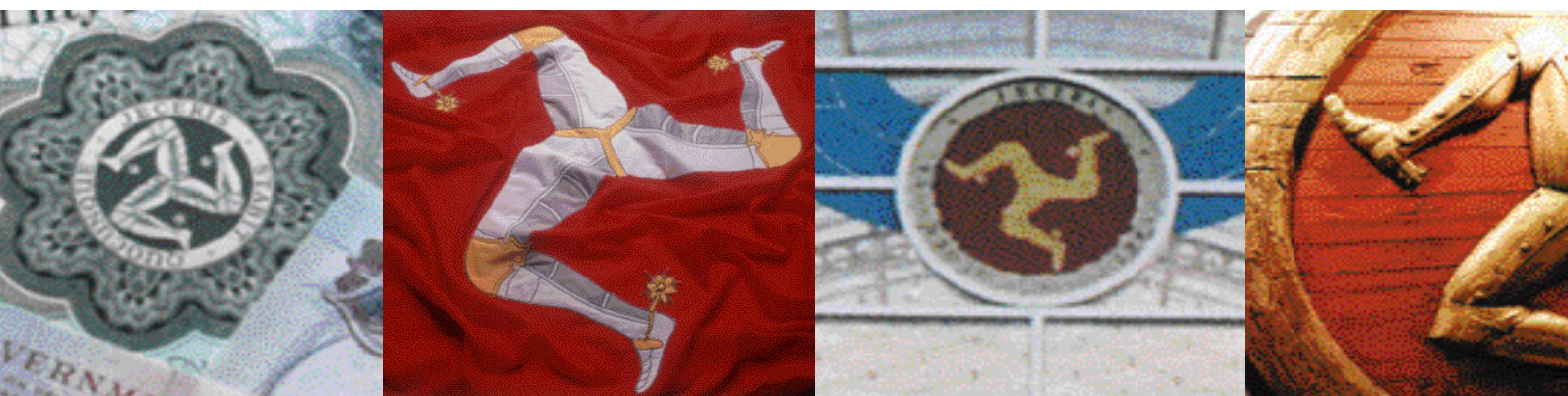




Isle of Man
Government

Reiltys Ellan Vannin



Landlord and Tenant (Private Housing) Bill Consultation Response Report

September 2013

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The contents of this document are the property of the Department of Social Care.

1. INTRODUCTION

This report provides a response by the Department of Social Care to the consultation on the draft Landlord and Tenant (Private Housing) Bill.

The consultation sought comments on the draft Landlord and Tenant (Private Housing) Bill which will introduce legislation to achieve a fair and reasonable balance between the rights of landlords and tenants under private-rented tenancies.

2. BACKGROUND

The consultation was launched on 5th February 2013 and ran for 12 weeks. The closing date for comments was 3rd May 2013.

In line with the Isle of Man Government code of practice on consultation the following list of persons and organisations were consulted:

- Tynwald Members
- Attorney General
- Chief Officers of Government Departments, Statutory Boards and Offices
- Local Authorities
- Isle of Man Chamber of Commerce
- Isle of Man Law Society
- Isle of Man Trades Union Council
- Isle of Man Constabulary
- Isle of Man Fire and Rescue Service
- Council of Voluntary Organisations
- Positive Action Group
- Relevant professional bodies
- Kemmryk
- Graih

3. OVERVIEW OF RESPONSES

The consultation received a total of 140 responses. 87 responses were received via questionnaire, 26 by email and the remaining 27 by letter.



Respondent	# Responses	Percentage (%)
Landlords	67	47.9
Letting Agents	10	7.1
Advocates/Lawyers	3	2.1
Third Sector Organisations	5	3.6
Local Authorities	5	3.6
Government Departments and Statutory Boards	11	7.9
MHKs/MLCs	3	2.1
Professional Bodies	3	2.1
Tenants	11	7.9
General Public	22	15.7

A summary of responses received by means of questionnaire is shown below. Responses received via email or letter as well as the detailed comments contained in the questionnaires are summarised in Section 5.

4. QUESTIONNAIRE RESPONSES

The majority of respondents chose to complete the online questionnaire to submit their comments.






Question 1 – Do you wish your response to remain confidential?

			Response Percent	Response Total
1	Yes		56.82%	50
2	No		43.18%	38

Question 2 – Please fill in your name, address, and contact details

Not applicable




Question 3 – Who are you completing this questionnaire as?

			Response Percent	Response Total
1	Landlord		50.00%	44
2	Tenant		9.09%	8
3	Letting Agent		5.68%	5
4	Third Sector Organisation		4.55%	4
5	Other		30.68%	27

Other responses included:

- Social Worker
- General Public
- Previous tenant
- Professional Body
- Trustee
- Landlord and Tenant
- Lawyer
- Chartered Surveyor
- Investor
- Commissioners




Question 4 – Do you find the purpose of the proposed Bill to be fair to the Tenant?

			Response Percent	Response Total
1	Yes		61.18%	52
2	No		24.71%	21
3	No view		14.12%	12

Summary of comments following a 'No' response:

- Too one sided towards the tenant
- Proposed Bill will result in a rent rise for tenants
- Proposed Bill will result in a reduction in the supply of rental properties on the Island
- Drafting of Bill does not achieve the aims intended.




Question 5 – Do you find the purposes of the proposed Bill to be fair to the Landlord?

			Response Percent	Response Total
1	Yes		39.08%	34
2	No		52.87%	46
3	No view		8.05%	7



Summary of comments following a 'No' response:

- More bureaucracy,
- There should be exemptions for certain properties/landlords/types of rental.
- Too one-sided in favour of tenants. No protection for Landlords for poor tenants.
- Should also be introducing a tenant register,
- Landlords should be able to decide who they rent their properties to,
- Fines are excessive,
- Fees for registration too high and will impact on rents for tenants,

Question 6 – Do you agree with the exemption of certain landlords and dwellings from the Bill?

			Response Percent	Response Total
1	Yes		43.53%	37
2	No		35.29%	30
3	No view		21.18%	18




Question 7 – Do you agree that landlords and their dwellings should comply with minimum standards?

			Response Percent	Response Total
1	Yes		89.29%	75
2	No		7.14%	6
3	No view		3.57%	3




Question 8 - Do you agree that the below offences and penalties are fair and realistic?

	Yes	No	No view	Response Total
Being an unregistered landlord	54.7% (47)	36.0% (31)	9.3% (8)	86
Maximum penalty £20,000	38.4% (33)	54.7% (47)	7.0% (6)	86
Illegal management of a private rented dwelling	57.5% (50)	35.6% (31)	6.9% (6)	87
Maximum penalty £20,000	38.4% (33)	53.5% (46)	8.1% (7)	86
Prevention of certain advertising	45.9% (39)	47.1% (40)	7.1% (6)	85
Maximum penalty £20,000	37.6% (32)	54.1% (46)	8.2% (7)	85




Question 9 - Do you agree that a tenant should be able to terminate their tenancy if they discover their landlord is unregistered and therefore, under the Bill, operating illegally?

		Response Percent	Response Total
1	Yes		61.18% 52
2	No		30.59% 26
3	No view		8.24% 7




Question 10 - Do you agree with the process for making and deciding applications?

		Response Percent	Response Total
1	Yes		41.46% 34
2	No		35.37% 29
3	No view		23.17% 19

Question 11 - Do you agree with the proposal for registration to last for 3 years?

		Response Percent	Response Total
1	Yes		45.24% 38
2	No		41.67% 35
3	No view		13.10% 11

Question 12 - Do you agree that the public should be able to ask for details from the register if they have an appropriate interest? I.e. a prospective tenant.

			Response Percent	Response Total
1	Yes		56.47%	48
2	No		35.29%	30
3	No view		8.24%	7




Question 13 - Do you agree that the below offences and penalties are fair and realistic?

	Yes	No	No view	Response Total
Failure to notify changes to registration details	49.4% (43)	40.2% (35)	10.3% (9)	87
Maximum Penalty £5,000	37.2% (32)	55.8% (48)	7.0% (6)	86
Making false or misleading statements	64.4% (56)	29.9% (26)	5.7% (5)	87
Maximum Penalty £20,000	38.4% (33)	54.7% (47)	7.0% (6)	86




Question 14 - Do you agree that the below offences are fair and realistic?

	Yes	No	No view	Response Total
Failure to comply with the minimum standards	68.6% (59)	25.6% (22)	5.8% (5)	86
Maximum penalty £20,000	40.2% (35)	52.9% (46)	6.9% (6)	87
Failure to comply with an improvement notice	71.3% (62)	23.0% (20)	5.7% (5)	87
Maximum penalty £20,000	43.7% (38)	48.3% (42)	8.0% (7)	87




Question 15 - Do you agree with the process for giving an improvement notice?

			Response Percent	Response Total
1	Yes		60.47%	52
2	No		19.77%	17
3	No view		19.77%	17




Question 16 - Do you agree that the Department of Social Care should have the power to suspend, cancel or disqualify a person's registration if: they have given false or misleading information in order to become registered; or once registered, failed to meet the minimum standards, or comply with an improvement notice?

			Response Percent	Response Total
1	Yes		67.06%	57
2	No		27.06%	23
3	No view		5.88%	5




Question 17 - Do you agree that subject to conditions a landlord should be able to have their disqualification cancelled?

			Response Percent	Response Total
1	Yes		76.74%	66
2	No		11.63%	10
3	No view		11.63%	10




Question 18 - Do you agree with the powers for authorised officers to enter and inspect private rented dwellings?

			Response Percent	Response Total
1	Yes		63.53%	54
2	No		27.06%	23
3	No view		9.41%	8




Question 19 - Do you agree with the process for appeals set out in Part 4 of the Bill?

			Response Percent	Response Total
1	Yes		44.71%	38
2	No		21.18%	18
3	No view		34.12%	29




Question 20 - Do you agree that the Department of Social Care should have the power to make regulations under the Bill?

			Response Percent	Response Total
1	Yes		52.33%	45
2	No		39.53%	34
3	No view		8.14%	7




Question 21 - Do you agree that regulations should be subject to approval by Tynwald?

			Response Percent	Response Total
1	Yes		75.29%	64
2	No		21.18%	18
3	No view		3.53%	3




Question 22 - Do you agree with the power to allow those landlords already registered under the voluntary scheme to be transferred so that they are not required to register again?

			Response Percent	Response Total
1	Yes		67.06%	57
2	No		18.82%	16
3	No view		14.12%	12




Question 23 - Do you agree with the stated interim fees for registration? These are £55 to register and then £11 for each additional property

			Response Percent	Response Total
1	Yes		37.35%	31
2	No		54.22%	45
3	No view		8.43%	7

Question 24 - Do you agree that there should be an amendment to the Land Registration Act as set out in Part 7? This will allow prospective purchasers to be aware of an outstanding improvement notice on a property

			Response Percent	Response Total
1	Yes		68.97%	60
2	No		21.84%	19
3	No view		9.20%	8

Question 25 - Do you agree with the definitions contained in the Schedule?

			Response Percent	Response Total
1	Yes		36.47%	31
2	No		29.41%	25
3	No view		34.12%	29

Question 26 – We welcome your comments on the areas detailed above but please feel free to add any additional comments below.

All qualitative comments made in this section of the questionnaire were summarised along with the letter and email responses received. They can be found in Section 5.

5. SUMMARY OF COMMENTS AND THE DEPARTMENT OF SOCIAL CARE'S RESPONSE

A number of written responses were received in relation to the Landlord and Tenant (Private Housing) Bill.

The written responses can be categorised into five main areas.

5.1 Legislative amendment suggestions

Details provided below.

5.2 Policy and Guidance suggestions - General

Details provided below.

5.3 Policy and Guidance suggestions – Minimum Standards

Details provided below.

5.4 Policy suggestions that relate to some of the work of the Department but fall outside the remit of the consultation on the Landlord and Tenant (Private Housing) Bill

These comments were sent to the relevant Division/Department. However, there is no requirement for action as the comments fall outside the remit of the consultation.

5.5 General comments about the operation of Government.

These comments fall outside the remit of the consultation on the Landlord and Tenant (Private Housing) Bill. There will be no comment in this document and no action will take place.

		<p>leases where the tenant and/or a management company of the tenants is responsible for both external and internal repair. (see 4 below)</p> <p>How do we deal with prospective owners need to ensure not required to be registered before they buy – period of exemption.</p> <p>Definition of Tenancy</p> <ul style="list-style-type: none"> • Extend the application to cover “an occupancy arrangement” as defined in Section 101 (1) of the Scottish Act • Needs to exclude beneficial owners i.e. those who are granted a leasehold e.g. 999 years • Needs to include those who sub-lease from above beneficial owners or property owners who are then the “landlord” <p>Definition of letting agent</p> <ul style="list-style-type: none"> • Conflicts with Estate Agents legislation needs to be the same definition as existing 	<p>Prospective owners would not ordinarily be required to register before they purchased. If the prospective owner intended to rent the property then it would be their responsibility to ensure that the property met existing legislation and the minimum standards as part of the purchase process. However if there were sitting tenants then the legislation allows a prospective owner to apply for registration.</p> <p>Agreed, as noted above it was not the policy intention of the legislation to include leasehold owner occupiers. This will be raised with the legal drafters and provisions included to clarify that they are exempt.</p> <p>Noted, will be raised with the legal drafters for confirmation on interaction with existing legislation.</p>
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	<p>5 Exemption of certain privately-rented tenancies from Act</p>	<p>legislation</p> <ul style="list-style-type: none"> • Consequential amendments made to 1975 Estate Agents Act to allow disciplinary matters of letting agents to be handled under that Act. <p>Include agricultural workers cottages/Farmhouses.</p> <p>Confirm that Boarding schools residential care services etc not included.</p> <p>Exemption for receivers.</p> <p>Personal representative acting for 6 months – time too short for an executor of a will.</p> <p>House-sharing arrangements</p> <p>Visitor accommodation registered under Tourist Act 1975.</p> <p>General Exemptions:</p> <ul style="list-style-type: none"> • Charities • Higher value properties • Houses 	<p>Agreed, will discuss with legal drafters for amendment to ensure agricultural workers cottages and farmhouses are included.</p> <p>Neither is included but will discuss with legal drafters as to whether a specific exemption is required.</p> <p>Agreed will be included.</p> <p>Six months is to give some time but if there are existing tenants then the representative will need to be registered.</p> <p>Lodgers are not included. Those sharing a house under a joint tenancy will be included.</p> <p>Agreed, will be included as an exemption.</p> <p>Comments noted but these areas will not be excluded. The intention of this legislation is to ensure all private rented accommodation meets a basic standard as set out in existing</p>
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<p>DIVISION 2 — INTERPRETATION</p>		<ul style="list-style-type: none"> • Properties under 10 years of age • Landlords with two or less properties <p>Why is the public sector exempt – should be included</p> <p>Closely related</p> <ul style="list-style-type: none"> • Would a reference to “family members” be better as per Section 83 (8) of the Scottish Act and its definition of “unconnected person”? • Should include civil partners and clarify whether or not this definition applies to relatives of the spouse (or civil partner) of the landlord in the same way it applies to the relatives of the landlord. <p>Missing “of” in – “... and a provision [of] the other Act...”</p>	<p>legislation.</p> <p>One of the main aims of the new legislation is to create one centralised register of private sector landlords. This is already available to Government and the public for all public sector housing. Furthermore local authorities have to submit performance data to the DSC setting out how they meet certain standards.</p> <p>Second it is to ensure that all private sector properties are meeting minimum standards. These minimum standards are not listed in the new Bill as the majority are drawn from existing housing legislation which covers both private and public sector housing.</p> <p>Agreed, definition of closely related will be amended. The Department will discuss with the legal drafters an extended definition to include a tenant connected to the landlord by whole blood, half blood or by marriage, civil partnership or some affinity other than kinship.</p> <p>Noted, typo will be addressed in final draft.</p>
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	<p>6 Relationship with other Acts applying to privately-rented tenancies</p> <p>7 "Landlord" and "tenant"</p>	<p>Need to ensure that all are in line with current legislation e.g. Estate Agents Act, Property Service Act</p> <p>Sub-letting – will this create a loop-hole e.g. rent to a close relative who then sub lets?</p>	<p>Noted, however this has been previously raised with the legal drafter who is aware of existing legislation.</p> <p>Noted, this will be raised with the legal drafter for discussion in light of any amendment to clarify situation in relation to leasehold owner occupiers.</p>
<p>PART 2 — Landlord Registration</p> <p>DIVISION 1 — REGISTRATION-RELATED OFFENCES</p> <p>DIVISION 2 — ADDITIONAL CIVIL CONSEQUENCES OF NOT BEING REGISTERED</p>	<p>12 Offence: being an unregistered landlord</p> <p>13 Offences: illegal management by or for noncompliant landlord</p>	<p>Grace period on initially purchasing a property?</p> <p>Penalties please confirm that these are maximum penalties and court will impose an adequate fine</p> <p>The two offences are summary offences and I do not believe that a person in the UK could be prosecuted for either offence due to the territorial nature of our legislation, however, it appears to me that a person over here who caused an advert to be published in the UK could be prosecuted</p>	<p>The legislation allows a prospective owner to apply for registration. If there is a sitting tenant then registration would be required.</p> <p>The penalties are maximum it will be up to the Courts to determine the fine applicable.</p> <p>Generally, Tynwald has full plenary powers. There are some possible limits to its jurisdiction for extraterritorial matters however; none of those limits are relevant here. There might be a practical limit on enforcing the offence however that does not prevent making the proscribed advertising</p>

<p>DIVISION 3 — OBTAINING REGISTRATION</p>	<p>14 Offences relating to advertising</p>	<p>Confirm if we need to amend to say publish or “cause to be published” as otherwise wouldn’t it include a newspaper?</p> <p>Does this allow for trustees to publish adverts? What about Letting Agents who are just advertising a property?</p> <p>Could the offence for advertising be a fixed penalty?</p>	<p>illegal for the IOM.</p> <p>Intent to cover wherever that advertising is from and not just limit it to those who place such advertisements from computers on the Island.</p> <p>Agreed, will discuss amending wording to provide clarity.</p> <p>Agreed, Section 14 (1) will be deleted from the Bill.</p> <p>Noted, will discuss with the legal drafter for inclusion in relation to the offence detailed in section 14 (2) of the Bill.</p>
<p>DIVISION 4 — LANDLORDS REGISTER</p>	<p>22 Deciding application</p>	<p>"22 (2) DSC may refuse registration if it considers the dwelling does not comply, or may not continue to comply, with the minimum standards." --Change "or may not continue to comply," to "or may reasonably be expected not to continue to comply for a reasonable period after registration if granted,"</p>	<p>Noted, will discuss with the legal drafter for amendment.</p>
	<p>25 The register</p>	<p>Improvement notices – should only be put on register once procedural fairness and appeals complete</p>	<p>An improvement notice would only be issued following several stages of attempted resolution by Environmental Health Officers</p>

<p>SUBDIVISION 2 — PROCEDURAL FAIRNESS BEFORE GIVING NOTICE</p>	<p>36 Notice of noncompliance</p> <p>38 Compliance</p>	<p>Clause 36(2) - shouldn't this refer to the noncompliance notice, not the improvement notice?</p> <p>Should be a step before an improvement notice</p>	<p>evidence of the noncompliance and must give the landlord 28 days to make submissions.</p> <p>Noted, typo will be addressed in final draft</p> <p>As noted above there are a number of steps before an improvement notice is given. These include providing advice, meeting a landlord in person and warning letters. Also as stated in the draft Bill the DSC must give the landlord a notice of non-compliance.</p>
<p>SUBDIVISION 3 — COMPLIANCE WITH IMPROVEMENT NOTICES</p>	<p>40 Offence: contravention of improvement notice</p>	<p>If a property does not offer basic facilities then the landlord should be given time to do work once tenant has moved out.</p> <p>Maximum Penalties are useless, set minimum ones.</p> <p>Fines are too high</p>	<p>A landlord will be given time to undertake work and unless a property is deemed to present a risk to public health then DEFA would allow the work to be undertaken as practicable whilst the tenant remained in the property.</p> <p>The Court will decide the penalty appropriate.</p> <p>These are maximum fines and take into account the work that would have been necessary and time involved to take a case forward.</p> <p>The penalties are higher than those in</p>

DIVISION 4 — AUTHORISED OFFICERS AND INSPECTIONS	49 Appointment and functions	Authorised Officers should be limited	existing legislation but as existing legislation is in some cases over 50 years old they are lower than those penalties would now be in real terms. There are currently 3 Environmental Health Officers and 1 Public Health Officer in the Environmental/Public Health Unit at DEFA. These are the principal officers that will be authorised by DSC to act as their agents for investigatory/enforcement purposes.
	50 Issue of identity card	Delete by notice	Agreed will be amended.
	52 General powers	Include requirement for identity card to include a photograph	Officers/Public Health Officer currently carry identity cards/warrant cards (which incorporate photographs) related to the Acts of Tynwald and Regulations that they are authorised for by DEFA. DSC will issue similar to the aforementioned officers in order that they can act as agents and authorised officers of DSC.
	53 Powers on	Repeat part of LGA for clarification? I believe the landlord should be present - the	Noted, will raise with drafter but if not appropriate for the Bill DSC will ensure it is included in any guidance. An initial inspection may take place in the

	<p>entry</p>	<p>tenant has no power to do anything without the consent of the landlord and the landlord won't want to make changes that the tenant doesn't want - many issues could be sorted at the time if you are dealing with a decent landlord</p> <p>Redundant "and" (b) <u>and</u> Part VII of LGA 1985..."</p> <p>Against rights to be able to enter premises and take documents</p> <p>What provision will the Government make for when a landlord is forced to close a property? What will happen to the tenants in that property?</p>	<p>absence of a landlord. However as stated above DEFA enforcement policy clearly states the engagement that would be sought including a face to face discussion before any formal action was taken.</p> <p>Typo noted and will be amended.</p> <p>Environmental Health Officers and the Public Health Officer from DEFA are already authorised to enter premises (including houses and flats) under section 72 of the Housing Act 1955 and section 35 of the Local Government Act 1985.</p> <p>Environmental Health Officers (EHOs) do occasionally have to deem properties to be unfit for human habitation which can result in formal action being taken by the local authorities (on whose behalf the EHOs act as agents and authorised officers). This action could result in the placing of a Demolition Order – requiring demolition, or a Closing Order – prohibiting use for human habitation – or more often the service of a Repairs Notice.</p> <p>Judgements are made as whether the premises can be occupied in the case of the latter. Tenants who have to leave premises</p>
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		<p>Require an authorised Officer to make a record of an occupier consenting to entry and sign?</p> <p>It seems surprising that there is no provision here for the removal of items from the premises (e.g. samples).</p>	<p>receive support as required. If occupants are on a 'waiting list' for social housing, they will automatically be in receipt of 10 extra points.</p> <p>Noted, however there is no need to request that authorised officers make a separate record of an occupier consenting to entry and sign. Entry to almost all premises is gained at the specific request of the occupier. All officers maintain a notebook detailing their daily activities.</p> <p>Noted, however DEFA have confirmed that there is no need to have powers to remove items from premises.</p>
PART 4 — Appeals	<p>54 Appeal right to High Bailiff</p> <p>55 Starting appeal</p> <p>56 Appeal nature and procedure</p> <p>57 Further appeal</p>	<p>A tribunal would be less arduous and expensive.</p> <p>The process of appealing against a decision of the Department to the High Bailiff is fine. However, it may be useful for the DSC to also set out an administrative appeals process, contained within the DSC, to review decisions and allow for potentially expensive court cases (on all parties) to be avoided if possible.</p> <p>Costs if appeal is successful should be met by the Department</p> <p>This should be the Civil Division of the High Court not Staff Division</p>	<p>Noted, the policy intention was to ensure an independent appeals process this issue will be discussed further with the legal drafter with the anticipation that appeals will be heard by a Tribunal.</p> <p>This is not for the Department to determine.</p> <p>Noted, will be raised with the legal drafter.</p>

		publication date could be when these documents are submitted to the Tynwald library or laid before Tynwald.	to be published on the Government website.
PART 6 — Transitionals	63 Voluntary registration scheme becomes the landlords register	Should be longer period before registration becomes mandatory. Clarity on situation of landlord registers voluntarily they will be transferred across?	Whilst some sections come into effect on announcement of Royal Assent the offences for being unregistered come into operation on a day the Department appoints. The Department will advertise and promote their intention to bring the offence into effect, therefore ensuring that landlords are aware of when they need to be registered by well in advance. In addition landlords can register under the voluntary scheme which was launched in March 2013 and their registration will automatically be transferred over when the new legislation comes into operation.
PART 7 — Amendment of Land Registration Act 1982	66 Amendment	Delete inclusion of Land Registration Act – Improvement notices should form part of due diligence investigations by advocates	Agreed, will be removed. The issue of an improvement notice for a property will become part of the purchase process and included in any searches undertaken by an advocate. The Department will notify the Law Society to ensure advocates are aware of the new legislation and its impact on searches.

<p>Schedule</p>		<p>SCHEDULE: Definitions</p> <p>"manage": "(d) enter the dwelling for any purpose; or" --CHANGE to "(d) enter the dwelling for any purpose [otherwise than for purposes of complying with this Act]; or" --INSERT: "(e) initiate any contact" [--WITH] the tenant, or a prospective tenant, in relation to the letting of the dwelling</p> <p>Definition of "letting agent" is in the wrong place in the alphabetical order.</p>	<p>Agreed will be amended.</p> <p>Noted, typo will be addressed in final draft.</p>
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5.2 Policy and guidance suggestions – General

Area	Summary of Comment	Action
<p>Consultation process</p>	<p>The Consultation was not done comprehensively enough to get the views of many landlords.</p> <p>Landlords and estate agents should have been listed as a statutory consultee.</p> <p>We are concerned that there may be a natural bias in the consultation process since such underprivileged tenants typically do not have the ability or opportunity to register their views. We would hope that the consultation process will earnestly seek the views of charities such as Graih and Kemmyrk who work in</p>	<p>The Department was aware when developing this legislation, that contacting private Landlords would be difficult as no central register exists, which is something the draft Bill seeks to address. While certain aspects of Landlords’ activities are registered, the data protection legislation prevents this information being shared between organisations such as Onchan Commissioners, Treasury Rates Division and the Department. At the time of the launch of the consultation (March 2013) there was no private Landlords’ organisation in existence on the Island to contact regarding the proposals.</p> <p>The Department, following concerns raised by landlords, extended the original six week consultation to twelve weeks to ensure we provided the opportunity for all those who may be affected by this new legislation to express their views. We have also engaged with the newly formed Landlords Association on the Island who were able to submit comments on behalf of their members.</p> <p>A number of Third Sector Organisations including Kemyrk and Graih responded to the consultation.</p>

	<p>this area and avoid giving undue weight to representations from landlords who have a vested interest in the status quo.</p> <p>The format of the questionnaire seems to ignore the fact that many landlords are corporate bodies, not individuals as set out in the heading.</p> <p>Your questions did not allow for any deviation of views such as - not in all cases - apart from X, etc.</p> <p>Involvement of Kemmyrk - Why does a proposed piece of legislation directs Landlords to Kemmyrk/Graih. I have never seen this before.</p> <p>Any links to personal involvement should surely be investigated.</p>	<p>Noted, however the questionnaire did allow respondents to stipulate who they were completing the questionnaire as and questions talk about a "landlord" as defined in the legislation.</p> <p>Noted, however respondents could provide general comments on the legislation and express a deviation of views.</p> <p>Kemmyrk/Graih have had no direct involvement in the development of the legislation.</p> <p>Both organisations had limited involvement in the development of the voluntary Registration Scheme which the Department launched in February 2013. As detailed in the Impact Assessment Kemmyrk have produced model documents to assist private landlords in managing their tenancies, examples include a model tenancy agreement, inventory forms and other useful information to accompany the voluntary Scheme. The Department has signposted people to this information as well as other useful guidance and information, for example from the Fire Service and DEFA, on our website and the application form for the voluntary Scheme.</p> <p>We would be happy to signpost applicants to other model documents and guidance for landlords and have asked</p>
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		the newly formed Isle of Man Landlord's Association for suggestions.
Rents	<p>Along with registration a system of ensuring fair and reasonable rent for tenants should be put in place.</p> <p>Will the new bill incorporate a "Fair Rent" policy? We could do with one as my rent is going up faster than inflation and I'm worried I'll not be able to afford to stay in my current home once I retire.</p> <p>Will none payment of rent become a criminal rather than a civil offence</p>	<p>There is already a system in place for determining unfair rents. The Isle of Man Rent and Rating Appeal Commissioners is an independent judicial body established in law to hear and determine objections against a rate, or a level of rent, levied. The Tribunal also consider and determine disputes in relation to property service charges.</p> <p>Not appropriate to make this issue a criminal offence.</p>
Letting Agents	<p>The proposals appear to contain no provision for the control or regulation of letting agents, nor is there an inclusion related to rent controls, or to the provision of notice to tenants of their rights under Landlord and Tenant Legislation and the Rent and Rating Appeal provisions.</p> <p>The property management companies - not entirely clear where they sit and whether there should be some protection for landlords in using them - not all of them are that great!</p> <p>We would be interested to know what happens in the event that one of more agents advertise the property to let. Will it be possible for more than 1 agent to be registered as the Letting Agent for a particular property? It is accepted that only one agent will manage the property once a tenant has been found.</p>	<p>The Office of Fair Trading are currently bringing forward separate legislation for the regulation of estate and letting agents and the Department will be working closely with them and pass on the comments raised on the issue in this consultation.</p> <p>It should be pointed out that this legislation is about the Landlord and provides greater clarity in relation to their responsibilities to a tenant. If a letting agent is used then it is up to a landlord to ensure they are carrying out the responsibilities delegated to them appropriately.</p> <p>The Department is not interested in who advertises a property only that it is done in an equitable way.</p> <p>To confirm it is the landlord who is registered. They can then nominate an agent to manage a tenancy/tenancies</p>

		on their behalf.
Management Companies	Please consider making it law to have a management company in place for mixed ownership buildings. As a start this scheme seems to protect the tenant and the landlord, however nothing seems to have considered properties with mixed ownership. For instance I maintain my property but the landlord/owner of the other properties in the building refuses to have a management company so we have no insurance and their dismal, poorly maintained flats are bringing the house into disrepair. I think it should be law that a working, legal management company is in place for this type of property.	This is already covered in existing legislation Parts 4 and 5 of the Housing (Miscellaneous Provisions) Act 2011 provide for the Appointment of Managers and Compulsory Acquisition of Landlord's Interests.
Existing Legislation	<p>Why not just create a list of landlords from what we know across Government</p> <p>Why has Department not taken more cases to Court and used enforcement powers.</p> <p>Why can't Government just use existing legislation and enforce what's the need for a new Bill.</p> <p>Is there a problem with current standards or rental properties on the Island? If there is can this not be inspected, assessed and improved through current legislation.</p>	<p>The main aim of the new legislation is to create one centralised register of private sector housing landlords and to ensure that all private sector properties are meeting a set of minimum standards.</p> <p>Government's ability to take action is currently limited because we do not have a list of landlords and therefore inspections only take place on receipt of a complaint from a tenant which many are concerned to do as their landlord will find out.</p> <p>These minimum standards are not listed in the new Bill as the majority are drawn from existing housing legislation.</p>
Fees	Charitable Owned Properties should also be exempt	<p>Fees are already low and exemptions would therefore not be considered.</p> <p>Fees are required to cover the cost of administering</p>

	<p>Shouldn't be a fee per property just for overall registration Should be free Fees should be higher to cover any legal costs encountered by Government Landlords will pass costs on in rents Fees should be higher for professional landlords</p> <p>Scheme will be disproportionately profitable for Government</p> <p>Scotland Registration Scheme cost landlords £11.2 million</p>	<p>Registration.</p> <p>The fees have been set to ensure minimal impact on landlords and ensure that if costs are passed on to tenants any impact would be minimal. As the fees are for 3 years if a landlord were to pass full costs to a tenant on average if they only had one property the increase would be approx 40pence per week. If the landlord had more than one property this would reduce further.</p> <p>The charging structure is designed to enable an approximate cost cover.</p> <p>That may be the case in Scotland, but there are significant differences between registration there, and the proposed Scheme for the Island and the numbers of landlords involved. We do not have access to the detail of the costs quoted by the respondent but the Department is confident that other than the fees, which were included in the impact assessment, there will be no significant impact.</p>
<p>Enforcement and Regulation</p>	<p>I would object to the proposal to police the proposed scheme by the Department of Social Care, who also deal with Local Authority housing</p> <p>I think each property needs to be inspected by environmental health and the other relevant departments prior to a new lease being started</p>	<p>Noted, but not relevant as standards apply to all sectors of housing. The aim of this legislation is to ensure a consistent standard across all private rented residential accommodation.</p> <p>Too onerous, the intention of this legislation is to ensure light touch regulation targeting resources at those landlords who are failing to meet basic standards.</p>

	There will be large numbers of complaints at the heavy-handed imposition of housing inspections.	Environmental Health Officers already have a clear enforcement policy in place which includes a number of steps to ensure engagement and advice is given rather than any "heavy handed" approach.
Accreditation	Should be an accreditation scheme not a registration scheme	Noted, however this Scheme deals with ensuring basic minimum standards. Various voluntary accreditation schemes are used in other jurisdictions and operate in different ways but the majority focus on professional development.
Market	<p>Implications for the market – landlords will sell</p> <p>Negative impact on market</p> <p>The private sector housing should be left to market forces. The tenant can always move if they do not like the property.</p>	<p>Noted, however the Department does not believe that there will be a negative impact. The process will be light touch and the total involvement of most landlords will be to simply complete the registration form every three years. There is no automatic inspection on registration and we will trust landlords to self certificate through the completing the registration form.</p> <p>Registration schemes are becoming the norm and are already in place in many countries. The Department has evidence that some landlords will not purchase properties on the Island until such time as we have a registration and basic decency threshold standard in place. They only wish to operate in a regulated market.</p> <p>Noted, but it is the intention the new legislation to ensure that all tenants should be able to expect a basic standard of decency in any property on the Island.</p>
Bureaucracy	<p>Purely a money making scheme</p> <p>Attempting to solve a small problem and creating bureaucracy</p>	<p>See comments above regarding fees.</p> <p>See comments above regarding self declaration</p>

	<p>Overly bureaucratic – result in rise in rents</p> <p>Trying to reduce bureaucracy so why create another post</p> <p>It would appear that less than 4% of private rental property is sub-standard, and that this small proportion is not able to be adequately addressed at this time within existing statute the proposals impose additional costs and obligations on the great proportion of satisfactory landlords and create a wider administrative burden for Government when existing resources would be better targeted addressing the small number of sub-standard properties, and in adapting existing statute in order to ensure that it can be understood and adequately enforced.</p>	<p>registration process. This will be a progressive light touch process but it is our duty to act as there are unscrupulous people around taking advantage of vulnerable tenants and we need the Landlord and Tenant Bill to provide the tools to do the job.</p> <p>The introduction of this legislation and the registration scheme will not create a permanent full time post. As detailed in the Impact Assessment, which accompanied the draft Bill, the scheme will require administration resources to manage the registration process, maintain the database and give advice to Landlords on the registration process. However as it is proposed that registration would last 3 years, after the initial set up, the process would not be too onerous to manage. One part-time administrative post will be created which will be funded by the fees levied under the Scheme.</p> <p>The statistic available to the Department are from the Private Sector House Condition Survey undertaken in 2007/08. That survey provided a snapshot and represented only 4% of all private sector dwellings on the Island.</p> <p>The 4% referred to in responses relates to properties unfit for habitation. 10.4% of the housing stock, whilst not unfit for human habitation, was in serious disrepair and therefore was failing to meet basic standards.</p>
Landlords rights	<p>What about the Landlords rights against appalling tenants, this seems to have been given no consideration.</p>	<p>There has been some suggestion that the fair balance between landlord and tenant has been lost and to that end the Department has encouraged the new Landlords</p>

	<p>We feel that the current proposal has not provided a fair balance between the rights of the landlord and tenant.</p> <p>Will DSC make non payment of legally due rent a criminal offence, especially if the tenant is in receipt of Government funds to pay the rent (effective misappropriation of Govt. Funds)</p>	<p>Association to come forward with any proposals they would wish to recommend to in relation to any future legislation in order that any imbalance can be addressed.</p> <p>Noted, the Department understands that this is an issue of concern for many landlords. Whilst there is a process in place to take action against tenants for non payment of rent this can be an onerous and protracted process for Landlords in both the public and private sector and something that warrants further consideration by the Department.</p>
Courts Process	<p>Courts process in relation to existing tenants</p> <p>Will accelerated eviction be available through the legal system for the following:</p> <ol style="list-style-type: none"> 1. Non payment of rent by tenant 2. The tenant obtained the tenancy by deception or by fraudulent means. Usually by making false or misleading statements to obtain the tenancy. 3. Serious breach of tenancy agreement by tenant. 	<p>The Department is aware that currently there are real concerns about the time and process associated with evictions. The Department believes that, having clear minimum standards in place and, the ability for a landlord to demonstrate that they are complying fully with those standards, will allow the Courts to view such cases with a greater degree of balance and clarity.</p>
Protection of Tenants	<p>I think this Bill is an excellent idea and couldn't come in soon enough. I believe all landlords that rent their property out that have a basic standard of living have nothing to fear.</p> <p>This is a long-overdue and very welcome regulation of a sector on the Island that has been causing distress and damage to vulnerable people for too long</p> <p>This system will aid tenants to have a list of landlords that at least offer the minimum standard that everyone would expect in the 21st century</p>	<p>Noted, the Department agrees it is Government's duty to act as there are unscrupulous people who take advantage of vulnerable tenants and we need the Landlord and Tenant Bill to provide the tools tackle this issue.</p>

5.3 Policy and guidance suggestions – Minimum Standards

Minimum Standard	Summary of Comment	Action
<p>I/We have not committed or been convicted of any offence involving fraud, dishonesty, violence, sexual offences or drugs within the 3 years preceding the date of this application</p>	<p>Please note: Several replies might have been received on one issue. The following comments refer to a summary of the key points.</p> <p>Should only ask if they have been convicted. What level of offence e.g. for drugs? Not right that you are asking someone to declare whether they have committed a criminal offence for which they have not been convicted.</p> <p>This does not seem a valid issue for you to be considering when deciding if someone can be a landlord.</p> <p>The 'fit and proper' rules seem draconian. Should link to Rehabilitation of Offenders.</p> <p>What happens if someone convicted during the 3 year registration - do they have to declare?</p>	<p>A number of comments were received on this issue. Agreed that wording should be amended to only state "convicted".</p> <p>This is important. Landlords have regular contact with tenants and access to their accommodation. If they have convictions they can still operate they are just required to use a nominated agent to deal with the management of the tenancy/tenancies.</p> <p>Agreed the standard will be reworded to allow for convictions to be spent as detailed under the Rehabilitation of Offenders Act.</p> <p>Yes, the legislation details that a landlord must notify the Department of any changes to their registration. If</p>

	How will you deal with off-Island offences also?	they no longer meet a minimum standard then they would be required to declare this. They would be considered in the same way.
In letting and managing the accommodation I/We ensure that no person or group of persons receives: less favourable treatment because of their race, colour, nationality, ethnic or national origin; or on the grounds of their gender, marital status, disability, age, sexual orientation or religion; or is disadvantaged by conditions or requirements which are not justified	Equality Statement – What is the legislative basis for that in the Isle of Man? What legislative grounds have DSC/Government for insisting that Private Landlords comply?	The Landlord and Tenant (Private Housing) Bill when enacted will enable the Department to take action on the basis of compliance with the minimum standards, which includes equality.
I/We do not advertise vacant properties in a manner that discriminates against prospective Tenants because of their entitlement to Social Security benefits	Landlords should be able to discriminate. It is to be illegal to advertise property to rent and exclude certain categories e.g. those on DHSS benefits. It is standard procedure when letting to ask for references from employers, banks and previous landlords. Is this no longer to be allowed?	Landlords still maintain the right to request references and grant a tenancy on the basis of information received on a tenant and their finances. However as with employment it is unfair to automatically exclude people from consideration on the basis of where they receive their income from.
I/We can demonstrate that I/We have permission from the mortgage lender where appropriate for my property (s) to be used for letting	Confirmation on mortgage approval – why is this required?	Not having mortgage approval has implications for insurance purposes.
I/We do not take payments from any	Whereas I only have one property and do not foresee the	Noted, only one comment received on

<p>perspective tenant to place their name on an accommodation (waiting) list</p>	<p>situation where I might need to have a waiting list, there are some types of properties that do need to do this. I do not think it is fair to not be allowed to take payment (deposit, administration or otherwise). The prospective tenant always has a choice to not join the list if there is a charge or fee.</p>	<p>this issue. Inappropriate to allow payment to be taken without any agreement or contract in place as neither party would have any recourse.</p>
<p>I/We can demonstrate that the deposit and any rent payment is only taken at the point at which the tenancy agreement is signed, or afterwards</p>	<p>I feel that it should be acceptable to take a deposit to hold a property even if the contract has not been signed. The contract is only necessary when the tenant moves in.</p> <p>Deposits should be allowed to be for more than two months rent</p>	<p>See above comments.</p> <p>Noted, however a contract can be signed with a deferred start date which ensures legal agreement is in place on what the deposit is for, and how it will be returned.</p> <p>Noted, only one comment received on this issue and the Department has no evidence of why this would be required and so no amendment will be made.</p>
<p>I/We can demonstrate that tenancy agreements are properly executed by the signatures of the landlord (or letting agent) and tenant and one witness (who must include their address)</p>	<p>There is currently no requirement under law to have a written tenancy and for this to be witnessed</p>	<p>Noted, only one comment received on this issue. The aim of the standards around the management of a tenancy is to ensure that each party's responsibilities are clear. Having an appropriate tenancy agreement in place protects the landlord by setting out tenants' responsibilities and vice versa. It is only reasonable for that agreement to be properly executed.</p>

<p>I/We can demonstrate that occupancy records are held relating to each property consisting of the names, dates of arrival/departure and forwarding addresses of all tenants and make this information available to authorised users under data protection legislation</p>	<p>With regards to occupancy records, landlords can hold previous details (as per what they give me) but from experience forwarding records are a completely different matter especially when they leave with outstanding debts. Also hard to get forwarding addresses.</p>	<p>The intention is to ensure that as complete a record of a tenant is captured. However the Department accept that it is hard to get forwarding addresses. Standard will be amended to state "and forwarding addresses,(where provided)"</p>
<p>I/We can demonstrate that a rent book or other similar document is issued in accordance with the Provisions of the Landlord and Tenant (Miscellaneous Provisions) Act 1976, and each payment made is receipted. Where rent is paid by direct bank transfer I/We can produce a rent statement on a periodic basis or as requested by the tenant.</p>	<p>A rent book is not needed if paying by standing order</p>	<p>Noted, however this is already addressed. The standard refers to similar document or a rent statement produced on a periodic basis.</p>
<p>I/We can demonstrate that at the start of the tenancy, the tenant is provided with an inventory and basic property condition survey. The tenant is given seven days to check and agree with the landlord the inventory and condition of the property. A revised inventory is given to the tenant when there is an agreed change to the contents of the original inventory</p>	<p>I am concerned by the suggestion that the building should have a "basic survey" – does this mean a professional survey?</p>	<p>A number of comments were received on this issue. The standard will be amended to state: "basic property condition statement to include, as applicable:</p> <ul style="list-style-type: none"> • State of decoration of the property; • State of any fixtures and fittings in the property; • State of any furnishings included in the rental of the property".
	<p>Seven days is too long to give a tenant to check an inventory</p>	<p>Agreed wording will be changed to "The tenant is given a stated period" to check and agree".</p>

	<p>If the tenant views the property and is happy with it - why do you need a survey?</p> <p>Photographs should be taken of the property at the beginning as proof of condition</p>	<p>The intention is to protect both the landlord and the tenant in the case of a disagreement at the end of a tenancy.</p> <p>Noted, agree best practice but too prescriptive to include in standards. It is up to a landlord as to how to how they wish to document and evidence of condition.</p>
<p>I/We declare that the tenants accommodation, or the property within which it is located is in all respects reasonably fit for human occupation and meets all of the following standards:</p> <p>3) Is substantially free from rising or penetrating damp;</p> <p>4) Is in full compliance with Fire Safety and, where applicable, Flat Regulations etc</p>	<p>Wording should include 'free from infestation by rodents'</p> <p>Tenants causing damp on purpose is an issue</p> <p>The term "fire safety" is vague. It seems preferable that the minimum fire safety standards are those applicable under the Fire Precautions Act 1975 or the secondary legislation made there under.</p>	<p>There is no need to include 'free from infestation by rodents' as such an issue is adequately provided for in the provisions of the Public Health Act 1990.</p> <p>Noted, however Environmental Health Officers when inspecting will determine the cause of damp and the legislation states that it is a defence if the contravention of the minimum standards in question was caused by an act of the tenant; or the tenant prevented the landlord from complying with the minimum standards.</p> <p>Wording will be amended to state "is in full compliance with relevant fire safety legislation". The scheme is a self declaration and it is up to a landlord to ensure they are meeting all existing</p>

<p>6) Has satisfactory provision for natural and artificial lighting, for ventilation and for heating;</p> <p>15) Has satisfactory thermal insulation;</p> <p>17) Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair, have been Portable Appliance Tested (PAT) where appropriate and are in proper working order; and</p>	<p>Who decides what is satisfactory? Understanding of physical requirements of older buildings</p> <p>Consideration of the age of properties especially in relation to insulation.</p> <p>Regarding PAT testing - what is the point of me PAT testing the four or five white goods items I provide if the tenant has 20 items of their own which is not tested. To arrange for this to be done each year incurs additional costs and additional disturbance to tenants.</p> <p>In relation to property condition, electrical installations (wiring and electrical fixtures and fittings) should also undergo periodic inspection and testing where appropriate.</p>	<p>legislation. As with other existing legislation the Fire Precautions Act will also be listed in the application form under relevant legislation/guidance.</p> <p>Environmental Health Officers will decide what is satisfactory and in doing so take into account issues such as the age, position of the property etc.</p> <p>See comments above in relation to satisfactory.</p> <p>Noted, however this is to ensure protection for the landlord from liability in the case of an accident. If an accident is caused by a tenant's appliances then they will be liable.</p> <p>See comments above.</p>
<p>I/We declare that the accommodation has secure window locks and secure (lockable) front and rear (where appropriate) access doors that do not prejudice means of escape in the case of fire.</p>	<p>Should be excluded from Bill.</p> <p>If I can live in a house without window locks and prospective tenants see my property and wish to live in it without locks, why should this not be allowed?</p>	<p>This is not included in the legislation it is listed in the minimum standards.</p> <p>Noted, a number of comments were received on this issue. Agreed and the standard will be amended to state "has</p>

		secure windows and secure (lockable) front and rear doors (where appropriate).
I/We upon notification or awareness of a repair and/or maintenance issue I/We will complete the repair within a reasonable timeframe	The period for addressing repair issues needs to be defined better – should state 'requirement will be acknowledged by the landlord within x days and corrected not later than x number of days'.	Noted, however this would be very prescriptive as the time taken for a repair will differ dependent on the repair and the landlord gaining access to the premises. It would be for Environmental Health Officers to determine a "reasonable timeframe" necessary to complete remedial works taking a common sense approach.
I/We ensure that if access to a tenanted property is required for inspection or repair, it is arranged by mutual agreement between the landlord or letting agent (as applicable) and the tenant	Property inspections should be at a tenants convenience	Noted, however this is what the standard states; it is to allow convenience for the tenant whilst also ensuring a landlord can undertake repairs in a reasonable timeframe.
All standards	Why should the private sector have to offer more than the public sector in regards to minimum standards? This is unfair.	The private sector will not be expected to offer more than the private. The majority of the minimum standards are drawn from existing housing legislation which covers both private and public sector housing. The additions are around the standards relating to personal requirements, letting or managing the property and some of the standards in relation to

		<p>managing the tenancy. These standards are either not applicable or already apply to public sector housing as detailed below.</p> <ul style="list-style-type: none"> • <i>Personal Requirements</i> This is not applicable to public sector housing as the letting process is undertaken by the local authority or the DSC not an individual landlord. • <i>Letting or managing the property</i> There are standard procedures in place for the allocation and management of all public sector housing. To give examples public sector housing has standard tenancy agreements, charging a weekly rent which is payable in advance. All tenants are issued with a rent card which clearly sets out the charges to the tenant - rent, heating charge (where applicable), and the rates charge. • <i>Managing the tenancy</i> Standard procedures are also in place for managing public sector tenancies. Again to give some examples landlord contact details are contained on every letterhead, and are printed on the rent card and tenants handbook, including office opening hours, how to report a complaint or repair and emergency repair numbers. Occupancy levels are
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	<p>A tenant will pay according to the standards provided. The more that is provided, the more they pay. A tenant should have the right to choose.</p> <p>Most properties not rented as furnished</p> <p>Application form - should just be able to answer that it is managed and maintained in good order and will continue to be so</p> <p>In the list of supporting documents to be submitted with the landlord application add:"A copy of the latest annual fire alarm inspection documentation as supplied by a suitably qualified electrician" and somewhere in the document "The visiting officer will also inspect your Fire Precautions Logbook, as supplied by the Isle of Man Fire and Rescue service, which should be complete and fully up to date.</p>	<p>determined by size of property (m2) and are as set out in the affordable housing standards.</p> <p>Noted, however all tenants should be assured that all private rental properties meet a basic standards. Then a tenant has a right to choose what in addition they require dependent on their circumstances.</p> <p>Noted, however a number of properties are rented as furnished that is why references to furnishings etc state "where appropriate".</p> <p>Noted, however the listing of all minimum standards and references to existing legislation are there to ensure that landlords are aware of their responsibilities and can with confidence declare that they are meeting them.</p> <p>Noted, however as above this is a matter for inspection. Environmental Health Officers (EHO) will request to view relevant documents when inspecting and in cases where there are any concerns where relevant the EHO would involve the Isle of Man Fire and Rescue Service.</p>
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5.4 Policy suggestions that fall outside the remit of the Bill

The comments below, which fell outside the remit of the Bill, were passed to the relevant Division/Department as specified in the first column.

Division/ Department	Topic	Summary of Comment
Department of Economic Development	Non - residents owning property	Note: Detailed comment was sent to the relevant Division/Department I also believe there should be more restrictions regarding non-residents of the Isle of Man owning 'investment' property on the Isle of Man and then failing to maintain them.
Department of Economic Development	Grants for private rented properties	Grant provision provided for qualifying landlords presented with "Improvement notices"
Chief Secretary's Office	Scope of Government	Enforcement and regulation should be in the same Department Regulation should be undertaken by Local Authorities
Department of Social Care, Social Security Division	Social Security Benefits	<ul style="list-style-type: none"> • Benefit payments direct to landlords • Landlords who know tenants are on social security often get them to pay more • Benefit recipients not covered by insurance policies • Payment of rent by Social Security tenants
Department of Environment, Food and Agriculture	Houses in Multiple Occupation/Flat Regulations	Why is there a consultation on more housing regulations for flats and HMO's etc coming out - shouldn't this all be together - and why does that legislation revoke some the 1982 flats Acts
Department of Environment, Food and Agriculture/ Local Authorities	Flats Register	Property addresses should be published for clarity of occupation rates

6. Conclusion

The Department would like to thank all respondents for their detailed responses to the consultation.

The consultation has led us to give further consideration to a number of clauses of the Bill and, where appropriate, to make some changes which are detailed above. It has also enabled us to correct some errors and make some sections clearer to understand.

The consultation has also further clarified where changes to the wording of the minimum standards will be required and further guidance published to support the implementation of the legislation and the practical operation of the Registration Scheme.

7. Next Steps

The Department will now make the above changes to the Bill before it goes to Council of Ministers for approval for introduction to the Branches of Tynwald.

The Department will also be making some revisions to the minimum standards and the application process for the voluntary scheme which is already in place. This will take on board comments received through the consultation and feedback from Landlords who have already joined the voluntary scheme.



Isle of Man
Government

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