

**Cathays Additional Licensing Scheme
Consultation Report
April 2022**

1. Methodology

- 1.1 Cardiff Council is keen to ensure that all tenants in the city live in properties that are well managed, dry, safe, warm and secure. Within the private rented sector, the Council has powers to ensure that shared houses meet certain standards and that landlords/agents comply with specific requirements.
- 1.2 The Council has powers to license certain types of properties known as HMOs (Houses in Multiple Occupation) and has used these powers to extend the types of dwellings that can be licensed in the Cathays Ward under an Additional Licensing Scheme. The current Scheme expired at the end of 2020 and the Council is considering whether to re-declare the area for a further 5 years.
- 1.3 As part of a public consultation on the proposal, surveys were developed to gather the views of landlords and letting agents, tenants renting from a private landlord and other residents including home owners living in Cathays.
- 1.4 The surveys were made available online via the Shared Regulatory Services website in English and Welsh together with a public consultation document that explained the Council's proposals, relevant legislation, the research undertaken to inform the proposals and how the scheme has worked in practice. Letters and/or emails were sent to 1,448 landlords and letting agents and 2,209 tenants and residents living in Cathays inviting them to complete the surveys. In addition, other people/organisations with an interest in the Cathays Additional Licensing Scheme were consulted and these included, local ward members and MPs, landlord associations, universities, police, fire, etc. To maximise the number of responses, the survey was promoted via the SRS website and via tweets in addition to the letters/emails sent out. The survey was available between 7 February 2022 and 22 March 2022 and remained open after the closing date to allow for late submissions.
- 1.5 A total of 216 responses were received to the survey. These included 109 landlords/agents, 51 private tenants and 56 residents.
- 1.6 Written submissions on the proposal were also received from landlord and letting agent representative bodies and other stakeholders. These submissions are considered within a separate Schedule of Consultation Responses and are not included within the scope of this report.

2. Landlord and Letting Agent findings

2.1 A total of 109 landlord/agents responded to the survey who between them owned/managed 636 HMOs in Cathays. 500 (78.6%) of which have been licensed through the Additional Licensing Scheme.

2.2 Landlords/agents were asked if they have had to make changes to their HMOs to meet licensing conditions. 102 responded to this question, with 55 (53.9%) indicating that they had not had to make changes and 47 (46%) indicating that they had.

In the last survey undertaken in 2015, the majority of landlords/agents 72.9% indicated that they had to make changes, so this figure has dropped significantly since the last survey.

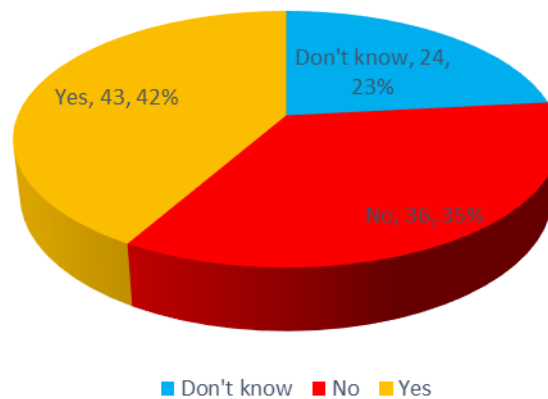
Of those landlords who had to make changes, the most common were largely relation to fire safety with other measures including security, insulation, and the provision of additional amenities.

2.3 Landlord/agents were asked about their experiences of the Additional Licensing Scheme. Responses varied with 35 (34.3%) citing negative aspects of the scheme, 36 (35.3%) stating positive experiences and 31 (30.4%) citing neutral, or both positive and negative views. Of these mixed views, predominantly respondents felt that the scheme itself and officers to be positive with the negative aspects concentrating on the fees charged, inconsistent requirements, and additional works required.

Positive responses compare favourably to the last survey in 2015, where at that time only 28.9% landlords/agents stated positive experiences. This now stands at 35.3%.

2.4 When asked if they thought the scheme had been beneficial 43 (41.7%) answered 'yes', 36(35%) answered 'no' and 24 (23.3%) 'don't know'. Results for this survey have seen a shift to a more positive response in relation to this question compared to the 2015 survey when only 34% of landlords/agents felt the scheme was beneficial and 42.3% felt it wasn't.

Do you think the Cathays Additional Licensing Scheme has been beneficial?



Reasons given for answering 'yes' largely related to the improved standards of rented accommodation; good safety standards and a level playing field in terms of property conditions. Examples include:-

"I think it means that there is a standard which must be required in order to let Houses of Multiple Occupation and that must be a good thing for the students and the landlords. The better the condition of the property the less repairs and maintenance is needed from day to day and the HMO give a benchmark to students that properties are up to the standard required and that the landlords are required to have a good knowledge of their responsibilities".

"Overall the scheme in my view has been a success, it has forced better standards and is making it more difficult for unscrupulous landlords to operate".

"To ensure that properties are safe and habitable and that all landlords are held to the same standard".

Reasons for answering 'no' included issues around unnecessary costs, little benefit, and additional burden on landlords. Examples of comments include:-

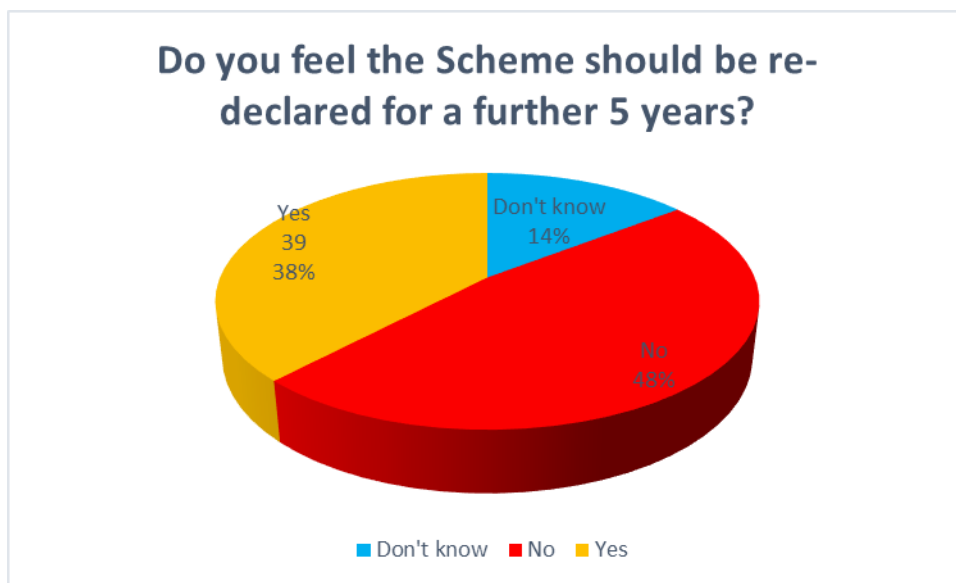
"I am a responsible landlord and maintain my property in a timely and efficient manner. I do not need to be told what to do and pay for the privilege".

"Adds cost for little benefit above mandatory licensing. Bad landlords will ignore any regulation and increasing the regulatory burden only impacts good landlords..."

"I do not believe there has been any impact on the quality of houses in Cathays and I do not believe that the council has any evidence. It has purely been a fundraising activity and those the council profess to want to protect have been penalised. The

first year the scheme came in it cost me £800, immediately that year the letting agent increased my rent by £1000, and each year this has continued to rise. The point I make here is that the landlords/letting agents will pass the cost on and I do not think we should burden the students with any more debt especially when they are not really benefitting. If there was real impact and it's about making homes better, lets not make a charge for this and lets do something that really lifts Cathays area".

2.5 When asked whether the Scheme should be re-declared for a further 5 years, 103 landlords/agents responded with 39 (37.9%) answering 'yes', 49 (47.6%) answering 'no', and 15 (14.6%) answering 'don't know'. A similar result was evident in the 2015 survey with the majority of landlords/agents feeling that the scheme should not be re-declared.



Reasons given by landlords for not wanting the scheme to be re-declared are similar to those mentioned previously including unnecessary costs, little benefit, and additional burden on landlords. Examples of comments received include:-

"It increases landlord costs which will eventually be added to tenants rent. Rents have increased a lot since the scheme came in and they will continue to rise if the scheme is extended. There has been no benefit to landlord, tenant or owner occupiers".

"It is costly and unnecessary and seems unfair just to have this imposed on this particular postcode area".

"Because it doesn't seem to get rid of the rogue landlords, just puts cost on to the good ones. Focus your attention on rogue landlords and the ones who treat their tenants badly".

“Additional licensing is a further burden on landlords and agents when the introduction of two Welsh Housing Acts has significantly contributed to the rules and regulations of the housing market. additional Licensing is overkill in the current housing market”.

Reasons given for supporting the re-declaration of the scheme include

“It's a way to maintain standards ... and level playing field, given that there will always be those landlords who aren't naturally inclined to meet standards, or will vary in how well they do so”.

“Ensures minimum standards for HMO tenants and encourages maintenance of properties”.

“Keep standards high”.

- 2.6 Landlords/agents were asked if there were things the Council should do differently if the Scheme was re-declared. Of those that responded 60 (58.2%) indicated that ‘yes’, the Council should do things differently. A further 18 (17.5%) indicated ‘no’, and 25 (24.3%) indicated that they ‘don’t know’. Most of the comments related to a reduction in fees, consistent standards and the need to tackle rogue landlords. Comments included:-

“Think about what you are trying to achieve and tax those you think need controlling, not everyone. One size-fits-all is a lazy way to implement this "scheme”.

“The fees are too high. It's costly enough trying to maintain good properties. Good landlords shouldn't be penalized for trying to do that. Also. The licenses should last for longer - maybe 10 years”.

“Keep the cost down”.

“More staff. Reminders for renewal. Focus on the big things, not the nit picking things. You'd get around a lot more properties”.

“Update property specific requirements and set realistic guidance for each property type and occupant numbers”.

- 2.7 In addition to the above, respondents were asked what issues the scheme should focus on if re-declared. A variety of responses were received encompassing areas such as a reduction in the costs and requirements; that rogue landlords and sub standard properties are tackled; waste management and general standard of the Cathays area be improved; and the application of consistent standards. Some examples of comments received included:-

“My feeling is most landlords try to maintain a good standard in the properties and the schemes main focus should be on properties that are clearly sub standard or dangerous”.

“Making sure good landlords are supported and sub-standard landlords are improved or removed”.

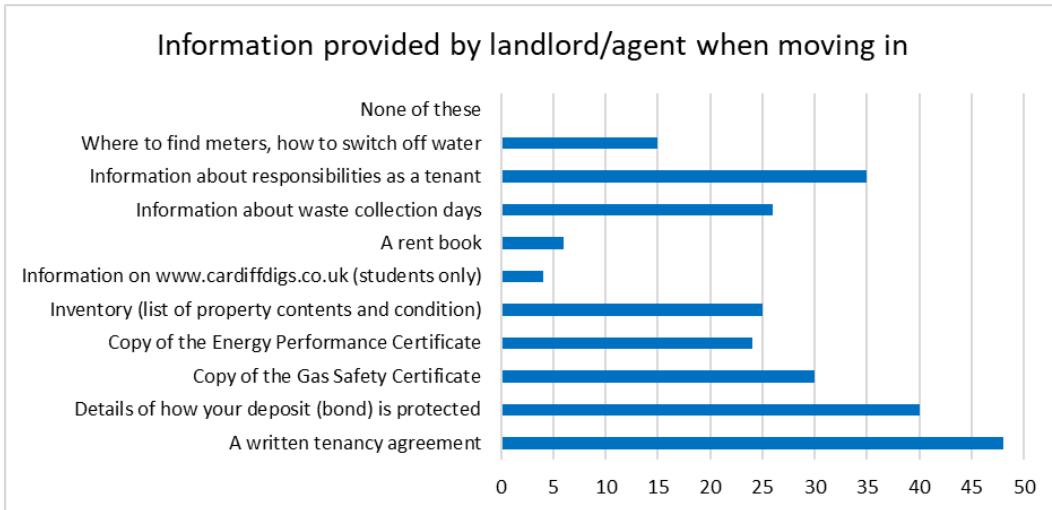
“Low cost and less requirements”.

“Policing those who don't comply. The EPC issue is a major concern for landlords and should not be linked to this initiative”.

- 2.8 Finally, landlord/agents were asked if they had any other comments about the proposal to re-declare Cathays as an Additional Licensing area. Responses were of similar themes mentioned previously but a full list of the responses can be found in Appendix A.

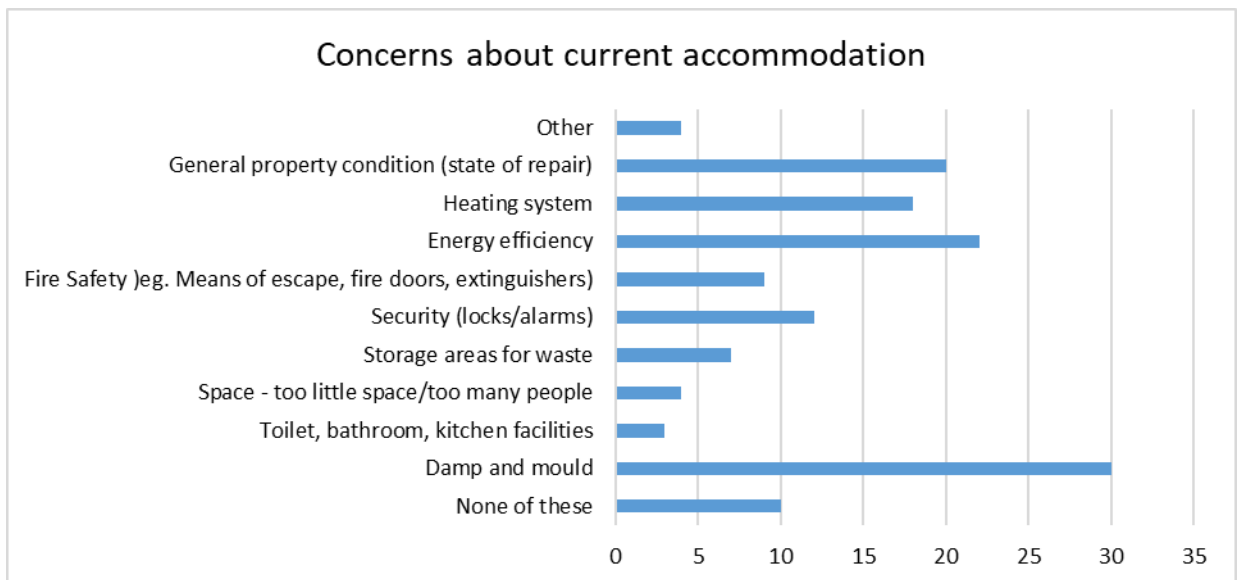
3. Tenants renting from a private landlord - Findings

- 3.1 A total of 51 private tenant surveys were received. 35 lived in shared houses (sharing a bathroom and/or kitchen), 10 lived in a house (one household), and 6 lived in a flat/maisonette (one household).
- 3.2 The 35 shared houses were over either 2 or 3 floors and occupied by between 3 and 9 tenants. Those who responded as living in a flat/maisonette identified all but one were part of a converted house, those of which were between 2 and 3 floors.
- 3.3 Of the 51 respondents, 15 had lived in Cathays for less than one year, 19 between 1 and 2 years, 11 between 3 and 5 years, and 6 over 5 years.
- 3.4 Respondents were asked about the information provided by their landlord/agent when they moved into the property and all but 2 (94%) were provided with a written tenancy agreement. This has increased since the last survey in 2015, when the result was 87.5%. The response in relation to other information provided by the landlord/agent varies but does show an improvement from the last survey undertaken in 2015.



3.5. When asked if respondents felt their landlord/agent manages their accommodation well, 31 (60.8%) indicated that they did. This is a significant improvement on the last survey in 2015, when only 31.3% felt that their landlord managed their accommodation well. The reasons given for concerns about the management of accommodation related in the main to the condition of property, time taken to make repairs and poor communication.

3.6 When asked about concerns with their accommodation, respondents noted the following:-



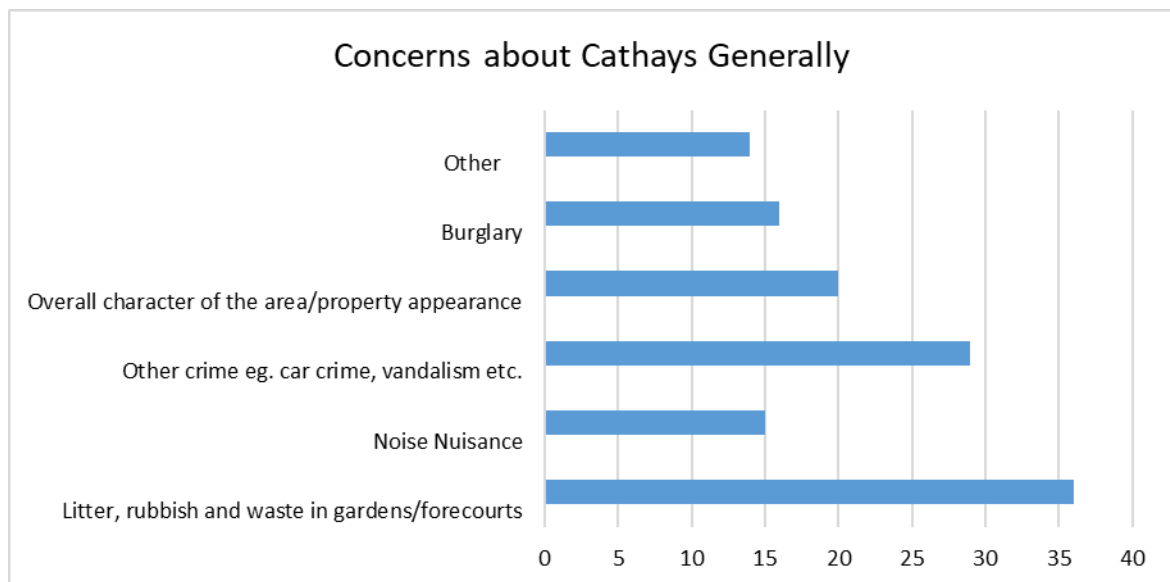
Concerns expressed under 'other' related to pest infestations and the lack of carbon monoxide alarm.

Concerns remain similar to those in 2015, with damp and mould being the number one concern, followed by energy efficiency and general property condition.

3.7 31 (60.8%) of the respondents had informed their landlords about their concerns, with only 11 (35.4%) then taking steps to put things right. Reasons given for not contacting the landlord were as follows:-

- I have only recently discovered the problem
- I didn't think the landlord/agent was responsible for this
- Doubt the landlord would do anything about it, and any work to remedy the damp issue would be too disruptive.
- Overall my landlady is very efficient at managing the property and carrying out timely repairs as needed and given bad experiences with some previous landlords, I want to remain at the property (i.e. not "rock the boat" by asking for what might be seen as less essential improvements.)
- No point because I'm moving out soon.

3.7 The private tenants were asked about their concerns with Cathays generally and gave the following responses:-

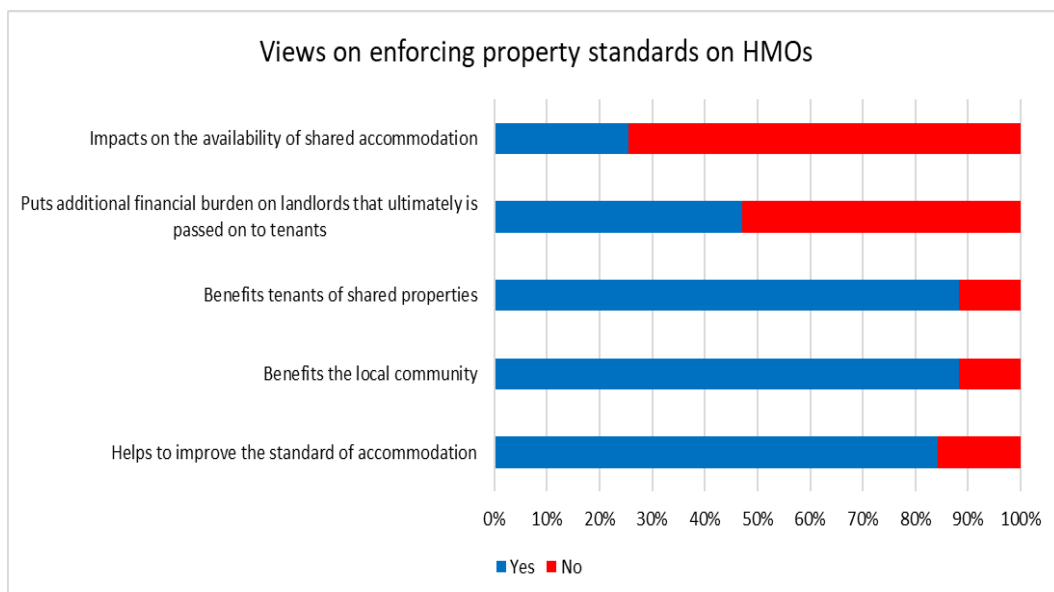


Litter, rubbish and waste in gardens/forecourts remains the number one concern in Cathays, however where previously burglary was the second highest concern, this is now concerns around crime and vandalism.

Other concerns noted by respondents included the following:-

- Sexual predators at night. Area needs more policing for your students like us
- Parking problems
- Personal safety/privacy, harassment
- Road works
- Some of the neighbours have been leaving aggressive notes on our cars, saying students can't part here but we're professional who look young
- Street cleanliness
- Windows being smashed on cars
- Student party noise in back gardens is a fairly constant issue and often goes on until 3-4am. It is a real nuisance to working families and other people who have to get up to go to work in the morning. Sleep deprivation from this is a very serious issue and not enough is being done to tackle this source of noise
- Fly tipping
- Rats
- Car break ins
- Too many students
- Inability of residents to park outside their homes on Fair oak road
- The fact SRS does not/will not send officers to noise complaints during the week. Several times we have called and been told that they will only send people Friday or Saturday nights (when we tend to be up late anyway) but not on weekday nights when we have work in the morning.

3.8 Generally when asked about the impact of enforcing property standards on smaller HMOs/shared properties, responses were positive as can be seen from the graph below.



3.9 However, only 13.7% (7) felt that the Scheme had been beneficial in improving property standards in HMO in Cathays over the past 5 years, with, 11.8% (6) indicating that it hadn't been beneficial and the remaining 74.51% didn't know. The 2015 survey, results were higher with 50% believing that the scheme had been beneficial. Views expressed to support the current survey responses included:-

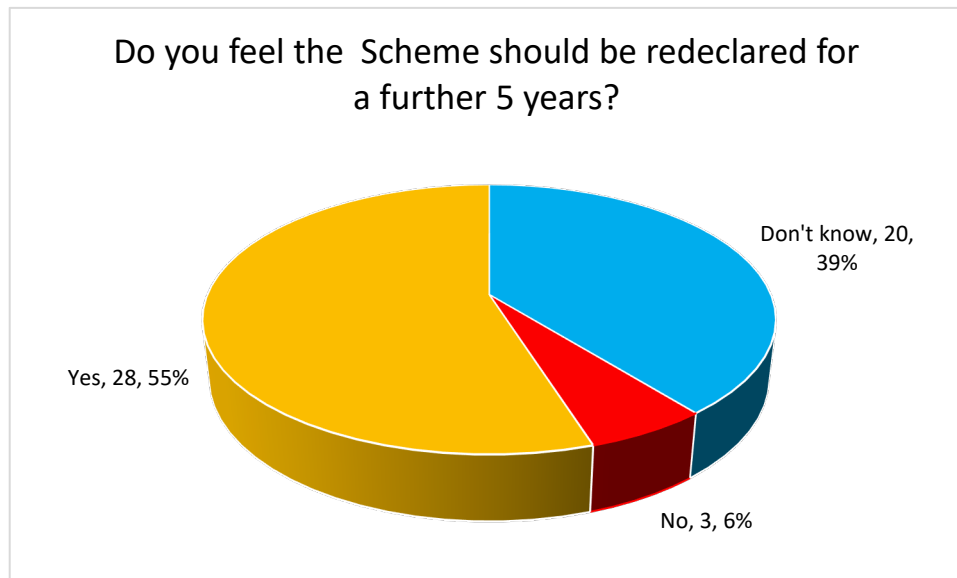
Positive

- Ensures tenants are safe
- Improvements were made to my flat in order to meet the required standards e.g. a new fire alarm system being installed.
- Helped various friends get deposits back from landlords that were with holding for arbitrary reasons
- Overall standard of living improved
- The quality of living being vastly improved for tenants makes the area a much better place to live.

Negative

- Waste of time made no difference to the area ,too many students
- It has been harder getting rid of rubbish which has made the house messy. Missing one bin collection date in a house of 6 causes rubbish to stack really quickly especially if it's general waste...
- I've seen some student houses that are in despair and aren't fit to live in
- Because if this scheme has been here for 5 years already I'm really not sure what its done? ...
- ... Cathays has a bad reputation due to the high density student demographic. I have heard from several residents that many families, professionals and general adults have moved out of the area directly due to the noise, waste, vandalism and general disruption the students inflict...

3.10 Just over half (28 –54.9%) of the private tenants surveyed indicated that they thought the Scheme should be re-declared for a further 5 years, which is a reduction from the previous survey when 81.3% thought the scheme should be redeclared.



3.11 Tenants were further asked why they thought it should be redeclared, and the following selection of comments were received.

- To ensure good living standards are met for those living in Cathays
- It is too easy for private landlords to rent out unsuitable/unsafe properties, so any kind of oversight/regulation is welcome.
- Helps keep students safe as well as ensuring that landlords are abiding by the law and not trying to circumvent or con people out of a decent house for a ridiculous cost
- Although I wasn't aware it was a thing before, and I've seen lots and lots of issues with houses in cathays, I'm pleased to hear it is a thing and any measures taken are better than none.
- Means that landlords have to look after their HMO properties more which benefits the standard of living for tenants.
- Smaller HMOs should be pleasant and healthy properties to live in, and this means landlords should do the most they can to maintain their properties to a good standard. With an inspection, I'm sure most houses would be greatly improved due to the properties having to comply with higher standards.
- Even smaller properties need to be looked after. New landlord wants us out to make it a bigger shared flat
- I think it will help benefit future tenants and give them an easier time with being a student in rented accommodation which can be a very difficult situation.

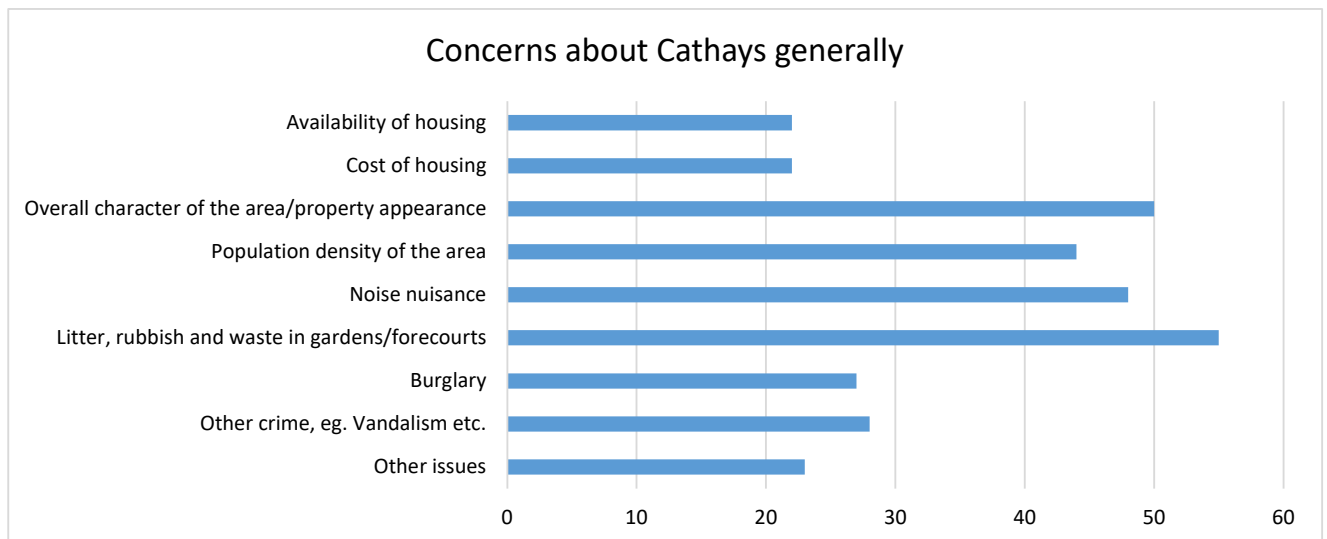
3.12 Tenants were also asked if the Scheme was redeclared what issues the Council should focus on. A variety of responses were received, but the general themes surrounded, rubbish clearance and pest control, energy efficiency, general property

conditions, limiting the number of HMOs, personal safety, parking, and tenants rights.

4. Other residents findings

4.1 A total of 58 'other' residents of Cathays completed the survey. The majority 45 (77.6%) were home owners, 2 were students, one living in halls of residence and another renting from a letting agent, 4 were renting from the council or housing association, 5 renting privately, one was a landlord and one was living with their partner. Of the 58 respondents, the majority 44 (75.9%) had lived in Cathays for over 5 years.

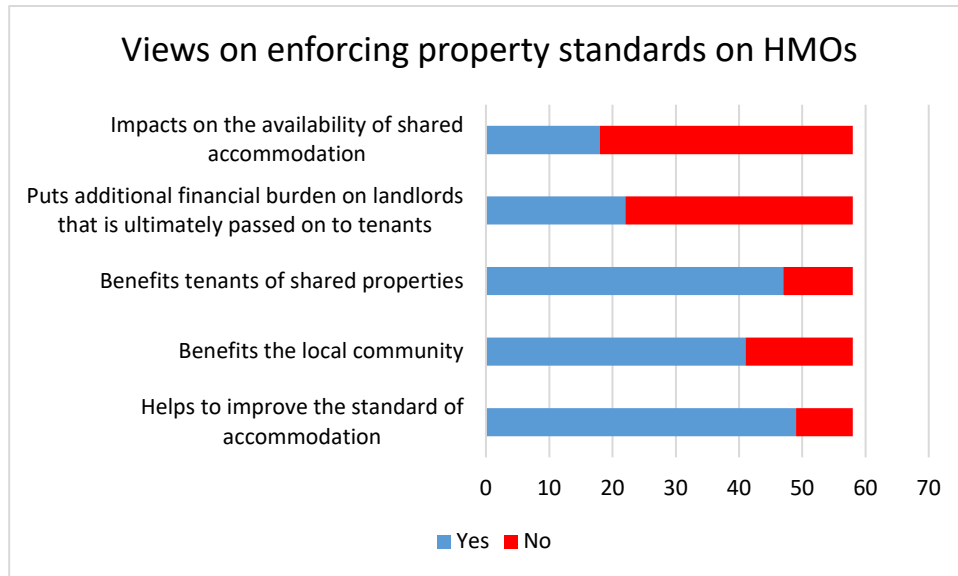
4.2 The residents were asked about their concerns with Cathays generally and gave the following responses:-



Litter, rubbish and waste in gardens/forecourts remains the number one concern, closely followed by the overall character of the area/property appearance and noise nuisance. One notable difference from the survey in 2015 is that concerns over the population density of the area has risen significantly since the last survey when 50% of respondents reported this as a concern. This now stands at 75.9%.

Other issues of concern reported by residents included concerns about parking, anti social behaviour, pressures on access to support services, eg. GPs and dental services, women's safety, the state of back gardens, breakdown of community and too many HMOs.

4.3 Overall the residents responding to the survey were positive about the enforcement of property standards on HMOs.



4.4

However, only 19% (11) felt the Scheme had been beneficial in improving property standards, with more than half (30 -51.8%) believing it hadn't and 17 (29.3%) indicating that they didn't know. Compared to the last survey in 2015, the number who felt the scheme was beneficial has dropped from 30%. Views expressed to support the current survey responses included:-

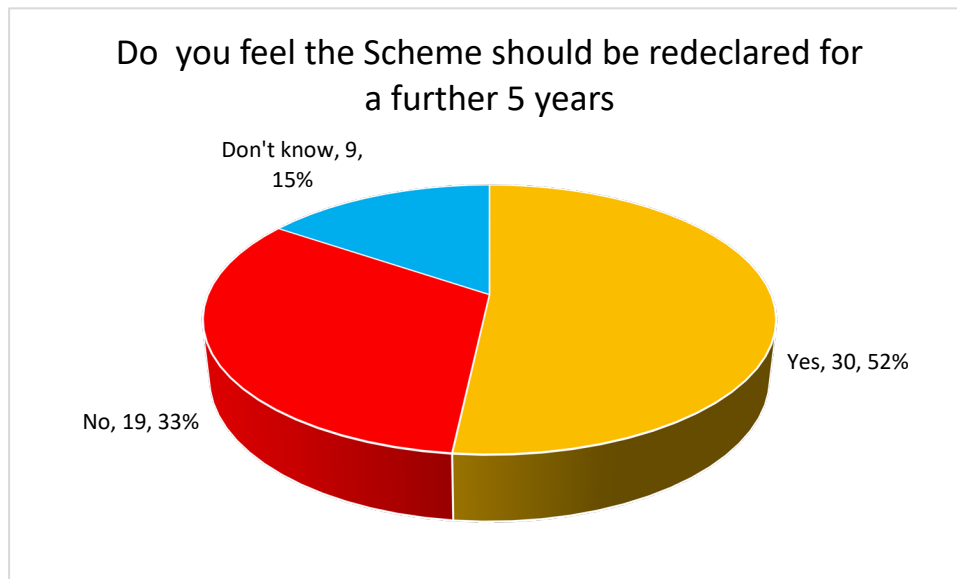
Postive

- Proper licencing of shared properties can ensure reasonable standards are maintained. Furthermore numbers of licenced properties need to be controlled due to overpopulation of the area. Already water pressure is affected at certain times of the day. How long before sewage systems become overwhelmed and electricity cables are overloaded ? Population density is already too high in Cathays. Refuse and its collection is still a massive problem due mainly to multi occupied houses and the inability of their residents to put out the refuse on the correct day or use the correct bags. Please tighten the restriction on shared properties before its too late
- It will have forced landlords to carry out essential maintenance on their properties in order to allow them to be let. It will have made HMOs safer for tenants.
- It's unclear of the purpose of the scheme but if it means that HMO properties and their surrounding environment have to be improved then yes. If it's just a way of getting more licenses, then no it shouldn't be
- Ensured more rental properties are safe , prevent overcrowding in accordance with standards, attempt to ensure rubbish is properly stored... etc. Holds landlords to account... generally improves living conditions.

Negative

- No enforcement action taken and no inspections. Planning applications automatically approved by council.
- A huge concentration of students in one area makes for an unhealthy place to live. It breaks down communities, pushing local residents out. Noise, litter, and anti social behaviour increase. Air pollution becomes a problem with the increase of more vehicles. Parking is at crisis point, and it becomes an area that Cardiff residents do not want to live.
- Because I don't think it has been enforced. There are still huge numbers of HMOs that are neglected with no penalty to the owners.
- Properties are poorly looked after, many landlords have no regard for tenants or even less so for the local community. Waste is often left for months in front gardens by tenants and landlords. Gardens are dreadful with poor maintenance of existing out buildings, trees and plants.
- There's been no change from what I've heard
- There is no sustained community feel, students come and go and they leave behind very high levels of waste, in fact throughout term time they seem incapable to put rubbish out on the allocated slots. There is a lack of affordable social housing for families and a lack of properties for first time buyers as landlords scoop up properties to convert the housing stock into HMOs. HMOs impact the climate as often with several occupants they have several cars which impacts air quality and put pressure on parking in the area. None of this has improved in the last 5 years. The general untidiness of the area has only increase, as too has unsociable behaviour such as drunkenness on the streets, littering and urinating on the streets.

4.4 A total of 30 (51.7%) of residents who responded to the survey believed the Scheme should be redeclared. This was down from the previous survey in 2015 when the figure stood at 80%. A total of 19 (32.6%) indicated that they thought the scheme should not be redeclared while the reminder indicated that they didn't know.



Residents were asked why they felt the scheme should be redeclared and a selection of responses can be found below:-

- I think it should be re-declared because things are bad enough with it, I can't imagine how awful they'd be without it. However it needs to be looked at, as from my experience it doesn't seem to be working as it stands.
- Anything is better than nothing. Cathays has become a slum area because the majority of housing is no longer owned by the people living in it and they don't care about the area
- ... Furthermore there are already too many multi occupied houses in Cathays further additions should be restricted before the whole infrastructure fails. The area is already overpopulated. Furthermore student landlords pay no council tax but their tenants cause the major waste disposal problems making the streets an open dustbin. Its revolting and we should not have to put up with it.
- Please enforce further regulations to benefit all occupiers of properties in the Cathays area not just to benefit the students

Those residents who indicated that the scheme should not be redeclared were also asked the reason why and a selection of responses can be found below:-

- There are far too many HMO properties in Cathays. Focus should be on improving the quality of the current properties.
- Students should be spread across the city, and not condensed into one area, this makes for a very weak and broken community.

- Get rid of HMOs in Cathays, its a disgrace how many are in one area...

4.5 Residents were also asked if the Scheme was redeclared what issues the Council should focus on. A variety of responses were received, but the general themes surrounded restricting the number of HMOs, restricting parking for students, greater enforcement and penalties for landlords and tenants, rubbish clearance, and general property conditions.

Cardiff Council Public Consultation on the Proposal to Re-designate Cathays as an Additional Licensing Area Schedule of Consultation Comments

2.b Schedule

List of Consultees

Cardiff Council:

All Plasnewydd Ward Members:

Daniel De'Ath
Peter Wong
Sue Lent
Mary McGarry

All Cathays Ward Members:

Ali Ahmed
Norma Mackie
Sarah Merry
Christopher Weaver

Planning
Waste Management and Recycling
Sustainability
Regeneration
Housing Options Service
Anti-social Behaviour (Housing)
Rent Smart Wales

Assembly Members / MPs:

Jenny Rathbone AM, Cardiff Central
Jo Stevens MP, Cardiff Central

2,209 Tenants and Residents in the Ward

External Partners:

Students
Cardiff Students Union
Cardiff University
Cardiff Metropolitan University
University of South Wales

Landlords / Agents

1,200 individual Private Landlords
And **238** Letting Agents
Cardiff Landlord Forum
Residential Landlords Association
National Landlords Association
Residential Letting Agents Association
Association of Letting and Management
Agents

South Wales Police

South Wales Fire Service

Shelter Cymru

Tai Pawb

Responses Received From:

Tim Thomas, Campaigns and Public
Affairs Officer, National Residential
Landlords Association

Jo Stevens MP, Cardiff Central

Sarah Merry, Councillor for Cathays
On behalf of and agreed by Cathays
Ward Members:
Councillor Ali Ahmed
Councillor Norma Mackie
Councillor Christopher Weaver

F Harding – Cathays Property Owner

216 Online Survey Respondents

**Cardiff Council Public Consultation on the Proposal to Re-designate Cathays as an Additional Licensing Area
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Topic	Consultee	Comments	Response
Impact on business and rental markets			
Impact on business/ rental market	Tim Thomas, Campaigns and Public Affairs Officer National Residential Landlords Association	We are very aware that Welsh local authorities are under unprecedented pressure to provide affordable housing and to tackle homelessness. We are also aware that the City and County of Cardiff are no strangers to these challenges. Indeed, the council is bearing the brunt of these challenges given its larger population size and the impact that demand on social housing far outweighs supply. We welcome the Council's approach towards providing affordable housing options during these difficult times during the pandemic and the dramatic increase in cost of living. We are firm supporters of the Council's involvement in the Welsh Social Leasing Scheme. However, we feel the additional licensing scheme is contrary to these efforts. We are very concerned that any punitive actions towards HMO management will further compromise landlords' ability to provide affordable housing option for some of the most vulnerable people in society. Any additional costs and burden towards landlords could have the negative impact of landlords leaving the market and subsequently reducing housing options. We now turn to our general concerns over the cost of the fees and the impact they could have on landlords.	<p>Cardiff Council has a duty to ensure that all tenants living within the borough are housed in well managed, safe, and secure properties. The Leasing Scheme Wales (LSW) is a Welsh Government backed scheme where the Council would lease properties from owners for a 5-year period to meet local housing need. The LSW operates independently from the additional licensing scheme. The purpose of the LSW scheme is to improve the access to affordable and good quality homes by helping improve housing standards. Similarly, to HMO licensing, there is a minimum requirement standard of properties before they can be utilised on the scheme. If a property does not meet the standard, financial packages are available on the LSW scheme to Landlords to improve conditions and enable access to the private rented sector. However, accommodation is to be let at the local housing rate and has a focus on reducing homelessness. Therefore, a significant demand for student and young professional lets in Cathays remains and landlords are able to achieve a much larger rental income in the HMO and student markets. Without the Additional licensing scheme, these properties are unable to be regularised and health and safety standards enforced.</p> <p>Although it is accepted that additional licencing is another financial commitment for landlords that may already be facing financial difficulties, it ensures that landlords are fit and proper persons, that properties are well-managed, and hazards</p>

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Topic	Consultee	Comments	Response
			<p>are addressed. The Council's Housing Enforcement Team will work sensitively with any landlord experiencing difficulties and ensure they are fully supported throughout the process.</p> <p>The enforcement of minimum standards creates a level playing field where landlords voluntary meeting HMO standards are not operating in a climate of unfair competition to those landlords who are investing insufficiently and providing unsafe accommodation. The Council has taken further steps to level this playing field by creating a fee structure which rewards compliant landlords, and which better reflects the time and expense involved in dealing with substandard properties</p>
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents due to the impact on business/rental markets			
Impact on business / rental market	Anonymised landlord/agent	Because 'us' landlords already have legal responsibilities in order not to invalidate our house insurance and not to lose our tenants. For example, annual gas certificates, electrical certificate, smoke detectors certificates, up to date repairs in the property. etc. The Council and Rental agencies are constantly updating us all with new requirements which we all implement. Today's students are very fussy and they complaint for everything with the agencies if things are not up to standard. If you the Council keep renewing the additional licence every 5 years will only add up unnecessary extra expenses and requirements that are totally unnecessary which will lead for us to increase the rent accordingly and that is not fair with the students.	<p>It is not inappropriate for the local authority to ensure properties are compliant with the latest health and safety regulations. The standards laid down are not high or aspirational; these are basic matters relating to health and safety, fire safety, warmth, security and the provision of basic kitchen and bathroom facilities in proportion to the number of occupiers. It is a legitimate use of these area-based powers to ensure consistent application of these standards.</p> <p>To protect against potential risks and hazards to health and safety the Local Authority can use The Housing Health and Safety Rating System (HHSRS). This risk-based evaluation tool can assess and identify deficiencies in dwellings. All licence holders receive a draft of the licence and an opportunity to make representations. Many</p>

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Topic	Consultee	Comments	Response
			<p>hazards are dealt with informally by inspectors. Where licences are awarded or Notices served, there is a right of appeal to the Residential Property Tribunal where landlords disagree with those requirements. Officers are aware that there may be alternative methods of seeking compliance with standards and are open to those suggestions where they achieve the desired result.</p> <p>Results from the Public Consultation show that although tenants inform landlords regarding their concerns in the property, only 35% had taken steps to resolve these matters. This means that even if a student complains it does not necessarily mean landlords are ready to comply. By redeclaring the Additional Licensing Scheme any Hazards identified are subject to a follow up visit, ensuring the completion of works.</p> <p>Many properties are occupied by students who may not be aware of the health and safety requirements in their property and therefore may not necessarily know what to complain about. Many of these properties would not have been found without the Additional Licensing scheme as, without a complaint from a tenant, it would not have been possible to identify the property and carry out an inspection.</p>
Impact on business / rental market	Anonymised landlord/agent	It is a hindrance to business. Margins are ever tighter, one less expense and hoop to jump through can only be of benefit	See above.
Impact on business / rental market	Anonymised landlord/agent	Does this scheme exist in other large cities? Does nothing for the local area, other than drop house prices.	Under part two of the Housing Act 2004, local authorities were given the ability to introduce additional licensing schemes to areas of the

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			borough that have a higher proportion of HMO's or a significant number of HMO's that are being poorly managed. Additional Licensing is a tool commonly used by the local authorities across Wales and England including but not limited to other large cities such as Swansea, Newport and Bristol.
Reasons given by survey respondents supporting the re-declaration of the Scheme referencing impact on business/rental markets			
Impact on business / rental market	Anonymised landlord/agent	I think the Scheme itself is very beneficial for the students at the universities nearby which has a positive knock-on effect for the businesses and shops of Cathays.	Noted and agreed.
Impact on business / rental market	Anonymised landlord/agent	To encourage a more mixed development, feel to the area - not only students but professionals and families who are residents who then use local services and shops etc throughout the year. Like that only a certain number of HMOs are allowed in an area.	Noted. One of the key aims of our Strategy is to improve the support available for private landlords to ensure tenants including homeless families have access to good quality, private sector accommodation. Since February 2016, Planning Permission is now required for all new HMOs in the City. The high concentration of HMOs in Cathays is considered in all decisions about whether to approve or refuse permission on new HMO developments.
Impact on business / rental market	Anonymised landlord/agent	There is great demand for more good quality HMO properties, students seem to prefer to live in close social groups in safe and well-maintained houses.	Noted and agreed. Despite pressures from private halls, the student market in Cathays is buoyant and landlords can charge significant rents in comparison to other areas of the city and other household types. Students rightly expect high standards, and the additional licensing scheme helps to deliver that.
Impact on business / rental market	Anonymised landlord/agent	To continue to maintain the equilibrium between residential and rental stock.	Noted. As stated above, Planning Permission is now required for all new HMOs in the City. The high concentration of existing HMOs is considered in

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			all decisions about whether to approve or refuse permission on new HMO developments.
Impact on business / rental market	Anonymised Tenant	Helps keep students safe as well as ensuring that landlords are abiding by the law and not trying to circumvent or con people out of a decent house for a ridiculous cost	Noted.
Fees and Costs			
Fees and costs	Tim Thomas, Campaigns and Public Affairs Officer National Residential Landlords Association	The NRLA believes the proposed sliding scale for fees depending on the size of the property is unclear and confusing. This makes it difficult for landlords to budget and will impact the poorest tenants. We also believe the fees are excessively high for a landlord to pay at up to eight hundred pounds for the larger properties. This is especially pertinent given the financial pressures to some tenants and, consequently, their landlords because of the coronavirus pandemic. Landlords will likely have no choice but to pass the cost of an additional licence onto tenants in the form of increased rents, doing nothing to address affordability. In contrast, criminal landlords will simply ignore the scheme. We would add that landlords are already in a position where they are under high financial pressure given RSW registration and licensing fees, the likely increase in costs as a result of the Renting Homes (Fees, etc.) (Wales) Act, reduction in mortgage relief tax, and deal with rent arrears on their properties. Adding a layer of local licensing fees could force landlords to push costs onto tenants through higher rent. It also needs to be clearer in the Council's HMO licensing documents whether individual licences are required per property or per person. We are pleased the Council has taken into consideration the court ruling of the 2018 case, Gaskin vs Richmond, which states that councils split their licence fee into two parts: stage one for the processing costs of the licence, and stage two if the licence is	<p>From September 2021, the Local Authority has implemented a sliding scale for fees payable by the landlord. The council believes that the sliding scale offers a realistic representation of the resources involved by officers enforcing standards within non-compliant properties. However, if a landlord is already compliant, then they will benefit from proportionately lower fees. The Council have made available online a breakdown of the fees structure for HMO licensing, and how the fees vary depending upon the size of the property. This can be used by landlords to help budget licensing costs.</p> <p>Councils are under pressure to make significant budgetary savings and the Housing Enforcement Service is under similar resourcing pressures. The Council wishes to address issues relating to the impact of HMOs in Cathays, and it makes sense to secure an additional budgetary source to support this proactive area-based work, but we need to be clear that this is not a money-making exercise for the Council, which can derive no profit from this income stream, and which only partially covers salary and administrative costs. The Council has made every effort to keep fees low and recognises the impact that high fees may have on landlords. Following the changes to HMO</p>

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		granted which covers enforcement costs of the licence. Only if a licence has been granted can the council request the second part of the licence fee. Additionally, for the renewal of a licence for existing licence holders, the council must charge less +as the necessary stage one information has already been obtained.	licensing in 2021, the cost of a licence across Cathays remains less than £10 per month which is insignificant in comparison to the larger rental income achievable in the HMO and student markets. A review has been conducted on HMO licensing documents and it has been identified that the forms state that individual licenses are required per property. However, the council is open to suggestions for improvements and welcomes feedback on places the additional licensing scheme applying to per property and not per person needs to be made clearer.
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents in relation to fees and costs			
Fees and costs	Anonymised landlord/agent	No, it is not beneficial and not necessary incurring landlords and council additional costs.	The local authority acknowledges that implementing additional licensing is a further monetary commitment for landlords. A conscious approach has been made to keep fees comparatively low in recognition of the feedback received from landlords about the impact of high fees. Mandatory and Additional Licensing Fees have been calculated and will be reviewed using the Welsh Heads of Environmental Health Licensing Toolkit. Comparison with other Welsh Councils or similar English Authorities shows that Cardiff's fees are similar or in some instances significantly lower.
Fees and costs	Anonymised landlord/agent	It increases landlord costs which will eventually be added to tenants rent. Rents have increased a lot since the scheme came in and they will continue to rise if the scheme is extended. There has been no benefit to landlord, tenant or owner occupiers.	See above.
Fees and costs	Anonymised landlord/agent	For a single property owner, it is a considerable burden of time and cost	See above.

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Fees and costs	Anonymised landlord/agent	Very difficult and expensive to maintain and unable to convert the property into smaller units due to expensive and legislative red tape	Cardiff Council has a duty to ensure that certain types of rented property meet standards to ensure a house is safe for the occupants. HMOs have additional Licensing, Safety and Amenity Standards, checked and enforced by Shared Regulatory Services (SRS). These include minimum requirements for bathroom and kitchen facilities, room size, fire protection and security. These standards help ensure that residents are not at risk due to health and safety hazards within their property.
Fees and costs	Anonymised landlord/agent	The cost of the licence is too expensive for something that the money can be better spent elsewhere.	The Council believes by implementing additional licensing in Cathays, it will help ensure HMOs are regulated and meet basic health and safety requirements but also tackle wider community issues such as anti-social behaviour. Arguably saving money across other departments and domains. For example, during 2008/09, 274 burglaries were recorded in the Cathays Community Ward area, representing 12.09% of all burglaries in Cardiff. At the end of the previous scheme in 2014/15 this figure dropped to 98 and has continued to decline to only 45 in 2020/21.
Fees and costs	Anonymised landlord/agent	Sadly, seemed to be a bureaucratic scheme that acted as a tax and did not benefit our tenants. Costly for landlords with no apparent benefit.	The Council is open to suggestions about any benefits it might give to licensed landlords, but at this stage the fee is an administrative one to partially fund the cost of the scheme.
Effectiveness of the Scheme			
Effectiveness of the Scheme	Tim Thomas, Campaigns and Public Affairs Officer National Residential Landlords Association	The Cathays ward is characterised as an area with a high proportion of student accommodation. It is, therefore, inevitable that the Cathays ward and the neighbouring Plasnewydd ward may have a significant number of complaints compared to other wards in the city. However, a more positive attitude towards student populations is advantageous given the significant	It is true that the Cathays and Plasnewydd areas of the City consistently report the highest number of private sector housing condition complaints across the whole of the City. While this remains the case, the number of complaints in the Cathays area has seen a decline during the term of the previous scheme, representing approximately

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		<p>benefits student give to the local economy in these difficult times. In this context, it might be possible that any reduction in anti-social behaviour, improvements in standards and a reduction in complaints with regard to waste management, could be a direct cause of other efforts outside of the scheme. We believe any reduction in complaints is likely to be due in small part to the Covid-19 pandemic which has seen many students complete their studies online or through distance learning and the increase in student take up of Purpose-Built Student Accommodation (PBSA,) However, given PBSA is expensive and out of reach for many, the PRS must remain an affordable option for some students. In addition, the Council asserts the following are benefits of additional licensing: creating a level playing field, improvement in management standards, availability of information, separating the good from the bad, targeted enforcement, and improving relations between landlord and the Council. However, the NRLA believes these benefits can be traced back to sources other than the scheme. Indeed, one of the main objectives of Rent Smart Wales (RSW) is to professionalise private rented sector (PRS) property management. RSW also has its own register of properties and landlords who are signed-up to their legally required scheme which helps identify “the good” and “the bad”. Again, RSW also has a “fit and proper persons” test and, so by having one of its own, the local authority could contradict the so-called “single licensing authority” by failing an applicant on its own test, even if they have passed that of RSW. In addition, we note that the Cathays area has been under an additional licensing scheme since 2010. It is difficult to call such a scheme a success if it has taken twelve years without the desired outcomes. Given the number of years under an additional licensing scheme, it is clear that it is time for</p>	<p>14% of complaints received across the City. Just before the pandemic, in 2019 Cathays had received its lowest level of complaints for 5 years.</p> <p>However, there is still progress that can be made. Completing the Additional Licensing project in 5 years and ensuring full compliance is a huge undertaking. Good progress has been made in identifying and licensing HMOs, with approximately 2,490 HMOs now inspected and licensed in the area under both mandatory and additional licensing provisions. 85% of properties identified under the additional licensing scheme required works to ensure compliance with standards. Whilst the responsibility to comply with those requirements lies with landlords themselves, it is reasonable to expect officers to return to carry out compliance audits and to take enforcement action where standards are not met.</p> <p>A further 5-year designation will enable the Council to build upon the solid base that has been established, to focus enforcement resources on landlords who fail to license and to seek 100% compliance with licensing standards. Given the scale of the task and the level of non-compliance, it is not unreasonable to seek a further 5-year designation to ensure full compliance.</p> <p>In the early stages of the scheme, it has been logical to focus resources on producing licences for those that have made applications and to shift that focus to enforcement as the scheme has progressed with 2 prosecutions being undertaken on landlords in relation to four different HMO properties, and 3 Prohibition Orders made to close</p>

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		<p>the Council to take a new approach in improving standards to one that is more positive towards landlords rather than adding to their challenges. We welcome improved opportunities for landlords to engage in training, but again this is duplicated by the training provision provided by RSW. This is also the case for the claim that the scheme has improved opportunities for landlords to receive improve information when they already have access to the RSW newsletters and targeted information. We have an excellent relationship with the council, and we would encourage continued engagement through the Cardiff Landlord Forum as a more effective methodology to engaging with landlords operating in the city.</p>	<p>unsafe accommodation in relation to unsuitable flat conversions which have since been addressed and the orders revoked.</p> <p>The Council intends to continue with that ramping up of enforcement during the term of a third designation.</p>
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents in relation to the scheme's effectiveness			
Effectiveness of Scheme	Anonymised landlord/agent	<p>This entails additional work for landlords IN CATHAYS but not elsewhere in Cardiff. The extra bureaucracy involved may deter landlords from providing rented accommodation to students for whom Cathays is a convenient location. The additional licensing requirement does not provide a solution to the main problems which is careless disposal of waste, dog-fouling, anti-social behaviour (noise nuisance) and lack of parking places.</p>	<p>Where landlords have chosen to let properties in multiple occupation, realising far higher rents than could be achieved if those properties were family lets, then landlords must accept the additional management responsibility that comes with this kind of letting. It is entirely reasonable to expect landlords to manage their properties where their tenants do not comply with the arrangements for waste storage and collection, and to take an overriding responsibility for the cleanliness of yards, gardens and the exterior appearance of the house.</p>
Effectiveness of Scheme	Anonymised landlord/agent	<p>Well as it was suspended or forgotten about for the last 12-18 months nothing has got worse, has it? In fact, if the scheme has worked then there is no need to re declare it and if it hasn't worked then why keep trying the same thing that doesn't work? Unless of course it's a bit of a cash cow for the council.</p>	<p>In 2019, Cathays had received its lowest number of private sector housing condition complaints. There were 142 registered complaints during the year, the lowest amount received within the last 5 years. This number rose to 219 in 2020. It should be recognised that the Coronavirus pandemic clearly attributed to a significant increase complaints. This increase was due to the</p>

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			<p>pandemics impact on tenants and landlords as well as the ability of Enforcement Officers to investigate complaints and undertake re-visits to check compliance.</p> <p>It should also be noted that a significant proportion of salary and administrative costs of the Housing Enforcement Team are met from base funding rather than fee income generated through the additional licensing scheme.</p>
Effectiveness of Scheme	Anonymised landlord/agent	Has had no impact, has penalised the students the very people the council claimed they were protecting. Sorry don't accept this.	Many properties are occupied by vulnerable tenants who do not understand the requirements or are reluctant to raise matters with their landlord. Many of these properties would not have been found without the Additional Licensing scheme as, without a complaint from a tenant, it would not have been possible to identify the property and carry out an inspection.
Effectiveness of Scheme	Anonymised landlord/agent	The scheme has achieved what was in the remit - there is more than enough current legislation plus more in the pipeline to achieve safety and other standards. If the council, feel that it is still required then it is clearly saying it hasn't worked - so why repeat what hasn't worked?	During the period of the latest Scheme, 1362 additional licences were issued to properties that would otherwise be exempt. Prior to the original scheme's implementation, only 323 properties were licensed under the mandatory scheme in the area. These 1362 additional properties would not have been subject to any requirements to address standards, without the Additional Licensing Scheme being in place, but all have been inspected and many are now up to standard or are in the process of becoming up to standard.
Effectiveness of Scheme	Anonymised landlord/agent	I have conformed first time round to your needs, so unless you are coming up with a load more of regulations, I can't see any point.	By redeclaring Cathays as an area of additional licensing we can ensure that landlords are continuing to comply with required standards and properties do not deteriorate. Additional licensing helps to ensure that standards are enforceable.

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Effectiveness of Scheme	Anonymised landlord/agent	<p>I think it has been a needless expense and bureaucracy has diverted attention from the real and persistent problems in Cathays. The list is long but top issues are rat plague caused by residents putting food waste into the green recycle bags, I have this addressed elsewhere by posting information signs on street lamp posts containing brief recycling instructions and collection times.</p> <p>Growth in number of Party houses where there is persistent loud music until the early hours.</p> <p>Increase incidence of anti-social behaviour on the street</p> <p>I tried to think of any advantages derived from the scheme and really am struggling.</p> <p>In addition to my remarks above I am aware of landlords who completely ignore regulatory compliance and building regulations in spite of the so called aims of the licensing scheme. There is a visible move by the council to discourage small landlords in favour of the likes of UNITE and other high volume student housing providers. University owed student housing in Cathays used to be devoted to accommodation for postgraduate student housing. There was much more of a village atmosphere when this was the case, and they were good neighbours. Since converting the University units to higher volume single student accommodation things have really gone downhill.</p>	<p>Noted. Anecdotally, there appears to be a strong desire for students to live communally in the private rented sector as part of the student experience and it is important that traditional private rented housing in Cardiff is of the standard that students and parents would expect.</p> <p>The Council accepts that during the pandemic the number of complaints received in relation to party houses did increase. However, since 2021, there has been a significant decline in the number of reports and levels have returned to pre-pandemic levels. If the additional licensing scheme was to be redeclared a focus of the team will be to improve joint working with Noise Enforcement and Police to address noise and antisocial behaviour issues associated with HMO's. The Housing Enforcement Team also intends to further develop joint working arrangements with Waste Management and Pest Control for the improvement of hygiene and street scene in targeted streets.</p>
Effectiveness of Scheme	Anonymised resident	<p>The purpose of the Additional Licensing Scheme is to improve the standard of rented property within the Cathays Area whilst also aiming to tackle wider community issues such as waste, anti-social behaviour, energy efficiency and property security by implementing licence conditions for each property and using the Housing Health and Safety Rating System.</p>	<p>Noted. Whilst additional licensing can help improve the housing standards of the local area, it will also help address other issues that a concentration of HMOs brings such as anti-social behaviour, waste and property security. To help tackle some of these wider issues the council has appointed a Student Liaison Officer position to work on some of these education and</p>

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		<p>I agree with the scheme objectives. However, the implementation of the scheme has not fulfilled the objectives:</p> <ul style="list-style-type: none"> - antisocial behaviour has been a rising issue in Cathays and being publish on the news. Graffiti and general vandalism is a concern. - waste is a huge issue, a not look after place will encourage anti-social behaviour. Rubbish is everywhere and their a lack of accountability on this matter. HMO landlords should receive fines for untidy properties, this will encourage HMO tenants to be more accountable. <p>More involvement of universities is required to create a culture of due diligence, accountability and the negative impact of student's waste and behaviours towards waste.</p> <p>Additional bins should be install on Cathays, we have seen the ones close to the university but also should be in HMO students' areas.</p> <p>Additional 'clean up' of streets should be carried out more regularly to keep Cathays tidy - cost should charge to those HMO and properties not following good practice.</p> <p>To tackle waste, landlords, house owners and tenants' people must be accountable.</p> <p>As a resident of Cathays, I don't feel proud of living in an area where I am walking on 'Eggshells'</p> <p>There needs to be more alignment to the Welsh government objectives, future generation act, and of making Wales a more sustainable place.</p> <p>Having so many HMO in Cathays does not help to improve life quality and reduce pollution.</p> <p>I want to feel proud to be a Cathays resident and not to be walking on rubbish every day!</p>	<p>neighbourliness issues. There have been joint initiatives between the Council, and the Students Unions such as "Love when you leave" campaign. The campaign encourages proactive personal responsibility for students when dealing with their end of term waste.</p> <p>In addition to this, the Council's Waste Management Team has a constant presence in the Cathays area and participates in several Student campaigns and events to promote responsible presentation of waste. This year has seen three pilot schemes take place during the moving out period for landlords and students. This includes a pop-up recycling centre at Cardiff University, a waste collection van targeting specific areas in Cathays and a blue bag scheme for residual waste which collected every day of the week for two weeks.</p> <p>The Housing Enforcement team have undertaken enforcement activities to tackle those that do not comply with waste management requirements. Standard licence conditions contain comprehensive requirements regarding the landlord and tenant's responsibility for storing and arranging refuse and recycling waste.</p> <p>It is required by the local authority that any new policy introduced must consider and reflect the goals of the Wellbeing of Future Generations (Wales) Act 2015 (a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible). The Council have considered the impact on people</p>

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			<p>living their lives in Wales in the future, having consideration to the long-term objectives of the scheme, becoming more proactive as opposed to reactive, engaging with all sections of the community in decisions which will affect them, working in collaboration with other to find sustainable solutions and the deliverance of integrated approach to achieve the wellbeing goals.</p>
Effectiveness of Scheme	Anonymised resident	<p>The scheme has been awful for Cathays, the density of HMOs in the area is unacceptable. The guidance in regard to the % of HMOs per street has not been followed at all. The proliferation of HMOs in the area creates the influx of too many cars which creates dangerous and restrictive parking situations - dropped curbs are constantly blocked affecting the most vulnerable in society, corners are parked on, creating dangerous blind spots and making safe manoeuvrability difficult, and cars are parked blocking private garages and alley gates. There isn't enough enforcement but there aren't enough resources to tackle the problem. However, the root cause of this is the proliferation of HMO properties which bring more cars to the area. The amount of HMOs also restricts first time buyers from purchasing properties in the area and drives house prices up. The other problem with the % of HMOs is the material affect it has on building community links, many of the residents are transient and move on after a year or so. There is also the matter of rubbish, frequently there are discarded beer bottles, smashed glass and takeaway containers littering the streets, many after student nights out, however they don't fit the bill for it as they don't pay council tax. There should be no more HMOs licensed in Cathays, the guidance should be followed</p>	<p>Noted. It is important to refer to and respect the location of existing HMOs and to identify the areas where the concentration is such that the council would seek to prevent development of additional HMOs. The additional licensing scheme cannot place a restriction on the number of licences issued. However, Planning Permission is now required for all new HMOs in the City. The high concentration of HMOs in Cathays and Plasnewydd is a factor considered in all decisions about whether to approve or refuse permission.</p>

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Effectiveness of Scheme	Anonymised tenant	They just need a complete upheaval - better checks on landlords, more police patrols, more checks on parking	Noted. By redeclaring the additional licensing scheme, it would be the intention to dedicate further time and resources to compliance now that the majority of properties have been licensed or assessed as non-licensable. Unfortunately, HMO licensing is unable to deal with parking provision.
Effectiveness of Scheme	Anonymised tenant	I believe tenant take advantage of HMO staff to against landlord	Cardiff Council is responsible for checking standards in rented property across the borough. Every person has the right to live in warm and safe accommodation. If a tenant feels this is not being delivered, they are able to contact the Housing Enforcement team where they can discuss the situation. If necessary, the team can arrange for a member of staff from the Council to visit the property and make a full assessment. If action is needed to bring the property up to the required standard the Council will contact the landlord.
Reasons for supporting the re-declaration of the Scheme from survey respondents in relation to the scheme's effectiveness			
Effectiveness of Scheme	Anonymised resident	Proper licencing of shared properties can ensure reasonable standards are maintained. Furthermore, Numbers of licenced properties need to be controlled due to overpopulation of the area. Already water pressure is affected at certain times of the day. How long before sewage systems become overwhelmed and electricity cables are overloaded? Population density is already too high in Cathays. Refuse and its collection is still a massive problem due mainly to multi occupied houses and the inability of their residents to put out the refuse on the correct day or use the correct bags. Please tighten the restriction on shared properties before it's too late. Furthermore, there are already too many multi occupied houses in Cathays	Noted. Since February 2016, Planning Permission is now required for all new HMOs in the City. The high concentration of HMOs in Cathays and Plasnewydd is considered in all decisions about whether to approve or refuse permission on new HMO developments. Whilst we are unable to solve all the problems experienced in Cathays, additional licensing is considered to be a significant tool that can help assist with waste management. As part of the inspection carried out by the Housing Enforcement team waste facilities are investigated. The survey ensures that there is

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		further additions should be restricted before the whole infrastructure fails. The area is already overpopulated. Furthermore, student landlords pay no council tax, but their tenants cause the major waste disposal problems making the streets an open dustbin. Its revolting and we should not have to put up with it.	dedicated waste storage and disposal facilities within a property. If a property does not comply, then as part of the license conditions waste provisions can be included. The Council heavily focuses upon educating the tenants on their responsibilities for waste management. Information is provided on when and how refuse and recycling collections are made. There is also continuous support available to landlords with further advice and links on how to help manage tenancy behaviour.
Effectiveness of Scheme	Anonymised resident	At least it requires a minimum standard of housing and ensure landlords are providing fire safety measures are in place, including operational smoke alarms, carbon monoxide detectors installed, gas and electrical safety checks are conducted, there is no overcrowding, well in theory. again, is should prevent overcrowding.	It is recognised that HMOs play an important role in the housing stock of the city, providing accommodation and homes to a large number of residents, including those who often are unable to purchase their own properties. When conversion is appropriate, it is important that high design and amenity standards are upheld.
Effectiveness of Scheme	Anonymised resident	I think it should be re-declared because things are bad enough with it, I can't imagine how awful they'd be without it. However, it needs to be looked at, as from my experience it doesn't seem to be working as it stands.	Noted.
Effectiveness of Scheme	Anonymised landlord/agent	I think students pay a lot of money for accommodation and that it should be of an acceptable standard. Unfortunately, some landlords take short cuts, and this scheme has resulted in an improvement of standards across the board.	The scheme does indeed ensure that landlords comply with a common set of standards.
Effectiveness of Scheme	Anonymised landlord/agent	I think that HMOs are a good idea. Otherwise, the standards of student-let properties will deteriorate and there will be no way of telling which are the good, well-maintained properties and which aren't. Also, as was originally intended it means that Cathays will not become an area of ONLY student houses, but a much more desirable area of mixed properties. HMOS definitely help	Noted.

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		to prevent bad landlords who do not care whether the house is fit to live in or not.	
Effectiveness of Scheme	Anonymised landlord/agent	It seems to have worked so far and is beneficial to the occupiers	Noted.
Effectiveness of Scheme	Anonymised landlord/agent	Only yes if the scheme is working - we need feedback to be able to answer this question.	During the public consultation stage, a document was prepared and published alongside the survey. This was created to help explain the Council's proposals, relevant legislation, the research undertaken to inform the proposals and how the scheme has worked in practice. This document was available to help the public make informed decision on whether they wish the scheme to be redeclared.
Overlap with Landlord Registration/Licensing			
Overlap with Landlord Registration/ Licensing	Tim Thomas, Campaigns and Public Affairs Officer National Residential Landlords Association	There is little evidence that licensing schemes improve housing standards. The focus of staff becomes the processing and issue of licences, while prosecutions centre on whether a property is licensed or not, rather than improving management standards and property conditions. Furthermore, the Renting Homes (Wales) Act 2016 will introduce a new universal standard for renting. The use of further licensing schemes would be seen to undermine the Welsh Government's work as well as reducing the overall effectiveness of the provisions relating to Fitness for Human Habitation standards. There are over 140 Acts of Parliament that affect the PRS in Wales, and four significant pieces of PRS-focused housing legislation have passed through the Senedd since 2014, never mind countless regulations. When combined with RSW, there is plenty of information available to enforce correctly. Councils should use the enforcement powers already granted to them to root out rogue landlords. Landlords, especially those with properties outside the licence area will become risk-averse in terms of the tenants to whom they let. Tenant	Rentsmart Wales was established as an all-Wales registration and licensing authority for landlords and agents having responsibilities under the Housing (Wales) Act 2014, which is very distinct from those HMO licensing responsibilities under the Housing Act 2004, which remains on the statute books. The focus of the two schemes is distinct and indeed complimentary with Rent Smart focusing on fitness and training/competence with HMO licensing having a greater influence on property conditions and management standards. Rent Smart Wales does not have any focus on property standards and given the comprehensive All Wales coverage of the scheme it is not suited as a tool to bringing about a concerted area-based improvement to a district containing a high density of HMOs. Rentsmart Wales also does not have any powers of inspection and relies upon the evidence of the Housing Enforcement service with

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		<p>problems such as ASB are impossible for the landlord to address alone, and they will not wish to risk a breach of licensing conditions that may affect their ability to let properties elsewhere. Some may seek to evict already challenging tenants, resulting in additional costs to other local authority services and further burden on local housing services.</p>	<p>respect to property conditions where fitness and propriety is in doubt.</p> <p>Additional Licensing places a duty upon landlords to take reasonable steps to control anti-social behaviour, but those are only steps that any competent property manager might reasonably be expected to take in the proper conduct of their business. There is no expectation that landlords assume the role of proper enforcement authorities where the matter lies beyond their control. Landlords can legitimately provide verbal and written advice to tenants, often using website or written materials provided by the Council and other agencies. Similarly, it is a reasonable expectation that landlords discuss the implications of continued anti-social behaviour with tenants, and to put those matters in writing where appropriate. In extreme circumstances landlords may need to seek possession in order to deal with problematic or persistent anti-social behaviour.</p> <p>In circumstances where landlords have chosen to let houses in multiple occupation it is reasonable to expect that they are able to deliver a service which addresses the more challenging managerial demands which will arise. The Council would not be able to take enforcement action for a breach of licence conditions where a landlord can demonstrate that they have taken all reasonable steps to control that behaviour.</p>
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents in relation to overlaps with Landlord Registration			
Overlap with Landlord	Anonymised landlord/agent	The initial reasons for bringing in the additional licensing are not as relevant as they used to be. For example, most landlords have now been through their Rent Smart	Educating landlords is undoubtedly a key measure for raising management standards but it is unrealistic to think that this would be an effective

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Registration/ Licensing		Wales Licensing a couple of times which has improved landlords and agents' knowledge and quality. You have to be a fit and proper person and sign up to the rules of the scheme. The new Renting Homes Wales Legislation will improve things further for tenants. Landlords have to have an appropriate EPC rating to rent, have to have their gas safety and electrical safety up to date anyway. The housing stock has been improved and there are not a lot of new houses coming onto the rental market.	way of eradicating bad or rogue landlords where the correct approach is the careful and diligent application of the full range of enforcement powers. Some of this work is extremely intensive and time consuming, sometimes involving lengthy project work, joint working with Rent Smart Wales on fitness and propriety and drafting and presenting evidence and reports at the Residential Property Tribunal and the Courts.
Overlap with Landlord Registration/ Licensing	Anonymised landlord/agent	As above, it has done its job in improving standards, but it would not be beneficial to renew it now that this has been achieved. With the introduction of Renting Homes Wales and new standards this is not required as well.	<p>The Renting Homes (Wales) Act 2016 is designed to simplify how properties are rented. To assess whether a property is considered 'fit' for human habitation. The Act uses the Fitness for Human Habitation (Wales) Regulations 2022 to make an assessment. Meanwhile, the Additional licensing scheme uses the Housing Health and Safety Rating System (HHSRS) regulations to identify whether a Category 1 or 2 hazard exists. Whether a hazard exists in Schedule 1 to the HHSRS Regulations, it does not pre-determine whether a dwelling is unfit for human habitation in accordance with the FFHH Regulations.</p> <p>The fitness standard is not enforced by local authorities; it is a standard based upon the 29 hazards contained within HHSRS which tenants may use in civil proceedings against their landlord where it is felt that the property is not fit for human habitation. There will be no enforcement role for Councils. HHSRS remains on the statute books and there will be an expectation that Councils continue to use it, as in England where HHSRS and the new fitness standard operate alongside each other. It is fanciful to believe that the fitness standard itself will replace the need for</p>

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			<p>enforcement action by Local Authorities, either by voluntary compliance by landlords or through civil action by tenants.</p> <p>HHSRS will remain the tool used by Housing Enforcement officers to assess housing and provide a basis for decisions and subsequent enforcement action through improvement notices and prohibition orders.</p>
Overlap with Landlord Registration/ Licensing	Anonymised landlord/agent	The new planning regulations for newly registered properties & Rent Smart Wales licensing conditions make Additional Licensing & expense for landlords unnecessary.	The additional cost implications should not be excessive for landlords as the requirement to register and obtain a licence under Rent Smart Wales is a straightforward administrative process which is reflected in the level of the fee.
Overlap with Landlord Registration/ Licensing	Anonymised landlord/agent	I do not see what the gain is for the tenants, if the landlord is licensed through rent smart Wales and is compliant what are the risks.	See above.
Overlap with Landlord Registration/ Licensing	Anonymised landlord/agent	Additional licensing is a further burden on landlords and agents when the introduction of two Welsh Housing Acts has significantly contributed to the rules and regulations of the housing market. additional Licensing is overkill in the current housing market.	See above.
Overlap with Landlord Registration/ Licensing	Anonymised landlord/agent	There is already environmental and health legislation in place which covers all relevant issues	<p>The local authority has found that relying upon landlords alone to implement minimum standards is not an effective method to ensure compliance.</p> <p>HMO additional licensed properties are subject to requirements to comply with minimum standards. While most have been inspected and many are now up to standard or in the process of becoming up to standard, 85% of Licences issued in Cathays contained specific works as a condition of the Licence requiring improvements to be made to the property</p>

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			<p>Whilst the responsibility to comply with those requirements lies with landlords themselves, it is reasonable to expect officers to return to carry out compliance audits and to take enforcement action where standards are not met.</p>
Scope of the Scheme			
Scope of Scheme	Jo Stevens MP, Cardiff Central	<p>Another improvement would be to check when landlord applies for a license, that the property actually has the relevant planning permission for the use they are seeking to be licensed for. The local Councillors have come across properties that have been licensed - but do not have planning permission for their use. It should be a condition of the license that the landlord confirms they have the necessary planning permission for the property's use, and that if it comes to light that they do not, the condition is that the license be revoked.</p> <p>Standards also need to be robustly enforced - if any element of the property is not appropriate or suitable for the tenants, or there is a failure to rectify an issue in a reasonably quick time, licenses should be able to be revoked. It might also be helpful that the landlord or agent should, as a condition of the license, provide their tenants with the details of the license at the start of their tenancy, and with contact details for Shared Regulatory Services in case a tenant identifies a breach. This is a minor requirement and would only have any noticeable impact on landlords or agents that do not meet bare minimum standards or did not get licensed. Unfortunately, it seems that many tenants are totally unaware that they may be able to involve Private Sector Housing if a landlord will not resolve an issue.</p>	<p>Noted. In law, these two issues operate independently from each other. An HMO licence should not be withheld if a property does not possess the relevant planning permission. The main purpose of the license is to ensure minimum health and safety standards for tenants. HMO's that operate without planning consent would become harder to regulate and the safety of occupiers would be harder to guarantee. However, if an HMO property is currently found not to comply with or possess the relevant planning permission, this should be addressed through the Planning Enforcement Route.</p> <p>One of the Councils objectives during the additional licensing scheme is to work alongside landlords to seek compliance. Recently the fees have been reviewed to help achieve a more robust enforcement team. If a property fails to comply with the licence conditions the housing enforcement team would seek prosecution rather than revoke the licence.</p> <p>The Council understands that tenants may be unaware that concerns can be reported to the Housing Enforcement Team to investigate. The Council has appointed a Student Liaison Officer to work on issues relating to the education of tenants.</p>

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		In summary, the additional licensing scheme is a clear benefit to tenants, their neighbours, the wider community, and to landlords and agents who do provide good quality housing – and it should be renewed for these reasons. A further strengthening of this additional licencing should be investigated to make the scheme more robust, in order to protect tenants and help the wider Cathays community.	The promotion of the Cardiff Digs website is an approach that is currently being undertaken to help make students better informed. The website offers advice and guidance to issues relating to waste, accommodation and safety. The first and second designation of the additional licensing scheme in Cathays has enabled the Housing Enforcement Team to gain a good coverage of HMO's being licensed and establish processes to enforce standards. A further designation will enable the Council to again ensure the most comprehensive coverage possible is achieved.
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents in relation to the scope of the scheme			
Scope of the scheme	Anonymised landlord/agent	There are other areas of Cardiff. It should include all areas. Also the council should give more easier planning permissions if they want it to operate scheme. The student area does bring a lot of economic benefits to Cardiff which outweighs the negatives.	Additional licensing is a tool that local authorities can utilise in areas where a higher proportion of HMO's or a significant number of HMO's that are being poorly managed have been identified. Cathays and Plasnewydd have the highest concentration of HMOs in their wards compared to other districts in Cardiff.
Scope of the scheme	Anonymised landlord/agent	if re-introduced any property with 4 or more occupants should be applicable.	The Scheme extends the scope of the HMO licensing to cover most rented property with 3 or more occupiers who form 2 or more households regardless of how many storeys the property has.
Scope of the scheme	Anonymised landlord/agent	It is costly and unnecessary and seems unfair just to have this imposed on this particular postcode area.	See above.
Scope of the scheme	Anonymised landlord/agent	Adds cost for little benefit above mandatory licensing. Converted blocks of flats are exempt from mandatory licensing and should be exempt from additional licensing too. Council, licensing and planning staff are confused about edge cases and provide conflicting advice.	Flats in multiple occupation and houses subdivided into multiple flats are included where the standard of conversion does not meet building regulations. This is the legal position. Flat conversions which comply with the Building Regulations cannot be classed as HMOs and

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		Additional licensing should only apply to 4 or more people in a unit not 3.	therefore cannot be included within the scope of the scheme.
Reasons given by survey respondents supporting the re-declaration of the Scheme referencing the scope of the scheme			
Scope of the scheme	Anonymised landlord/agent	As an owner of a compulsory licenced HMO, I believe that all rental properties in our area should have some form of appropriate licenced regulation to ensure health and safety of tenants.	Under the Housing Act (2004), local authorities can assess housing conditions. Utilising the HHSRS (Housing Health and Safety Rating System. This scheme can only apply to HMO's. The HHSRS assessment is utilised by local authorities if we believe a dwelling contains hazards. The assessment will inform the decision on the most appropriate action that an authority can take, remove or at least minimise any hazards identified.
Scope of the scheme	Anonymised resident	Please enforce further regulations to benefit all occupiers of properties in the Cathays area not just to benefit the students	The protection of the public, in particular to private sector tenants of residential properties, is a key statutory duty incumbent on local authorities. Those duties include the protection of private sector tenants from poor quality housing, hazards and rogue landlords. Additional licensing is a tool that can be used to apply to all private tenants living in HMOs within a designated area and not just students.
Scope of the scheme	Anonymised resident	Cathays attracts landlords keen to exploit the student population by buying up properties and dividing them up into smaller and smaller lets. the profusion of special purpose student accommodation has yet to limit the demand for shared renting in Cathays terraced houses. This needs limiting because of the harmful impact on community, creating ghost towns outside university terms.	The aim of the additional licensing scheme is to improve the management standards and conditions amongst HMOs in a specific area such as Cathays. The scheme helps control the number of occupiers by preventing overcrowding through the imposition of standards and in turn helps control the population density within the area. It does not control numbers of HMOs. However, as above, any new HMO creations will require Planning Permission.
Addressing non-compliant landlords			

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Addressing non-compliant landlords	Tim Thomas, Campaigns and Public Affairs Officer National Residential Landlords Association	We welcome any efforts to eradicate bad landlords. However, we note that the scheme has not refused any landlords a licence on the grounds that they were not 'fit and proper person.' This we assume is because of the duplicate of effort from the RSW license which we discussed previously. We also note the prosecution notices have been in relation to were in relation to breaches of conditions of licence and management regulations. While 17 HMOs were served improvement notices, this could have been achieved through the council's normal regulatory work leading us to the opinion that the additional licensing has done little to improve standards.	<p>There is a very high concentration of HMOs in Cathays and Plasnewydd, and it makes sense to use a tool, additional licensing of HMOs, which is specifically designed to deal with areas having concentrations of HMOs. The key elements are that it places an onus on the landlord to comply, which triggers an inspection and comparison against agreed standards. Importantly, the ability to charge a fee helps to support this proactive work. It would not make sense for the Council to attempt to carry our proactive work to improve standards in HMOs and to ignore the very tool which is best suited to this.</p> <p>It is often difficult for tenants fearing retaliatory eviction to report poor properties, and it would be an extremely difficult process to try to identify poor properties and rogue landlords without the additional licensing tools. Data sharing can be difficult and constrained by Data Protection Regulations, and there is no statutory provision, as there is in England, for a database of rogue landlords.</p> <p>Additional licensing does indeed build up joint working relationships with landlords and agents, with officers now having good contacts and relationships with many key landlords and agents and often able to get matters resolved without recourse to formal action.</p> <p>Although no licences have been refused where an owner is identified as not fit and proper, agreements have been reached where concerns</p>

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			have been raised to ensure the appointment of an appropriate licence holder and manager.
Addressing non-compliant landlords	Jo Stevens MP, Cardiff Central	<p>There is very high demand for privately rented accommodation in Cathays due to the proximity to the university and the city centre. This is often something that certain landlords and agents have been prepared to exploit with substandard accommodation.</p> <p>The population of Cathays is relatively mobile – which means residents often move on after a year. Certain landlords rely on this fact and will fail to properly deal with issues in their properties (such as damp), only to blame the tenants when the issue reappears.</p> <p>The high number of students and young professionals in Cathays is also something often exploited by problem landlords. I often hear stories from constituents of delayed repairs, only being involved after Private Sector Housing becoming involved. Poor housing is not just a temporary inconvenience but can result in long term health issues.</p> <p>As the local Member of Parliament, I regularly see examples of the issues explained above in correspondence from constituents or advice surgeries with local residents. I would echo the local Cathays Ward Councillors’ calls for officers to investigate whether there are further steps that can be taken to make landlords more accountable for the impact of their properties on the local community. This doesn’t apply to all landlords - but others allow the condition of their properties to run down – harming the visual appearance of the street. They take no responsibility if issues start to occur with waste building up and sometimes do not even leave new tenants with the right information on waste collection and other issues important to keeping Cathays clean. In</p>	Noted and agreed. The additional licensing scheme intends to increase standards of HMOs within Cathays. By the Council taking a proactive approach, the number of complaints received should begin to decline. The Housing Enforcement Team will do their utmost to protect tenants, when complaints are received these will be prioritised and dealt with by the most appropriate action.

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		addition, at the end of term, items like mattresses are often dumped on the street and building materials left. These issues are not caused by the actions of tenants but the landlords themselves.	
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents in relation to non-compliant landlords			
Addressing non-compliant landlords	Anonymised landlord/agent	Because it doesn't seem to get rid of the rogue landlords, just puts cost on to the good ones. Focus your attention on rogue landlords and the ones who treat their tenants badly.	Compliance figures tend to show that this is a clichéd and inaccurate picture. With over 50% of houses non-compliant with standards on inspection, it is wrong to say that good landlords with high quality houses are the first to comply. The position is in fact less polarised than that with a small number of landlords avoiding responsibilities or presenting dangerous properties but with a great many landlords having potential to improve property standards, knowledge, and management competence.
Addressing non-compliant landlords	Anonymised landlord/agent	As it serves no real purpose if landlords are operating properly, and you don't usually take enforcement action against the few poor problem landlords	See above. During the schemes latest term, 17 HMOs received follow up formal improvement notice action where works included in licensing inspections had not been completed. Of the notices served 13 have now been complied with.
Addressing non-compliant landlords	Anonymised landlord/agent	Cardiff council does nothing that back up the scheme or enforce any kind of power to keep the streets and pavements clean and maintained/repaired. especially with all the rouge landlords that still operate.	The Housing Enforcement Team is working in collaboration with Waste Management. Whilst additional licensing is not a tool that can be used to solve all waste management issues, it can help mitigate some of the problems currently being experienced in Cathays. As part of the inspection carried out by the Housing Enforcement Team, waste facilities at the property will be inspected. During the last redeclaration, 37% of licence conditions included specific works to remove waste or improve the

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			storage and management of waste at the property. Follow up visits and checks have confirmed 41% have now completed the works. Whilst this is an improvement, there is still more work to be carried out regarding waste management if the scheme was to be redeclared.
Addressing non-compliant landlords	Anonymised homeowner	Rogue landlords exist in abundance even with licensing. Skip licensing for 10 years and focus heavily on rogue landlords when they come to your attention.	Responding to complaints is the cornerstone of housing enforcement work. However, if the Council relies only upon reactive work of this nature rather than proactive work such as additional licensing it tends not to achieve sufficient comprehensive coverage of rented properties and does not find many of the sub-standard houses occupied by vulnerable tenants who would be unwilling or disinclined to make a complaint to the Council.
Reasons given by survey respondents supporting the re-declaration of the Scheme referencing non-compliant landlords			
Addressing non-compliant landlords	Anonymised landlord/agent	I have found it really useful to be a licensed landlord with the scheme, I feel it has also enabled the area to maintain housing standards in Cathays. To scrap the scheme would allow standards to drop, with many other landlords coming in and letting houses in the area, increasing student population and enabling 'rogue' landlords to step in with little or no checks on property standards. This could result in potentially dangerous living accommodation within the area. I feel that the scheme is essential to protect tenants, in particular students.	Noted and agreed.
Addressing non-compliant landlords	Anonymised landlord/agent	I think it is a good scheme to have in place for the local area. It is good that there are "minimum" standards in our sector. As I said previously, all the required works are reasonable and quite frankly if landlords do not want to keep to those standards, then they shouldn't be letting out properties.	Noted. It would indeed be a key reason to re-declare so that the Council can turn its attention to greater auditing and enforcement where properties have been found not to meet standards and cannot yet be confirmed as compliant.

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Addressing non-compliant landlords	Anonymised landlord/agent	It's a way to maintain standards (subject to points raised above) and level playing field, given that there will always be those landlords who aren't naturally inclined to meet standards, or will vary in how well they do so.	Noted and agreed. The enforcement of minimum standards creates a level playing field where good landlords are not disadvantaged in comparison to those landlords who are not investing sufficiently and are providing unsafe accommodation.
Addressing non-compliant landlords	Anonymised homeowner	It's needs to be controlled and monitored with standard improve and enforcement implemented. Make landlords or letting agents more accountable to ensuring standards are met throughout the year and residents are properly inducted into the house and area.	Noted.
Addressing non-compliant landlords	Anonymised tenant	Because it helps people who have been ripped off which is an area of students who are naïve. Helps people have power in their households and its conditions on a certain standard no matter what the landlord thinks. A lot of immigrants and people who are needing cheap rent will also rent in Cathays in many substandard living conditions, more checks need to be made.	Noted.
Alternative mechanisms for raising standards			
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents in relation to alternative mechanisms for raising standards			
Alternative mechanisms for raising standards	Anonymised landlord/agent	I think you should merge with smart rent and as a team check the houses and charge the landlord only one fee and HMO should be expanded to while city.	<p>Housing Enforcement is unable to merge with Rent Smart Wales because it is a regional approach that applies to all of Wales and not just Cardiff alone.</p> <p>From September 2021, the HMO licence fee is now split into two parts. Part A is payable when submitting the application and covers the cost of processing the application. Whilst Part B becomes payable when the licence has been approved and covers the cost of enforcing the scheme. The Part B fee is dependent on the size of the property and whether it is compliant with minimum standards. The fee varies to reflect the extra time and</p>

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			<p>resources required by the Housing Enforcement Team to ensure compliance.</p> <p>Any review of HMO Licensing Fees and charging structure will be carried out and implemented in accordance with all legal requirements and best practice.</p> <p>Under the Housing Act (2004) Local Authorities were given the ability to introduce mandatory licensing. A mandatory licence applies to houses in multiple occupation (HMO's) that have 3 storeys or more and 5 or more occupants who do not form a single household. This policy has been implemented in Cardiff since 2006. Additional licensing can only be used in an area where there is a higher proportion of HMO's or a significant number of HMO's that are being poorly managed, such as Cathays and Plasnewydd.</p>
Alternative mechanisms for raising standards	Anonymised landlord/agent	Not in its present form. Once a license is issued that should suffice for as long as the HMO is owned by the same landlord. When an HMO is sold a new license should be required at that time. Spot checks could be carried out, so landlords have to keep everything in order. If tenants have a problem with the landlord, they should be able to contact the licensing body directly, so action can be taken.	<p>Noted. Under the Housing Act 2004, both mandatory and additional licenses are only valid for a maximum of 5 years. Currently, a licence can be transferred from one owner to a new owner for the remaining term of the licence if the HMO is fully compliant with licensing standards.</p> <p>If the property is not compliant then the new Landlord will need to apply for a new licence. Following an application, the local authority has a duty to inspect the works to ensure properties comply with HHSRS. If not, then an improvement notice may be served detailing the works to be completed and the timescales for completion.</p>

General comments regarding the re-declaration

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No support for the Scheme	Tim Thomas, Campaigns and Public Affairs Officer National Residential Landlords Association	In conclusion, the NRLA opposes the reintroduction of the scheme in the Cathays ward, as we do not believe it has evidenced that progress has been achieved because of additional licencing. There are plenty of less burdensome and more effective ways to improve standards in the PRS available. We all want to see bad landlords driven out of the PRS, but licensing is not the answer. All it does is identify and tax the good landlords who register. They do nothing to flush out criminals who stay under the radar. Instead, councils should use the wealth of data they can already access to find landlords to target resources to properly enforce the full range of powers they have to deal with unsafe and sub-standard rented housing. Rather than expanding an ineffective licensing scheme, the NRLA advocates that the Council use council tax records to identify private rented properties and landlords. Unlike licensing, this does not require self-identification by landlords, making it harder for the small minority of criminals to operate under the radar. We understand this means giving up on a licensing scheme on which the Council has worked hard. However, using council tax records to identify criminals would allow a local authority to proactively tackle criminals quickly, instead of adding a layer of bureaucracy to good landlords.	The Council Tax database does not distinguish a landlord as being criminal or non-compliant and would serve little purpose without an obligation to obtain a licence. These databases become meaningful when you can identify landlords who have failed to obtain a licence and are therefore non-compliant.
Reasons for NOT supporting the re-declaration of the Scheme from survey respondents			
No support for the scheme	Anonymised landlord/agent	This has not worked in Croydon to raise the level of quality of rented accommodation where I also have a property and has subsequently been cancelled	Noted.
No support for the scheme	Anonymised landlord/agent	In my experience within Cathays the scheme has not improved the housing stock or improved the area. We operate across Reading and Cardiff university areas and in Reading the Council has much more effectively controlled housing standards without the need for additional licensing. Cathays university areas are dirty, overcrowded and an embarrassment to the city.	Noted.
No support for the scheme	Anonymised landlord/agent	For newly developed properties, building control receive payment so a fee should be paid for an HMO license.	The Building Control department is separated from Shared Regulatory Services. The Building Regulations charges are established to cover the

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			<p>cost of their service (including Plan and Inspection Charges, Building Notice Charges, and Regularisation Charges.)</p> <p>A portion of Private Housing Services in Cardiff is managed by Shared Regulatory Services (SRS) this includes mandatory and additional HMO licensing. The fee is payable to the Housing Enforcement Team because it helps cover the cost of the service including administrative fees and salary.</p> <p>If the property is converted into flats and meets building regulation standards, the property would then become exempt, and the additional licensing scheme would not apply in this case.</p>
No support for the scheme	Anonymised landlord/agent	Safety measures are put into place I don't think there is a need for the license.	Noted.
No support for the scheme	Anonymised landlord/agent	It's a complete farce, one-size-fits-all form of taxation. The property in which I have a share of the freehold is a house divided into 4 flats. One is occupied by my disabled son with me as the leaseholder, one is occupied by the joint owner of the freehold who is also a leaseholder, and the other two are owned by separate leaseholders and let too long-term tenants. I have to pay this tax to allow my son to live independently and what is worse, the other freeholder has to pay an additional tax over and above council tax to live in his own property!!! Be honest please, you're just using it as an excuse to obtain more money to waste on Council vanity projects! It's daylight robbery with no benefit to the occupants of the property. The other two leaseholders will have passed on the expense of the scheme to their tenants so not only does it adversely affect owner occupiers, hitting them in the pocket, it also increases rents.	<p>It is important to address that this is not a money-making scheme for the Council. No profit can be made from the additional licensing scheme. Charges are only designed to cover the expense of the scheme and is not allowed to exceed the cost of providing the service.</p> <p>The additional licensing scheme can only target flat conversions that do not comply with building regulation standards. If the conversion meets building standards, then the property will be exempt from the additional licensing scheme.</p> <p>A property that becomes licensed under the scheme is a benefit to all residing occupants because of the increased fire safety risk. Majority of the works will affect common parts of the flat</p>

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			and the rented properties. Standards in owner occupied properties will be of lesser priority apart from items affecting general fire safety of the building.
No support for the scheme	Anonymised landlord/agent	Because it doesn't provide any beneficial service	Noted.
No support for the scheme	Anonymised landlord/agent	Too much red tape	Noted.
No support for the scheme	Anonymised landlord/agent	I had bad experience with HMO team	Feedback is important to us because it helps improve our service. Concerns can be raised through the Councils Formal Complaints Policy. https://www.cardiff.gov.uk/ENG/Home/Contact-us/Comments-complaints-and-compliments/Pages/default.aspx
No support for the scheme	Anonymised landlord/agent	We tend to look maintain our own properties and visit once a month.	Unfortunately, it would be unrealistic to rely upon private landlords to complete voluntary checks and essential maintenance on their property as an effective approach of raising property standards. Whilst the Council recognises that most HMO's have been inspected and many are now up to standard or in the process of becoming up to standard, 85% of Licences issued during the last scheme contained specific works as a condition of the Licence requiring improvements to be made to the property.
No support for the scheme	Anonymised landlord/agent	Most poor landlords have now sold/ left, and standards are much higher now across all properties. Ever increasing burden of paperwork.	See above. We do agree with the comments that landlords are leaving the private rented market in Cardiff. An investigation undertaken as part of the Strategy, into why so many clients were losing their rented accommodation revealed that one of the key factors was landlords withdrawing their properties

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			<p>from the rental market in Cardiff and putting them up for sale. Landlords told us that this, in part, was due to wider legislative and tax relief changes. One of the key aims of our Strategy is to improve the support available to private landlords to ensure homeless families have access to good quality, private sector accommodation.</p> <p>Whilst we acknowledge that redeclaring the additional licensing scheme will mean landlords have to complete additional paperwork, the scheme ensures that landlords are fit and proper persons, that properties are well-managed, and hazards are addressed.</p>
No support for the scheme	Anonymised landlord/agent	There are already lots of controls	Noted.
No support for the scheme	Anonymised landlord/agent	I am not aware of any need, and there is a lot of money and time spent by the council and the landlords to complete the inspections, forms etc	Noted.
Reasons given by survey respondents supporting the re-declaration of the Scheme			
Support for the Scheme	Anonymised landlord/agent	To maintain housing standards for students in the main student living area in Cardiff	Noted.
Support for the Scheme	Anonymised landlord/agent	I think it gives people confidence when renting a property that standards are adhered to. My only caveat is that I hope the recommendations and standards are reasonable and not onerous for the sake of it.	Noted. The standards required relate to basic matters including health and safety, fire safety, warmth, security and the provision of basic kitchen and bathroom facilities in proportion to the number of occupiers. The standards are not new and are generally the same as those that have been enforced by the Housing Enforcement Team across Cardiff for more than a decade.
Support for the Scheme	Anonymised landlord/agent	This could continuously help to improve conditions of properties for multiple occupants.	Noted and agreed.
Support for the Scheme	Anonymised tenant	It will help give tenants a voice, especially students.	Noted and agreed.

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Topic	Consultee	Comments	Response
Support for the Scheme	Anonymised tenant	I'd rather Cathays not be a slums for students who will not/cannot pay the high rates of rent for the endless student tower blocks in the city centre.	The Council recognises the importance of the private sector housing market for the student population, especially when rents can be higher in purpose-built accommodation and majority of the accommodation is currently occupied. By redeclaring the additional licensing scheme, it helps regulate the area of Cathays and improve standards for residents.
Support for the Scheme	Anonymised landlord/agent	To maintain the required standards and keep to Cardiff as a world class student city	Noted and agreed.
Support for the Scheme	Anonymised landlord/agent	Has improved living conditions and property standards greatly. - Also, a money maker for you guys, of course!!	Noted. It is important to address that this is not a money-making scheme for the local authority and the fee's generated are used to fund the work of the Housing Enforcement Team.
Support for the Scheme	Anonymised tenant	There isn't really anyone to hold landlords or agencies to account properly at the moment it seems from the state of our house, which is apparently "up to code" even though rats run across the kitchen, and I can hear them in the loft which we don't have access to. So, I think this scheme will put additional pressure on landlords to actually make sure the properties are fit for tenants and don't have black mould everywhere like ours - even when we've tried every mould spray under the sun. I definitely think the vermin/rat issue needs to be a priority because of the diseases they could carry. I know a lot is already being done about waste awareness so I'm not sure how you can make sure people get rid of their waste properly, other than continuing with it. I also think there needs to be rules put in place about how old appliances can be and how energy efficient they should be. Our boiler is from 1995 and doesn't work properly. It's not energy efficient at all and it is costing so much money with the bills increasing. Additionally, none of the windows in the house are insulated anymore so there is condensation between windowpanes, leading to heat loss and probably also mould. So that kind of stuff should be looked into as well.	Noted. If the property has a rodent infestation, please contact our Pest Control Department to report the problem on 029 2087 2934. Alternatively, you can report the issues online by following the link below, https://www.cardiff.gov.uk/ENG/resident/Pests-pollution-and-food-hygiene/Pests-and-infestation/Pages/Pests-and-infestation.aspx Our Housing Enforcement Team can be contacted online: https://www.srs.wales/en/Housing/Housing-Service-Request-Form.aspx The team can investigate the property especially with problems surrounding mould and excess cold. Any hazards that are identified during their visit will be assessed and where necessary the owner will be required to undertake works to reduce the identified hazards to an acceptable level. If the owner does not agree to complete the works within a reasonable timescale, then we may

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Topic	Consultee	Comments	Response
			take enforcement action under the Housing Act 2004 to make sure the repairs are completed.
Support for the Scheme	Anonymised landlord/agent	There are enough properties at present and those that are HMOs should stay, but help needs to be given to existing homeowners	Noted.
Support for the Scheme	Anonymised landlord/agent	Careful management of population densities is important for all.	Noted and agreed.
Support for the Scheme	Anonymised landlord/agent	Maintain standards and get rid of poor housing stock	Noted and agreed.
Support for the Scheme	Anonymised landlord/agent	<p>My real answer is YES and NO</p> <p>Yes because it does force us to re-examine our properties and NO, Tenants need to take some responsibility for the property and the council needs to help them do that.</p> <p>Our tenants don't have cars - they can't take rubbish to the tip. Consider the age of the properties and the classic architectural features that they have. Our house has been standing for 150+years so why do we know have to put plasterboard over beautifully embellished ceilings because its lath and plaster?</p> <p>We have stripped pine doors which we've had to strengthen and paint with intumescent paint - now we are told that the standard is to replace doors and door frames with standard fireproof doors/frames</p> <p>Council properties have a worse reputation and standards than those being imposed on private landlords</p>	<p>Noted. It has been the case for fire resisting standards to be required in HMO properties for over the last 30 years. There a now various methodologies accessible where architectural features (e.g., coving/ceiling roses) can be retained and still meet the minimum fire safety standards. For example, expanding intumescent products such as a coating can be applied to features like doors to increase the fire retardant. Also available on the market are various purpose deigned proprietary products that ensure manufactured goods satisfy UK legislation. Upon a visit from the Housing Enforcement Team, tailored advice and guidance can be provided regarding the above and the best way to preserve features within the property.</p>
Support for the Scheme	Anonymised tenant	I have not lived in Cathays for 5 years, however before that I lived in Roath and was familiar with the area. Cathays has a bad reputation due to the high-density student demographic. I have heard from several resident that many families, professionals and general adults have moved out of the area directly due to the noise, waste, vandalism and general disruption the students inflict. I myself have suffered severe depression and anxiety during lockdown due to these reasons and my physical health has suffered. I have severe lack of sleep. The houses are old and not well maintained. The students stomp above my head all day and night, they yell and	Noted. Themes addressed above.

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Topic	Consultee	Comments	Response
		<p>scream outside, bang on windows, and cause disruption for police to be called. Waste is not disposed of properly.</p> <p>I am an environmental graduate. This scheme is the very least the council should be doing to improve the quality of structures within Cardiff. Cathays is a depressing area and I intend to relocate when my tenancy ends. I am not wealthy, I must take what I can get, but this area is not suitable for residents who are not students at Cardiff University. It is impossible to function effectively here.</p> <p>Most people cannot afford to buy property, but they would still like accommodation that provides a sense of stability. Where they can stay, with minimal disruption for however long they choose. Where they can pay affordable rent, pay reasonable bills based on their own usage and carry on with their lives without added hassle. In other words, a home. As a renter in Cardiff this is sadly not a realistic ambition.</p> <p>The council first and foremost need to focus on houses that already exist. The climate crisis is real. It's time to get real. Forget about building new arenas and landmarks to show off to other areas that the majority of the population don't care about and will never use. Society knows all that is a facade and that we are in hard times. Fix the foundations and make Cardiff an authentic modern city that reflects the times by taking care of it's residents.</p> <p>There are other reasons for doing things in life besides making money.</p>	
Other responses received in support of the re-declaration of the Scheme			
Support for the Scheme	Councillor Sarah Merry on behalf of and agreed by all Cathays Ward Councillors.	<p>We are writing as ward councillors to support the continuation of Additional Licensing in Cathays.</p> <p>We note the information given in the consultation document about the impact of the licensing on the condition of housing in the area. We have no doubt that</p>	See comments above for Jo Stevens MP.

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Topic	Consultee	Comments	Response
		<p>without the scheme the housing conditions would be far worse.</p> <p>There is very high demand for privately rented accommodation in Cathays due to the proximity to the university and the city centre. This is something that certain landlords and agents have shown themselves as prepared to exploit with substandard accommodation. The population is relatively mobile often moving on after a year so certain landlords rely on that and even now will paint over damp etc only to blame the tenants when the issue reappears. We also have a relatively young market for the available housing which again is certain landlords exploit, we have heard of delays to repairs etc only being involved after Private Sector Housing becoming involved. Poor housing is not just a temporary inconvenience but can result in long term health issues. We are also very conscious of the safety issues that can result from poorly managed properties.</p> <p>We would however ask officers to consider whether there are further steps that can be taken to make landlords more accountable for the impact of their properties on the local community. To be clear we know that this doesn't apply to all landlords, but others allow the condition of their properties to run down – harming the visual appearance of the street. They take no responsibility if issues start to occur with waste building up and sometimes do not even leave new tenants with the right information, bags, bins etc. We even speak to tenants who have moved in to find waste left and are unable to clear them without cars to take rubbish away. In addition, at the end of term we find items like mattresses dumped on the street or building materials left. These issues are not caused by the actions of</p>	

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Topic	Consultee	Comments	Response
		<p>tenants but landlords. We know these are difficult to police, but we believe there should be the potential penalty of removing the license from properties where the landlords break the rules.</p> <p>We therefore support the continuation of the scheme but would ask for ways of making it even more robust.</p> <p>We also believe that if a landlord applies for a license that checking that the property has the relevant planning permission for the use they are seeking to be licensed for is not unreasonable. We have come across properties that have been licensed but have not got planning permission for their use, and we would like it to be a condition of the license that the landlord is stating they have the necessary planning permission for the property's use, and that if it comes to light that they do not the condition is that the license would be revoked.</p> <p>We would also like the standards to be robustly enforced - if any element of the property is not appropriate or suitable for the tenants, or there is a failure to rectify an issue in a reasonably quick time, we believe licenses should be able to be revoked.</p> <p>We also think it would be reasonable that the landlord/agent should, as a condition of the license, provide tenants with the details of the license at the start of their tenancy, and with contact details for Shared Regulatory Services in case a tenant identifies a breach. This is a minor requirement and would only have any noticeable impact on landlords or agents that did not meet bare minimum standards or did not get licensed. We find that many tenants are totally unaware</p>	

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Topic	Consultee	Comments	Response
		<p>that they may be able to involve Private Sector Housing if a landlord will not resolve the issue.</p> <p>In summary, we support the licensing scheme renewal as a clear benefit to tenants, their neighbours, the wider community, and to landlords and agents who provide good quality housing. We would further support identifying ways to strengthen the licensing regime to include the impact of housing on the area, including potential penalties regarding waste/building materials left by landlords, or failure to have appropriate planning permission, or any other negative impacts on neighbours or the community, including repeated noise issues, where this is possible.</p>	
Support for the Scheme	F Harding – Cathays Property Owner	I am in full favour of the City Council extending the HMO Licensing in this area. Your graphs and information show great social improvements, and pressure on landlords to maintain a high standard on rental property can only be an advantage for tenants as well as upgrading property for this area of the City.	Noted and agreed.

Appendix 2C. Additional Comments made as part of the Cardiff Council Public Consultation on the Proposal to Re-designate Cathays as an Additional Licensing Area. The Council are not making specific responses, but general themes have been explored in Appendix 2B.

Number	Topic	Yes/No	Response
Residents Consultation			
4	Addressing non-compliant landlords	Yes	<p>In my experience, many landlords in Cathays will do as little maintenance as they can possibly get away with in order to get maximum financial return from their properties. Obviously, this is unfair on the students/tenants who are paying very high rents to live in substandard (sometimes unsafe) accommodation. It also impacts on the overall aesthetic of the area as the many poorly maintained houses look really scruffy and unloved. If an area feels cared for then residents are more likely to feel invested and proud of their community.</p> <p>We bought our house from a student landlord just over two years ago and were horrified at the lack of maintenance that had been carried out on it over the time it was let (20 years). It should not have been able to be let out in the condition it was in. Some examples include an electric box with loose mains wires (the electrician was amazed the house hadn't burnt down), a gas cooker which was condemned by the gas engineer who disconnected it for us, and floor joists so rotten it was a miracle the floor hadn't collapsed. I can see the exact same thing happening with the adjoining property (also a multiple occupancy student let). Their roof is constantly leaking and needs replacing, the tenants have mentioned a faulty boiler, and their shower is currently draining in to ours and our neighbours gardens.</p> <p>I'm sure there are respectable landlords out there who look after their properties and their tenants. As their properties will likely already meet most of the HMO regulations, I expect these landlords will find little objection to the scheme's redeclaration. However, for those landlords who seem intent on cutting corners at every opportunity, anything that can be done to put in place additional checks on HMOs has to be a good thing.</p>
18	Addressing non-compliant landlords	Yes	<p>Renters need to be protected from unscrupulous landlords, and renters are normally the most vulnerable to these poor standards of housing. So many landlords think of buy-to-let as a money-making scheme, but they need to be held accountable to the full extent of the law, ensuring the safety and wellbeing of their tenants.</p>

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Number	Topic	Yes/No	Response
48	Addressing non-compliant landlords	Yes	Control unscrupulous landlords
54	Addressing non-compliant landlords	Yes	In all honesty, I don't have a comparator, but any level of accountability has to be good.
36	Alternative mechanisms for raising standards	No	There are hundreds of empty student flat and overcrowded residential areas because of students. Putting the students in the flats would relieve over population and make more residential property available.
25	Effectiveness of the Scheme	Yes	Otherwise, the Landlords can put in as many beds as they like and there are no checks
29	Effectiveness of the Scheme	Yes	A number of these rented properties are in a very poor condition and do not meet the standards of modern living accommodation
49	Effectiveness of the Scheme	Yes	To maintain checks on health and safety, overcrowding, rubbish, noise etc to ensure adequate standards of living for tenants and residents
52	Effectiveness of the Scheme	Yes	HMO property in the area looks run down and contributes to increased litter on streets
2	Generalised Comment	Yes	It's unclear of the purpose of the scheme but if it means that HMO properties & their surrounding environment have to be improved then yes. If it's just a way of getting more licenses, then no it shouldn't be
3	Generalised Comment	Yes	As laid out in your report
5	Generalised Comment	Yes	Provides control over a density
11	Generalised Comment	Yes	honestly for all the good it will do i makes no difference as Cathays will still be a slum
14	Generalised Comment	Yes	Reduction of HMOs
17	Generalised Comment	Yes	Needs to keep improving

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Number	Topic	Yes/No	Response
20	Generalised Comment	Yes	Stops Cathays drifting into inner city ghetto status.
21	Generalised Comment	Yes	Restricting HMOs
24	Generalised Comment	Yes	So that the Council can manage the numbers of HMOs
28	Generalised Comment	Yes	Ensure a standard is kept to a high standard
30	Generalised Comment	Yes	Because it has to be better than nothing which was there before.
31	Generalised Comment	Yes	Anything is better than nothing. Cathays has become a slum area because the majority of housing is no longer owned by the people living in it and they don't care about the area
33	Generalised Comment	Yes	many unofficial HMOs in the area
40	Generalised Comment	Yes	Far too many HMOs already with new ones popping up constantly, something needs to be done to save the area.
42	Generalised Comment	Yes	To help student and people living in the area
57	Generalised Comment	Yes	A higher standard of housing is better for all. In third year, I lived in a house in which we couldn't use the living room because the floor already fell through once that year
6	Generalised Comment	No	We need to reduce the number of HMO'S and start to rebuild the community.
7	Generalised Comment	No	Litter, parking, greedy landlords.
10	Generalised Comment	No	Cathays already has too many HMOs. it is about time the wag grew a pair and placed the burden of housing Cardiff's university students on the institutions profiting from them. Cardiff universities clear profits from 20/21 could afford to buy out some of the excessive and empty student builds that the council is destroying the city centre for.
13	Generalised Comment	No	There are far too many HMO properties in Cathays. Focus should be on improving the quality of the current properties.

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Number	Topic	Yes/No	Response
19	Generalised Comment	No	Cathays is a saturated area
23	Generalised Comment	No	Get rid of HMOs in Cathays, it's a disgrace how many are in one area...
26	Generalised Comment	No	There will be no family orientated homes left in Cathays, we need to get the family community spirit
34	Generalised Comment	No	The current map of Cathays shows the very high density of currently registered properties. It is higher than that as it doesn't include homeowners with renters. Scant attention to restricting applications to current agreed level.
35	Generalised Comment	No	Don't need any more hmo's
44	Generalised Comment	No	Too many students who do not have any regard for the area. Litter strewn and not cleared up. Too much noise. Lack of parking for residents as opposed to temporary tenants
45	Generalised Comment	No	It's a waste of taxpayer money
55	Generalised Comment	No	Students should be spread across the city, and not condensed into one area, this makes for a very weak and broken community.
12	Generalised Comment	Don't Know	Cleaning up Cathays, sorting out parking, permits should not be given to students in hmo's, Landlords should pay Council Tax as they own the house the tenants are in why we should foot the bill
15	Generalised Comment	Don't Know	enforcement of decent standards of living, visible punishments for offenders, rewarding landlords identified as behaving well.
27	Generalised Comment	Don't Know	Surrounding gardens of the property, these should be kept clean. Bins that are left out should be taken off streets. If these things aren't done, landlords should be held responsible every week by a fine. It is the only way things will improve because the occupants couldn't care less, they walk over the rubbish.
37	Generalised Comment	Don't Know	The HMO increase - even though it is supposed not to - has increased significantly. Even where the law applies - now all these micro studios are being packed into long term family/resident housing. The population increase in the area is causing more pressures in the locale - sewer system, parking systems, waste collection systems etc.

Appendix 2C. Additional Comments made as part of the Cardiff Council Public Consultation on the Proposal to Re-designate Cathays as an Additional Licensing Area. The Council are not making specific responses, but general themes have been explored in Appendix 2B.

Number	Topic	Yes/No	Response
39	Generalised Comment	Don't Know	Parking
41	Generalised Comment	Don't Know	Parking!
46	Generalised Comment	Don't Know	Improving HMO quality or redistributing HMO licenses across Cardiff
58	Generalised Comment	Don't Know	Should focus on putting in place limits for the number of Student HMOs, and the number of vehicles that can belong to one HMO property. I am a landlord for one house in Cathays (my own former residential property) and this is let to a family with 3 kids. We need more of this type of private renting in Cathays and less student properties, in order to start to rebalance the community
32	Impact on business/rental market	No	Cathays DOES NOT NEED more HMO properties. It needs affordable social housing for young families to redress the current imbalance. Residents are outnumbered and isolated. Issues like lack of parking, noise, rubbish and anti-social behaviour and crime will merely escalate even further.
Landlords/Agent Consultation			
65	Addressing non-compliant landlords	Yes	To prevent unscrupulous landlords
106	Addressing non-compliant landlords	Yes	I have been aware in the past that some houses weren't fully compliant with suggested guidelines and think that this scheme helps.
62	Addressing non-compliant landlords	Yes	Safety, hygiene, understanding, educating landlords, hazards, fire security. Educating landlords is key.
28	Effectiveness of Scheme	No	Additional burden on good landlords without sorting out "rogue" landlords
22	Effectiveness of Scheme	Yes	It works pretty well now do why go backwards
26	Fees and Cost	No	Due to cost and no real benefit
70	Fees and Cost	No	There are no benefits to the landlord. Just additional costs for a piece of paper

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Number	Topic	Yes/No	Response
110	Fees and Cost	No	Cost
52	Fees and Cost	Don't Know	The license is very expensive for just one visit in 5 years
89	Fees and Cost	Don't Know	The fees are too high. It's costly enough trying to maintain good properties. Good landlords shouldn't be penalized for trying to do that. Also. The licenses should last for longer - maybe 10 years.
10	Generalised Comment	No	It adds no value to me
30	Generalised Comment	No	Think it's really unnecessary
46	Generalised Comment	No	The benefits don't outweigh the cost
20	Generalised Comment	Yes	There must be standards for let properties. In the past we were aware that too many students were squeezed into small terraced properties. To keep up standards.
47	Generalised Comment	Yes	keep standards high
48	Generalised Comment	Yes	Allows properties to be HMO
51	Generalised Comment	Yes	To prevent further development
61	Generalised Comment	Yes	Continue to set and maintain high standards of properties let in the Cathays area
66	Generalised Comment	Yes	Ensures minimum standards for HMO tenants and encourages maintenance of properties
72	Generalised Comment	Yes	It helps landlords to make their properties as safe as possible for tenants. It helps landlords to make their properties as safe as possible for tenants.
80	Generalised Comment	Yes	Maintain safety standards
82	Generalised Comment	Yes	I think it is good practice

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Number	Topic	Yes/No	Response
90	Generalised Comment	Yes	Overall, the scheme in my view has been a success, it has forced better standards and is making in more difficult for unscrupulous landlords to operate. I feel that it is needed with the amount of students in Cardiff and think it would be unwise to remove it now.
91	Generalised Comment	Yes	Makes life easier for all
95	Generalised Comment	Yes	Keep all properties to a minimum standard
107	Generalised Comment	Yes	To ensure that properties are safe and habitable and that all landlords are held to the same standard
59	Generalised Comment	Don't Know	Just more red tape. The safety required for HMO is already good. Enforcing on those who don't follow would add more benefit that putting more regulation onto those that are diligent and do!
23	Generalised Comment	Don't Know	Probably not worth the hassle for now, better to wait another 5-10 years and in the meantime improvement communication with tenants wanting to report issues and then enforce the faults found. This is targeting the landlords that are the worse.
24	Generalised Comment	Don't Know	Issue a standard set of instructions that ALL Inspectors can follow and not make their own minds up on how things should be implemented.
99	Scope of the Scheme	Don't Know	My view is that the initial licensing scheme was successful in raising standards, but it has done its job now and a renewal of the scheme is no longer required (unless current licences where there have been no changes can just passport across with no fees)
Tenants Consultation			
18	Addressing non-compliant landlords	Yes	It is too easy for private landlords to rent out unsuitable/unsafe properties, so any kind of oversight/regulation is welcome.
2	Fees & Cost	No	Waste of time, rents too high due to landlords having to spend loads on things like licencing
11	Effectiveness of the Scheme	Yes	it will be helpful to those living in Cardiff because we have rights when it comes to living in a house that is fit for purpose

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Number	Topic	Yes/No	Response
27	Effectiveness of the Scheme	Yes	To make sure landlords do not take advantage of tenants by not having the scheme in place.
40	Effectiveness of the Scheme	Yes	Means that landlords have to look after their HMO properties more which benefits the standard of living for tenants.
46	Effectiveness of the Scheme	Yes	Good reinforcer of housing standard to keep landlords in check
48	Effectiveness of the Scheme	Yes	The quality of living being vastly improved for tenants makes the area a much better place to live. It would greatly help the area and the individuals living here.
50	Effectiveness of the Scheme	Yes	I think it will help benefit future tenants and give them an easier time with being a student in rented accommodation which can be a very difficult situation
15	Effectiveness of the Scheme	Yes	To make sure tenants have safe and reasonable accommodation
1	Generalised Comment	No	As a student we do not get paid enough from Welsh grants for our education, however tuition fees are too high. This needs to be tackled
3	Generalised Comment	Yes	To ensure good living standards are met for those living in Cathays
12	Generalised Comment	Yes	Idk sounds like a good idea even though I don't know the ins and outs
16	Generalised Comment	Yes	Seems helpful
17	Generalised Comment	Yes	If the scheme had worked our house would be in better condition
21	Generalised Comment	Yes	I think it helps ensure that shared housing is safe and up to standard
24	Generalised Comment	Yes	Well, it has lots of benefits, like better accommodation that feels safer
25	Generalised Comment	Yes	Seems like ensures properties are kept to a high standard
29	Generalised Comment	Yes	Maybe you might actually take note of peoples concerns and actually do something about what is happening in Cathey's.

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Number	Topic	Yes/No	Response
31	Generalised Comment	Yes	I think you need to make it clear that Cathays is a additional licensing agency
37	Generalised Comment	Yes	Maintain this level and keep improving if possible
38	Generalised Comment	Yes	Although I wasn't aware it was a thing before, and I've seen lots and lots of issues with houses in Cathays, I'm pleased to hear it is a thing and any measures taken are better than none.
41	Generalised Comment	Yes	Smaller HMOs should be pleasant and healthy properties to live in, and this means landlords should do the most they can to maintain their properties to a good standard. With an inspection, I'm sure most houses would be greatly improved due to the properties having to comply with higher standards.
45	Generalised Comment	Yes	The proportion of shared accommodation in the area is high and regulation to ensure high standards is essential for both tenants and for its impact on maintaining a more consistent quality of housing and accommodation in the area
47	Generalised Comment	Yes	Even smaller properties need to be looked after. New landlord wants us out to make it a bigger shared flat
8	Generalised Comment	Don't know	Punish people who knock over bins and increase the collections for all kinds of rubbish. It has been harder getting rid of rubbish which has made the house messy. Missing one bin collection date in a house of 6 causes rubbish to stack really quickly, especially if it's general waste. Bin collectors only collect what fits in the wheely bin so if we have more rubbish, it is not collected, increasing the amount we need to put in the bin next week. Food bins always get knocked over by other people and it's not clear when the collection date is so a lot of houses don't bother with it
10	Generalised Comment	Don't Know	not to have too many HMOs and limit the number of cars per HMO
26	Generalised Comment	Don't Know	Lots of the houses I've been to in Cathays, mine included, are quite old, thus they have poor insulation and dated radiators, which lead the house to lose heat as soon as the radiators are switched off. Having standards as to insulation of the property and quality of heating system should be a focus in my opinion.
33	Generalised Comment	Don't Know	Ensuring quality of houses are maintained especially with more tenants.
35	Generalised Comment	Don't Know	Parking and improving knowledge/access to tenants' rights for Uni students

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Number	Topic	Yes/No	Response
43	Generalised Comment	Don't Know	Quality of housing stock - Landlords should have an obligation to not leave houses filled with mold. Reasonable sized houses - some houses in Cathays have far more tenants than they should. Greedy landlords turn the smallest of cupboards into bedrooms and these rooms are not fit for housing any human being.
5	Scope of the Scheme	Don't Know	Increase restrictions for Landlords to comply with e.g., energy efficiency