

## Address re Houses in Multiple Occupation

I would draw the attention of the council to the fact that Oxford has a thriving and diverse private rental sector. Without this sector, two of the greatest engines for capital growth in the city would be unable to grow and flourish....the universities.

It certainly does seem from the wording of motion 3 that the council sees landlords as wild beasts who must be captured, tamed and kept chained and under control. I, personally, and as a representative of my colleagues, find this unhelpful and, as a council tax payer who personally pays council tax on 6 properties, I also feel that this attitude and the "tarring of all with the same brush" an unhelpful attitude which wastes my money. I expect a more measured tone from my paid representatives.

Just as there are garages who overcharge and restaurants that are dirty.....there are also bad landlords. There are also fine landlords, of whom I am just one of many.

I would ask that the council focus on the highest risk properties and are not deflected by technical breaches of guidelines. That they use scarce resources and strong enforcement powers to protect vulnerable tenants and do not waste their energies on nitpicking.

Most of us are professional landlords who are business men and women with the high standards that any business person would use to maintain their business as a profitable venture. We are not "gifted amateurs", this is how we make a living. We wish to set ourselves apart from the rogue landlords that you mention and will do all that we can to help you nail them as they are a blight upon our profession and a drain on your coffers.

I would like to suggest an effective accreditation scheme with teeth.....and by that, I do not mean the rather weary scheme in place at the moment.....but, something rather more like those of the Master Craftsmen who not only have their work inspected but also have references from people who have used their services. Something that we can be proud of and that we will protect. This will confer on us a certain level of trust by you and mean that you do not have to use so many resources in "in depth" inspection of our properties. For this, I believe, we should have a substantial discount to the vast tranches of money we have to pay you for registration. In return, we will help you to protect our good name.

I am currently undergoing something which entirely describes that which I real is a complete waste of your time, your resources and generates endless ill will on the part of landlords ( with whom, ofcourse, I am in touch on this matter)

I have been told by the Environmenta Health Dept that I must either put two fully plumbed sinks, or a dishwasher, in each of three of my houses, because each has 6 tenants. Not one of my tenants wants either to have a beautiful kitchen cluttered up with several sinks.....nor do they want a dishwasher. My understanding, from the early landlords meetings when HMO's were first talked about, was that a RISK assessment would be done on houses with certain qualifying numbers of tenants. Please tell me how, having two fully plumbed sinks in a normal family kitchen will

overcome risk? .....risk so deadly that my tenants will be in danger and I will be taken to court. What is the risk that they are talking about.??? Risk of what exactly? Perhaps you can help here?

I fully comprehend that the environmental health department, arbitrarily decided on this rule. Reading carefully through your Amenities and Facilities document it was clearly written for managers of institutions. There is no mention of beautifully designed homes where tenants love to live and which should be the gold standard for all HMOs. There has been no aesthetic sense brought to bear on your decisions.....and no room for reasonable flexibility. Oxford is not a Gulag.

I would urge you please, as a council, to reconsider unreasonable demands like this and rather to concentrate your energies on the hundreds of slum rental properties in Oxford. You make much of the few landlords that you have prosecuted over the last 6 years, but all you have to do is talk to a prospective tenant who has been recently house hunting to hear of damp rooms, mouldy walls, overcrowding, broken lavatories, rooms offered for rent without a window. These properties exist and have been described to me by tenants recently applying to live in my houses. Not only could you talk to them but you could get the addresses.....and make a real difference to tenants who are vulnerable and lack choice. Surely, under a labour council, these should be your priorities and not wasting the time and money of perfectly decent, law-abiding citizens.

the imposition of cost that is about to fall on local landlords.....in a recession. If we say that there are a minimum 600 HMO's with more than 5 tenants. the sum expended on installation will be at least £350,000. This does not take cognisance of the profound ecological effect that this will have.

I am not asking for anything unreasonable, just that you reconsider the imposition of your ruling when dealing with compos mentis, professional, adults who are not vulnerable, do not need your help, and actively do not want their HOME cluttered up with kit they neither want nor need.

We, the good and highly professional landlords of Oxford wish to deal with you on a professional level. Please avoid the temptation to consider being a landlord as a life choice of the more unsavoury end of the spectrum. I issue you all with an invitation to come and see my properties and meet and talk with my tenants.

Thank you