

Selective Licensing Engagement Events

Question and Answer Sessions

Appendix 3

Oadby & Wigston | Our borough -
the place to be

The questions listed below were put to the Selective Licensing Team Leader at one of the three public consultation events during the Question and Answer session at the end of the proposed designation presentation.

Question	Response
Why are you only targeting certain areas, why are you panelising me as landlords and the next road doesn't need Selective Licensing?	Any proposed designation must be less than 20% of the rental stock or geographical area being covered without security of state approval, at the point the consultation commenced, so any designation had to target the areas where any scheme would have the greatest impact.
Why are we paying for a warden for the area as we never see anyone in South Wigston. Mark (Town Centre Manager) is supposed to be in the high street and we never see him.	We are happy to raise this with the Head of Built Environment who is the head of service for the Town Centre Manager, although I am aware this is shared service with another Authority so the officer is not based from the Council for the full working week. The Community Warden post would have enforcement powers and would proactively inspect the designated area for issues and anti-social behaviour, so the remit of the two roles is substantially different .
Why are you employing another person when we never see Mark?	As above
Closure orders? It worked for 6 months and then the tenant came back and then no-one wanted to know. It cost £4000 to put right as he had trashed my property and I received no council help	The provision itself was effective at addressing the issue, unfortunately the tenants behaviour deteriorated and no action was taken against the tenancy which the Council could have supported with the evidence secured through the Closure order process. One of the factors we are exploring in any future scheme is designing additional capacity to ensure services work better together to ensure the best outcomes possible when issues occur, for example the community warden monitoring risk properties and feeding back to Police and other services.
Why have you not done any enforcement procedures?	There is ongoing enforcement action against non-compliant landlords and this information will be published as soon as possible.
What percentage of these properties causing the ASB problems are social housing properties	Crime, Anti-Social Behaviour Issues and Deprivation are not recorded by tenure type.
What road did you have the drugs issues on, was it Jordan Avenue?	The property in question was not on Jordan Avenue, but if have concerns regarding an address, please let us know and we can liaise with Police colleagues.
I have asked Police and Selective licensing for help with my tenant and no-one has supported me?	We are happy to provide advice and guidance and please stay behind at the end of the meeting and we will see what support can be offered.
Who's winning here, no one as I will put my tenancy rental up if this goes through or I might sell up	We note that some landlords are considering leaving the market due to the changing regulation but, this scheme has been designed to support landlords also with additional support with anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation.

With this Selective Licensing scheme and the Tenants' Rights Bill a lot of landlords will sell up and then you will not have any rentals properties left and the remaining rents will be sky high	We note that some landlords are considering leaving the market due to the changing regulation but, this scheme has been designed to support landlords also with additional support with anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation.
Have you found any properties to enforce.	There is ongoing enforcement action against non-compliant landlords and this information will be published as soon as possible.
Energy efficiency, why are our properties not eligible for it	The Council is engaging with the department for Energy Security and Net Zero and is in the process of securing funding for energy efficiency measures under the Warm Homes: Local Grant scheme and the Selective Licensing team are keen for as many landlords as possible to engage with this project.
Why are you really continuing with this scheme, is it a money making exercise for the council?	The scheme provides essential resource to provide proactive services to improve housing standards within the Borough and with the design of the proposed scheme also tackle other key issues within the designated area to make residents feel safer in their communities.
Crime and Anti-Social Behaviour figures. Are these for the whole of South Wigston and what percentage is from social housing	Crime, Anti-Social Behaviour Issues and Deprivation are not recorded by tenure type.
What are the stats for the social housing issues in South Wigston	Crime, Anti-Social Behaviour Issues and Deprivation are not recorded by tenure type.
Why don't you take out the social housing statistics from the proposed scheme and then see what figure you have	Crime, Anti-Social Behaviour Issues and Deprivation are not recorded by tenure type.
Why is there nothing on the Facebook page telling us about this consultation	The scheme is being advertised across all the Council's platforms
Why are you are pushing this through so quickly is it because you are running out of time	We are working to statutory time frames and have internal time frames that need to be met from a wider corporate perspective.
My tenants are happy, why do I have to pay for the selective licence	We are not targeting good landlords, the scheme deals with all landlords equally and we aim to support good landlords and the scheme provides additional resource to target bad landlords.
I have Anti-Social Behaviour from a neighbour and no one is doing anything about it. It's not working so why should I pay anything for the scheme.	We are happy to provide advice and guidance and please stay behind at the end of the meeting and we will see what support can be offered.
What is the percentage for non-conforming landlords in the 5000 properties we have in the area	We cannot accurately answer that question as we have not inspected all 5000 properties operating within the Borough.

If someone doesn't conform to the Selective Licence can you justify going into a house as you are not doing enough	The Council have powers to enter any residential property under section 239 of the Housing Act 2004 and obstructing this inspection is an offence.
Do you really think you can inspect all the properties in the time concerned as you have not inspected all the current properties	Officers workloads have been amended to prioritise inspections
You mention a report on the current scheme when will this report be ready	The report will be released prior to the completion of the current scheme.
If you have multiple properties why do you have to pay for all your properties? why can't the licence belong to the landlord rather than the property	Unfortunately we are constrained by the legislation on this point as the licence is attached to the property, but due to the fit and proper person element of the application the licences are not transferable.
Why has nothing improved in the last 5 years that the current scheme has been running	The scheme has achieved its overall aim of ensuring property compliance as I am confident that all properties within the scheme are compliant and through our inspection regime we will be able pick up on any hazards that have not been addressed within the application process.
Why is the Leicester scheme so expensive	We cannot comment on the costs of the Leicester Scheme they will have completed their own costing exercise. Although we are conscious the scheme is a larger scheme and has significantly more staff.
How many properties do you need to maintain what you do with the Selective Licensing scheme? If a thousand properties disappear from rentals landlord will sell up and you won't have a rental market	We note that some landlords are considering leaving the market due to the changing regulation but, this scheme has been designed to support landlords also with additional support with anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation.
There has been no support over the last 5 years for landlords. Where has the money gone as I can't see any improvements. Nothing has improved.	The scheme has achieved its overall aim of ensuring property compliance as I am confident that all properties within the scheme are compliant and through our inspection regime we will be able pick up on any hazards that have not been addressed within the application process.
Why does Selective Licensing not support Helping Hands	We are happy to consider any uses for funding that will provide a positive impact to the designated area.
Why isn't more money going into South Wigston. Your problems are not the landlords problems so why make us pay. You are earning a lot of money	Selective Licensing is part of a wider suite of powers available to the Council and various other sources of funding have also been explored with partners to try and address issues in South Wigston and across the Borough. A review of the scheme is ongoing and a report will follow outlining actions taken.
You have £800,000 in fees no £1 million. Where has the money gone as the landlords have not seen any improvements	A review of the scheme is ongoing and a report will follow, but there have been improvements in property compliance across the term of the scheme.

How many rental properties will you have in the new scheme? Is it a thousand rental properties or 800 properties	The proposed designation includes around 1000 properties
You have other areas where there is Anti-Social Behaviour and no Selective Licensing scheme, why? Are we paying for everyone's Anti-Social Behaviour.	Selective Licensing is just one tool being used to tackle Anti-Social behaviour and the Council aims to tie these various streams together as effectively as possible to tackle Anti-Social Behaviour within the Borough with the limited resource available to us.
Energy efficiency - Why are they not doing more	The Council is engaging with the department for Energy Security and Net Zero and is in the process of securing funding for energy efficiency measures under the Warm Homes: Local Grant scheme and the Selective Licensing team are keen for as many landlords as possible to engage with this project and secure energy efficiency measures at a discounted rate.
Are you responsible for Junction Road and does the scheme pay for it?	Junction Road is a Social Housing development in the control of the Oadby and Wigston Borough Council, Housing department and no work within Junction Road is funded by the scheme.
Private enterprise has paid for Marquis Court and the Hat and Cap not the Selective Licensing scheme	Yes both properties are being upgraded by investors but both properties have had intervention by the Council, formally in the case of the Hat and Cap Factory through the use of a compulsory purchase order and informally with Marquis where pre-emptive inspections have been completed to try and address issues at the property.
Why is South Wigston a conservation area. It's holding South Wigston in the 1950's and anything you try and do is not accepted by planning, how can we upgrade and insulate the properties	The protected characteristic is the brick work provided by the South Wigston brick works, further information on the conversation specifically can be found on the Council's website - South Wigston Conservation Area - Oadby and Wigston Borough Council
Are there any energy grants available. An air source pump is very expensive and it doesn't work properly 19 degrees is all you get	The Council is engaging with the department for Energy Security and Net Zero and is in the process of securing funding for energy efficiency measures under the Warm Homes: Local Grant scheme and the Selective Licensing team are keen for as many landlords as possible to engage with this project and secure energy efficiency measures at a discounted rate.
Why did we only get the email about this meeting 36 hours before this meeting	There were three meetings advertised and I am conscious that there was not a great deal of notice for the first meeting but this is why the meetings are hybrid and three meetings have been arranged at various times to try and remove any barriers to engagement.
The rentals reform bill is crazy. You won't be able to sell your house if you want to	This would be a question for the Ministry for Housing, Communities and Local Government and we can provide contact details should you wish to put your thoughts directly to the department on this matter.
This is a foregone conclusion and nothing has changed .	Nothing is a foregone conclusion and any designation would need to be approved by members, but it is essential that you complete a consultation form to ensure that your views are recorded and any designation can reflect what you want to see.

How is the area made up as some of Wigston fields is in the area and some of it is not	Any proposed designation must be less than 20% of the rental stock or geographical area being covered without security of state approval, at the point the consultation commenced, so any designation had to target the areas where any scheme would have the greatest impact.
Is Carlton Road and Wiltshire Ave included in the new scheme	Yes those streets are included in the proposed designation.
I grew up in the area and I never experienced any problems in Wigston. Can you break down the criteria to reveal how much Anti-Social Behaviour is caused by social housing as they are causing the Anti-Social Behaviour not private tenants	Crime, Anti-Social Behaviour Issues and Deprivation are not recorded by tenure type.
Why are you blaming private landlords for the problems	The Council is not blaming private landlords, Selective Licensing is a tool the Council can employ to provide proactive services to an area and any designation is being designed try and provide value for money to landlords.
5 years ago you said it would go into South Wigston and nothing has happened. The Health Centre is still there and also the flats so why have we not seen more improvements	The South Wigston Health Centre and Flats on Blaby Road/Bennett Way have always been separate to the Selective Licensing scheme and are factors for potential wider regeneration within South Wigston.
If the landlord does not comply then its £30,000 but really it is £100. How many are being prosecuted. Are you trying to justify yourself. If you don't come up with the figures then you can say what you want to.	These are two separate figures, one is the potential maximum penalty of the landlord is served a financial penalty for their non-compliance, whereas the other is the late payment fee levied against landlords we identify and they then bring their property to compliance. There is ongoing enforcement action against non-compliant landlords and this information will be published as soon as possible.
Why don't we see actions rather than words. All we hear are words and no actions. We want value for money	I note your point and there are ongoing inspections and enforcement action and this proposed designation has been designed to try and provide value for money for landlords.
Why hasn't the council done anything to help Anti-Social Behaviour. The new area does not have any issues. The odd road but not the whole area	Selective Licensing is just one tool being used to tackle Anti-Social behaviour and the Council aims to tie these various streams together as effectively as possible to tackle Anti-Social Behaviour within the Borough with the limited resource available to us. In relation to the area, we have to work to the evidence we have available and unfortunately the required data is not granular enough to reach street to street level and it would be impractical to explore licensing using this approach as it would be more confusing for landlords and impractical.
Are you trying to make up the numbers which is why you are doing this	Government guidance on Selective Licensing notes that it can be part of a longer term strategy and the current scheme has ensured compliance of properties within South Wigston and we aim to build on this momentum with any new designation.

Why are you targeting the good landlords	We are not targeting good landlords, the scheme deals with all landlords equally and we aim to support good landlords and the scheme provides additional resource to target bad landlords.
Have you looked at all the properties and are they all legal	All properties that are currently licenced are compliant with the scheme and inspections are underway to isolate any hazards that are not addressed as part of the application process.
Can you have a facility where we can drop the paperwork off as there is no support with this. I can't do it online	There will be facility for landlords that are not online.
It took 10 hours to do an application and there was no support with this	There is resource to support landlords with applications that require assistance by calling the Council, to the point that an officer can complete the application over the phone with you and complete the data entry.
Why do you not ask for a gas safety certificate every year and why don't you remind us when it is due.	This is the intention for any future scheme that a yearly gas safety certificate would be requested and any other replacement documents upon expiry.
Why can't you reduce the fee. Each property is going to cost me £700 and I can't see any improvements. Why can't we have a discount for renewal	The Council is happy to consider any discounts or amendments to the designation that are brought to us.
Can we get a rebate if we are conforming to energy efficiency	The Council is engaging with the department for Energy Security and Net Zero and is in the process of securing funding for energy efficiency measures under the Warm Homes: Local Grant scheme and the Selective Licensing team are keen for as many landlords as possible to engage with this project and secure energy efficiency measures at a discounted rate.
The council doesn't help us with problem tenants, especially in terms of damp and mould and how they look after the house	The selective licensing team are conscious of the risk of condensation and that is why the proposed designation includes the provision of a hygrometer and advice on how to reduce condensation in a property.
Why don't you help with damp issues in a property?	The selective licensing team are conscious of the risk of condensation and that is why the proposed designation includes the provision of a hygrometer and advice on how to reduce condensation in a property.
Why do we need Selective Licensing when we can get all the help we want from the national landlords association.	Not all landlords are members of the National Residential Landlords Association, so this approach would not deal with those landlords that are non-compliant.
You don't get involved with anything and you don't support us. My neighbours house is a tip and the council have done nothing.	We are happy to provide advice and guidance and please stay behind at the end of the meeting and we will see what support can be offered.
You are not listening to us and I feel this is a forgone conclusion you have already made the decision and there is nothing we can do about it and you still don't support us.	Nothing is a foregone conclusion and any designation would need to be approved by members, but it is essential that you complete a consultation form to ensure that your views are recorded and any designation can reflect what you want to see.

In the forums the Police tell a completely different story to you concerning crime and Anti-Social Behaviour and have different stats to you, why is that.	We can only work with the public data available to us. Although one of the key aims for any new scheme is far closer working practices with Leicestershire Police.
The Town Centre manager doesn't talk to us, never makes himself known and so maybe you should talk to him. He should be in the area 3 times a week so why isn't he?	We are happy to raise this with the Head of Built Environment who is the head of service for the Town Centre Manager, although I am aware this is shared service with another Authority so the officer is not based from the Council for the full working week.
I've never seen or heard of the regeneration person does not come and see us so we don't know what she does.	The selective licensing team are happy to put landlords or residents in contact with other teams within the Council.
How many inspections can you do . The property reports (HHSRS) are shocking and difficult to understand and it looks like you have lots of faults with the property when you don't, why is that	The report template is generated by an external piece of software and we are working with the developer to improve this and there have already been positive changes and an officer can do multiple inspections in a day but this will depend on what is found on each inspection.
The council are not giving me any help with my tenant and he is trashing my property. Why are the council not assisting me with dealing with my tenant?	We are happy to provide advice and guidance and please stay behind at the end of the meeting and we will see what support can be offered.
The scheme has been running for 4 years what decrease in ASB has happened over the scheme. Why hasn't better information been recorded	There are records in relation to anti-social behaviour, but this is a factor that will be explored in the review of the current scheme and why the new scheme has been designed with clear aims and transparent methods of monitoring performance.
What was the sample size of the community survey. How many people engaged with it. Can I have the figures as it depends how you have approached the survey. The data you have is irrelevant	The Community safety survey is a limited sample size, as we can only work with the responses we receive, similar with attendance this evening. It would be my preference that we have significantly more people in attendance so their views can be taken into account. This is also one of the factors that have driven the decision for any new scheme to work far closer with the community safety partnership to try and also increase engagement with the survey to better reflect the views of residents.
Would it have been sensible to review the scheme before you bring in another scheme.	A review of the scheme is ongoing and a report will follow but there are time constraints that require we commence the process of consulting on a new scheme with the evidence available.
Do consider increasing the scheme as some of the properties in Lansdowne Grove are very poorly built.	Lansdown Grove is not included in this proposed designation due to more pressing demand in other areas and the constraints of the general approval requiring less than 20% of the rental stock or geographical area being covered without security of state approval.
Why is St Peters, Oadby not in the scheme	St Peters' was not included in this proposed designation due to more pressing demand in other areas and the constraints of the general approval requiring less than 20% of the rental stock or geographical area being covered without security of state approval.

What happens to a landlord who has had a long tenant and hasn't had a licence	The team have identified landlords that have not licenced and financial penalties have been served and further enforcement action is underway.
Landlord has 6 properties and has only had 1 property has been inspected. Will you inspect before the current scheme finishes	Inspections are ongoing and officers have had workloads changed to ensure inspections are a priority
Can we have a discount if we have already licenced our property in the previous scheme	The Council is happy to consider any discounts or amendments to the designation that are brought to us.
Multiple property discount. Is it for just one property or for all of them	The multiple property discount can be applied to all properties except the first application that would be full price.
How many officers will there be in the new scheme	This will depend on the scheme itself and will be reviewed subject to the approval of any future scheme, but the minimum that is being explored is a senior officer to oversee the scheme, a selective licensing officer to manage the day to day and a community warden to proactively address issues within the district.
Why is there such a difference in the quality of the inspections. One officer will pass a property while another officer will fail it. Compared to the Leicester scheme	All inspections are completed using the Housing, Health and Safety Rating System which is not a pass and fail system and the score assigned is subjective and depends on the view of the officer and the individual issues identified in the property. Although within Oadby and Wigston it is our preference to work with landlords to find a cost effective and practical solution as opposed to immediately taking enforcement action when a supportive and informal approach might secure a better outcome in the long term, but we will not hesitate to enforce when the situation warrants such action.
Will you take action against landlord who don't do the work	The Housing Health and Safety rating system assigns a hazard profile to each defect identified within a property and any formal action will be based on the perceived risk when the officer inspects the property.
I'm for the scheme but I have a problem with those landlords who do not licence their properties. Are you taking any action	There is ongoing enforcement action against non-compliant landlords and this information will be published as soon as possible.
Condensation and insulation can cause problems. Over insulating can be as much a problem as too little	The private sector housing team are conscious of the risk of condensation and that is why the proposed designation includes the provision of a hygrometer and advice on how to reduce condensation in a property.
Previous insulation schemes have been bad as government have not paid the contractors what are you doing to make sure it is a proper insulation scheme	All schemes delivered directly by the Council are subject to the PAS 2035 compliance and all suppliers are vetted and Trustmark registered and work is completed in conjunction with the Council to ensure a quality product.
Planners are not enforcing upgrades that are happening in South Wigston to the existing stock	We are working with the planning department to try and ensure that properties in South Wigston are as future proofed as possible without impacting on the heritage features within the ward.
What is the time frame for the new scheme, when will it come in	Time frames for any new scheme will be subject to committee approval, but dates for the new scheme will be widely published.
Will we communicate with the tenants.	Yes, our aim is to ensure that tenants are fully informed about the scheme

What are you doing concerning council stock and also Housing association as the tenants do a lot of damage to our properties as they are adjoining our properties	The Council has its own separately department to deal with our own properties and tenants which are funded directly from the rent generated, although if there are private properties being impacted by Social Housing please alert the Selective Licensing team and the matter can be raised directly with the Housing Department or Housing Association.
I am a local resident and my property is attached to a rental property which is in very poor condition. What can you do to bring that property up to standard as the upkeep is very poor from the landlord	This is one of the reasons we are exploring Selective Licensing as a proactive solution to try and tackle these issues.
Where has the money been spent	A full review report of the current scheme will be provided
Why have you not managed to inspect all the properties within the time scale as nothing has happened. There is more properties not inspected than inspected. There is no positive achievement and nothing has improved in South Wigston over the life of the scheme.	Inspections for properties under the current scheme were delayed due to COVID-19 and other factors.
What value will we get from a new scheme as there is a lot of money we are spending here	Additional support will be available in relation to anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation. Also as well as the standard inspection we will be conducting fire home safety checks.
I have had an inspection and there have been upgrades I have had to do but this is at the end of the scheme when it should have at the beginning	That is the plan for the new scheme that inspections will be arranged immediately following the issue of a draft licence, the current schemes inspection programme was delayed by COVID-19 and other factors.
If you sell your property half way through the scheme can we have some money back.	Any refund will be at the discretion of the officer responsible for the scheme, but we have operated on the basis that any refund would be based on the work completed, for example if a licence is issued none of the application fee could be refunded.
You are working with data that you want to work with and ignoring the data you do not want to work with.	All data is being considered and reviewed, although we are constrained by the requirements for a scheme set out by Government therefore have to work within the established framework.
Will the Renters Rights Bill include Wales as well.	This would be a question for the Ministry for Housing, Communities and Local Government in relation to the function and delivery of the Private Rented Sector database.
Does the Renters Rights Bill include students	This would be a question for the Ministry for Housing, Communities and Local Government in relation to the function and delivery of the Private Rented Sector database.
What will the cost of the database for the Renters Rights Bill be	This would be a question for the Ministry for Housing, Communities and Local Government in relation to the function and delivery of the Private Rented Sector database.

3 million landlords. Will there be for a bad tenants list, especially around ASB	This would be a question for the Ministry for Housing, Communities and Local Government in relation to the function and delivery of the Private Rented Sector database.
Can we have a copy of the slides and how do we add extra comments	Yes, all information will be published on the Council website and can be shared with individuals by raising an enquiry with the Selective Licensing team by phone or from the website.
What support will the council give landlords. I don't want to invest anymore	We note that some landlords are considering leaving the market due to the changing regulation but, this scheme has been designed to support landlords also with additional support with anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation.
Are the council concerned if landlords start to leave the industry as this is making it very difficult for landlords to rent out their property.	We note that some landlords are considering leaving the market due to the changing regulation but, this scheme has been designed to support landlords also with additional support with anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation.
What are the council saying to the government to stop this from happening. Is the council talking to the government and supporting the landlords side of the argument.	Oadby and Wigston Borough Council are engaging with the Ministry for Housing, Communities and Local Government and there contact details are available if landlords want to share their thoughts directly with the department.
Of the properties currently in the scheme how many have been inspected	Over 300 properties have been inspected and a full break down of the current scheme will be provided in a separate review report.
Why can't you remove a property from the scheme after the inspection	A designation is based on an area, so individual rental properties could not be removed or excluded unless they did not require licensing due to an exemption or were sold.
Where do you get your figures from?	Evidence has been secured from various sources such as council tax data, deposit protection scheme data, Leicestershire Police, the Oadby and Wigston Community Safety Partnership and Department for Health and Social Care's Shape Atlas.
What percentage of a deprived area is from rental properties	Unfortunately the SHAPE atlas tool doesn't delineate by tenure type.
What will the council do to help landlords with the EPC's	The Council is engaging with the department for Energy Security and Net Zero and is in the process of securing funding for energy efficiency measures under the Warm Homes: Local Grant scheme and the Selective Licensing team are keen for as many landlords as possible to engage with this project.
Comment on charges and concerns on the renters rights bill and my thoughts are should I invest elsewhere	We note that some landlords are considering leaving the market due to the changing regulation but, this scheme has been designed to support landlords also with additional support with anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation.

<p>All this seems to be helping tenants and not landlords. Is the government listening to landlords and the council</p>	<p>As a local Authority we have no control over what government decide, although we do try and engage with them wherever possible and one of the reasons I was so keen for the Ministry for Housing, Communities and Local Government to present at our event to give landlords in Oadby and Wigston the chance to put their thoughts across.</p>
<p>I agree tenants should have decent houses but why do the bad landlords not come to these events</p>	<p>It is unlikely that bad landlords would attend a public engagement event, this is why licensing is an effective tool as it puts all properties on a level playing field and we can support the good landlords and take action against the bad landlords without the tenant needing to make a complaint.</p>
<p>Landlords feel they are wasting their time as no one is listening to them</p>	<p>We are very open to comments and will try and we will consider comments and try to build key points into any potential designation.</p>
<p>I've sold 30 per cent of my stock so far and this will only add to it.</p>	<p>We note that some landlords are considering leaving the market due to the changing regulation but, this scheme has been designed to support landlords also with additional support with anti-social behaviour and also the provision of a hygrometer for each property along with advice to the tenant regarding reducing the risk of damp and mould within the property from condensation.</p>
<p>Why is the selective licence scheme not mentioned on Rightmove and other platforms</p>	<p>Unfortunately this is out of our control and is dependent on the platform, but I suspect as more Council's adopt Selective Licensing the platforms will potentially include this information.</p>
<p>Any properties that are not inspected by the end of the scheme will they receive a refund</p>	<p>It is the intention to inspect all properties within the current licensing scheme and officers are endeavouring to deliver this.</p>
<p>Can the info card be emailed to landlords</p>	<p>Yes, all information will be published on the Council website and can be shared with individuals by raising an enquiry with the Selective Licensing team by phone or from the website.</p>