

1. A lettings agency should have no more than one on the road. Therefore still informing passers by who to call regarding lettings on the road. While reducing multiple boards from one agency.
2. A QR code sticker for the window, which links to the letting agent's website - this would be much more discreet.
3. A small A4 size board can display let sign attached to the property in question.
4. A4 is rather small - To let and a phone number would be too small to see from a distance. If there is a front garden, as with my properties, this would be more of a nuisance with people getting uncomfortably close to the property in order to read the notice.

Currently, people see 'To-let' boards and take a number down from their cars, or the pavement, which is a more advantageous arrangement.

5. Already large use of online lists of all houses to rent. less boards may also make streets more desirable.
6. As a letting agent, sale and to let boards are a vital to our business in advertising properties that are available. If this is to be removed then it would make a detrimental on our business as this is our only form of advertising from the street, also it should be at the digression of the owners from the property if they wish to have a board on their property. but we do understand the reasonings for this but we have not failed our obligations with the voluntary code of practise and should not be penalised because of others.
7. Boards
8. Do not have any
9. For Sale and For Rent boards are outmoded. The vast majority of people use internet registries such as Rightmove and Zoopla in order to search for appropriate properties, and many still use local newspaper listings. Very few people actually walk around an area making a note of properties to rent. Most have decided on an area before they even start searching.

So why have boards at all? They merely serve as advertising hoardings for estate agents. They cannot argue that it is for the benefit of the landlords. Certain roads that have a lot of rented properties on just end up looking ridiculous. Many student areas with higher resident turnovers hardly have a time when properties don't have a board outside.

Although some boards are much better designed, smarter and more in keeping their surroundings than they were only a few years ago, there are many that are still cheap and nasty looking. Others are fixed hurriedly with little thought to the neighbouring properties (particularly on flush fronted terraces) or the fabric of the building itself.

Other forms of display are hardly needed.

10. Haven't got a problem per se with boards but it seems excessive to have 2 or 3 different companies displaying their own boards outside one property, especially when it is (for example) a 2 bedroom house and not multiple occupancy. Also Letting Agents that have boards up all year long advertising a particular property as available for students - the following academic year really riles me!
11. I am not actually against to let boards being displayed while properties are empty and landlords are seeking a tenant, but they should be taken down immediately the property is let. To let boards should not be permanent adverts for agents. They are unsightly and give the area a transitory feeling. However this would pose enforcement costs so a total ban would be the best option.
12. I don't mind the boards but some stay up for ages (sometimes months), even after a let has been agreed.
13. I think more discreet signage is appropriate, and that the A4 paper suggestion seems reasonable. I am not sure what else I could suggest that would be better.
14. I think the number of buy-to-let properties in Clarendon Park is a greater problem than whether those that are to let display to-let signs or not. After the Article Four ruling I hoped more properties would be turned over from houses of multiple occupancy and student lets to families, couples and single occupiers but this does not seem to be happening.
15. If window displays there need be no restriction on length of time displayed - although maybe a security issue as I understand student properties are more likely to be targeted for burglary
16. I'm not convinced that students look for houses to rent by wandering the streets searching for To Let signs. My own daughter is at University in Manchester and she and all her friends search for properties almost exclusively online. Having looked for a property for my father to buy in Leicester recently, some of the agent's web sites are pretty terrible - perhaps they would do better to improve their online offering instead of damaging the appearance of the area with their too numerous and garish To Let signs.
17. Maybe make the boards slightly smaller than they are now, if there is a garden, front lawn or a car parking space then an A4 piece of paper will not be visible at all.
18. Monitor the culprits, not the majority of Letting Agents who take a pride in their work. You must know who the culprits are from the complaints you have received. **DONT TAKE THE LEAST LINE OF RESISTANCE BY ACCUSING ALL AGENCIES OF NOT COMPLYING WITH YOUR VOLUNTARY CODE, TAKE ACTION AGAINST THOSE FLAUNTING THE RULES.**
19. Most advertising these days is via agents or online - signage at properties is

obsolete.

20. Most of the larger letting agents have websites so I question the need for so many boards around the place.
21. No other options, almost all students/ professionals have access to the Internet, the agents can just put it on there
22. No visible indication that the property is available to let on the exterior of the property at all at any time. Properties must have a visible number. All information online only.

Please also introduce minimum standards of accommodation / maintenance for all properties available to rent - especially where properties are being paid for by housing benefit, but also for private tenants - e.g. energy efficiency, security, decoration etc.

LCC needs to crack down on rouge landlords and letting agencies across the city.

23. Not keen on any for the reasons mentioned earlier.
24. Nowadays I would imagine most people would head straight to a website. All the details you need to know are listed.
25. One problem is that agents for student properties often leave their to let signs up permanently. Perhaps there could be a requirement to remove signs when a tenancy has been agreed and only put them up again three months before the next vacancy
26. online
27. on-line which is where most people now go to look for a property.
28. provide display areas for advertisements for patches of areas where they may be convenient to see without losing potential customers due to it being difficult.
29. Simply on the agents website & in their shop window.
30. The existing boards if used correctly are more than adequate and would reduce the impact of the street scene - it is those agents who think that this is free advertising who abuse this - alternatively you could consider to reduce the size of the board allowed, but should still be externally used.

There is an alternative window mesh that can be applied to the inside of the window and when looked through from the inside can give 80% vision through the window - but when viewed from outside gives privacy of 99% to the interior. These are removable as they are applied by plastic suckers at each corner. We use these extensively in central London where external signage is already banned.

31. The internet and obtaining information from the letting agent directly. In any

case this is how most people look for rental property.

32. The window advertisement would be fine. It's the "forests" of boards that are the eyesore. Looks bad and encourages antisocial behaviour due to impression nobody lives there.
33. There are many estate agents in our local area where properties can be advertised in their window displays. The agencies act as hubs where information can be had on what is currently on the market and it leaves the streets uncluttered with boards.
34. There are no other "acceptable" options, the reason To Let/For Sale signs are used is because they have proven to be the most effective way to advertise that properties are available for sale/ rental.
35. There are plenty of other ways people can access information about which houses are to let. We have a large and growing number of estate agents with offices in and around Queens Road who can advertise their properties in their own shop windows. Internet letting sites also are widely used by those looking for properties to let. Social media is also widely used. Both universities have means of providing information about possible student lets to their students. Physical signs are visually unappealing, there for a long time and go shabby, and they build a cumulative impression of some streets becoming overly student dominated or essentially having a transient population. This is not helpful.

are not needed - and the damage they do to the feel of the neighbourhood for those who have lived here for a long time and who are thinking of doing the same is greater than the business they gain old fashioned and physically ugly way of promoting properties letting sites make it very easy and for people to scan the notices in their shop windows for information of which houses are for let

36. They are all in the windows of the particular estate agent doing the letting so the

board isn't necessary.

37. This is a relatively compact area and this compounds the problem. Just advertising in house windows as proposed is more than sufficient.

38. Those looking to rent do NOT walk round looking for somewhere. They use the agent's website and/or visit the agent.

Even if someone did see a To Let sign they still need to go to the website or visit the agent.

The plethora of boards are a constant eyesore.

39. Through the web pages of rental agencies, or directly at their premises. private landlords who choose not to use an agency can make use of the University facilities, or advertise online.

40. Time limit imposed on how long boards can be left up for, it maybe a good idea to fully ban student letting boards.

41. To let signs could be smaller, especially on streets of small, terraced houses, where there can be several in a street. In this kind of street people don't need to be able to see it when driving past at 30 mph. People are mostly walking, and, if driving, should be driving very slowly for road safety, so would have plenty of time to notice signs that are much more discreet.

42. Use the agents windows

43. While an A4 sheet as suggested above may have some control on the length of time they are there if the property has existing tenants, there could be a problem still if they are left for long periods to become tatty, and would also still advertise as a student property. I hope there would be some controls so that they are removed once let..

44. Window display is a going to look shabby as some landlords will display hand-written notes.

A board is a perfectly legitimate marketing tool and as long as it is displayed on the property for a finite period of time then this should be allowed.

You could also restrict properties to displaying only one board at any one time.

As your proposal is primarily aimed at the student market you could also limit the time that boards can be displayed and I would suggest that boards can only be put up between, say, Dec and April. Outside of these times then agents would need to submit a request with valid reasons for boarding outside of the allotted time (e.g the property is a family home with a tenancy period that does not coincide with the academic year). In such cases you could insist the agent displays on the board whom the home is marketed at (e.g 3 bed family home)