

Landlord and Tenant (Private Housing) Bill 2013 - Consultation Questionnaire



Isle of Man
Government

Reiltys Ellan Vannin

Introduction

Welcome to the Isle of Man Landlord and Tenant (Private Housing) Bill 2013 Consultation Questionnaire. Your views are really important and we hope that you will take the time to fill in this questionnaire which takes approximately 15 minutes to complete.

This questionnaire should be read alongside the draft Landlord and Tenant (Private Housing) Bill and consultation documents which can be found at:
www.gov.im/socialcare/consultations.gov

Confidentiality

To ensure that the process is open and honest and in line with the Government's Code of Conduct on Consultation, responses can only be accepted if you provide your name with your response. Unless specifically requested, any responses received may be published either in part or in their entirety. Please mark your response clearly if you wish your response and name to be kept confidential. Confidential responses will only be included in any statistical summary and numbers of comments received.

*** 1) Do you wish your response to remain confidential?**

Yes No

Contact Information

*2) Please fill in your name, address, and contact details

* Title:	<input type="text"/>
* First name:	<input type="text"/>
* Last name:	<input type="text"/>
* Address line 1:	<input type="text"/>
* Address line 2:	<input type="text"/>
* Town:	<input type="text"/>
* Postcode	<input type="text"/>
Email	<input type="text"/>
Phone Number	<input type="text"/>

About You

*3) Who are you completing this questionnaire as? (Please tick only one box)

- Landlord
- Tenant
- Letting Agent
- Third Sector Organisation
- Other

If other please specify

Part 1 - Opening Provisions

4) Do you find the purposes of the proposed Bill to be fair to the Tenant?

- Yes
- No
- No view

If you answered no please explain why

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

- Yes
- No
- No view

If you answered no please explain why

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

- Yes
 - No
 - No view
-

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

- Yes
 - No
 - No view
-

Part 2 - Landlord Registration

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

	Yes	No	No view
Being an unregistered landlord	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum penalty £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Illegal management of a private rented dwelling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum penalty £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prevention of certain advertising	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum penalty £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

- Yes
 No
 No view

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

- Yes
 No
 No view

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

- Yes
 No
 No view
-

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.

- Yes
 No
 No view
-

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

	Yes	No	No view
Failure to notify changes to registration details	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maximum Penalty £5,000	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Making false or misleading statements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maximum Penalty £20,000	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part 3 - Compliance with Minimum Standards

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

	Yes	No	No view
Failure to comply with the minimum standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum penalty £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Failure to comply with an improvement notice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum penalty £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- Yes
- No
- No view

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?

- Yes
- No
- No view

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

- Yes
- No
- No view

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

- Yes
- No
- No view

Part 4 - Appeals

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

- Yes
- No
- No view

Part 5 - Miscellaneous

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

- Yes
- No
- No view

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

- Yes
- No
- No view

Part 6 - Transitionals

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?

- Yes
- No
- No view

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

- Yes
- No
- No view

Part 7 - Amendment of the Land Registration Act

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.

- Yes
- No
- No view

Schedule

25) Do you agree with the definitions contained in the Schedule?

- Yes
- No
- No view

General Comments

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

Thank You

Thank you for taking the time to complete this questionnaire on the Landlord and Tenant (Private Housing) Bill consultation.

Consideration will be given to your comments. A summary of the responses received will be published within 3 months of the closing date for this consultation, and will be made available on the Department of Social Care (www.gov.im/socialcare/consultations.gov) and Isle of Man Government (www.gov.im/Consultations.gov) websites.