

Unipol Code Tribunal - Chairs Action

16th October 2017

Tim Hockley

Details of the Complaint against Tim Hockley

Mr Hockley applied to join the Unipol Code on the 10th May 2017 and an inspection was arranged for the 18th May. Mr Hockley wished the inspection to take place as quickly as possible in order to become a member of the Leeds Rental Standard which would entitle him to a discount on his HMO licence.

Several works were identified to bring the property up to the required Code standards. Mr Hockley asked to withdraw his application to join the Code, stating that he was not aware that Unipol standards differed from those relating to HMOs and that he was not in a financial position to carry out works at that time.

Other Matters that the Tribunal Took into Account

The Chair of the Leeds & Bradford Code Audit Panel wrote to Mr Hockley on 29th August. The Chair informed Mr Hockley that by signing the Unipol Code declaration he was making a commitment to join the scheme and to undertake any works necessary to bring the property up to Code standards. He informed Mr Hockley that it was not possible to withdraw from the scheme except by Tribunal action.

The Chair gave Mr Hockley until 13th September to confirm to the Unipol Codes Administrator that the works had been completed, with the outstanding documentation, namely the electrical safety certificate and proof of deposit protection. Mr Hockley responded on the 12th October, stating that he is unable and unwilling to carry out the works.

It was therefore decided to refer the matter to the Tribunal with the recommendation that his membership be suspended, and that Leeds City Council be informed as he had benefitted from a discount on his HMO Licence.

Decision

The Tribunal agreed with the recommendation to suspend the landlord and to inform Leeds City Council of this decision.

Follow Up Action

Should the landlord wish to re-apply for Unipol Code membership in the future he will need to apply in the normal way and have his property inspected again.