52 PM ID: 208996757	Makes no difference if they are purpose built or not.		
38	21/01/2023 11:30 AM ID: 209040599	as above		
39	23/01/2023 16:50 PM ID: 209150660	As per answer to question 11 plus from experience of having a recent application for a neighbouring flat being given approval to be turned into a non-licensed HMO which clearly still has no sufficient storage for refuse as there are multiple refuse bags left for weeks on the pavement to the front of the property, the same applies to bike storage for the same property with bikes chain to the railings at the front of the property.		
40	24/01/2023 11:55 AM ID: 209201576	PBSA blocks and converted flats have their own regulations so why double up the rules and regulations with additional licencing?		

APPENDIX 2

13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?			Response Percent	Response Total
41	24/01/2023 14:53 PM ID: 209225256	It is unfair if this charge will apply to smaller/single landlords and not to larger blocks who are better able to absorb the costs and are not inspected.		
42	24/01/2023 22:08 PM ID: 209262811	Cause they should , students and residents need to be coached to help each other and feel the need to fit in not just be put together and left to feel isolated		
43	25/01/2023 13:06 PM ID: 209303395	Yes		
44	25/01/2023 14:55 PM ID: 209314979	To ensure safe and adequate standards of living conditions for all occupants.		
45	27/01/2023 17:57 PM ID: 209499218	This is extremely important because Leamington has a number of HMOs which are cheek-by-jowl with C3 dwellings. The behaviour of occupants of HMO apartments (noise, banging of doors) presents problems for neighbours.		
46	29/01/2023 16:30 PM ID: 209574905	I am completing this questionnaire in light of my experience of Director of Undergraduate Studies at the University of Warwick, in which capacity I have been exposed to many student narratives regarding appalling housing conditions. The pandemic further exacerbated the unevenness—a quick scan of rental rates in the area shows how unregulated the market is, with detriment to students and locals alike.		
47	29/01/2023 19:22 PM ID: 209582308	Absolutely		
48	30/01/2023 09:15 AM ID: 209598427	In order to keep some form of control of the use/mixed use of buildings		
49	30/01/2023 13:31 PM ID: 209627199	See above		
50	30/01/2023 15:00 PM ID: 209637723	All the same problems		
51	30/01/2023 15:12 PM ID: 209639014	As above		
52	30/01/2023 15:23 PM ID: 209640067	The mix of property types would suggest licensing should be employed		
53	30/01/2023 17:27 PM ID: 209652669	As above. Go for the landlord/ developer. I do not see how you could tie an issue to just one unit.		
54	01/02/2023 17:27 PM ID: 209907227	To simplify administration of additional licenses it should be applied to all HMOs.		
55	01/02/2023 19:22 PM ID: 209919611	They often affect residents even more. In practice an HMO property people have parties, invite more people around often causing life-changing stress and disruption.		
56	02/02/2023 19:15 PM ID: 208970160	I'm not informed enough to know.		
57	03/02/2023 15:14 PM ID: 210147496	dont know		
58	03/02/2023 17:36 PM ID: 210171302	I have no experience of this as an issue.		
59	03/02/2023 18:16 PM ID: 210173925	There should be no exemptions that allow landlords to provide or implement anything below-standard.		
60	03/02/2023 18:43 PM ID: 210176704	As above		

APPENDIX 2

13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?			Response Percent	Response Total
61	03/02/2023 18:55 PM ID: 210170811	These would be the same as purpose built flats		
62	03/02/2023 19:25 PM ID: 210179135	As above		
63	03/02/2023 19:34 PM ID: 210177327	As above.		
64	03/02/2023 19:59 PM ID: 210181093	Same as above.		
65	03/02/2023 19:59 PM ID: 210181060	Higher accountability on anti social behaviour		
66	03/02/2023 20:17 PM ID: 210181857	As above.		
67	03/02/2023 20:31 PM ID: 210182600	Same regulations should apply to all HMO properties		
68	03/02/2023 20:51 PM ID: 210183113	Parking and bin collection issues		
69	03/02/2023 21:25 PM ID: 210184868	Yes as residents need recourse when HMO properties are problematic		
70	04/02/2023 08:45 AM ID: 210201249	As above. I really cannot see why they should be exempt.		
71	04/02/2023 09:14 AM ID: 210202889	Someone needs to be responsible		
72	04/02/2023 15:25 PM ID: 210222036	It's the same point as above		
73	04/02/2023 15:46 PM ID: 210223142	Similar problems apply: anti social behaviour, poor refuse management, poor overall supervision.		
74	04/02/2023 17:33 PM ID: 210229970	Individuals living in PBSA create refuse problems, abs and so it would be useful if they are subject to more controls.		
75	05/02/2023 12:32 PM ID: 210260054	Consistent standards, expectations and requirements across the sector		
76	05/02/2023 15:54 PM ID: 210270725	To ensure that landlord are adhering to minimum standard as set out by the council and to prevent issues arising		
77	05/02/2023 17:25 PM ID: 210275809	As above		
78	05/02/2023 18:32 PM ID: 210249526	Again, this is a flawed question as I don't see the need for additional licensing. No reason for different types of proto be different.		
79	05/02/2023 20:16 PM ID: 210282722	The only fair way to ensure that all landlords are held accountable to the same rules is to make more dwellings subject to the licensing scheme		
80	05/02/2023 21:46 PM ID: 210286230	If management manage the property effectively there would be no need eg rubbish removal		
81	05/02/2023 22:57 PM ID: 210289036	Need oversight		
82	06/02/2023 09:23 AM ID: 210307751	The scheme shall apply to all types of HMOs.		
83	06/02/2023 12:51 PM ID: 208249604	No financial contribution made towards local services and poorly maintained properties.		

APPENDIX 2

13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?			Response Percent	Response Total
84	06/02/2023 13:57 PM ID: 210340900	Likely to be poorly maintained/.in poor state of repair.		
85	06/02/2023 14:06 PM ID: 210342124	Safety and good management more assured		
86	06/02/2023 14:22 PM ID: 210344888	Safety		
87	06/02/2023 14:41 PM ID: 210348212	Maximum safety		
88	06/02/2023 16:06 PM ID: 210365813	As above		
89	06/02/2023 20:03 PM ID: 210392970	Yes so that it is a nicer environment for the other residents to live in and not put people off from moving to the area		
90	07/02/2023 09:59 AM ID: 210432950	We need to get a grip on all student housing		
91	07/02/2023 10:03 AM ID: 210433180	as above		
92	07/02/2023 13:59 PM ID: 210480680	n/a as not student		
93	07/02/2023 17:28 PM ID: 210534315	yes, should apply to all		
94	08/02/2023 11:11 AM ID: 210616405	I don't know the specifics of PBSA blocks and what would require additional administrative burden during license application.		
95	11/02/2023 14:40 PM ID: 210862715	Same principles should apply wherever the precise locations of HMOs and PBSAs.		
96	12/02/2023 13:20 PM ID: 210884619	Same rules for everyone		
97	12/02/2023 14:57 PM ID: 210887051	As above. They generate the same sort of problems: noise, refuse etc.		
98	12/02/2023 14:59 PM ID: 210887238	For same reasons as Question 11.		
99	12/02/2023 17:40 PM ID: 210891765	Consistency		
100	12/02/2023 18:09 PM ID: 210892502	For consistency		
101	12/02/2023 18:36 PM ID: 210893076	Same reason as above		
102	12/02/2023 20:02 PM ID: 210895358	Control		
103	12/02/2023 21:40 PM ID: 210897702	All should be to same controls.		
104	13/02/2023 05:48 AM ID: 210901218	All HMOs should be included		
105	13/02/2023 09:53 AM ID: 210907968	This will prevent poor/dangerous maintenance issues as presumably the converted flats and HMO flats will not be under the same management.		
106	13/02/2023 09:56 AM ID: 210909206	You need to ensure that they are providing fit and proper accommodation.		

APPENDIX 2





13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?			Response Percent	Response Total
107	13/02/2023 10:14 AM ID: 210910050	As above		
108	13/02/2023 11:51 AM ID: 210919832	same answer		
109	13/02/2023 11:51 AM ID: 210919753	As above		
110	13/02/2023 16:13 PM ID: 210944570	same answer as for 12.		
111	13/02/2023 16:54 PM ID: 210948212	For clarity and avoidance of loopholes		
112	17/02/2023 12:04 PM ID: 211230305	I don't know enough about PBSAs to have an opinion		
113	18/02/2023 13:15 PM ID: 211290461	See previous response		
114	21/02/2023 15:42 PM ID: 211518472	Any HMO should be given the same level of protection on terms of safety standards as others and local residents given protection from mismanagement.		
115	22/02/2023 19:16 PM ID: 211645102	Suspect these are very rare		
116	23/02/2023 11:43 AM ID: 211687788	Level playing field between all types of HMO		
117	23/02/2023 12:26 PM ID: 211692216	The current accommodation are maintained to a high standard and any additional licencing will lead to any extra costs being passed onto tenants		
118	24/02/2023 12:58 PM ID: 211781560	All properties let as HMOs should be licensed		
119	24/02/2023 13:17 PM ID: 211782919	All HMOS should be licensed.		
120	25/02/2023 15:41 PM ID: 211840632	There is no justification for this and will only mean additional cost to tenants in higher rents.		
121	26/02/2023 14:24 PM ID: 211873499	No discount should apply		
122	27/02/2023 19:56 PM ID: 211973755	.		
123	28/02/2023 09:32 AM ID: 212002575	The scheme needs to be comprehensive, solid and simple to understand - ALL HMO properties, no exceptions as any loopholes will simply be exploited by landlords/developers as we've seen happen time and time again !!		
124	28/02/2023 14:52 PM ID: 212043469	Just because they are built to certain criteria does not mean the landlord is a good one.		
125	01/03/2023 13:20 PM ID: 212145709	For the safety of residents to stop over crowding and for others not to be affected who live nearby		
126	03/03/2023 16:21 PM ID: 210602670	x		
127	03/03/2023 18:08 PM ID: 212343956	Exceptions lead to landlords finding loop holes		
128	06/03/2023 13:12 PM ID: 212445861	As above		

APPENDIX 2

13. Should individual HMO flats within developments containing a mix of Purpose-Built Student Accommodation (PBSA) blocks and converted flats be subject to Additional Licensing?

			Response Percent	Response Total
129	07/03/2023 13:35 PM ID: 212562684	All two to three person residential dwellings should all be the same regardless of one family occupied or HMO.		
130	12/03/2023 14:39 PM ID: 212914473	Strong controls over the properties by the Council and regular enforcement checking will drive up standards are landlords of all types of HMO will be mindful of the risk of losing their license.		
131	16/03/2023 14:23 PM ID: 213253065	The same potential issues apply to all HMOs		
132	19/03/2023 10:30 AM ID: 213409464	See answer above.		
133	20/03/2023 05:56 AM ID: 213434437	Would help to avoid any loop holes for future.		
134	20/03/2023 09:10 AM ID: 213440824	Answer left blank		
135	20/03/2023 09:19 AM ID: 213441569	.		
136	20/03/2023 13:01 PM ID: 213460409	Same reason as above, but here it could act as discouragement for student accommodation within residential areas and encourage more a move to purpose built. Of course, where those properties go and at whose expense they are at is a whole different issue.		
137	20/03/2023 15:32 PM ID: 213486527	Landlords retain must responsibility for HMO properties . The likelihood is that they will be earning more than other landlords and should contribute accordingly . Same Standards for all Z		

14. The fee we can charge for a HMO licence must be based on the cost of administering the scheme, it is expected that the cost of administering a licence for a 3-4 person HMO will be the same as a 5-person HMO. The current licence application fee for a 5-person HMO is £964 for a 5-year licence. Bearing that in mind, is the same fee appropriate for a 5-year licence for a 3-4 person HMO?

			Response Percent	Response Total						
1	Too high		19.71%	27						
2	About Right		47.45%	65						
3	Too low		25.55%	35						
4	Don't know		7.30%	10						
Statistics	Minimum	1	Mean	2.2	Std. Deviation	0.84	Satisfaction Rate	40.15	answered	137
	Maximum	4	Variance	0.7	Std. Error	0.07			skipped	0

APPENDIX 2

15. We are considering offering a discounted fee of £800 for licence applications submitted within 8 weeks of the scheme launch to assist with funding and recruitment of the additional officers required to administer the scheme. To what extent do you think landlords who submit their licence applications in this way should receive a discounted fee?

								Response Percent	Response Total	
1	Strongly Agree							16.06%	22	
2	Tend to Agree							29.93%	41	
3	Neither Agree nor Disagree							16.06%	22	
4	Tend to Disagree							15.33%	21	
5	Strongly Disagree							22.63%	31	
Statistics	Minimum	1	Mean	2.99	Std. Deviation	1.41	Satisfaction Rate	49.64	answered	137
	Maximum	5	Variance	2	Std. Error	0.12			skipped	0

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.

			Response Percent	Response Total
1	Open-Ended Question		100.00%	68
1	09/01/2023 17:40 PM ID: 208046156	Thanks for the higher rents coming		
2	09/01/2023 19:41 PM ID: 208054602	Managing agents also charge for managing properties in licenced areas. Meaning that costs of around £1k per year per property will inevitably be transferred to tenants.		
3	12/01/2023 09:12 AM ID: 208279377	No mention of parking anywhere in these documents - why not?		
4	12/01/2023 09:50 AM ID: 208282373	I cannot see how if you have to ""charge for a HMO licence...based on the cost of administering the scheme"" how delivering the scheme costs materially less in the first 8 weeks and so justifies the discount.		
5	12/01/2023 11:18 AM ID: 208291993	These proposals should not harm the reasonable landlords around, and there are some!		
6	12/01/2023 15:58 PM ID: 208322947	There is a need to have sight / control of what is going on in this regard. One suspects there is an element of 'getting away with it' as a result of not being licensed		
7	12/01/2023 16:23 PM ID: 208170786	Please ensure as much as possible given the current cost of living situation that these costs aren't passed down to the students in rent increases.		
8	13/01/2023 12:45 PM ID: 208384484	<p>Given the number of HMOs in my local area, given the issues caused by the residents of these properties (refuse issues, rats, noise, general property disrepair) I feel WDC should have powers to better manage the landlords of these properties, WDC should be able to enforce landlords or managing agents to manage HMOs so that local residents and neighbours (like me) are not negatively effected by these HMOs</p> <p>In addition, occupants (often students) are charged a lot of rent - in my opinion, some of the HMOs are not fit to live in. It would be a good idea if WDC could monitor and check living standards to ensure safety and comfort of often very young people who don't always know their rights as tenants.</p>		

APPENDIX 2

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.			Response Percent	Response Total
		I think a licensing scheme would drive better accountability and responsibility for letting agents and landlords, which is a good thing. Thank you		
9	13/01/2023 13:07 PM ID: 208387156	It is an important step to provide additional oversight and maintain good standards of living and accommodation		
10	13/01/2023 14:23 PM ID: 208393358	The scheme should have tough penalties and the expectation should be that if the property (not just the legal ownership entity) fails to comply fully then the property cannot be granted an HMO license for a number (eg 5 years). Otherwise it is very easy to move ownership of the property between trusts and then compliance is not a concern.		
11	13/01/2023 15:55 PM ID: 208400045	The scheme is another additional cost and administrative burden on many landlords who may not have initiated a strategy to enter the licensed HMO rental market. There does not appear to be any justification outlined in the consultation documents. Inevitably its implementation may adversely impact the local rental market. Issues such as availability of affordable property to rent and licensing costs directly leading to increased rents together with landlords exiting the market or changing strategy into short term/serviced accommodation and/or reducing the occupancy of individual properties without any clear benefit.		
12	13/01/2023 17:27 PM ID: 208408658	Further Council control of these properties is long overdue.		
13	13/01/2023 19:17 PM ID: 208414914	It is quite clear that there are landlords who do not act quite as conscientiously as they should when letting accommodation. Only regulation across the entire range of forms of multiple occupation will do anything to significantly improve matters.		
14	15/01/2023 11:26 AM ID: 208216095	If there is an overall requirement for landlords to register, all properties will be subject to the same conditions. Overall control in the area concerned should be much improved.		
15	15/01/2023 21:56 PM ID: 208559688	it's hard to find affordable shares accommodation for professionals and more licensing will make it harder		
16	16/01/2023 16:33 PM ID: 208619217	Why not. If not, what use will it be. When scrutiny is fragmented buck passing games will be played. Why waste our money? The officers will give up.		
17	17/01/2023 18:47 PM ID: 208732576	Enforcement enforcement enforcement. Plus we must look at those properties where the same landlord has subdivided property to 1 and 2 bedroom flats. Intensive housing and no obligations or licensing. Refuse is a critical current issue to all these properties no storage and high density living. No landlord should be given 5 year initial contract no more than 2 years to start of process.		
18	19/01/2023 10:53 AM ID: 208868096	HMO's do nothing in the medium to long term of our area in terms of urban regeneration. They are a very short term answer to a long term problem of our areas decline.		
19	19/01/2023 14:52 PM ID: 208894324	HMOs are already largely well managed and existing control processes for the vast majority appear adequate. If the Council is concerned about the quality of some HMOs it already has powers to address their issues, without wasting resources ultimately paid by renters on licensing well managed HMOs. Additionally, it is scarcely credible that expanding the scheme would cost an additional £674,800 over the next 5 years, especially as the current scheme already funds the Council's indirect costs. The proposal has the appearance of an additional revenue raising opportunity for the Council rather than an effective intent to improve the situation for renters.		
20	19/01/2023 16:22 PM ID: 208907168	This new licensing scheme will improve safety living standards and allow WDC to have better knowledge of the number of HMO's there are.		

APPENDIX 2

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.			Response Percent	Response Total
21	24/01/2023 11:55 AM ID: 209201576	In my experience we have very few, if any issues with 3-4 bed student properties relating to fire safety, building maintenance, tenant anti social behaviour, refuse/bin issues. We manage 47 3-4 bed properties and while I fully agree with the need for MHO licencing on 6+ beds, I do not feel the need for it on smaller and purpose built student accommodation. Additionally, it is inevitable that the cost will go to the tenants when the landlords already profit enough from their student tenants and the prices of student accommodation in Leamington is already extremely high with no benefit of collecting council tax.		
22	24/01/2023 14:53 PM ID: 209225256	I am strongly opposed as a small landlord who supplies a good standard of accommodation. Costs are ever increasing in current high inflation and high interest rates for landlords, and by imposing further costs of a license and possible additional measures, the only way this can be viable is to increase rents to the tenants, which is also unfair. Otherwise this will severely affect my margins and I will have to increase either rents or sell which will decrease the supply of housing and increase rents again. I also do not believe it is fair to charge the same amounts for a 3/4 bedroom as a 5+ bedroom. Also the discount should be half for the first year, and should also not be imposed within 6 months, there should be at least a 12 month notice in order for landlords to decide whether or not they want to continue. This should also still not apply to unlicensed HMOs.		
23	24/01/2023 22:08 PM ID: 209262811	In my opinion there's too MANY HMOS around the Brunswick area , these should be predominantly family housing, the council have sold out to the money from the universities so shame on YOU		
24	27/01/2023 17:57 PM ID: 209499218	Among other things licensing is important for the safety and well-being of the residents. I know from observation that unlicensed HMOs are among the most poorly maintained by their landlords.		
25	29/01/2023 16:30 PM ID: 209574905	I am completing this questionnaire in light of my experience of Director of Undergraduate Studies at the University of Warwick, in which capacity I have been exposed to many student narratives regarding appalling housing conditions. The pandemic further exacerbated the unevenness—a quick scan of rental rates in the area shows how unregulated the market is, with detriment to students and locals alike. Landlords don't confront problem tenants, who tend to disappear as quickly as they come. Without regulation, landlords have little incentive to manage these properties responsibly.		
26	01/02/2023 19:22 PM ID: 209919611	My yearly single mother Council tax is considerably higher than this fee. Landlords licence should be at least as high as the council tax on a property would be.		
27	02/02/2023 19:15 PM ID: 208970160	I came to Riverside House yesterday to hear about this consultation only to find the person on reception hadn't a clue about it, and no-one she emailed knew anything either. So, I am resorting to completing the questionnaire online. I am particularly troubled by no recycling facilities for many HMO's so their bins get full and additional bags are left beside the full bins encouraging cats/rats/other creatures to tear the bags open and spill the contents encouraging further cats/rats etc [REDACTED] is a particular example of this. I also note there doesn't seem to be anything about damp, both in the houses themselves and of neighbouring houses, of which mine is one. I have had problems with damp coming through and have had difficulty with landlords not taking responsibility.		
28	03/02/2023 18:55 PM ID: 210170811	This survey is biased towards the problems that are caused by student HMO'S in Leamington, which undoubtedly can be a problem and additional licensing would		

APPENDIX 2

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.

			Response Percent	Response Total
		help to identify properties that could be better managed. However I would like to make the case for unintended consequences. My son lived in a shared house in Lewisham, three young professionals together who made it their home for 5 years. Lewisham introduced an additional licensing scheme and refused their landlord a license on the size of the kitchen. This was a 1930's house, so not a conversion, which was deemed acceptable for a family (of any size) or a couple and one single but not three individuals. As a result all three were evicted. I think any scheme should allow for some discretion and take into account the tenancies within the property. It is very difficult for young professionals to find suitable properties to rent and sometimes sharing with two or even three others is the only option. Leamington is expanding its employment within the gaming industry who are just the sort of young people who need to share in order to afford to live here. I would like to see the scheme include options to meet the needs of different tenants.		
29	03/02/2023 19:25 PM ID: 210179135	No		
30	03/02/2023 19:34 PM ID: 210177327	Why doesn't this consultation include these issues?! Stop working in silos WDC and become joined up! Where on earth is your strategic thinking? Anything that gives the Council more power may help providing the Council leadership finally step up and start to understand the effect that their lack of grip is having on beleaguered residents in terms of the late night noise, ASB and refuse left on pavements. Residents pay Council tax, subsidising landlords and the University who pay no Council tax. Residents effectively subsidise their own sleepless nights. In terms of fees, who has done the calculations re the cost to WDC of all these properties no longer generating Council Tax? In reality having students in dense concentrations in the town provides little benefit, financial or otherwise. For context, I used to be pro university and having students as part of the community but residents have now become overwhelmed and the Council appear at best out of their depth or at worst just a facilitator to landlords and the University.		
31	03/02/2023 20:17 PM ID: 210181857	This is a way of ensuring that tenants in smaller HMOs have the same protection as tenants in larger ones enjoy. Tenants need much more and clearer information about their rights in re their landlords.		
32	03/02/2023 20:31 PM ID: 210182600	The licensing needs to be enforced.		
33	03/02/2023 20:51 PM ID: 210183113	Licensing these premises is a good step forward but there will need to be a good monitoring system that ensures that the conditions of the license are adhered to.		
34	04/02/2023 08:45 AM ID: 210201249	This additional licensing is long overdue and will bring Warwick District into line with other local authorities. With regard to the fee, I believe it is already too low, if not a paltry sum, and to reduce it further only deprives WDC of much-needed income that could be put to enforcement.		
35	04/02/2023 09:14 AM ID: 210202889	As a good landlord I wish to see all accommodation be save, suitable and well managed.		
36	05/02/2023 18:32 PM ID: 210249526	There doesn't seem to be evidence that additional licensing is required.		
37	05/02/2023 22:57 PM ID: 210289036	Need to have stronger local controls that impact of locality WDC needs to develop a much more credible and viable profile in relation to such matters		
38	06/02/2023 12:51 PM ID: 208249604	Additional licensing is long overdue.		
39	06/02/2023 14:06 PM ID: 210342124	Enforcement needs to be good on this issue. Manpower needed.		

APPENDIX 2

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.			Response Percent	Response Total
40	06/02/2023 20:03 PM ID: 210392970	The ability to rent out accommodation to multiple occupants should not be made easy and those who do it should take their responsibilities seriously as they charge extremely high rates per student. As a parent of a student I would expect my child to be in a safe and well managed property and as a resident in a student occupied area, I expect landlords to take responsibility for disruptive behaviour.		
41	07/02/2023 13:59 PM ID: 210480680	First of all it is unfair to charge the same amount for a 5 person compared to a 3 person. I think it is an absolute disgrace and an unfair tarnishing judgement/stereotype of house sharers to judge everybody to cause noise, disturbance, damage and poor maintenance. It is removing perfectly suitable housing for perfectly suitable tenants and leaving them with poor options and feels like a punishment and simply a tax to make more money.		
42	08/02/2023 11:11 AM ID: 210616405	Bol/pricing scheme should be done in a manner that assumes any discount for early applications sees considerable uptake, followed by very few applications for subsequent 5years. I wouldn't want the discount to result in underfunding of the scheme and it's subsidy by other council tax payers.		
43	11/02/2023 14:40 PM ID: 210862715	Concerned about absence of specific checks for noise insulation as part of the licensing process. Toughening the standards has been under consideration for some time, as so much of the ASB nuisance to neighbours concerns noise both external and emanating from inside properties; which could be at least mitigated by some simple improvements. Other authorities have adopted this approach.		
44	12/02/2023 13:20 PM ID: 210884619	This will discourage landlords from letting the houses out to social tenants who are on benefits etc, this is more to do with pressure from SoLAR regarding students, the council does not have enough properties for social housing as it is		
45	12/02/2023 14:57 PM ID: 210887051	You need to charge far, far more for licences as much more enforcement is required and you presumably need to fund those posts.		
46	12/02/2023 14:59 PM ID: 210887238	The fees charged landlords for licences should be much higher and commensurate with the very large sums of money they make from the current HMO estate.		
47	12/02/2023 17:40 PM ID: 210891765	Whilst I broadly support the proposal in principle I am concerned at the additional costs which will be born by council tax payers. This tax does not apply to all HMO landlords and tenants.		
48	12/02/2023 21:40 PM ID: 210897702	These hmo owners should pay the same council tax as a full residential house. Not saying students should but the property owners should foot the bill.		
49	13/02/2023 09:53 AM ID: 210907968	As other neighbouring councils have introduced these measures years ago Warwickshire should bring these in as soon as possible.		
50	13/02/2023 10:14 AM ID: 210910050	I believe this proposal to extend licensing is critically important to improve the maintenance, safety and appearance of many properties in our district and to help avoid the increase of HMOs. The freedom granted to small HMOs provides unscrupulous landlords with the opportunity to establish their properties as unlicensed HMOs, often increasing occupancy to 5 or more without notification to the authorities. This is evident in several current planning applications where landlords regrettably lie about their status.		
51	13/02/2023 11:51 AM ID: 210919832	Any improvements in this area of legislation and the ability to hold landlords responsible for issues would be very welcome. Private landlords make enormous profits often from large portfolios of housing. Their aim is to maximise profit and it seems to norm is to do the bare minimum management and upkeep - often below the minimum. That the council has limited funding and resources to challenge poor management is essentially ""letting them get away with it"" and is resulting in areas of the town appearing more and more run down.		

APPENDIX 2

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.			Response Percent	Response Total
52	13/02/2023 11:51 AM ID: 210919753	How will the scheme be monitored/managed to ensure all 3-4 bed HMO landlords are made aware of any new licencing regs, as many are privately owned and would have no knowledge of this happening?		
53	13/02/2023 16:13 PM ID: 210944570	It's long overdue		
54	17/02/2023 12:04 PM ID: 211230305	I strongly support the proposed changes. South Leamington has particular issues with anti-social behaviour from 3-4 person HMOs, which the Additional Licensing Scheme will go some way to addressing. However, it will also benefit tenants as, for example, it will require landlords to properly insulate properties.		
55	18/02/2023 13:15 PM ID: 211290461	It is unfortunate the answer to question 6 is restricted to one of those suggested, as my interest is not just as a neighbour with bad experience. Also in questions 7 and 8, where I have ticked ""strongly agree"", this obviously doesn't apply to all the relevant HMOs as there must be some good landlords. However, those that are bad generally are very bad and often are the landlords of several HMOs.		
56	22/02/2023 19:16 PM ID: 211645102	The rents achieved for HMO's are disproportionately high and encourage casual landlords taking properties away from families		
57	24/02/2023 12:58 PM ID: 211781560	This is a very good idea. It has got to improve the quality of life for those living in Leamington		
58	25/02/2023 15:41 PM ID: 211840632	None of the proposals address any health & safety issues not already covered by legislation, and more importantly this additional bureaucratic burden will only make the problem of the supply and affordability of housing worse.		
59	28/02/2023 09:32 AM ID: 212002575	The scheme needs to be comprehensive, solid and simple to understand - ALL HMO properties, no exceptions as any loopholes will simply be exploited by landlords/developers as we've seen happen time and time again !!		
60	28/02/2023 14:52 PM ID: 212043469	Having attended the public consultation last night, I write to express concern. I have owned a 6-bed HMO, which I recently sold, despite good returns, rather than go through re-licencing at 5 years, later this year. The process is very frustrating due to ineffectiveness of council inspectors who just insist on rules being adhered to, even when this contradicts fire officer views! Too frustrating to endure. Now I find out that if the scheme is expanded to a 3-household 'HMO' even a family home can be classed as an HMO, despite it being a family home, if 3 sharers wish to rent it (e.g. 3 adult JLR employees, as I have rented to in the past) as a single tenancy! The proposals are unworkable in this situation as no-one will undergo the HMO modifications to a family home, and £964 WDC HMO Licence cost, just to allow 3 sharers to rent - they will simply not rent to them, making renting harder for such people - is that what WDC wants??? This situation is daft - [REDACTED] suggested that a landlord would be happy to pay the fee to see a family home now classed as HMO as could be let for more, but most landlords with one or two properties are not trying to maximise returns, but simply look to grow a nest egg for the future, and the extra work is unattractive to most landlords who have just one or two properties as part of their pension planning - they just want a simple, easy life. I will always throw money at problems (e.g. tap broken - simply get plumber to replace it) to make them go away, as often less hassle than trying to fob off a tenant. I do not want another HMO, but to rent a family house for a family, but am also happy to rent to three sharers who will pay their own bills and not result in me having to go to the expense of licensing the property. Will this just be a step to all properties being licensed in the near future? That will result in many decent landlords simply leaving the sector, and all the rentals being hoovered up by big landlords who may know what they are doing, but often lack responsiveness to deal with individual concerns the way a landlord with one or two properties, who builds rapport with his tenant does. When I bought my HMO, the emergency lights had not been checked in years, gas was being tapped from an adjacent property, and all sorts of problems were present. I sought to rectify all these at my expense, and built a good rapport with my tenants. Since selling my HMO in Warwick almost 4 weeks ago, the new landlord (who apparently has many		

APPENDIX 2

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.

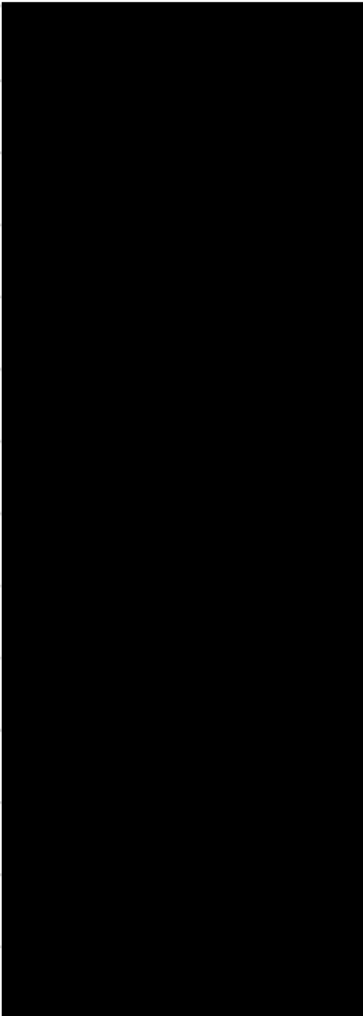
			Response Percent	Response Total
		<p>properties) refused the opportunity to purchase a pack of items I offered him as items that often needed replacing, and which I always kept a supply of spares of, and has still not even made himself known to the tenants - whereas I was always contactable, and willing to sort problems within a few hours. The very rules that seek to improve things can make them worse. It is of note that all the problem landlords in the ITV investigation were large housing associations and councils, not individual landlords with one or two properties.</p> <p>I have always strived to provide top quality rental accommodation, but feel I am being forced out of the market by increasing bureaucracy, implemented by inspectors with little or no apparent experience. WDC could do far more to aid irresponsible landlords as part of the fees they charge. Example - regular updates advising landlords when new legislation will be coming in - when CO monitors became mandatory, due to very little notice in the industry, they were sold out at most outlets throughout the month they became mandatory! Similarly, when 5-year electrical checks became mandatory, electricians were swamped with requests to check, so emergency work was very difficult to get done - I have been waiting 3 months now to get electrical work done at a property due to electrician workload, and so the introduction of extra checks can be counter-productive.</p> <p>Overall, I appreciate the Council trying to make rental properties better for tenants, but for any business deal like this to work, it has to work for both sides, and the introduction of more rules and requirements can be very counter-productive. It is of note that the proposal to make all rentals EPC C-rated or above will see most property in Warwick fall out of rental as it is almost impossible to make historic buildings compliant to this level. I have a property that I had refurbished to a high level at great expense, a tenant wanted to rent, but was officially not allowed to, as it failed the EPC. The better solution would be to allow all property to be rented so long as safe - if someone wants to rent a property with poor EPC, that should be sold down to them. Similarly, WDC should be sensible about licensing - a property split into individually let rooms is fair game for HMO licensing, but don't make a property an HMO just by virtue of three responsible adults trying to save money and live together in a house on a single tenancy - a move that could well see them prevented from renting together at all. These properties are worlds apart, and should not be lumped in to the same category.</p> <p>Bad landlords will always be bad landlords, Good will always be good. Some bad ones manage to comply with rules but are still bad for their tenants, while good ones will inevitably fall foul of regulations at times, but should not be made to feel like criminals, as has happened to me in the past. Crack down on the bad, help the good, and life will be better for all, but above all, make life as easy as possible for good landlords, as that will make the rental experience better for renters, and that is good for society in general.</p>		
61	01/03/2023 13:20 PM ID: 212145709	I noticed there was nothing on parking. We live next to a HMO which always has 5-6 residents and some of them have two cars. Maybe something could be included on parking provision and not just focus on internal living space.		
62	03/03/2023 18:08 PM ID: 212343956	None		
63	06/03/2023 13:12 PM ID: 212445861	Good to see the consultation happening and hope it will be introduced and enforceable		
64	07/03/2023 13:35 PM ID: 212562684	Please clarify if a Planning Application will also be required at the same time and what will the Council do to speed this process.		
65	12/03/2023 14:39 PM ID: 212914473	No further comments		
66	16/03/2023 14:23 PM ID: 213253065	Discount should only be considered if the Council would not be at a financial loss when processing each licence application.		
67	19/03/2023 10:30 AM ID: 213409464	The license fees should be set at the appropriate levels for the resources required to properly inspect, monitor and enforce the management of properties, since this is a current problematic area with many absentee landlords and letting agents who		

APPENDIX 2

16. Do you have any other comments specifically on the proposed Additional Licensing Scheme? Please note this consultation does not include planning matters such as concentration, enforcement of refuse issues, enforcement of noise nuisance or changes to the existing HMO Licence conditions.

			Response Percent	Response Total
		plead ignorance of any issues. If there were no problems then this would not be required!		
68	20/03/2023 09:19 AM ID: 213441569	It is my view that these matters (*excluded above) should be related to this also. Some of these matters should be enforced/enforceable on both landlords and (via legging agencies or vice versa) And on occupants. After all what other issues are there?		
			answered	68
			skipped	69

17. If you would like to join the landlord mailing list in order to receive news and updates regarding legislative changes and matters of interest affecting the private rented sector, please provide your email address below.

			Response Percent	Response Total
1	Open-Ended Question		100.00%	35
1	09/01/2023 15:28 PM ID: 208032298			
2	09/01/2023 17:40 PM ID: 208046156			
3	10/01/2023 14:23 PM ID: 208114529			
4	12/01/2023 13:53 PM ID: 208307663			
5	12/01/2023 15:58 PM ID: 208322947			
6	12/01/2023 20:49 PM ID: 208349355			
7	13/01/2023 12:45 PM ID: 208384484			
8	13/01/2023 13:07 PM ID: 208387156			
9	13/01/2023 15:55 PM ID: 208400045			
10	15/01/2023 11:26 AM ID: 208216095			
11	15/01/2023 21:56 PM ID: 208559688			
12	17/01/2023 18:47 PM ID: 208732576			
13	24/01/2023 14:53 PM ID: 209225256			
14	30/01/2023 15:12 PM ID: 209639014			

APPENDIX 2

17. If you would like to join the landlord mailing list in order to receive news and updates regarding legislative changes and matters of interest affecting the private rented sector, please provide your email address below.

			Response Percent	Response Total
15	01/02/2023 17:27 PM ID: 209907227			
16	01/02/2023 19:22 PM ID: 209919611			
17	03/02/2023 15:14 PM ID: 210147496			
18	03/02/2023 20:31 PM ID: 210182600			
19	04/02/2023 08:45 AM ID: 210201249			
20	04/02/2023 09:14 AM ID: 210202889			
21	05/02/2023 18:32 PM ID: 210249526			
22	06/02/2023 14:06 PM ID: 210342124			
23	06/02/2023 20:03 PM ID: 210392970			
24	07/02/2023 13:59 PM ID: 210480680			
25	08/02/2023 11:11 AM ID: 210616405			
26	12/02/2023 13:20 PM ID: 210884619			
27	12/02/2023 14:57 PM ID: 210887051			
28	23/02/2023 11:43 AM ID: 211687788			
29	25/02/2023 15:41 PM ID: 211840632			
30	26/02/2023 14:24 PM ID: 211873499			
31	28/02/2023 09:32 AM ID: 212002575			
32	28/02/2023 14:52 PM ID: 212043469			
33	03/03/2023 18:08 PM ID: 212343956			
34	07/03/2023 13:35 PM ID: 212562684			
35	20/03/2023 13:01 PM ID: 213460409			
			answered	35
			skipped	102

