

### **Support for landlords**

The Council wants to sustain long-term improvements in the quality of private rented sector accommodation within the schemes boundaries. Therefore it understands the need to ensure a balance is achieved between the rights and responsibilities of landlords and those rights and responsibilities of their tenants.

Thus, in addition to the proposed introduction of Selective Licensing, the Council and its partners have already introduced some, or are exploring the following, additional measures:

The introduction of a Public Space Protection Order (in accordance with Part 4, Anti-Social Behaviour, Crime and Policing Act 2014) within the area. This will focus enforcement and education activity on such things as street drinking, litter and waste management, and other aspects of anti-social behaviour that are largely the responsibility of the tenant.

The re-structuring of policing and partner enforcement teams to ensure those areas with the biggest challenges receive the most appropriate targeted resource. This has led to dedicated policing teams working within some of the proposed Selective Licensing areas focussed on working with communities to deal with the issues that matter to them. A joint approach to tackling anti-social behaviour is now in place with a range of Council, police and other specialists gripping issues with a range of prevention, education and enforcement. These teams will work within the regulatory framework to support landlords who seek their assistance with tenants who commit damage, anti-social behaviour and engage in other problematic behaviour.

The licensing conditions comprising the scheme will set out a staged approach for landlords to deal with anti- social behaviour. The landlord, council and other agencies will work together to address complaints associated properties. If the landlord suspects criminal activity a responsible landlord will notify the appropriate authorities. We will make this easier by ensuring easily understood reporting routes to the landlord support officer, ASB team or police.

The Council will take a lead role in improving education and effective support for landlords in the management of tenants who cause anti-social behaviour and bringing together the appropriate teams and agencies to tackle issues of ASB and support landlords through the eviction process should it become necessary to seek possession.

A review of the current Cumulative Impact Policy introduced under The Licensing Act 2003 that addresses the growth of licensed premises in the Millfield, New England area of the City. The policy was introduced to stem the levels of alcohol related anti-social behaviour and crime and thus improve the environment and quality of life for all.

Further Training and Education for Landlords: Engagement with landlords has identified a training need for some. As part of the scheme we intend to offer a bespoke training package and access to an online information library which will be developed with landlords during consultation to ensure that the training meets the specific needs of Peterborough landlords.

Additional benefits of Selective Licensing include:

- Protecting investment in the area.
- Supporting all local landlords so that they can achieve a benchmark standard of property management.

- Improving the quality of life for all by educating those landlords who are not providing good quality accommodation or managing their tenancies effectively and removing "rogue landlords" altogether.
- Educating tenants in their responsibilities and the impact of their behaviour on the community and neighbours.
- Improving desirability of area as a place where people want to live.
- Reducing tenant turnover leading to more sustainable communities, creating communities where tenants want to remain
- Encouraging the use of reputable managing agents when landlords are inexperienced or "absentee".