

NUMERICAL SUMMARY OF RESPONSES - Appendix 1

Respondants by type		Some choose more than one
Landlord	8	
Letting Agent/Property manager	3	
Warwick District Resident	11	
HMO tenant	1	
University body	2	
Other - Councillors	7 *	
Other - LA Enforcement Officer	3	
Other - Housing Advisory Services	2	
Other - Landlord Steering Group	1	
Other- Solicitor	1	
* 1 response from the former Task & Finish Group		

Q1 Houses in Multiple Occupation Licence Conditions

Agree with the amendments	6	
Agree and wish to propose additional conditions	21	
Disagree and wish to propose additional conditions	2	No suggestions made

Q1a Amendment Themes

Fire safety	11
Amenities	6
Refuse management	15
Noise nuisance	8
ASB	6
Minimum Room Sizes	1
Access by Landlord	9
Re-Wording of clauses	20
Minimum EPC rating of E too low	3
Curtilages and external décor	3
Planning Permission requirements	5
Display Additional Information in HMOs	7
Specify penalties in licence conditions	8
Amendments are Anti landlord/tenant	3
Tenants right to quiet enjoyment	4
Limited action available to LL to manage asb/noise/refus	2
Specify Acceptable repair timescales	5
Temporary Manager appointed if landlord is absent to au	1
Electrical Safety	3
Use Gender neutral language	5
Retention of removed clauses	5
Requirement for ICO registration	5
Specify minimum frequency of inspections by landlord	5
Too Complicated	1

Q2 HMO Licensing Cycles - offences for consideration

Improvement Notice	8
Prohibition Order	7
A Civil Penalty Notice	8
Noise Abatement Notice	7
Community Protection Notice for refuse	7
Other	
Breach of Licence Conditions	12
Landlord not considered to be generally compliant	3
Number of complaints (not substantiated)	1
Two or more of the notices above	1

Q2a Should WDC introduce shorter licence cycles for the above specified offences

No	4
Yes	20

Q2b How long should a reduced licence be

1 Year	3
2 Years	6
3 Years	2
OTHER ...variable based on each case	2

Q2c Shorter licence term themes

Yes, Landlord to complete training	1
Yes, In order to Complete major works	1
Yes, Where landlord plans to end the letting/change use	1
Yes, Shorter Licence for properties which are not energy	2
Yes, Discretion to reduce licence on a sliding scale	1
No, Not consistent with majority of other Local Authorities	1
No, Not required due to Fit & Proper Person Test	4
No, Cost Burden passed to tenant	3
No, Not appropriate as more suitable regulations	3
No, More frequent visits not reduced licence	2
Yes, For licence condition breaches	9
Yes, Increase licence fee charge	3
No, Consider revoking/refusing licence	3
Yes, false information provided to Officers	1
Yes, Based on low EPC rating of E	1
No, for refuse/asb/noise issues only	1