

Press Release

Landlord Shown the Door

A recent meeting of the Unipol Bradford Code's Complaints Tribunal has upheld a complaint from one of her former tenants and agreed that the landlord should be removed from the Code.

Mrs Zohra Rashid, owner of 21 Grove Terrace, was found by the Tribunal to be in breach of a number of Code requirements relating to: the provision of tenancy agreements; the issuing of receipts for cash payments and general property maintenance. In addition, during the course of discussions with the landlord it was discovered that the landlord had failed to protect the tenants deposits with one of the three deposit protection schemes established to do so - a legal requirement under the 2004 Housing Act for landlords with tenants on assured shorthold tenancies.

In addition to recommending that Mrs Rashid's membership of the Code be terminated, the Tribunal expressed the view that she should also return the former tenant's deposit in full.

The Chair of the Tribunal, Dr Andrew Brooks, said

"This landlord's failure to adhere to the standards set down in the Code was shocking and members of the Tribunal were unanimous in their decision that it was no longer appropriate for the landlord to be a member of a scheme that aims to enhance the quality of student accommodation in Bradford."

Students in Bradford can make a big difference to accommodation standards in the City by ensuring that they choose to rent only from landlords who are members of the Unipol Code, as well as being prepared to make complaints where they believe the standards set under the Code are not being adhered to"

Subsequent investigations by Unipol have also revealed that Mrs Zohra failed to apply to Bradford Metropolitan District Council for an HMO license, something all landlords with properties tenanted by 5 or more people covering 3 or more storeys are required to do.

NOTES FOR EDITORS

1] The Unipol Code has been operating in Bradford since 2003.

2] The Code is a voluntary scheme for landlords who rent accommodation to students in Bradford, which sets benchmark standards for both the physical condition of their property and the way in which they manage their houses.

3] The Code currently covers around 1,000 bed spaces and has about 80 landlords signed-up to it.

4] The Complaints Tribunal is an independent body which adjudicates on any complaints made by tenants (or former tenants) which are not resolved following the initial attempts by Unipol Student Homes to obtain a resolution.

5] Full details of the Code are available from
http://www.unipol.org.uk/Bradford/COS/Full_COS/