



Barnet Council



Consultation on proposals for a selective licensing scheme for privately rented properties 2024-2029

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Contents

1.	Executive Summary	4
1.1	Background.....	4
1.2	Approach to the consultation	4
1.3	Respondent profile	5
1.4	Key findings.....	5
2.	Introduction and Methodology	8
2.1	Background.....	8
2.2	Summary of consultation approach	8
2.3	Interpreting the Data.....	9
2.4	Protected Characteristics	9
2.5	Summary of the protected characteristics.....	10
3.	Research Findings	12
3.1	Survey of responses.....	12
3.2	Experiences of living in private rented properties.....	16
3.3	Health.....	24
3.4	Proposals to introduce selective licensing schemes for other privately rented properties ...	25
3.5	Impact of the new selective licensing scheme on individuals and the borough	37
3.6	Overall support for the selective licensing schemes	42
4.	Respondent Profile and Protected Characteristics.....	46
	Appendices.....	53

1. Executive Summary

1.1 Background

- 1.1.1 This report sets out the findings of the consultation on proposals for a selective licensing scheme (Phase 2) for privately rented properties 2024-2029, undertaken by the London Borough of Barnet Council (Barnet Council).
- 1.1.2 Following a consultation in 2021, Barnet Council renewed its borough-wide additional licensing scheme for houses in multiple occupation from October 2022 and approved the introduction of a selective licensing scheme (Phase 1) in Burnt Oak, Colindale North and Colindale South (except for some regeneration areas), which is intended to commence in early 2024.
- 1.1.3 The previous consultation also proposed two further phases of selective licensing. It was decided not to proceed with those proposals, but to reconsult on an alternative proposal following analysis of data relating to new ward boundaries.
- 1.1.4 The Council is now proposing a further selective licensing scheme (Phase 2) in ten more wards. The scheme will help the Council work together with landlords to make sure that homes are safe and well managed.
- 1.1.5 Under the proposals, landlords would need to obtain a licence for privately rented properties within the scope of the selective licensing scheme, for which there is a fee payable. The fee is charged to cover the costs of processing an application and the cost of monitoring compliance with licence conditions.
- 1.1.6 As part of the decision-making process, Barnet Council undertook a consultation with landlords, letting agents, tenants, residents and other third parties. Enventure Research was commissioned to undertake the coding of open ended and 'other' responses and independently analyse and report on the results.

1.2 Approach to the consultation

- 1.2.1 The consultation was initially open for 12 weeks from 22 February but was subsequently extended to 31 July 2023 (22.5 weeks). The primary method to receive feedback was an online survey published on www.engage.barnet.gov.uk, together with information detailing the background of the proposals. A total of 369 responses were received and seven written responses were received by email. Despite the longer consultation period, there were fewer responses than for the previous consultation in 2021, when there was 466 online responses and nine written responses by email.
- 1.2.2 This report contains several tables and charts that present the survey results. In some instances, the responses may not add up to 100% and where responses have been combined (e.g. strongly agree and tend to agree), the combined percentage may differ by one percentage point compared with the individual percentages. Furthermore, questions in the survey were not routed or compulsory, meaning respondents could answer any question or skip questions. This resulted in varying base sizes.

1.3 Respondent profile

- 1.3.1 The Council is required by law (the Equality Act 2010) to pay due regard to equalities in eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations between people from different groups.
- 1.3.2 The protected characteristics identified in the Equality Act 2010 are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage and civil partnership. In addition to answering questions on these characteristics, respondents were asked to provide information about the electoral ward in which they live, housing tenure and employment status.
- 1.3.3 More detail of the respondent profile and protected characteristics, including the ward they live in, can be found in section 4. A summary of the protected characteristics is shown in section 2.6.

1.4 Key findings

1.4.1 Overall, the majority of respondents opposed the introduction of the selective scheme

Overall, the majority (70%) of respondents opposed the introduction of the selective scheme for privately rented properties in Barnet.

Opposition, however, was stronger amongst managing or letting agents and private landlords (100% and 94% opposing respectively) and support was stronger amongst owner occupiers and those renting from private landlords (63% and 43% support respectively).

Most respondents to the consultation were landlords or letting agents

The majority (45%) of respondents were private landlords, with 8% stating they were a managing or letting agent or work for a managing or letting agent. Only 20% of respondents said they rented their home from a private landlord. A further 14% of respondents were owner occupiers.

Reasons stated why people were opposed to the proposed scheme included:

- Landlords would exit the market
- The number of rental properties would reduce and so increase homelessness
- Rents would increase as the cost of the licence would be passed on to tenants
- It is just a money-making exercise for the council
- It penalises good landlords, whilst bad landlords will not get a licence
- Unnecessary red tape and bureaucracy
- Concern that the council would not be able to adequately resource the scheme
- Fees are too high

Reasons stated why people supported the scheme included:

- Too many poor properties
- Poor conditions affecting tenants' health
- Landlords need to be better regulated
- To make landlords maintain their properties
- Landlords making short-term profit at the expense of tenants
- To identify more rented properties
- Reduce crime and ASB
- To protect tenants

1.4.2 High costs of heating and lack of energy efficiency in the property are two of the main concerns that respondents who rent privately have

Two of the top three problems experienced by respondents who rent privately were related to energy. A third (32%) said high costs of heating was a serious issue (serious and very serious combined) and 28% said the lack of energy efficiency in the property was either serious or very serious. Damp and mould was also a major concern, identified by almost three in ten respondents (28%) as serious or very serious.

1.4.3 Almost three in ten respondents who rent privately feel their health is adversely affected to some extent or a great deal

Almost three in ten respondents (28%) who rented privately felt that their health had been adversely affected by the condition of the property either a great deal or to some extent. Three in five (59%) said their health had not been affected at all.

1.4.4 Almost two-thirds of respondents disagree with the areas selected by the Council for selective licensing

Almost two-thirds of all respondents (64%) said they disagreed with the proposed areas selected by the Council (58% strongly disagree and 6% tend to disagree). A quarter (26%) said they agreed with the proposal (18% strongly agree and 8% tend to agree).

Managing or letting agents and private landlords disagreed the most (93% and 87% respectively). By comparison 44% of those who rent from a private landlord and 47% of owner occupiers agreed with the areas selected.

Respondents did not specifically state the reasons for disagreeing with the areas selected, but rather referred to their general objections to introducing a selective licensing scheme in response to this question.

1.4.5 Almost three in five respondents disagree with the conditions to be applied to licences

Almost three in five respondents (57%) said they disagreed with the conditions to be applied.

Managing or letting agents and private landlords disagreed the most (78% and 77% respectively), compared with those that rent from a private landlord and owner occupiers (45% and 57% respectively).

The main reasons for disagreeing were that there are already sufficient regulations and checks, however, many simply referred to their general objections to introducing a selective licensing scheme in response to this question.

1.4.6 Just over seven in ten respondents disagree with the indicative fees for the new selective licensing scheme

Just over seven in ten respondents (72%) said they disagreed with the indicative licence fees for the new selective licence scheme proposed. However, almost a quarter (23%) said they agreed with the proposal.

Managing or letting agents and private landlords disagreed the most (100% and 89% respectively), compared with owner occupiers and those that rent from a private landlord (50% and 30% respectively).

The main reasons for disagreeing were that the fees were generally considered to be too high for landlords to pay and as a result costs will be passed on to tenants.

1.4.7 Almost two thirds of respondents disagree with the stated benefits that the licensing scheme will bring to the private rented sector in Barnet

Almost two-thirds of respondents (65%) said they disagreed with the stated benefits that the selective licensing scheme will bring to the private rented sector. Just over a quarter (27%) said they agreed with the proposal.

Private landlords and managing or letting agents disagreed the most (85% and 82% respectively), compared with those that rent from a private landlord and owner occupiers (50% and 67% respectively).

The main reason for disagreeing was the perceived financial burden on landlords, although most respondents referred to their general objections to introducing a selective licensing scheme in response to this question.

1.4.8 Generally, respondents believe that the new selective licensing scheme will have a negative impact

Overall, respondents believed the new licensing scheme will have more of a negative impact than a positive one. The statistics were as follows:

- Impact on themselves and their family (51% said a negative impact v 24% that said a positive impact)
- Impact on landlord businesses (93% said a negative impact v 4% that said a positive impact)
- Impact on organisations throughout Barnet (64% said a negative impact v 21% that said a positive impact)
- Impact on the local area (43% said a negative impact v 22% that said a positive impact)
- Impact on Barnet as a whole (46% said a negative impact v 24% that said a positive impact)

Private tenants who considered that the proposal would have a negative impact on them and their family did not give any reasons for this view.

A reason stated by landlords who considered that the proposal would have a negative impact on their business was that landlords would exit the market as a result.

2. Introduction and Methodology

2.1 Background

- 2.1.1 Following a consultation in 2021, Barnet Council renewed its borough-wide additional licensing scheme for houses in multiple occupation from October 2022 and approved the introduction of a selective licensing scheme (Phase 1) in Burnt Oak, Colindale North and Colindale South (except for some regeneration areas), which is intended to commence in early 2024.
- 2.1.2 The previous consultation also proposed two further phases of selective licensing. It was decided not to proceed with those proposals, but to reconsult on an alternative proposal following analysis of data relating to new ward boundaries.
- 2.1.3 The Council is now proposing a further selective licensing scheme (Phase 2) in ten more wards. The scheme will help the Council work together with landlords to make sure that homes are safe and well managed.
- 2.1.4 Under the proposals, landlords would need to obtain a licence for SFOs falling within the selective licensing scheme, for which there is a fee payable. The fee is charged to cover the costs of processing an application and the cost of monitoring compliance with licence conditions.
- 2.1.5 Barnet Council delivered and managed the consultation (questionnaire design, hosting the survey and promotion of it) to establish the views of stakeholders on the proposed new selective licensing scheme. The Council commissioned Enventure Research to undertake the coding of responses (including the open-ended responses) and independently analyse and report on the results.

2.2 Summary of consultation approach

- 2.2.1 The consultation was initially open for 12 weeks from 22 February but was subsequently extended to 31 July 2023 (22.5 weeks). The primary method to receive feedback was an online survey published on www.engage.barnet.gov.uk, together with information detailing the background of the proposals. A total of 369 responses were received and seven written responses were received by email. Despite the longer consultation period, there were fewer responses than for the previous consultation in 2021, when there was 466 online responses and nine written responses by email.
- 2.2.2 The detail of the consultation was broadly very similar to the previous consultation in 2021 relating to selective licensing. Any revisions to the 2021 proposals were incorporated into these proposals and so a lot of feedback had already been considered. The main difference in this consultation related to the areas that were proposed to be included following a reassessment of data based upon new ward boundaries.
- 2.2.3 Focus groups for the previous consultation were not well supported, with only 25 tenants or other residents and four landlords taking part. As the feedback from these events had already been taken into account, the advice of the Barnet Consultation and Engagement Manager was that there would be no further benefit in undertaking further focus groups for this consultation.
- 2.2.4 The consultation was promoted by Barnet Council through the following:
- Council website pages

- Press release
- Social media campaign via X (formerly known as Twitter) and Facebook
- Barnet First paper magazine (distributed to all household in Barnet)
- Barnet First e-newsletter
- Communities Together Network bulletin
- Advert in Barnet Times (print and online)

2.3 Interpreting the Data

2.3.1 This report contains several tables and charts that present the survey results. In some instances, the responses may not add up to 100% and where responses have been combined (e.g. strongly agree and tend to agree), the combined percentage may differ by one percentage point compared with the individual percentages. There are several reasons why this might happen:

- The question may have allowed each respondent to give more than one answer
- Only the most common responses may be shown in the table
- Individual percentages are rounded to the whole percentage point
- Any question in the questionnaire may have been passed over by the respondent, therefore, the base sizes vary for each question
- Varying base sizes (for the respondent profile) mean sub-group analysis may have been undertaken on different base sizes to the main chart

Furthermore, questions in the survey were not routed or compulsory, meaning respondents could answer any question or skip questions. This resulted in varying base sizes.

2.4 Protected Characteristics

2.4.1 The Council is required by law (the Equality Act 2010) to pay due regard to equalities in eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations between people from different groups.

2.4.2 The protected characteristics identified in the Equality Act 2010 are age, disability, ethnicity, gender, gender reassignment, marriage and civil partnership, pregnancy, maternity, religion or belief and sexual orientation.

2.4.3 To assist Barnet Council with the duty under the Equality Act 2010, the Council asked respondents to provide equalities monitoring data and explained that collecting this information helps the Council to understand the needs of its different communities and that all personal information is treated in the strictest confidence and stored securely in accordance with its responsibilities under the Data Protection Act 1998.

2.4.4 The full respondent profile and protected characteristics can be found in Section 4.

2.5 Summary of the protected characteristics

The table below provides a summary of the protected characteristics of online survey respondents.

Figure 1: Summary of the protected characteristics

Age (Base 187)	Number of respondents	Percentage of respondents
16-17	1	0.5%
18-24	3	1.6%
25-34	19	10.2%
35-44	41	21.9%
45-54	36	19.3%
55-64	40	21.4%
65-74	19	10.2%
75+	6	3.2%
Prefer not to say	22	11.8%
Gender (Base 185)	Number of respondents	Percentage of respondents
Male	89	48.1%
Female	63	34.1%
Prefer not to say	33	17.8%
Other	-	-
Ethnicity (Base 224)	Number of respondents	Percentage of respondents
White	102	59.3%
Asian / Asian British	15	8.7%
Black / Black British	10	5.8%
Mixed	6	3.5%
Other	-	-
Prefer not to say	39	22.7%
Disability (Base 197)	Number of respondents	Percentage of respondents
Yes	16	8.9%
No	132	73.7%
Prefer not to say	31	17.3%
Pregnant (Base 94)	Number of respondents	Percentage of respondents
Yes	2	2.1%
No	65	69.1%
Prefer not to say	27	28.7%
Maternity leave (Base 91)	Number of respondents	Percentage of respondents
Yes	3	3.3%
No	61	67.0%
Prefer not to say	27	29.7%
Religion / belief (Base 174)	Number of respondents	Percentage of respondents
Buddhist	3	1.7%
Christian	34	19.1%

Hindu	6	3.4%
Jewish	15	8.4%
Muslim	3	1.7%
No religion	42	23.6%
Prefer not to say	74	41.6%
Other religion / belief	1	0.6%
Sexual orientation (Base 175)	Number of respondents	Percentage of respondents
Heterosexual	107	61.1%
Gay or lesbian	2	1.1%
Bisexual	6	3.4%
Prefer not to say	60	34.3%
Other	-	-
Gender identity (Base 183)	Number of respondents	Percentage of respondents
Yes, it's the same	149	81.4%
No, it's different	4	2.2%
Prefer not to say	30	16.4%
Marital status (Base 181)	Number of respondents	Percentage of respondents
Married	89	49.3%
Never married and never registered a civil partnership	26	14.4%
Divorced	12	6.6%
Widowed	2	1.1%
In a registered civil partnership	1	0.6%
Formerly in a civil partnership which is now legally dissolved	1	0.6%
Prefer not to say	50	27.6%
Employment (Base 184)	Number of respondents	Percentage of respondents
Employee (full time)	79	42.9%
Employee (part time)	16	8.7%
Self-employed	40	21.7%
Retired	23	12.5%
Other	8	4.3%
Prefer not to say	18	9.8%

3. Research Findings

This section details the results from the consultation. Questions are shown in order of the questionnaire and results are shown for all those that answered the question. Analysis has been undertaken showing any significant differences between sub-groups, where sub-groups are large enough for analysis. If there is not a reference to sub-group analysis, this means that there were no differences between sub-groups.

3.1 Survey of responses

3.1.1 The following figures provide a breakdown of respondents in respect to how, and in what capacity, they are responding to the consultation, in which area they live, work, have a business, and if they are a landlord or agent, how many properties they let or manage.

3.1.2 As shown in the table below, over two in five respondents (45%) described themselves as a *private landlord*. One in five (20%) described themselves as a *renter from a private landlord* and a further 14% said they were an *owner occupier*.

Figure 2 - (Q1) Which of the follow best describe why you are completing this questionnaire?
Base - All respondents (369)

Response	Respondents	Percentage of respondents
I am a private landlord	165	45%
I rent my home from a private landlord	73	20%
I am an owner occupier (with or without a mortgage)	53	14%
I am a managing or letting agent or work for a managing or letting agent	31	8%
I work for a local authority	9	2%
I work for an organisation that represents landlords, or managing or letting agents	6	2%
I work for an organisation that has an interest in private renting in Barnet or the surrounding areas	6	2%
I rent my home from the Council	5	1%
I rent my home from a housing association	5	1%
I work for or own a business	3	1%
I work for an organisation that represents private tenants	3	1%
Other interested party or organisation (please state type of organisation in the box below)	10	3%
TOTAL RESPONSES	369	100%

Other responses include:

- Private tenant, about to become owner-occupier
- Housing association
- Temporary accommodation
- Friend of tenants
- Volunteer Citizens Advice advisor
- Leaseholder
- London Borough of Brent
- Resident of the area

3.1.3 The majority of respondents (93%) said they either lived, worked, have a business or owned / rented a property in *the London Borough of Barnet* area, as shown in the table below.

Figure 3 – (Q2) In which area do you live, work, have a business, own or rent a property?

Base – Respondents who answered the question (166)

Response	Respondents	Percentage of respondents
The London Borough of Barnet	155	93%
In an area bordering London Borough of Barnet	8	5%
Don't know / not sure	-	-
Other	3	2%
TOTAL RESPONSES	166	100%

Other responses include:

- Outside of Barnet
- Camden
- Not specified

3.1.4 The table below shows the breakdown of which ward respondents either lived, worked, had a business or owned / rented a property in. The largest proportions of respondents said this was *Hendon ward* (13%) or *Edgware ward* (12%).

Figure 4 – (Q3) If you ticked in Question 2 that you are in Barnet, please specify which area of Barnet? For example, Edgware, Cricklewood, Hampsted Garden Suburb, North Finchley, High Barnet, Whetstone etc.

Base – Respondents who said they either lived, have a business or rented a property in Barnet and identified the ward (129)

Ward	Number of respondents	Percentage of respondents
Burnt Oak ward	5	4%
Childs Hill ward	6	5%
Colindale ward	4	3%
Cricklewood ward	9	7%
Cockfosters	1	1%
East Barnet ward	2	2%
East Finchley ward	5	4%
Edgware ward	15	12%
Finchley Central ward	5	4%
Finchley Church End ward	7	5%
Golders Green ward	5	4%
Hendon ward	17	13%
High Barnet ward	7	5%
Mill Hill ward	12	9%
New Barnet	1	1%
North Finchley ward	7	5%
Temple Fortune	1	1%
Underhill ward	1	1%
West Finchley ward	2	2%
West Hendon ward	3	2%
Other	14	11%
TOTAL RESPONSES	129	100%

Other responses include:

- Bucks
- Camden
- Chipping Barnet
- Enfield
- Hackney
- Harrow
- Haringey
- Hertfordshire
- N12

3.1.5 Almost four in five respondents (78%) said they were completing the questionnaire as an *individual*, and one in five (20%) said they were completing it as a *business / company*.

Figure 5 – (Q4) In what capacity are you completing this questionnaire?

Base – Respondents who answered the question (181)

Response	Respondents	Percentage of respondents
An individual	141	78%
A business / company	36	20%
Other	4	2%
TOTAL RESPONSES	181	100%

Other responses include:

- Both individual and business
- Investor
- Landlord
- Retired individual

3.1.6 Of the respondents who were completing the questionnaire as a business or company, over nine in ten (92%) said this was *based within the borough of Barnet*.

Figure 6 – (Q5) Is your business based inside or outside the London Borough of Barnet?

Base - Respondents who said they are completing the questionnaire as a business / company (165)

Response	Respondents	Percentage of respondents
Within the borough of Barnet	151	92%
Outside the borough of Barnet	14	8%
TOTAL RESPONSES	165	100%

3.1.7 Respondents who let or managed private rented properties were asked how many properties they rented. As shown in the table below, the most common response was *one property*, mentioned by two in five respondents (41%). A third (33%) said they let or managed *two to five properties*. One in nine (11%) said they let or managed *more than 50 properties*.

Figure 7 – (Q6) How many private rented properties do you let or manage in Barnet?

Base - Respondents who said they have private rented properties that they let or manage in Barnet (180)

Response	Respondents	Percentage of respondents
1	74	41%
2 to 5	60	33%
6 to 10	13	7%
11 to 25	10	6%
26 – 49	4	2%
More than 50	19	11%
TOTAL RESPONSES	180	100%

3.1.8 The table below lists the wards that the properties are situated, with the most common response (22%) being in *Golders Green ward*.

Figure 8 - (Q7) – Which wards are these properties?

Base – Respondents who said they have private rented properties that they let or manage in Barnet and identified the ward (167)

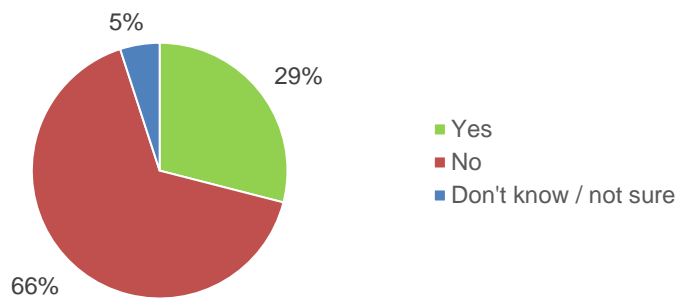
Ward	Number of respondents	Percentage of respondents
All wards	9	5%
Brunswick Park ward	1	1%
Burnt Oak ward	10	6%
Childs Hill ward	5	3%
Colindale ward	9	6%
East Barnet ward	2	1%
East Finchley ward	5	3%
Edgware ward	13	8%
Finchley Church End ward	12	7%
Garden Suburb ward	2	1%
Golders Green ward	37	22%
Hendon ward	19	11%
High Barnet ward	4	2%
Mill Hill ward	16	10%
Oakleigh ward	1	1%
Totteridge ward	1	1%
West Finchley ward	3	2%
West Hendon ward	3	2%
Woodhouse ward	5	3%
Other (please specify)	10	6%
TOTAL RESPONSES	167	100%

3.2 Experiences of living in private rented properties

3.2.1 Respondents were asked if they lived in a house or flat occupied by a single family, or one person or two persons who may or may not share facilities (either a house or flat), known as an SFO. A total of 100 respondents (29%) said they did live in a SFO.

Figure 9 – (Q8) Do you live in a SFO (house or flat occupied by single families, or one person, or two persons who may or may not share facilities) in Barnet

Base - Respondents who answered the question (340)

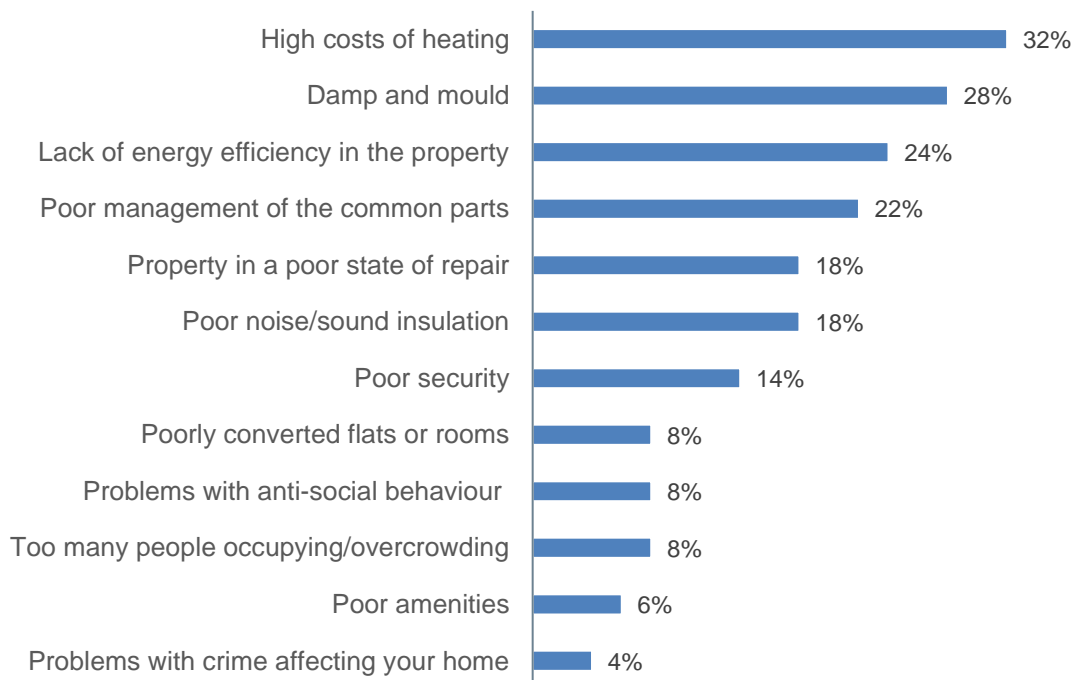


3.2.2 Respondents who rented privately were subsequently asked to identify any problems they had experienced whilst living in SFO properties in Barnet. The figure below shows the problems in order of seriousness (serious and very serious combined). *High costs of heating* was the biggest concern, identified by 32% of respondents as either a serious or very serious problem. *Damp and mould* was highlighted by 28% of respondents, and another energy related issue was *lack of energy efficiency in the property*, highlighted by 24%.

3.2.3 The following charts (**Figure 11 - 22**) relate to respondents who confirmed they rented privately.

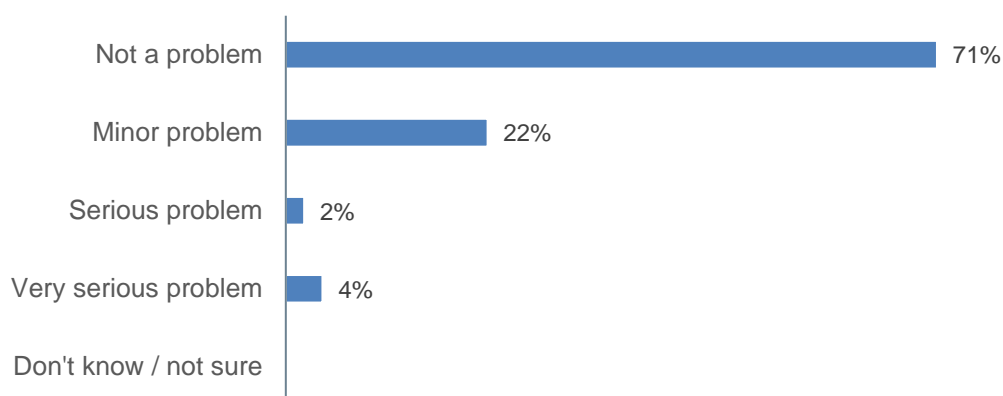
Figure 10 – (Q9) Problems (serious and very serious combined) experienced by respondents for each problem type

Base - Respondents who rent privately (47-49)



Response	Number of responses	Percentage
High costs of heating	16	32%
Damp and mould	14	28%
Lack of energy efficiency in the property	12	24%
Poor management of the common parts	11	22%
Property in a poor state of repair	9	18%
Poor noise/sound insulation	9	18%
Poor security	7	14%
Poorly converted flats or rooms	4	8%
Problems with anti-social behaviour	4	8%
Too many people occupying/ overcrowding	4	8%
Poor amenities	3	6%
Problems with crime affecting your home	2	4%

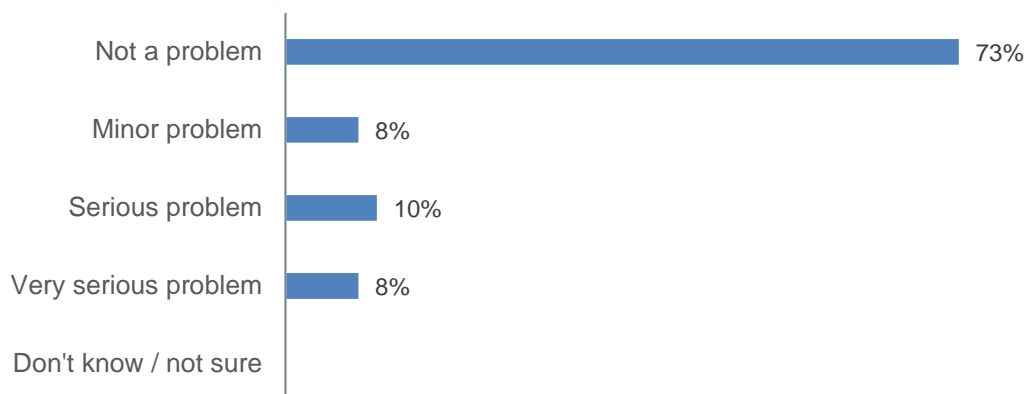
Figure 11 – (Q9a) Poor amenities (for example, toilet, bathroom, kitchen facilities)
 Base – Respondents who rent privately (49)



Response	Number of responses	Percentage
Not a problem	35	71%
Minor problem	11	22%
Serious problem	1	2%
Very serious problem	2	4%
Don't know / not sure	-	-
TOTAL RESPONSES	49	100%

Figure 12 – (Q9b) Property in a poor state of repair

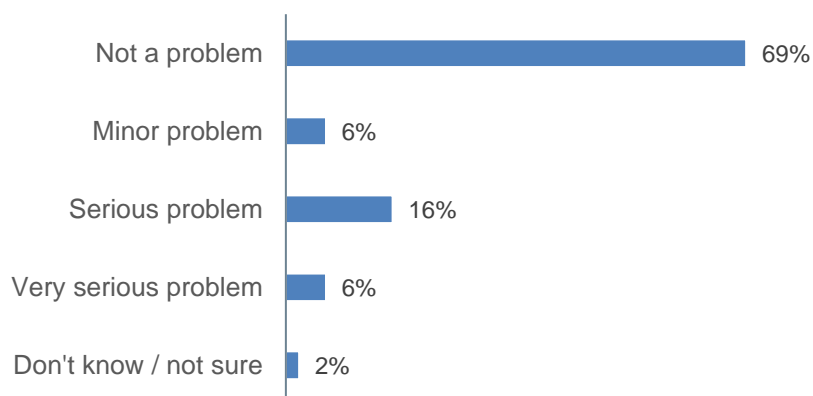
Base – Respondents who rent privately (48)



Response	Number of responses	Percentage
Not a problem	35	73%
Minor problem	4	8%
Serious problem	5	10%
Very serious problem	4	8%
Don't know / not sure	-	-
TOTAL RESPONSES	48	100%

Figure 13 – (Q9c) Poor management of the common parts (for example, disrepair, cleanliness)

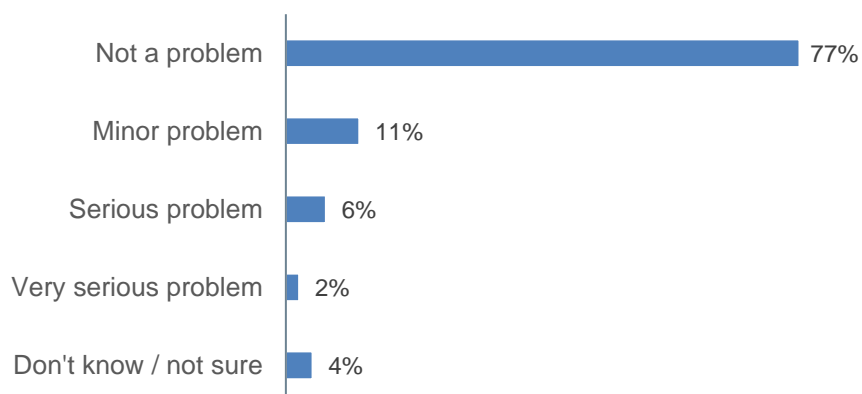
Base – Respondents who rent privately (49)



Response	Number of responses	Percentage
Not a problem	34	69%
Minor problem	3	6%
Serious problem	8	16%
Very serious problem	3	6%
Don't know / not sure	1	2%
TOTAL RESPONSES	49	100%

Figure 14 – (Q9d) Poorly converted flats or rooms

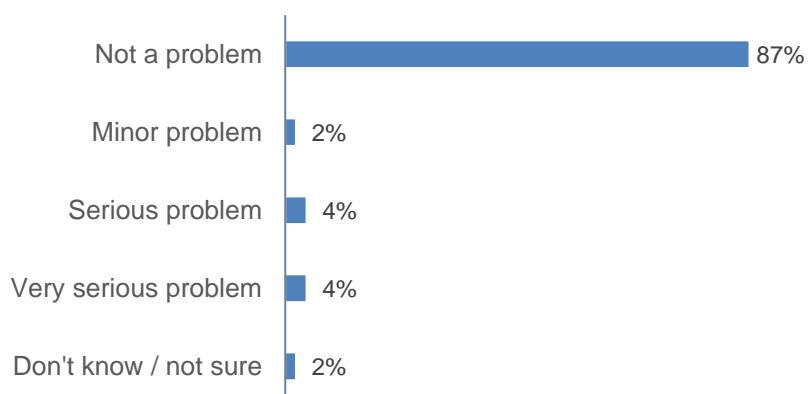
Base – Respondents who rent privately (47)



Response	Number of responses	Percentage
Not a problem	36	77%
Minor problem	5	11%
Serious problem	3	6%
Very serious problem	1	2%
Don't know / not sure	2	4%
TOTAL RESPONSES	47	100%

Figure 15 – (Q9e) Too many people occupying / overcrowding

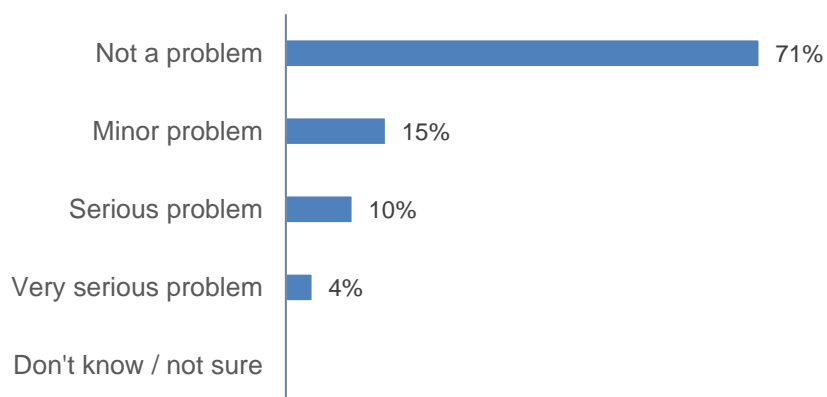
Base – Respondents who rent privately (47)



Response	Number of responses	Percentage
Not a problem	41	87%
Minor problem	1	2%
Serious problem	2	4%
Very serious problem	2	4%
Don't know / not sure	1	2%
TOTAL RESPONSES	47	100%

Figure 16 – (Q9f) Poor security

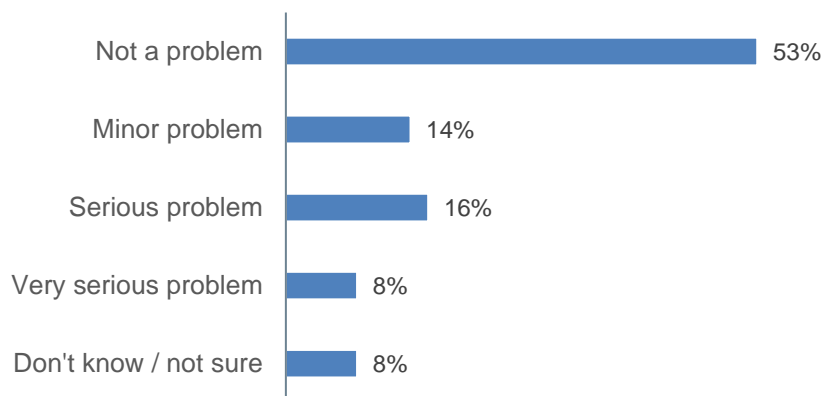
Base – Respondents who rent privately (48)



Response	Number of responses	Percentage
Not a problem	34	71%
Minor problem	7	15%
Serious problem	5	10%
Very serious problem	2	4%
Don't know / not sure	-	-
TOTAL RESPONSES	48	100%

Figure 17 – (Q9g) Lack of energy efficiency in the property

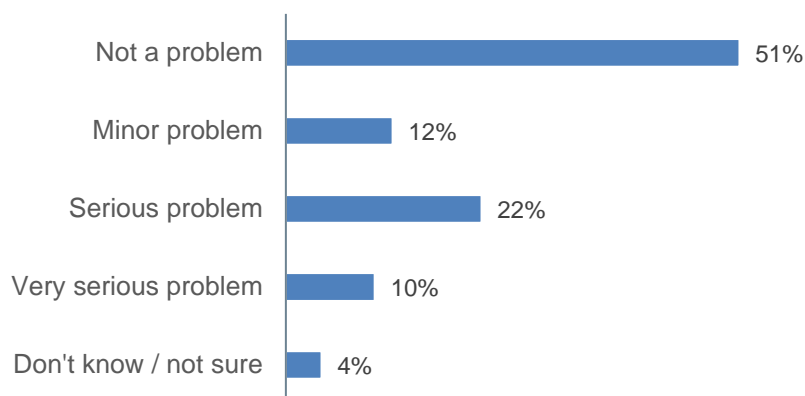
Base – Respondents who rent privately (49)



Response	Number of responses	Percentage
Not a problem	26	53%
Minor problem	7	14%
Serious problem	8	16%
Very serious problem	4	8%
Don't know / not sure	4	8%
TOTAL RESPONSES	49	100%

Figure 18 – (Q9h) High costs of heating

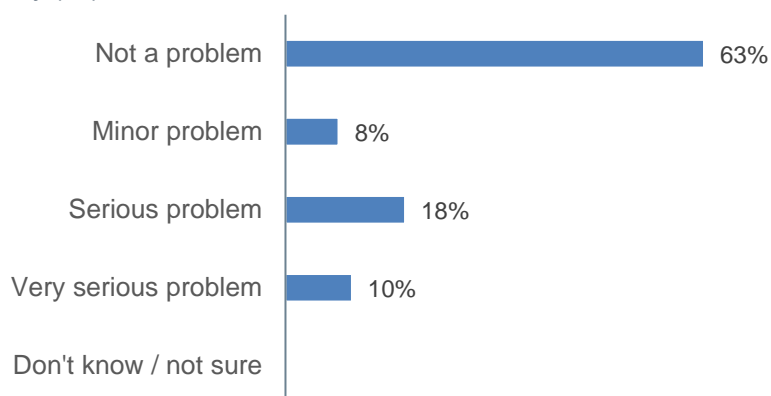
Base – Respondents who rent privately (49)



Response	Number of responses	Percentage
Not a problem	25	51%
Minor problem	6	12%
Serious problem	11	22%
Very serious problem	5	10%
Don't know / not sure	2	4%
TOTAL RESPONSES	49	100%

Figure 19 – (Q9i) Damp and mould

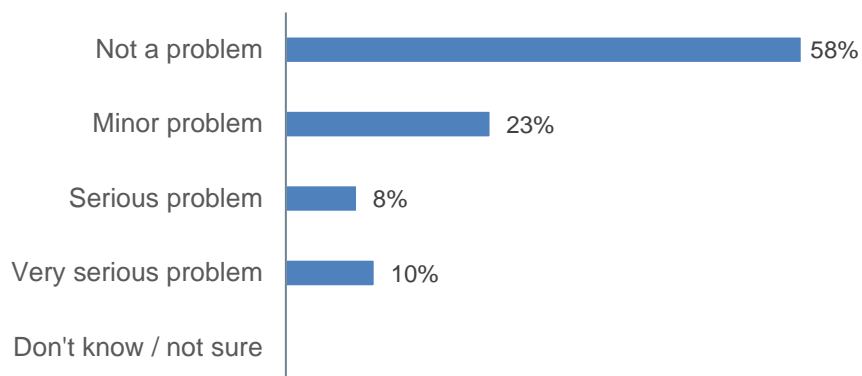
Base – Respondents who rent privately (49)



Response	Number of responses	Percentage
Not a problem	31	63%
Minor problem	4	8%
Serious problem	9	18%
Very serious problem	5	10%
Don't know / not sure	-	-
TOTAL RESPONSES	49	100%

Figure 20 – (Q9j) Poor noise / sound insulation

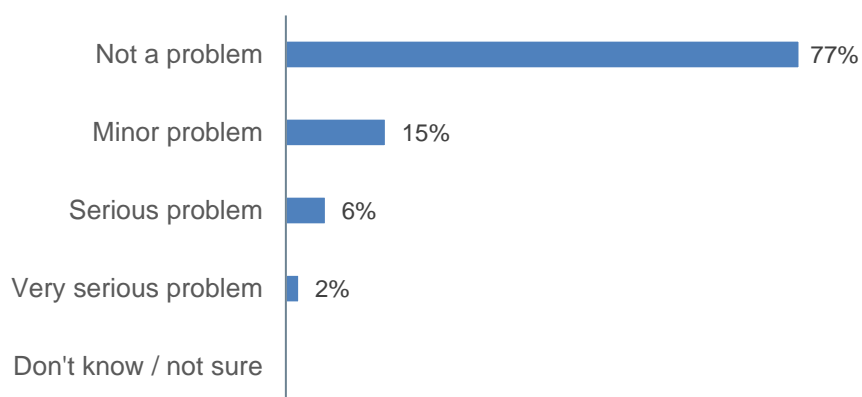
Base – Respondents who rent privately (48)



Response	Number of responses	Percentage
Not a problem	28	58%
Minor problem	11	23%
Serious problem	4	8%
Very serious problem	5	10%
Don't know / not sure	-	-
TOTAL RESPONSES	48	100%

Figure 21 – (Q9k) Problems with anti-social behaviour affecting your home

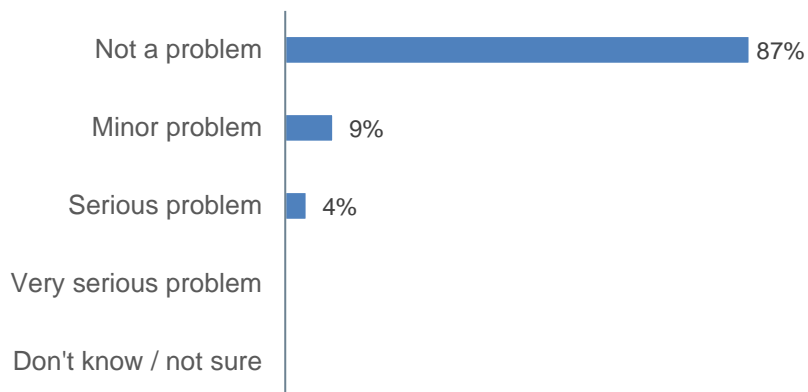
Base – Respondents who rent privately (48)



Response	Number of responses	Percentage
Not a problem	37	77%
Minor problem	7	15%
Serious problem	3	6%
Very serious problem	1	2%
Don't know / not sure	-	-
TOTAL RESPONSES	48	100%

Figure 22 – (Q9I) Problems with crime affecting your home

Base – Respondents who rent privately (48)



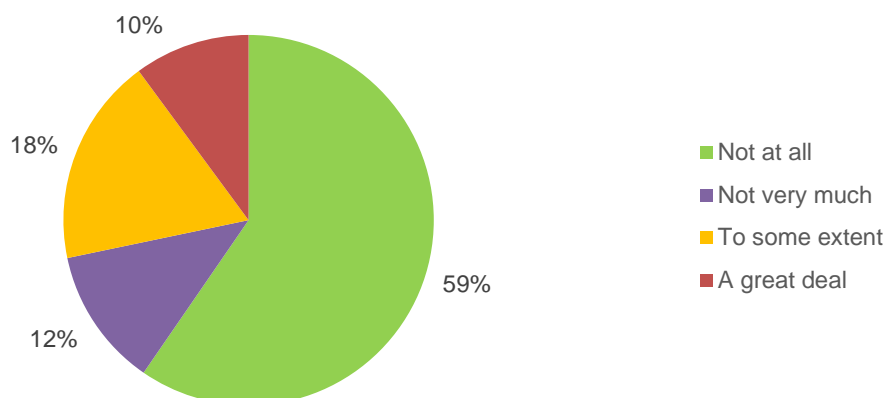
Response	Number of responses	Percentage
Not a problem	41	87%
Minor problem	4	9%
Serious problem	2	4%
Very serious problem	-	-
Don't know / not sure	-	-
TOTAL RESPONSES	47	100%

3.3 Health

3.3.1 Respondents who rented privately were asked if they felt their health had been adversely affected by the condition of their property. As shown in the figure below, one in ten (10%) said it had been affected a *great deal*, a further 18% *to some extent* and 12% *not very much*. Three in five (59%) said it had *not been affected at all*.

Figure 23 – (Q10) Do you feel your health has been adversely affected by the conditions of the property?

Base – Respondents who rent privately (49)



Response	Number of responses	Percentage
Not at all	29	59%
Not very much	6	12%
To some extent	9	18%
A great deal	5	10%
Don't know / not sure	-	-
TOTAL RESPONSES	49	100%

3.4 Proposals to introduce selective licensing schemes for other privately rented properties

3.4.1 The consultation asked respondents if they agreed or disagreed with the proposal to include a greater number of privately rented properties in ten further wards in Barnet (in addition to those in Burnt Oak, Colindale North and Colindale South).

3.4.2 In addition, if the respondent disagreed with a proposal, they were asked to explain why. These results are also shown in **Figure 25**.

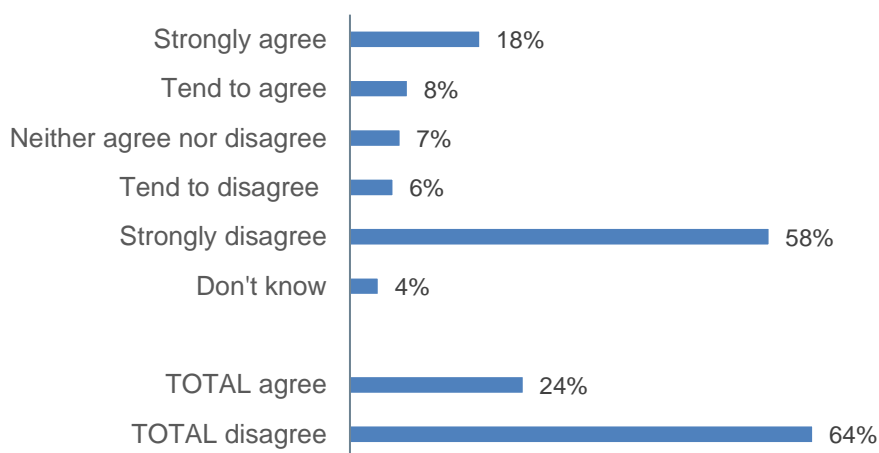
3.4.3 The first question asked the extent to which respondents agree or disagree with the areas selected by the Council for selective licensing. These areas are:

- Childs Hill
- Cricklewood
- Edgware
- Edgwarebury
- Finchley Church End
- Golders Green
- Hendon
- Mill Hill
- West Finchley
- West Hendon

3.4.4 Almost two-thirds of respondents (64%) said they *disagreed* with the proposed areas selected by the Council (58% strongly disagree and 6% tend to disagree). A quarter (26%) said they *agreed* with the proposal (18% strongly agree and 8% tend to agree).

Figure 24 – (Q11) To what extent do you agree or disagree with the areas selected by the Council for selective licensing? (Please tick one option only)

Base – Respondents who answered the question (301)



Response	Number of responses	Percentage
Strongly agree	55	18%
Tend to agree	23	8%
Neither agree nor disagree	20	7%
Tend to disagree	18	6%
Strongly disagree	174	58%
Don't know	11	4%
TOTAL RESPONSES	301	100%

Subgroup analysis highlights that certain groups were more likely to **agree** (strongly agree and tend to agree – overall combined 24%) with the areas selected by the Council for selective licensing. These groups were:

- Those that rent from a private landlord (44%)
- Owner occupiers (47%)

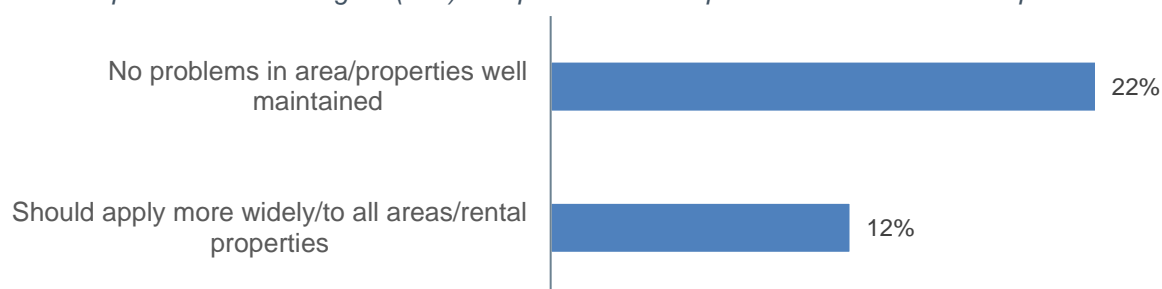
Groups more likely to **disagree** (strongly disagree and tend to disagree – overall combined 64%) with the areas selected by the Council for selective licensing were:

- Private landlords (87%)
- Managing or letting agents (93%)

3.4.5 Respondents who disagreed with the proposal did so for a variety of reasons, however, most reasons quoted were more about their objections to the scheme generally, rather than about the areas to be covered. Of the relevant reasons given, 22% stated that there were no problems in the area and that properties are well maintained, and 12% stated that the scheme should apply more widely, to all areas and rental properties. Of the reasons for disagreeing with the areas given that related to more general objections to the scheme, these have been captured in the section relating to why people object later in this report, but are included in the table below.

Figure 25 – (Q12) If you disagree with the areas we are proposing to include in the new selective licensing scheme, please say why. There were further comments not related to the areas of scope (368 comments) that are not shown.

Base – Respondents who disagree (186) - respondents could provide more than one response/reason



The table below shows responses for the above figure.

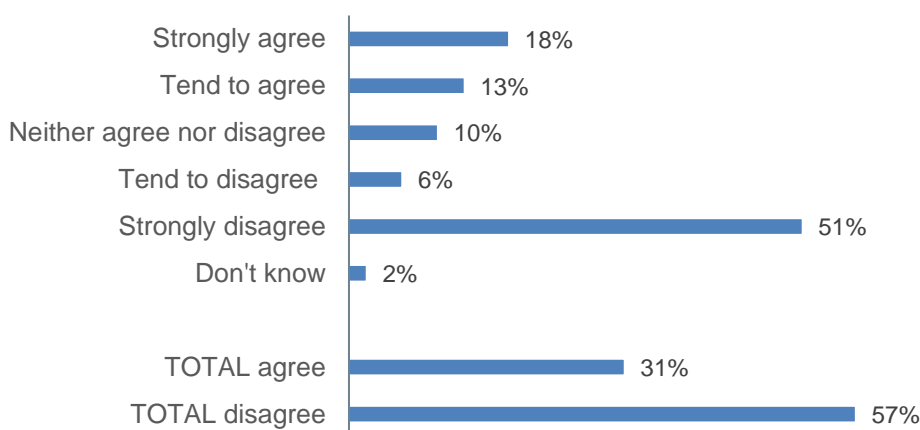
Response	Number of responses	Percentage
No problems in area/properties well maintained	40	22%
Should apply more widely/to all areas/rental properties	22	12%
Objections not related to the areas in scope	368	-

3.4.6 The next question asked respondents to what extent they agree or disagree with the conditions that are to be applied to licences under the proposed selective licensing schemes. Some conditions are imposed by the Housing Act and some are discretionary that the Council will apply where applicable to a property in accordance with legal requirements.

3.4.7 Almost three in five (57%) said they disagreed with the conditions to be applied (6% *tend to disagree* and 51% *strongly disagree*). Three in ten (31%) said they agreed with the proposal (18% *strongly agree* and 13% *tend to agree*).

Figure 26 – (Q13) To what extent do you agree with the conditions that are to be applied to licences under the proposed selective licensing schemes? Please tick one option only

Base – Respondents who answered the question (274)



Response	Number of responses	Percentage
Strongly agree	49	18%
Tend to agree	35	13%
Neither agree nor disagree	28	10%
Tend to disagree	17	6%
Strongly disagree	140	51%
Don't know	5	2%
TOTAL RESPONSES	274	100%

Subgroup analysis highlights that certain groups were more likely to **agree** (strongly agree and tend to agree – overall combined 31%) with the conditions that are to be applied to licences under the proposed selective licensing schemes. These groups were:

- Those that rent from a private landlord (45%)
- Owner occupiers (57%)

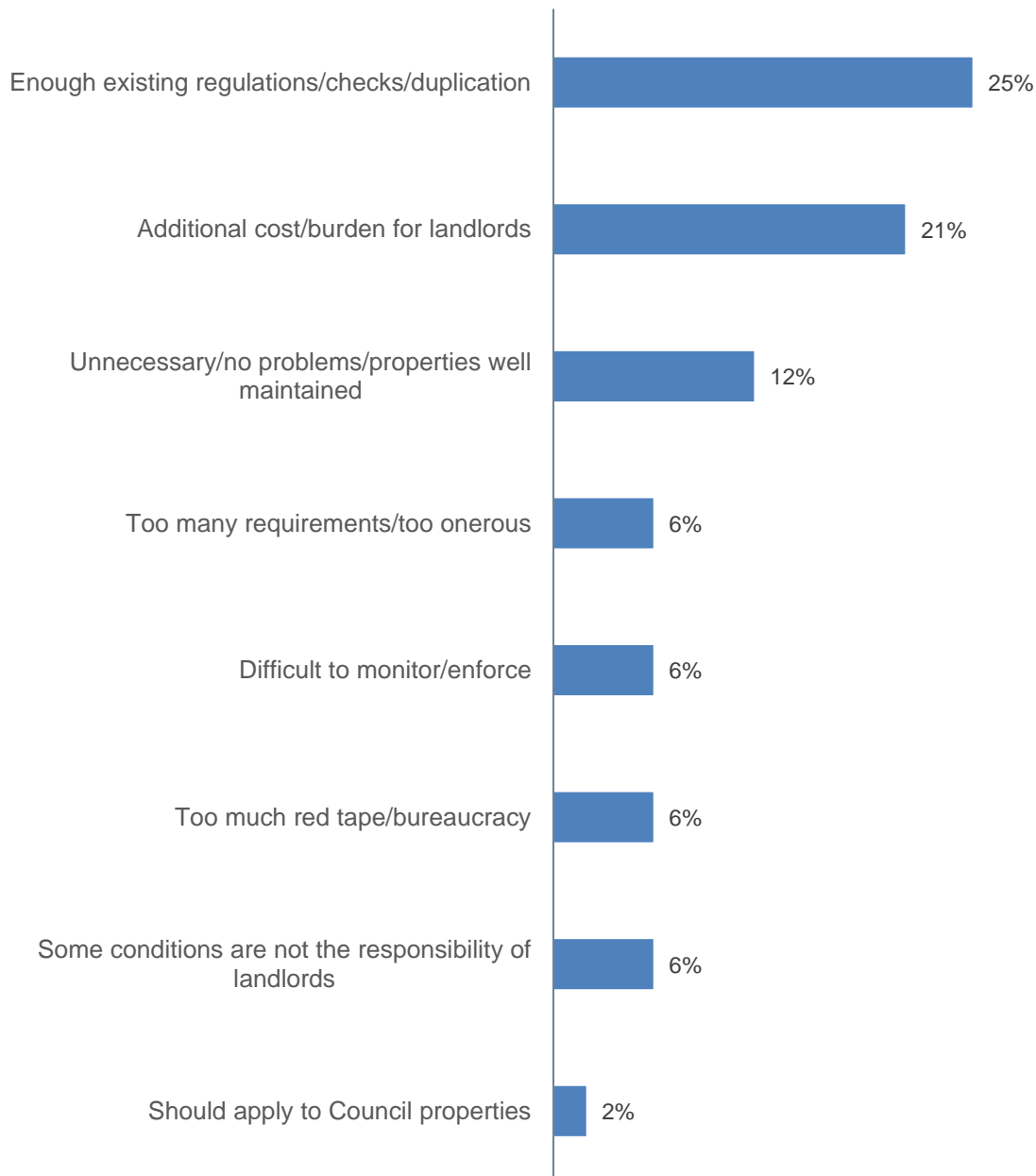
Groups more likely to **disagree** (strongly disagree and tend to disagree – overall combined 57%) with the conditions that are to be applied to licences under the proposed selective licensing schemes were:

- Private landlords (77%)
- Managing or letting agents (78%)

3.4.8 Those who previously indicated that they disagree with the conditions were asked why this was. However, several of the reasons quoted were more about their objections to the scheme generally, rather than about the licence conditions to be applied. Of the relevant reasons given, 25% stated that there are already *enough existing regulations* and checks in place and *new the conditions would be duplicating existing regulations.*, and 12% stated that the scheme should apply more widely, to all areas and rental properties. One in five respondents (21%) also believed the conditions would be an *additional cost or burden for landlords*. Of the reasons for disagreeing with the areas given that related to more general objections to the scheme, these have been captured in the section relating to why people object later in this report, but are included in the table below.

Figure 27 – (Q14) If you disagree with the conditions we are proposing to include in the new selective licensing scheme, please say why. There were further objections not related to the areas of scope (130 comments) that are not shown.

Base - Respondents who disagreed with the proposed conditions (127) - respondents could provide more than one response/reason



The table below shows responses for the above figure.

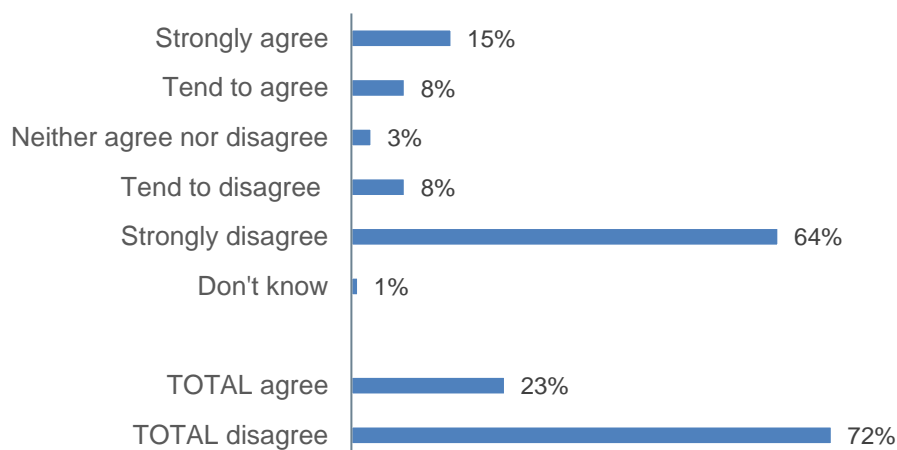
Response	Number of responses	Percentage
Enough existing regulations/checks/duplication	32	25%
Additional cost/burden for landlords	27	21%
Unnecessary/no problems/properties well maintained	15	12%
Too many requirements/too onerous	8	6%
Difficult to monitor/enforce	8	6%
Too much red tape/bureaucracy	7	6%
Some conditions are not the responsibility of landlords	7	6%
Should apply to Council properties	3	2%
Objections not related to the areas in scope	130	-
TOTAL RESPONSES	237	-

3.4.9 The third question asked to what extent does the respondent agree or disagree with the indicative licence fees for the selective licence scheme.

3.4.10 Just over seven in ten of respondents (72%) said they *disagreed* with the indicative licence fees for the new selective licence scheme proposed (8% tend to disagree and 64% strongly disagree). However, almost a quarter (23%) said they *agreed* with the proposal.

Figure 28 – (Q15) To what extent do you agree or disagree with the indicative licence fees for the new selective licence scheme? Please tick one option only

Base – Respondents who answered the question (261)



Response	Number of responses	Percentage
Strongly agree	38	15%
Tend to agree	21	8%
Neither agree nor disagree	9	3%
Tend to disagree	22	8%
Strongly disagree	168	64%
Don't know	3	1%
TOTAL RESPONSES	261	100%

Subgroup analysis highlights that certain groups were more likely to **agree** (strongly agree and tend to agree – overall combined 23%) with the indicative licence fees for the new selective licence scheme. These groups were:

- Those that rent from a private landlord (30%)
- Owner occupiers (50%)

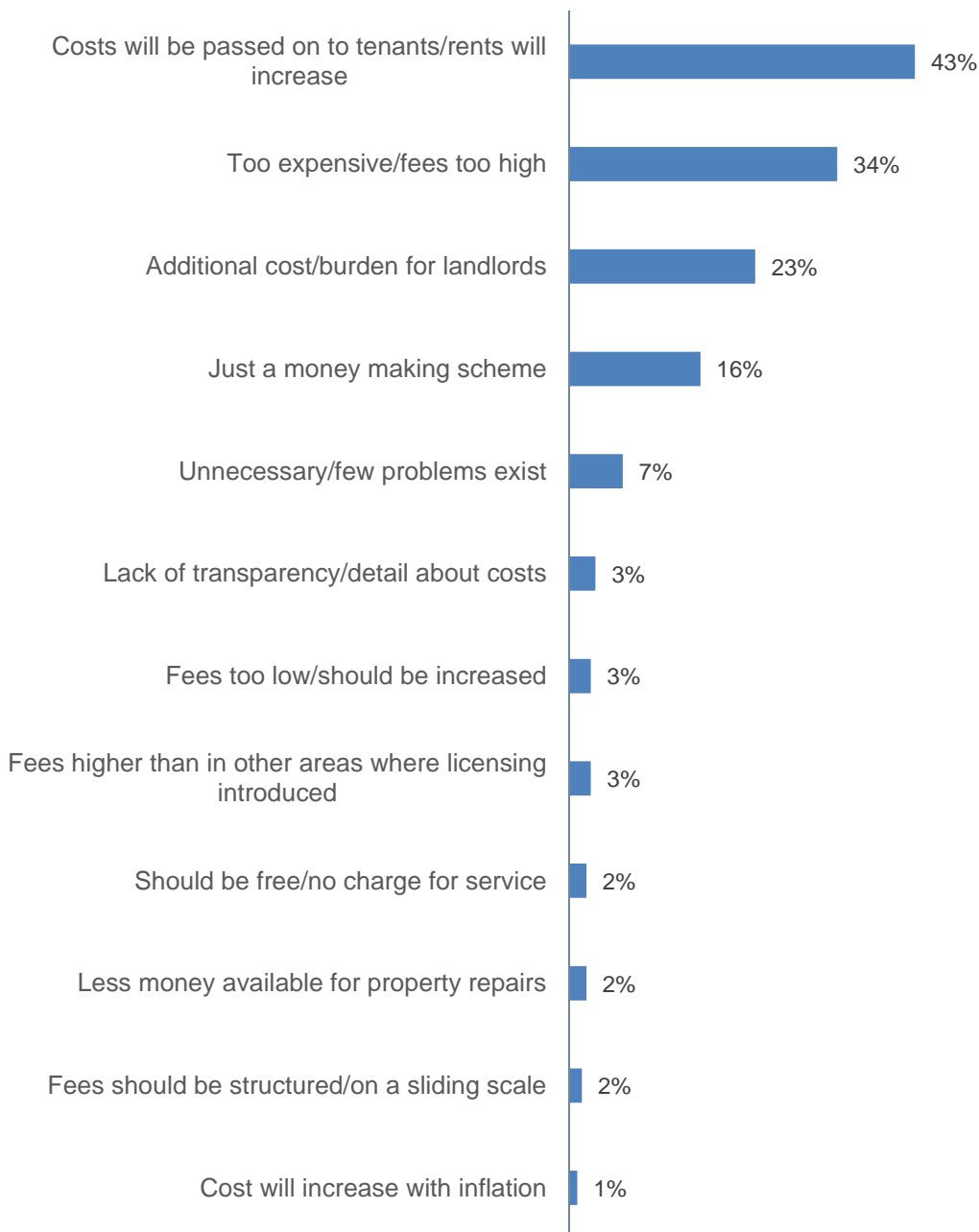
Groups more likely to **disagree** (strongly disagree and tend to disagree – overall combined 72%) with the with the conditions that are to be applied to licences under the proposed selective licensing schemes were:

- Private landlords (89%)
- Managing or letting agents (100%)

3.4.11 Respondents disagreeing with the indicative fees were given the opportunity to provide their reasons for doing so. The figure below shows the responses. Just over two in five respondents (43%) said they disagreed because they thought costs will be passed on to tenants and rents will be increased. A third (34%) said the fees would be too high and a quarter (23%) said it would be an additional cost or burden for landlords. However, several of the reasons quoted were more about their objections to the scheme generally, rather than about the indicative licence fees. Of the reasons for disagreeing with the areas given that related to more general objections to the scheme, these have been captured in the section relating to why people object later in this report, but are included in the table below.”

Figure 29 – (Q16) If you disagree, please say why. There were further objections not related to the areas of scope (115 individual comments) that are not shown.

Base - Respondents who disagreed with the indicative licence fees for the new selective scheme (176) - respondents could provide more than one response/reason



The table below shows responses for the above figure.

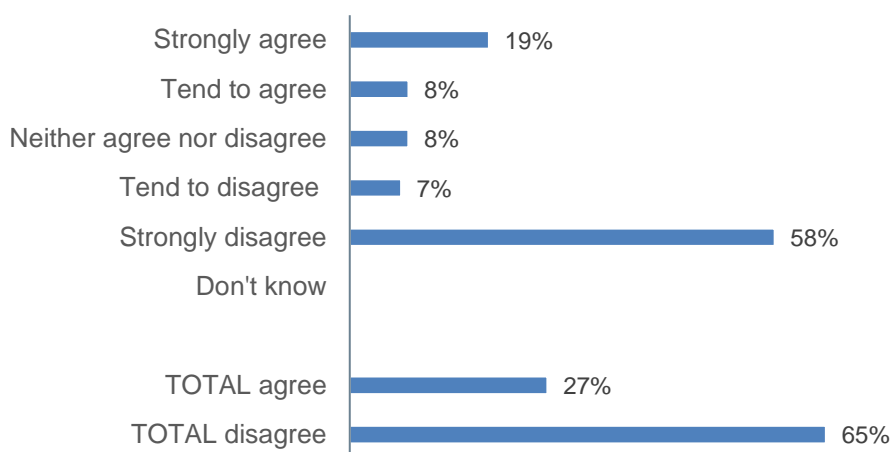
Response	Number of responses	Percentage
Costs will be passed on to tenants/rents will increase	76	43%
Too expensive/fees too high	59	34%
Additional cost/burden for landlords	41	23%
Just a money making scheme	29	16%
Unnecessary/few problems exist	12	7%
Lack of transparency/detail about costs	6	3%
Fees too low/should be increased	5	3%
Fees higher than in other areas where licensing introduced	5	3%
Should be free/no charge for service	4	2%
Less money available for property repairs	4	2%
Fees should be structured/on a sliding scale	3	2%
Cost will increase with inflation	2	1%
Objections not related to the level of the indicative licence fees	115	-
TOTAL RESPONSES	361	-

3.4.12 The final question in this section asked respondents to what extent they agree or disagree with the stated benefits that the selective licensing scheme will bring to the private rented sector in Barnet.

3.4.13 Almost two-thirds of respondents (65%) said they disagreed with the stated benefits (7% tend to disagree and 58% strongly disagree). Just over a quarter (27%) said they agreed with the proposal (19% *strongly agree* and 8% *tend to agree*).

Figure 30 – (Q17) To what extent do you agree or disagree with the stated benefits that the selective licensing scheme will bring to the private rented sector in Barnet? Please tick one option only

Base – Respondents who answered the question (253)



Response	Number of responses	Percentage
Strongly agree	49	19%
Tend to agree	20	8%
Neither agree nor disagree	19	8%
Tend to disagree	17	7%
Strongly disagree	148	58%
Don't know	-	-
TOTAL RESPONSES	253	100%

Subgroup analysis highlights that certain groups were more likely to **agree** (strongly agree and tend to agree – overall combined 27%) with the stated benefits that the selective licensing scheme will bring to the private rented sector in Barnet. These groups were:

- Those that rent from a private landlord (67%)
- Owner occupiers (50%)

Groups more likely to **disagree** (strongly disagree and tend to disagree – overall combined 65%) with the with the conditions that are to be applied to licences under the proposed selective licensing schemes were:

- Private landlords (85%)
- Managing or letting agents (82%)

3.4.14 Respondents who disagreed that the selective licensing scheme will bring benefits to the private rented sector in Barnet were asked to state why this was. Several of the responses did not directly relate to the stated benefits of the scheme, but all substantive responses have been reproduced below as they may relate to what the respondent considers to be a benefit. These issues are also captured in the reasons for objecting to the scheme generally. As shown in the figure below, one in five respondents (21%) were concerned that the *costs of the licensing scheme would be passed on to tenants through rent increases* and a further 20% thought that *some landlords would leave the rental market which would result in fewer properties being available*. Other reasons included *additional costs or burden for landlords* (20%), *there are already sufficient regulations and powers that should be enforced* (20%), and that *licensing doesn't always work and won't solve the problems* (19%).

Figure 31 – (Q18) If you disagree, please say why.

Base – Respondents who disagreed with the stated benefits (136) - respondents could provide more than one response/reason



The table below shows all responses for the above figure.

Response	Number of responses	Percentage
Costs will be passed on to tenants/rents will increase	29	21%
Landlords will exit the market/fewer rental properties available	27	20%
Additional cost/burden for landlords	27	20%
Enough regulations/enforce existing powers	27	20%
Licensing doesn't work/won't solve problems	26	19%
Penalises responsible landlords/focus on bad landlords	25	18%
No/unclear benefits	22	16%
Just a money making scheme	19	14%
Bad landlords will not register	15	11%
Will be difficult/costly to administer	14	10%
Too much regulation/red tape	12	9%
Unnecessary/few problems exist	10	7%
Won't improve housing quality/less money for repairs	8	6%
Council should prioritise spending elsewhere	8	6%
TOTAL RESPONSES	269	-

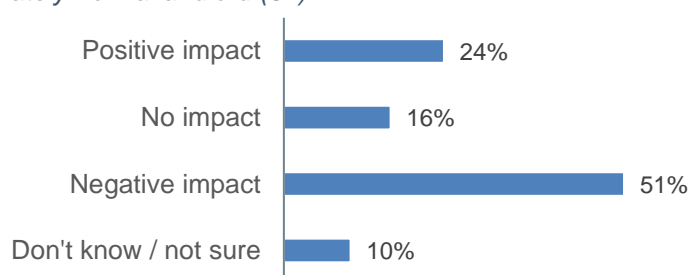
3.5 Impact of the new selective licensing scheme on individuals and the borough

3.5.1 The consultation asked respondents what impact, if any, they believed the proposed selective licensing scheme would have. The results are shown below. The base sizes vary depending on the respondent type.

3.5.2 Half of those who rented privately (51%) said the proposed scheme would have a *negative impact* on themselves and their family, compared with 24% that said it would have a *positive impact*. Of those private renters who said the scheme would have a negative impact on them and their family, comments made as to why they also opposed the scheme related to increased rents and shortage of rental properties.

Figure 32 – (Q19a) What impact, if any, do you think the proposed scheme will have on you and your family as a private renting tenant?

Base - Respondents renting privately from a landlord (51)

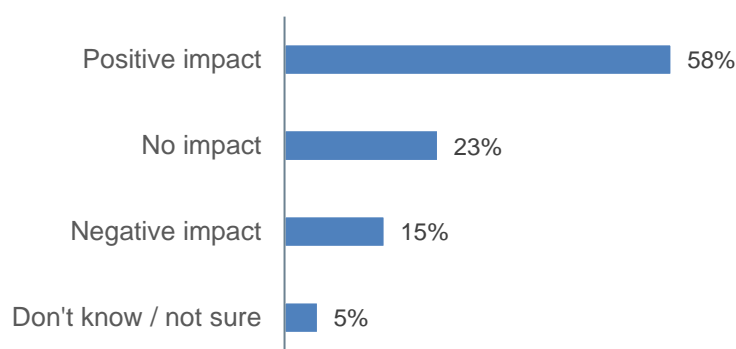


Response	Number of responses	Percentage
Positive impact	12	24%
No impact	8	16%
Negative impact	26	51%
Don't know / not sure	5	10%
TOTAL RESPONSES	51	100%

3.5.3 Almost three in five (58%) tenants (not privately renting) said the proposed scheme would have a *positive impact* on themselves and their family living in the area. This compares with 15% that said it would have a *negative impact*. One respondent stated that it would help to tackle properties that are in disrepair and bring them back up to standard.

Figure 33 – (Q19b) What impact, if any, do you think the proposed scheme will have on you and your family living in the local area (but not a private renting tenant)?

Base – Respondents living in Barnet, except private renting tenants (40)

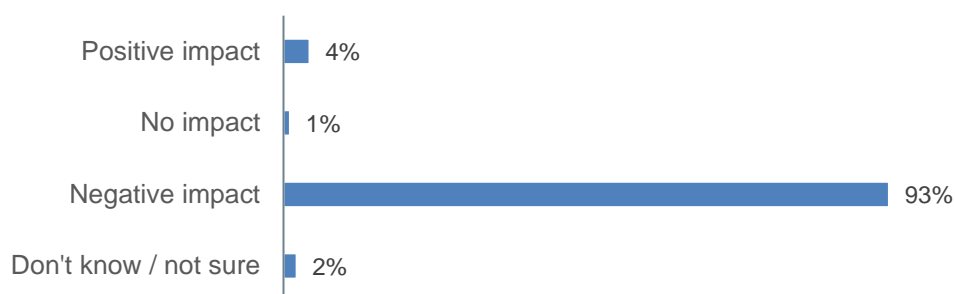


Response	Number of responses	Percentage
Positive impact	23	58%
No impact	9	23%
Negative impact	6	15%
Don't know / not sure	2	5%
TOTAL RESPONSES	40	100%

3.5.4 Over nine in ten landlord respondents (93%) said the proposed scheme would have a *negative impact* on their business. By contrast, only a very small proportion of landlord respondents (4%) that said it would have a *positive impact*. Comments made by landlords who think the scheme will have a negative impact on their business include that it penalises good landlords and that it is an expensive scheme and would cause landlords to leave the rental market.

Figure 34 – (Q19c) What impact, if any, do you think the proposed scheme will have on your business as a landlord?

Base - Landlord businesses (104)

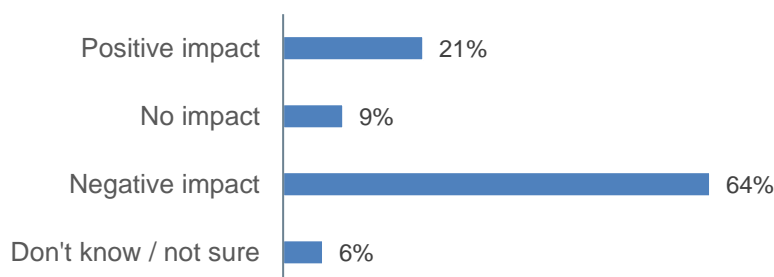


Response	Number of responses	Percentage
Positive impact	4	4%
No impact	1	1%
Negative impact	97	97%
Don't know / not sure	2	2%
TOTAL RESPONSES	104	100%

3.5.5 Almost two-thirds (64%) of organisations (excluding landlord businesses), said the proposed scheme would have a *negative impact* on their business. This compares with 21% that said it would have a *positive impact*.

Figure 35 – (Q19d) What impact, if any, do you think the proposed scheme will have on your organisation (excluding landlord businesses)

Base – All organisations excluding landlord businesses (33)

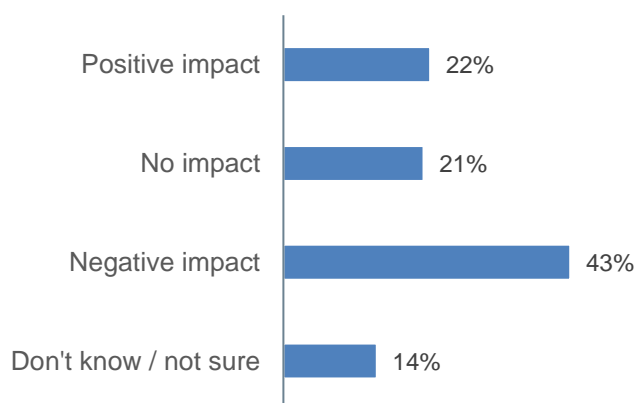


Response	Number of responses	Percentage
Positive impact	7	21%
No impact	3	9%
Negative impact	21	64%
Don't know / not sure	2	6%
TOTAL RESPONSES	33	100%

3.5.6 Overall, just over two in five (43%) of all respondents who answered the question said the proposed scheme would have a positive impact their local area. This compares with 22% that said it would have a *negative impact*.

Figure 36 – (Q19e) What impact, if any, do you think the proposed scheme will have on your local area?

Base – Respondents who answered the question (230)



Response	Number of responses	Percentage
Positive impact	50	22%
No impact	49	21%
Negative impact	99	43%
Don't know / not sure	32	14%
TOTAL RESPONSES	230	100%

Subgroup analysis highlights that certain groups were more likely say the proposed scheme will have a positive impact on their local area (22% overall). These groups were:

- Renting home from private landlord (24%)
- Owner occupiers (positive impact) (61%)

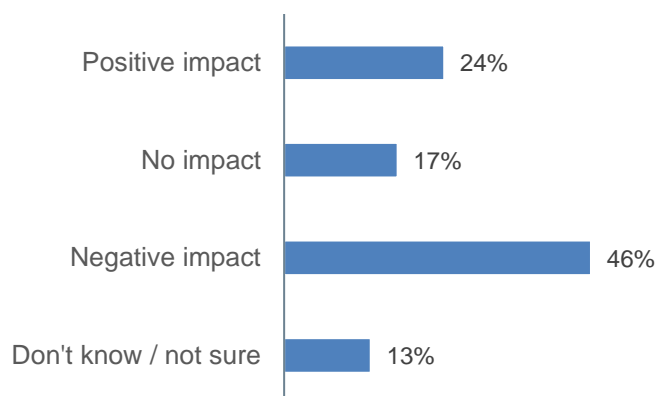
Groups more likely to say it would have a negative impact (43% overall) were:

- Private landlords (55%)
- Managing or letting agents (52%)

3.5.7 Overall, almost half of respondents who answered the question (24%) said the proposed scheme would have a *positive impact* on the whole borough of Barnet. This compares with 46% that said it would have a negative impact.

Figure 37 – (Q19f) What impact, if any, do you think the proposed scheme will have on the whole borough of Barnet?

Base – Respondents who answered the question (239)



Response	Number of responses	Percentage
Positive impact	57	24%
No impact	41	17%
Negative impact	111	46%
Don't know / not sure	30	13%
TOTAL RESPONSES	239	100%

Subgroup analysis highlights that certain groups were more likely say the proposed scheme will have a positive impact the whole of Barnet (24% overall). These groups were:

- Renting home from private landlord (29%)
- Owner occupiers (positive impact) (59%)

Groups more likely to say it would have a negative impact (46% overall) were:

- Private landlords (58%)
- Managing or letting agents (68%)

Respondents also had the opportunity to leave comments about the impact that the new selective licensing scheme. A summary of the comments include:

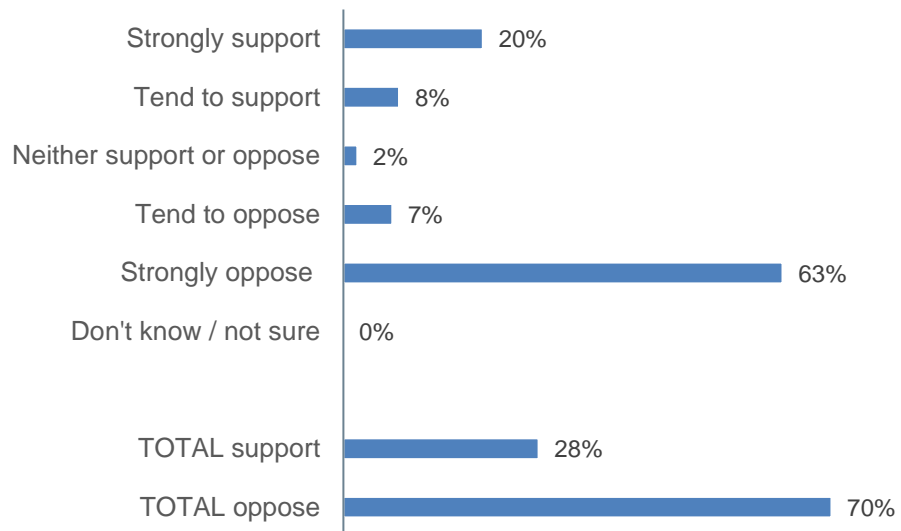
1. Will result in fewer properties available
2. Will result in higher rents
3. Additional cost/burden for landlords
4. Unsure/need more detail/guidelines

3.6 Overall support for the selective licensing schemes

3.6.1 Finally, respondents were asked if they supported or opposed the introduction of the selective licensing scheme for privately rented properties in Barnet. Overall, seven in ten (70%) opposed the selective licensing scheme (7% opposed and 63% strongly opposed). This compares to 28% that support it (8% tend to support and 20% strongly support).

Figure 38 – (Q20) Overall, to what extent do you support or oppose the introduction of the selective scheme for privately rented properties in Barnet?

Base – Respondents who answered the question (249)



Response	Number of responses	Percentage
Strongly support	51	20%
Tend to support	19	8%
Neither support nor oppose	4	2%
Tend to oppose	17	7%
Strongly oppose	157	63%
Don't know / not sure	1	0%
TOTAL RESPONSES	249	100%

Subgroup analysis highlights that certain groups were more likely to support the introduction of the selective scheme (28% overall). These groups were:

- Renting home from private landlord (43%)
- Owner occupiers (positive impact) (63%)

Groups more likely to oppose the introduction of the selective scheme (70%) were:

- Private landlords (94%)
- Managing or letting agents (100%)

3.6.2 The table below show the support or opposition to the re-introduction of an additional licensing scheme by ward.

Figure 39 - Support or oppose the re-introduction of an additional licensing scheme for privately rented properties in Barnet by ward (live, rent a property work or have a business in)? Wards mentioned that are in scope for the proposed scheme are highlighted.

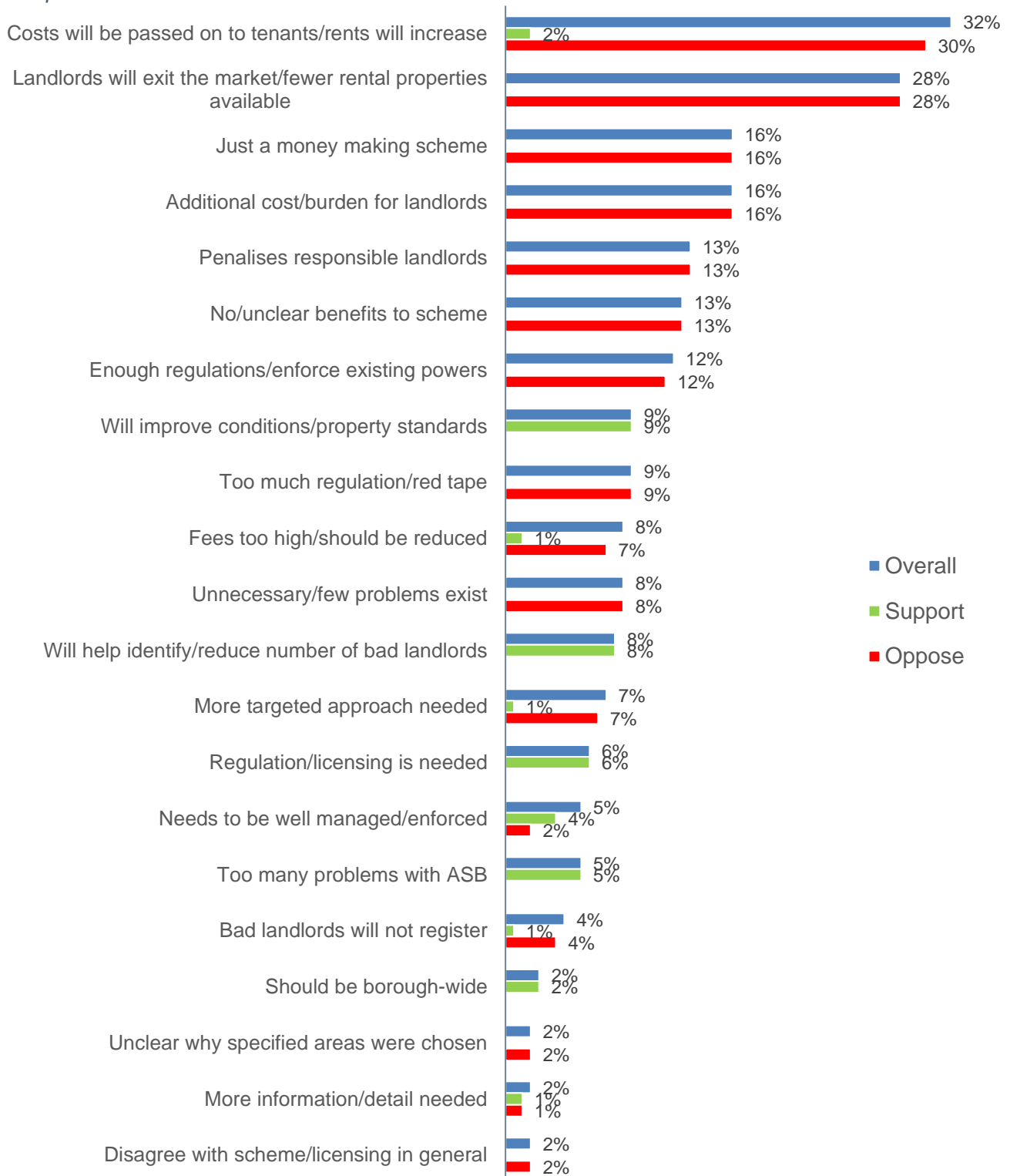
Base – Respondents who answered the question and who specified which ward they were in (98)

Ward	Support	Neither support nor oppose	Oppose
Burnt Oak ward	1	-	3
Childs Hill ward	6	-	-
Cockfosters	1	-	-
Cricklewood	4	1	3
East Barnet ward	2	-	-
East Finchley ward	4	-	-
Edgware ward	6	-	5
Finchley Central	2	-	2
Finchley Church End ward	3	-	2
Golders Green ward	1	-	3
Hendon ward	5	1	6
High Barnet ward	2	-	2
Mill Hill ward	3	-	8
New Barnet ward	-	-	1
North Finchley ward	3	-	2
Underhill ward	1	-	-
West Finchley ward	1	-	1
West Hendon ward	3	-	-
Other	5	-	5
TOTAL RESPONSES	53	2	43

3.6.3 Respondents were asked to provide their reasons why they either supported or opposed the re-introduction of an additional licensing scheme. The figure below shows the results. A third (32% overall) said they thought the *costs would be passed on to tenants* or that *rents will increase*. Most of these opposed the introduction of the selective scheme. Nearly three in ten (28% overall) believed *landlords would leave the sector and there would be fewer rental properties on the market*.

Figure 40 – (Q21) Please give reasons for your answer.

Base - Respondents who answered the question (165) - respondents could provide more than one response/reason



The table below shows all responses for the above figure.

Response	Overall		Number of responses	
	Number of responses	Percentage	Support	Oppose
Costs will be passed on to tenants/rents will increase	53	32%	3	50
Landlords will exit the market/fewer rental properties available	47	28%		47
Just a money making scheme	27	16%		27
Additional cost/burden for landlords	27	16%		27
Penalises responsible landlords	22	13%		22
No/unclear benefits to scheme	21	13%		21
Fees too high/should be reduced	16	10%	2	12
Enough regulations/enforce existing powers	20	12%		19
Will improve conditions/property standards	15	9%	15	
Too much regulation/red tape	15	9%		15
Unnecessary/few problems exist	14	8%		14
Will help identify/reduce number of bad landlords	13	8%	13	
More targeted approach needed	12	7%	1	11
Regulation/licensing is needed	10	6%	10	
Needs to be well managed/enforced	9	5%	6	3
Too many problems with ASB	9	5%	9	
Bad landlords will not register	7	4%	1	6
Should be borough-wide	4	2%	4	
Unclear why specified areas were chosen	3	2%		3
More information/detail needed	3	2%	2	2
Disagree with scheme/licensing in general	3	2%		3
Good idea/agree generally	3	2%	2	

4. Respondent Profile and Protected Characteristics

The following figures show the respondent profile and protected characteristics. Respondents were able to skip these questions which means that the base sizes vary for each question.

Ward where the properties are located

Figure 41 – (Q7) Which wards are these properties?

Base – Respondents who said they have private rented properties that they let or manage in Barnet (139)

Ward	Number of respondents	Percentage of respondents
Ten wards that the new selective licensing scheme will cover		
Childs Hill ward	5	3.0%
Cricklewood	-	-
Edgware ward	13	7.8%
Edgwarebury	-	-
Finchley Church End ward	12	7.2%
Golders Green ward	37	22.2%
Hendon ward	19	11.4%
Mill Hill ward	16	9.6%
West Finchley ward	3	1.8%
West Hendon ward	3	1.8%
TOTAL RESPONDENTS	108	64.8%
Other wards		
All wards	9	5.4%
Brunswick Park ward	1	0.6%
Burnt Oak ward	10	6.0%
Colindale ward	9	5.4%
East Barnet ward	2	1.2%
East Finchley ward	5	3.0%
Garden Suburb ward	2	1.2%
High Barnet ward	4	2.4%
Oakleigh ward	1	0.6%
Totteridge ward	1	0.6%
Woodhouse ward	5	3.0%
Other (please specify)	10	6.0%
TOTAL RESPONDENTS	59	35.4%

Organisations

Respondents that stated they were representatives of a stakeholder organisation were asked to identify the type of organisation (community or public sector).

Figure 42 – (Q23) Type of community organisation

Responses include:

- All who rent their home from a private landlord in London
- Low income renters classified as vulnerable
- Local resident in part of North Finchley
- On behalf of Citizens Advice Barnet – supporting vulnerable groups

Figure 43 – (Q24) Type of public sector organisation

Responses include:

- London Borough of Brent
- Camden Council
- Council on the border of Barnet
- London Borough
- Metropolitan Police

Age

Figure 44 – (Q28) What is your age?

Base – Respondents who answered this question (187)

Age	Number of respondents	Percentage of respondents
16-17	1	1%
18-24	3	1.6%
25-34	19	10.2%
35-44	41	21.9%
45-54	36	19.3%
55-64	40	21.4%
65-74	19	10.2%
75+	6	3.2%
Prefer not to say	22	11.8%

Gender

Figure 45 – (Q29) Which of the following options best describes how you think about your gender?

Base – Respondents who answered this question (185)

Gender	Number of respondents	Percentage of respondents
Male	89	48.1%
Female	63	34.1%
Prefer not to say	33	17.8%
Other	-	-

Ethnicity

Figure 46 – (Q33) What is your ethnic origin?

Base – Respondents who answered this question (173)

Ethnicity	Number of respondents	Percentage of respondents
Asian – Bangladeshi	-	-
Asian– Chinese	-	-
Asian – Indian	7	4.1%
Asian – Pakistani	3	1.7%
Any other Asian background (please specify)	5	2.9%
Black - African	6	3.5%
Black – British	2	1.2%
Black – Caribbean	2	1.2%
Any other Black / African / Caribbean background (please specify)	-	-
Mixed – White and Asian	3	1.7%
Mixed – White and Black African	1	0.6%
Mixed – White and Black Caribbean	-	-
Mixed – Any other mixed / multiple ethnic background (please specify)	2	1.2%
White - British	60	34.9%
White – Greek or Greek Cypriot	3	1.7%
White - Gypsy or Irish Traveller	-	-
White – Irish	2	1.2%
White – Turkish / Turkish Cypriot	-	-
White – any other	27	21.5%
Prefer not to say	39	22.7%
Any other ethnic group	-	-

Disability

Figure 47 – (Q34) Do you consider that you have a disability?

Base – Respondents who answered this question (179)

Disability	Number of respondents	Percentage of respondents
Yes	16	8.9%
No	132	73.7%
Prefer not to say	31	17.3%

Figure 48 – (Q35) Please select the definition of disability?

Base – Respondents who have a disability (17)

Disability	Number of respondents	Percentage of respondents
Hearing	3	17.6%
Vision	1	5.9%
Speech	1	5.9%
Mobility	7	41.2%
Physical co-ordination	2	11.8%
Reduced physical capacity	6	35.3%
Severe disfigurement	-	-
Learning difficulties	3	17.6%
Mental illness	6	35.3%
Prefer not to say	1	5.9%
Other	1	5.9%

Other – response:

- Autonomic Nervous System Disorder

Pregnancy / maternity leave

Figure 49 – (Q30) Are you pregnant?

Base – Respondents who answered this question (94)

Pregnant	Number of respondents	Percentage of respondents
Yes	2	2.1%
No	65	69.1%
Prefer not to say	27	28.7%

Figure 50 – (Q30) Are you on maternity leave?

Base – Respondents who answered question 30 (91)

Maternity leave	Number of respondents	Percentage of respondents
Yes	3	3.3%
No	61	67.0%
Prefer not to say	27	29.7%

Religion

Figure 51

Base - Respondents who answered this question (178)

Religion / belief	Number of respondents	Percentage of respondents
Buddhist	3	1.7%
Christian	34	19.1%
Hindu	6	3.4%
Jewish	15	8.4%
Muslim	3	1.7%
No religion	42	23.6%
Prefer not to say	74	41.6%
Other religion / belief	1	0.6%

Other – responses include:

- Unitarian

Sexual orientation

Figure 52 – (Q37) What is your sexual orientation?

Base – Respondents who answered this question (175)

Sexual orientation	Number of respondents	Percentage of respondents
Heterosexual	107	61.1%
Gay or lesbian	2	1.1%
Bisexual	6	3.4%
Prefer not to say	60	34.3%
Other	-	-

Gender identity

Figure 53 – (Q31) Is your sex the same as the same as the sex you were assigned at birth?

Base – Respondents who answered this question (183)

Gender identity	Number of respondents	Percentage of respondents
Yes, it's the same	149	81.4%
No, it's different	4	2.2%
Prefer not to say	30	16.4%

Other – response:

- Disagree with question/don't believe in gender identity

Household

Figure 54 – (Q27) Would you say any of these statements describes your household?

Base – Respondents who answered this question (180)

Household	Number of respondents	Percentage of respondents
A family with one or two dependent children	56	31.1%
A family with three or more children	16	8.9%
A lone parent household	11	6.1%
A carer	1	0.6%
A household with full and/or part time workers	30	16.7%
A household that includes someone who is disabled or severely mentally impaired	6	3.3%
A single person household or a couple without children living in household	46	25.6%
None of the above	14	7.8%

Other – responses include:

- Single person household (disabled)
- Live and work in Borough, manage properties in Barnet and elsewhere
- Flat in a converted house in split ownership
- Retired couple
- Prefer not to say

Employment

Figure 55 – (Q26) Are you currently employed, self-employed, retired or otherwise not in paid work?

Base – Respondents who answered this question (184)

Employment status	Number of respondents	Percentage of respondents
An employee in a full-time job (30+ hours)	79	42.9%
An employee in a part time job (less than 30 hours)	16	8.7%
Self-employed	40	21.7%
In full-time education at school, college or university	1	0.5%
Unemployed and available for work	1	0.5%
Permanently sick or disabled	2	1.1%
Wholly retired from work	23	12.5%
Looking after the home	4	2.2%
Prefer not to say	18	9.8%

Appendices

Appendix: Questionnaire

Introduction

A well-managed private rented sector (PRS) plays a key role in meeting the housing needs of residents in the borough. SFOs are houses or flats occupied by single families, or one person, or two persons who may or may not share facilities.

The council has already renewed its borough-wide additional licensing scheme for houses in multiple occupation from October 2022 and approved the introduction of a selective licensing scheme for SFOs in Burnt Oak, Colindale North and Colindale South (except for some regeneration areas), due to commence in spring 2023. The council are now proposing a further selective licensing scheme for SFOs in ten more wards. The scheme will help the council work together with landlords to make sure that homes are safe and well managed.

Under the proposals, landlords would need to obtain a licence for SFOs falling within the selective licensing scheme, for which there is a fee payable. The fee is charged to cover the costs of processing an application and the cost of monitoring compliance with licence conditions.

We would like your views on the proposed new selective licensing scheme. The questions ask if you are a landlord or live in a privately rented property, about problems with rented properties, if you agree with our proposed fees and agree with the proposed licensing schemes. For more information on the detailed proposals, please take the time to read our [summary consultation document](#) and then complete the following questions.

Thank you for your time - your participation in this important consultation is greatly appreciated. Your responses will help the council to make the correct decision for the benefit of all our communities.

Please press 'NEXT' to continue to the next page.

Barnet Council uses SurveyMonkey to host questionnaires, and to store and analyse the data collected through these questionnaires. The council has investigated SurveyMonkey and is satisfied with its data assurance and legal framework.

The council does not collect personal information in this questionnaire, which means the information you provide is anonymous. We do not ask for your name,

address, email address, telephone number, full post code or any other information that would allow us to identify you. The information you choose to give us in the equalities questions is also anonymous so we cannot identify you from it.

Since the data we collect is anonymous, it is not considered to be personal data under data protection legislation (such as the General Data Protection Regulation or the Data Protection Act 2018).

If you have any questions about this statement please email first.contact@barnet.gov.uk.

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

How to complete this questionnaire:

We have tried to make this questionnaire as easy as possible to complete.

Many of the questions have a range of options for you to choose from. Please choose the option closest to your opinion and tick the relevant box or boxes.

Some of the questions provide links to the summary consultation document to assist you completing the questionnaire.

Please check that you have answered all the questions that apply to you.

Before completing this questionnaire

- **Please read the information provided in the [summary consultation document](#)**
- **You can also view [Frequently Asked Questions](#), [full Consultation Business Case](#) and detailed evidence gathered.**

Thank you for your co-operation - your participation in this questionnaire is greatly appreciated.

Please select 'Next' to continue on to the next page.

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

What is your interest in this consultation?

The following questions about you will help us understand the views of our different stakeholders.

* 1. Which of the following best describes why you are completing this questionnaire? (Please tick one option only)

- I rent my home from a private landlord
- I rent my home from the council
- I rent my home from a housing association
- I am an owner occupier (with or without a mortgage)
- I am a private landlord
- I am a managing or letting agent or work for a managing or letting agent
- I work for a local authority
- I work for or own a business
- I work for an organisation that represents landlords, or managing or letting agents
- I work for an organisation that represents private tenants
- I work for an organisation that has an interest in private renting in Barnet or the surrounding areas
- Other interested party or organisation (please state type of organisation in the box below)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Location of where you live, work or do business in the borough

2. In which area do you live, work, have a business, own, or rent a property?

- The London Borough of Barnet
- In an area bordering (next to) the London Borough of Barnet (for example, Camden, Brent, Harrow, Enfield, Haringey, Hertsmere, etc)
- Don't know / not sure
- Other area (please type in below)

3. If you ticked in Question 2 that you are in Barnet, please specify which area of Barnet? For example, Edgware, Cricklewood, Hampstead Garden Suburb, North Finchley, High Barnet, Whetstone etc. (Please type in)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Section 2: Landlords, managing and letting agents

4. Are you completing this questionnaire as a: (Please tick one option only)

- Business / company
- Individual
- Other (please specify)

5. Is your business based inside or outside the London Borough of Barnet? (Please tick one option only)

- Within the borough of Barnet
- Outside the borough of Barnet

6. How many private rented properties do you let or manage in Barnet? (Please tick one option only)

- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 49
- More than 50

7. In which wards are these properties in? (Please tick all that apply)

If you do not know the Barnet ward that the property is in, you can find it by clicking [here](#) and entering your postcode. You will find the name of your ward on the left hand side of the page under the heading "Your councillors".

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Private rented properties (SFOs) in Barnet

SFOs are private rented properties such as houses or flats occupied by single families, or by one person or two persons who may or may not share facilities.

8. Do you live in an SFO in Barnet (Please tick one option only)

- Yes
- No
- Don't know / not sure

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Experience of living in SFO properties in Barnet

It is important for us to know if you have any problems in relation to your home.

9. Listed below are problems that have been experienced in private rented properties. How big a problem, if any, have these been for you? (Please tick one option on each row)

	Very serious problem	Serious problem	Minor problem	Not a problem	Don't know / not sure
Poor amenities (for example, toilet, bathroom, kitchen facilities)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property in a poor state of repair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor management of the common parts, if applicable (for example, disrepair, cleanliness)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poorly converted flats or rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Too many people occupying/overcrowding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor security	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of energy efficiency in the property	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High costs of heating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Damp and mould	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor noise/sound insulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Problems with anti-social behaviour affecting your home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Problems with crime affecting your home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Do you feel that your health has been adversely affected by the condition of the property?

(Please tick one option only)

- A great deal
- To some extent
- Not very much
- Not at all
- Don't know / not sure

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Barnet's proposal to introduce selective licensing schemes for other privately rented properties

The council is aware that the problems with privately rented properties in the borough are not confined to just Burnt Oak, Colindale North and Colindale South. These wards were approved for selective licensing designation due to being the most deprived wards in Barnet. The council now propose to introduce selective licensing schemes for a greater number of privately rented property in ten further wards in Barnet.

The purpose of the proposed selective licensing scheme is to ensure that the large numbers of privately rented properties in the proposed selected areas, and that are not HMOs, are properly managed and maintained to address poor property conditions and in some cases anti-social behaviour and crime.

Before any local authority can decide to introduce selective licensing, certain considerations need to be met. For further information please refer to section 5 in our [summary consultation document](#).

Where and what type of private rented properties will the new selective licensing scheme cover?

We are proposing to introduce a new selective licensing scheme that will cover the following parts of the borough, running for five years between 2024 and 2029:

- Childs Hill
- Cricklewood
- Edgware
- Edgwarebury
- Finchley Church End
- Golders Green
- Hendon
- Mill Hill
- West Finchley
- West Hendon

Although the previous consultation proposed three phases on selective licensing, we now propose one single second phase to designate all ten wards at the same time.

The selective licensing scheme will apply to all privately rented properties in the above areas. HMOs covered by either the mandatory licensing scheme or the new additional licensing scheme will not require licensing under this scheme.

Exemptions from selective licensing include tenancies granted by public bodies (for example housing associations), holiday homes and some business tenancies. A full list of exemptions can be found [here](#)

The properties in scope for selective licensing can be houses or flats rented to either:

- a single person
- two people sharing (regardless of their relationship to one another)
- any number of persons forming a single household (family)

Through the introduction of this scheme we hope to ensure safer and better conditions across more private rented properties in the borough, with a particular focus on areas where poor quality private accommodation is prevalent.

11. To what extent do you agree or disagree with the areas selected by the council for selective licensing? (Please tick one option only)

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know / not sure

12. If you disagree with the areas we are proposing to include in the new selective licensing scheme, please say why: (Please type in your answer below)



Your views on the proposed selective licence conditions

Selective licences will have conditions attached. The Housing Act requires several specific conditions to be included in a licence. The other conditions are discretionary, and the council will apply these where applicable to the property in accordance with legal requirements.

Further information on these conditions are outlined in our [summary consultation document](#) at Section 5.3.

13. To what extent do you agree or disagree with the conditions that are to be applied to licences under the proposed selective licensing schemes? (Please tick one option only)

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know / not sure

14. If you disagree with the conditions we are proposing to include in the new selective licensing scheme, please say why: (Please type in your answer below)

Your views on the proposed selective licence fees

Licence applicants will be required to pay a fee for each property that needs a licence. For selective licensing, the indicative fee is £825.75 per property, based upon costs at the current time, although these will likely change according to inflation by the time the scheme is first implemented, which is proposed to be in early 2024.

Licence fees must be charged in two parts. There will be an initial fee which is charged to cover the cost of processing the application. Once the application is successful, the remainder of the fee will be charged before the full licence is issued. This part of the fee is used to cover the council's costs in running and administering the licensing scheme. Licence fees cannot be used elsewhere in the council or used to generate a profit.

A full list of property licensing fees can be found in [Appendix 2 in our Full Consultation Business Case](#).

15. To what extent do you agree or disagree with the indicative licence fees for the new selective licence scheme? (Please tick one option only)

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know / not sure

16. If you disagree, please say why: (Please type in your answer below)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Your views on the benefits of the proposed selective licensing scheme

The proposed scheme will place the responsibility on the landlord to inform the council that they have a property that is in scope of the scheme and so is licensable. The scheme will encourage them, with the council's support, to ensure that they meet the required minimum standards that should be expected in their properties.

The scheme will enable the council to prioritise its resources effectively. The highest risk properties of most concern will be prioritised and enforcement action targeted to those landlords who either fail to licence their properties at all and/or breach the conditions of their licence.

The scheme will benefit the local community and it would ensure that all private rented property within the designated areas is managed to a satisfactory standard.

For further information on the benefits, aims and objectives of the scheme please refer to [Section 6 in the summary consultation document](#).

17. To what extent do you agree or disagree with the stated benefits that the selective licensing scheme will bring to the private rented sector in Barnet? (Please tick one option only)

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know / not sure

18. If you disagree, please say why: (Please type in your answer below)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

How will the new selective licensing scheme impact on you and the borough?

19. What impact, if any, do you think the proposed selective licensing scheme would have on the following (Please tick one option on each line, If the category doesn't apply to you, please tick 'Not applicable')

	Positive impact	No impact	Negative impact	Don't know / not sure	Not applicable
You and your family as a private renting tenant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
You and your family living in the local area (but not a private renting tenant)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Your business as a landlord	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Your organisation (excluding landlord businesses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Your local area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The whole borough of Barnet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)



Overall support for the selective licensing schemes

20. Overall, to what extent do you support or oppose the introduction of the selective licensing scheme for privately rented properties in Barnet? (Please tick one option only)

- Strongly support
- Tend to support
- Neither support nor oppose
- Tend to oppose
- Strongly oppose
- Don't know / not sure

21. Please give reasons for your answer: (Please type in your answer below)

About you

To help us understand the feedback you give us, please tell us in what capacity you are responding.

* 22. Are you: (Please tick one option only)

- A Barnet resident
- A Barnet business (other than a landlord or letting agent)
- A person who works in the London Borough of Barnet area
- A person representing a voluntary/community organisation
- A person representing a public-sector organisation
- A person representing a tenant's organisation
- A person representing a landlord's or letting agent's organisation

Other (please specify) (including residents of other boroughs)

About you: Type of community organisation

23. Please specify the type of stakeholders or residents your community group or voluntary organisation represents: (Please type in your answer)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Type of public sector organisation

24. Please specify the type of public sector organisation you are representing: (Please type in your answer)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Section 2: About you: Where you live

When consulting with our residents and service users Barnet Council needs to understand the views of our different communities.

So that we can analyse the findings by different locations in the borough, please can you provide the Barnet ward that you live in.

If you do not know the Barnet ward that you live in you can find it by clicking [here](#) and entering your postcode. You will find the name of your ward on the left hand side of the page under the heading "Your councillors".

25. Which ward do you live in? If you live outside Barnet please tick "Other" and specify in the box provided (Please tick one option only)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Employment status

26. Are you currently employed, self-employed, retired or otherwise not in paid work? (Please tick one option only)

- An employee in a full-time job (30 hours or more per week)
- An employee in a part-time job (Less than 30 hours per week)
- Self-employed (full or part-time)
- On a Government supported training programme (for example, Modern Apprenticeship or Training for Work)
- In full-time education at school
- A student at college or university
- Unemployed and available for work
- Permanently sick or disabled
- Wholly retired from work
- Looking after the home
- Prefer not to say
- Doing something else (please specify below)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Household

27. Would you say any of these statements describe your household? (Please tick one option only)

- A family with one or two dependent children
- A family with three or more children
- A lone parent household
- A carer
- A household with full and/or part time workers
- A household that includes someone who is disabled or severely mentally impaired
- A single person household or a couple without children living in household
- None of the above
- Other (please specify)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you

The Equality Act 2010 identifies nine protected characteristics: age, disability, gender reassignment, marriage or civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation, and requires the council to pay due regard to equalities in eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations between people from different groups. We ask questions about the groups so that we can assess any impact of our services and practices on different groups. The information we collect helps the council to check that our policies and services are fair and accessible.

Collecting this information will help us understand the needs of our different communities and we encourage you to complete the following questions.

All your answers will be treated in confidence and will be stored securely in an anonymous format. All information will be stored in accordance with our responsibilities under the Data Protection Act 2018.

For the purposes of this questionnaire we are asking nine of the protected characteristics included in the Equality Act 2010.

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Age

28. In which age group do you fall? (Please tick one option only)

- | | |
|-----------------------------|---|
| <input type="radio"/> 16-17 | <input type="radio"/> 55-64 |
| <input type="radio"/> 18-24 | <input type="radio"/> 65-74 |
| <input type="radio"/> 25-34 | <input type="radio"/> 75+ |
| <input type="radio"/> 35-44 | <input type="radio"/> Prefer not to say |
| <input type="radio"/> 45-54 | |

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About You: Sex

29. Are you: (Please tick one option only)

- Female
- Male
- Prefer not to say
- If you prefer to use your own term please provide this here:

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Pregnant and on maternity leave

30. Are you pregnant and/or on maternity leave? (Please tick one option on each row)

	Yes	No	Prefer not to say
I am pregnant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am currently on maternity leave	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Gender reassignment

31. Is your sex the same as the sex you were assigned at birth? (Please tick one option only)
(Please tick one option only)

- Yes, it's the same
- No, it's different
- Prefer not to say

32. If you answered no, please enter your gender identity: (Please type in your answer)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Ethnic group

33. What is your ethnic group? (Please tick one option only)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Disability

The Equality Act 2010 defines disability as, 'a physical or mental impairment that has a substantial and long-term adverse effect on his or her ability to carry out normal day-to-day activities'.

In this definition, long-term means more than 12 months and would cover long-term illness such as cancer and HIV or mental health problems.

34. Do you consider that you have a disability as described above? (Please tick one option only)

- Yes
- No
- Prefer not to say

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Disability

35. Please select the definition/s from the list below that best describes your disability/disabilities: (Please tick all that apply)

- Hearing (such as deaf, partially deaf or hard of hearing)
- Vision (such as blind or fractional/partial sight. Does not include people whose visual problems can be corrected by glasses/contact lenses)
- Speech (such as impairments that can cause communication problems)
- Mobility (such as wheelchair user, artificial lower limb(s), walking aids, rheumatism or arthritis)
- Physical co-ordination (such as manual dexterity, muscular control, cerebral palsy)
- Reduced physical capacity (such as inability to lift, carry or otherwise move everyday objects, debilitating pain and lack of strength, breath, energy or stamina, asthma, angina or diabetes)
- Severe disfigurement
- Learning difficulties (such as dyslexia)
- Mental illness (substantial and lasting more than a year, such as severe depression or psychosis)
- Prefer not to say
- Other (please specify)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Religion / belief

36. What is your religion or belief? (Please tick one option only)

- Buddhist
- Christian (including Church of England, Catholic, Protestant and all other Christian denominations)
- Hindu
- Jewish
- Sikh
- No Religion
- Prefer not to say
- Other religion/belief (please specify)

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About You: Sexual orientation

37. What is your sexual orientation? (Please tick one option only)

- Straight or Heterosexual
- Gay or Lesbian
- Bisexual
- Prefer not to say
- Other sexual orientation, please tick and type in:

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

About you: Marital status

38. What is your marital status? (Please tick one option only)

- Never married and never registered a civil partnership
- Married
- In a registered civil partnership
- Separated, but still legally married
- Separated, but still legally in a civil partnership
- Divorced
- Formerly in a civil partnership which is now legally dissolved
- Widowed
- Surviving partner from a registered civil partnership
- Prefer not to say

Consultation on proposals for a privately rented property licensing scheme 2024 - 2029

Thank you

Thank you for taking the time to complete this questionnaire. When you press 'Submit' your responses will be submitted to Barnet Council.



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