

From Alexander von Tutschek

12.6.13

My wife and I have been landlords in Bath for nigh-on twenty years, we have worked hard at being both diligent and responsible. All our houses are in very good condition and have been accredited since the beginning of the Bath scheme over 15 years ago, we spend much money every year with local tradesmen and businesses, we make a large contribution to the local economy and pay our taxes. We live in the city and are very much hands-on landlords, we are probably typical of the 90% good landlords that this city needs.

The points that I wish to make is these.

The local branch of the National Landlords Association has some 250 members holding an estimated 1000 properties in the Bath area.

Landlords like us have a vested interest in working with the community and with the Council. We landlords were not approached during the **Consultation Process** and it is now us that are being proactive in seeking solutions.

Accordingly we are proposing the following:

1. The first step is to identify all of the HMOs in the area. It is very clear that the Council does not have any idea of the number of HMOs in the three wards.
2. We would send out to landlords & agents a draft **Year-End letter for** tenants urging them to clear all refuse, recycling & garden tidying in the weeks prior to leaving at lease-end.
3. We would draw landlords' attention to clauses that could be included in leases to tighten up on the rare cases of excess noise, tidying of gardens, and management of waste. It should be pointed out that the Council's plastic bag system of refuse collection has been identified as making a major contribution to the rubbish being strewn around... for a variety of reasons. If wheelie bins were used in these wards, in common with many other councils, this would largely be avoided
4. We would urge landlords & agents to follow up with calls to tenants in the run up to them vacating properties to try and ensure that excess rubbish does not build up.
5. We would ask landlords that employ gardeners to bring them in sooner rather than later.

These are just the start of what we see a co-operative venture. We would also urge the Council to use the substantial powers it already possesses. We believe that targeted multi-agency action would be far more effective in dealing with specific problems of antisocial behaviour.

In Conclusion

The Council is not in a position to say that a significant proportion of HMOs are being managed ineffectively... simply because the information that they have is inconclusive and the number of HMOs is quite unknown.

In short:

we do not believe the Council has made the case that “*a significant proportion of the HMOs to be covered by the scheme are being managed sufficiently*”

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