

Appendix 3- Summary of consultation responses received by email or letter

Date	Method	From	Individual or Organisation	Support or Object to proposals	Summary of views
15/01/17	Email	Doncaster Civic Trust	Organisation	Support	<p>Express concerns of HMOs impact on environmental quality, affecting the character of streets ; loss of boundary walls; loss of soft landscape ; additional signs and vehicles; quantity and location of bins which should be off-street. The loss of historic fabric is disheartening.</p> <p>Concerns raised:</p> <ul style="list-style-type: none"> • Council needs to develop and approve policies on standards and enforcement if the initiative is to succeed. • A much more robust stand needs to be taken to refuse HMO planning applications. • More specific measures will be needed to prevent the spread of the problem of HMOs • We would like to see an extension of Article 4 by limiting the number of 'Rooms to Let' signs.
28/12/17	Email	David Byrne	Individual/ Landlord	Unclear	<p>Landlord that also have properties in Newham London.</p> <ul style="list-style-type: none"> • Raises concerns that he has seen no benefits from Newhams Additional Licensing Scheme and their fees are not transparent. • 5 year licenses and 1 year licences were the same price. <p>In Newham the license policy has been enforced over the whole Borough, rather than being targeted at wards were anti social behaviour related to HMO's is actually a problem. Believe policy that targeted certain wards or areas of the City would be more proportional and actually target the problem it is supposed to be solving.</p>
17/11/17	Email	Paul Allen	Individual/ Landlord	Object	<ul style="list-style-type: none"> • Feels consultation survey was biased and assumed that the problem with people in HMOs is down to the landlord, which he object to. • Letting property is hard work and fraught with many pitfalls and many landlords are ordinary working class people earning a living or trying to build up an income for their retirement. • Claim stringent legislation and higher taxation has resulted • in a drop of around 80% in no of HMOs. • Tighter legislation is causing many landlords to leave the property market. • Without HMO landlords, local authorities will simply have to absorb the extra

					<p>demand themselves.</p> <ul style="list-style-type: none"> • Local authorities should seek to assist and support private landlords. • The concerns with HMOs tend to be that people do not want "those sort of people" living in their neighbourhood. • Agree that there may be noise and behavioural problems associated with certain HMOs but do not believe that you will solve any problems by introducing further legislation. The most you will do is move the problem elsewhere • If you want people / tenants to behave more considerately, then might I suggest that this is a specific problem that needs to be dealt with by people who might be better suited to such a role, such as social workers, possibly clergy, etc. • If you consider that there is a problem now, your survey will only exacerbate that problem.
14/11/17	Email	Pauleen Flannery	Individual residents	Support	<ul style="list-style-type: none"> • Worried this is too little too late to preserve the balance of community (Norborough Rd to town centre is my particular concern) • Has the likely impact of College Development and closure of High Melton been considered - will there be a future influx of student housing/HMOs in this area? • Strategic planning for the area appears to be very weak. Areas with Improvement Plans are generally more prosperous and on the outskirts of the town. The most complex communities appear to have the weakest strategies for the future. • Apart from financial constraints, why are the weakest and most vulnerable in the community left to the vagaries of the 'room-to-let' unregulated private sector? Has the Council any desire to provide social housing for these groups were finances to improve? • Why are the Town Centre Conservation area so poorly defended? Appears to be little will to preserve areas of historical and architectural significance. People have no idea they live in a Conservation Area. • What will be the definition of a 'balanced' community - already unbalanced from many residents' point of view! • Inadequate data at present - the Council does not even know how many HMOs exist. • Strong evidence of the necessity to act quickly. Can this happen? • Nothing on the awful, permanently-erected signs disfiguring the whole area and advertising the on-going 'slumification' of the great 'rooms-to let' benefits rip-

					<p>off.</p> <ul style="list-style-type: none">• Will level of fines for repeat offenders actually be a sufficient deterrent?• Will enforcement have sufficient political support and the resourcing to undertake a heavy additional workload?• How will data base be made accurate, useful and kept up-to-date.
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