

Unipol Code Tribunal

15th June 2011, Unipol Student Homes, Leeds

Meeting to consider complaints against the following landlords:

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| Bernadette Azari | Daniel Griggs | Laura O'Connor |
| Carl Bilsborough | Mr & Mrs Johnson | James Penny |
| Mr N Boughton | Tom Kar | Stephen Rowell |
| Jules Boyeldieu | Kevin Kennedy | Rashpal Saund |
| Tafesse Cheffo | Derek Knight | Vinod Sharma |
| Owen Coleman | Mohammed Lohn | Robin Shaw |
| Jeremy Cooper | Peter McFarlane | Dean Smith |
| Denton Properties | Joe McNamara | Marc Tallis |
| Declan & Kathryn Doyle | Jamal Miah | Jingshen Tang |
| Loiuse Evans | Graham Mohammed | Alexander Warner |
| David Fawcett | Sue Nadin | |

Present: Dr Andrew Brooks (Chair); Mr Jack Cheyette (Vice Chair); Mr Steve Kettlewell (Vice Chair);

In Attendance: Mr Simon Kemp (Codes Administrator, Unipol)

Details of the Complaints

Unipol have experienced problems with landlords signing their declaration forms stating that they comply with the terms of the Code and then either asking to withdraw their application (often following a verification visit having been made) or continually ignoring attempts by Unipol to arrange a date for such visits to take place. As it's not possible for someone who has signed the declaration form to 'resign' or withdraw from membership, the Tribunal is required to determine such requests and take a view on the status of those who have not permitted a property inspection to take place.

Other Matters that the Tribunal Took Into Account

The Tribunal was informed as to which of the landlords had responded to the correspondence from the Codes Administrator and had requested to remain members of the Code, which had responded requesting to withdraw from membership and which had failed to respond at all. The Chair proposed that the two latter groups should be discussed as a block whilst the former group should be discussed individually.

Report

The Tribunal accepted the Chair's proposal and discussed those landlords who had failed to respond or who had requested to have their membership withdrawn as a block first. The Tribunal then discussed each of the landlords who had responded to responded to the Codes Administrator individually and these landlords were as follows:

Tafesse Cheffo - It was reported that his property was inspected and a number of action points were identified, including the need to provide certain safety certificates. He responded to the report requesting the opportunity for additional time to complete the required works;

Owen Coleman - It was reported that one of his properties was inspected and action points identified, but that he had failed to respond to various requests for an action plan. He did then respond in May offering to undertake the work step by step due to the costs involved

Mr & Mrs Johnson - It was reported that the inspection of his property revealed a number of areas of non-compliance with the Code but that they had failed to reply. They then made contact in early June to report that some of the works had been completed but not all;

Dean Smith- It was reported that the inspection of his property had revealed significant non compliance with the Code. No response was received by Unipol until late May, when he reported that most of the works had been done apart from the smoke detection system, which would be completed by June or July 2011;

Mark Tallis - It was reported that the inspection of his property had revealed significant non compliance with the Code. No response was received by Unipol until late May, when he reported that all of the fire safety work had been completed but he was not willing to fit handrails or thumb turns.

Decision

The Tribunal agreed to permit each of the individual cases discussed additional time to complete works and/or provide certificates, as follows:

Tafesse Cheffo - Agreed that he should provide the certification as soon as possible and then be given until new tenants move in to complete the rest of the works;

Owen Coleman - Agreed that additional inspections be undertaken on his remaining student properties and to permit time for completion of works before he could become accredited;

Mr & Mrs Johnson - Agreed to permit continuing membership so long as the work on the fire door had been completed by the time any new tenants move in;

Dean Smith - Agreed to continue with the membership but to follow up in August to check that the works had been completed;

Mark Tallis - Agreed that he should not be permitted to pick and choose which works to do but that continuing membership could be granted if meets a given deadline for finishing the outstanding works.

The Tribunal agreed to permit those landlords who had requested to be able to withdraw from membership to do so. This group consisted of the following landlords: -

Bernadette Azari; Carl Bilsborough; Kevin Kennedy; Peter McFarlane; Joe McNamara; Jamal Miah; Sue Nadin; Laura O'Connor; and Stephen Rowell.

The Tribunal also agreed to remove the following landlords from membership of the Code for failure to complete required works and to respond to requests for responses following completion of the visits. This group consisted of the following landlords: - **Mr N Broughton; Jules Boyeldieu; Jeremy Cooper; Denton Properties; Declan & Kathryn Doyle; Louise Evans; David Fawcett; Daniel Griggs; Tom Kar; Derek Knight; Mohammed Lohn; Graham Mohammed; James Penny; Rashpal Saund; Vinod Sharma; Robin Shaw; Jingshen Tang; Alexander Warner;**

Follow-up Action

The Tribunal recommended that a report back on the outcomes with the five landlords who retained Code membership is given to a future meeting of the Tribunal.