

Feedback from Consultation Myddleton Road House Survey

Purpose of consultation:	<p>Council attention and investment in the Myddleton Road area is being overseen by the Myddleton Road Strategy Group, a group made up of residents, traders and councillors from the area, as well as council officers.</p> <p>It is believed that there is a high proportion of privately rented accommodation in the Myddleton Road area, which may affect the appearance and overall feel of the area. The Secretary of State is able to grant local authorities the powers to closer govern the management of privately rented properties through discretionary licensing.</p> <p>The Myddleton Road Strategy Group requested a survey of the area to understand whether there is a need to introduce discretionary licensing of privately rented accommodation in the area. This information would be needed to be provided to the Secretary of State as evidence of the need for these additional powers.</p>
Methodology:	<p>A postal survey was distributed to 1,100 properties in the Myddleton Road area for self completion. 159 surveys were returned by post, achieving a 14% response rate.</p> <p>This was followed by a door-knocking survey of the properties that did not respond, to boost the sample returned from tenants living in privately rented accommodation. This was carried out by Licensing Inspectors, who completed an additional 63 surveys.</p> <p>A total of 222 surveys were returned, representing 20% return from the overall population.</p>
Findings:	<p>The greatest number of returns was achieved from Whittington Road (20%), Myddleton Road (19%), Marlborough Road (15%) and Palmerston Road (14%).</p> <p>A third of respondents (33%) live in privately rented accommodation, with a further 7% living in accommodation provided by registered social landlords, housing associations or other rented accommodation.</p> <p>The privately rented accommodation in the area consists of 1 or 3 bedroom flats (66% live in flats). 15% shared a kitchen or bathroom with a non-family member.</p> <p>Management of the property</p> <p>76% of tenants say their landlord manages their property well:</p> <ul style="list-style-type: none"> ▪ 88% have been provided with a tenancy agreement ▪ 84% say the property is in a good state of repair internally

	<p>and 74% externally</p> <ul style="list-style-type: none"> ▪ 78% say security measures are good with 59% reporting that a fire alarm is fitted in the home ▪ 52% say the gardens are kept tidy <p>About the area 95% of respondents say they feel safe when walking alone in the local area in the day. This falls to 54% who feel safe walking alone at night.</p> <p>However, few people think common causes of anti-social behaviour are caused by local people:</p> <ul style="list-style-type: none"> ▪ 25% say noise is a problem caused by local people ▪ 25% say dumped rubbish is a problem caused by local people ▪ 20% complain of other problems, such as dog fouling ▪ 15% say criminal damage is a problem caused by local people ▪ 10% car theft is caused by local people
What does this mean for us?	<p>Perception of the local area amongst residents is fairly positive, with many tenants suggesting their home is well managed.</p> <p>However, some ward councillors and residents are still concerned about the impact of privately rented properties on the area.</p> <p>The Myddleton Road Strategy Group will consider whether discretionary licensing, introduced as part of a package of improvement methods to the area, will benefit the area overall.</p>
How were results communicated ?	<p>Results will be placed on the website. Survey results communicated to the Myddleton Road Strategy Group</p>
For further information, please contact:	<p>Salome Simoes on salome.simoes@haringey.gov.uk or Lynn Sellar at lynn.sellar@haringey.gov.uk</p>
Dates of consultation:	<p>Postal survey 5-28 September 07 Door knocking survey 8-20 October 07</p>
Ward/ neighbourhood affected?	<p>Bounds Green ward</p>