

Feedback following the 'drop in event'

Respondent	Responses received	Hull City Council's response to feedback
Landlords/Lettings agents	<ul style="list-style-type: none"> • Oppose discontinuation of the self-regulation scheme. • Disagrees with removal of informal process within enforcement policy. 	<ul style="list-style-type: none"> • Consideration of the interim continuation of the self-regulation scheme has been included as an option in the report to the Council's Cabinet, pending review of current Accreditation Scheme. • The Council will continue to run its current Hull Accredited Landlord Scheme (HALS) which will remain a free of charge scheme to join and enable members to be dealt with informally. The HALS scheme will be reviewed including the consideration of a fee. Landlords, agents or their representatives are also able to attend joint property inspections providing they have given the tenant the necessary notice and discuss the works onsite after the inspection with the Council. • The Council is introducing this policy to protect tenants from unfair eviction.
Landlord	<ul style="list-style-type: none"> • How can a landlord be held responsible for repairs they were unaware of if tenants do not report them? 	<ul style="list-style-type: none"> • The council always advise tenants to contact their landlords in the first instance. This advice is on the Council's website and forms part of the questions asked by the Contact Centre. Officers also ask this question during their first communication with tenants. As per the Council's current procedures landlords and/or agents will also receive a minimum 24 hours' notice of our intention to carry out a property inspection.
Landlord	<ul style="list-style-type: none"> • It is not always feasible to fit wash hand basins to each bedroom (HMOs) for the following reasons 	<ul style="list-style-type: none"> • Landlords are able to make representation regarding requirements of a license for discussion with the Council officer.

Landlord	<ul style="list-style-type: none"> Any council can serve a formal notice straight away, however they can only generally charge for the administration part of the notice; and, only if it contains a category 1 hazard; and, only where the hazard was reasonably foreseeable by property owner. 	<ul style="list-style-type: none"> Section 49 of the Housing Act 2004 details the actions for different types of notices that can be charged for.
Letting Agent	<ul style="list-style-type: none"> Suggestions as to how the Council can improve communications on private rented housing issues 	<ul style="list-style-type: none"> The Council welcomes any suggestions for further consideration.
Landlord	<ul style="list-style-type: none"> Any proposed fee for Accreditation Scheme could be in a band type structure for example; 1 – 5 properties 5 – 10 properties 20 – 50 properties 	<ul style="list-style-type: none"> The council will consider this suggestion.
Humber Landlords Association	<ul style="list-style-type: none"> The policy is not in accordance with the Regulators Code The service of statutory notice on every occasion as a matter of policy is unlawful (Because it permits no exceptions) and is wholly disproportionate. Take informal action – there is no reference to insignificant Category 2 hazards. Definition of ‘significant’ Category 2 hazards needs to be explicit. 	<ul style="list-style-type: none"> The Council disagrees with these statements. The policy has been amended to make clear that for ‘insignificant’ Category 2 hazards informal action may be considered. Policy expanded to clarify factors that may be considered by officers to assist in the determination of significant category 2 hazards. Policy clarified in relation to the notice to a landlord and/or agent representative of the Council’s intention to visit the property and how a landlord may be engaged prior to formal notice being given.