

Appendix Two: Summary of feedback received from Preliminary Notice

<u>Answered YES to proposals with no further comment</u>	<u>Answered NO to proposals with no further comment</u>
1309	21
<u>Answered YES to proposals with further comment</u>	<u>Answered NO to proposals with further comment</u>
95	70
No Yes or No answer – either signed and/or a comment/suggestion or question enclosed	
102	
<u>Section</u>	<u>Comments</u>
Three – Our Responsibilities	<p>Four weeks deemed insufficient notice before any change in either rent or service charge</p> <p>Fences should be the responsibility of the Council x8</p> <p>Central heating systems installed by the council should be included in the Council's responsibility</p> <p>Re proposal 3.10 need to define 'reasonable time' for carrying out repairs x6</p> <p>Concern expressed about tenant's ability to remove furniture & carpets prior to a repair being completed</p> <p>View taken that the Council trying to avoid/diminish responsibilities x3</p> <p>View taken that drains and guttering should be the Council's responsibility</p> <p>Re 3.10g the responsibility to remove carpets or laminate flooring should not be the tenant's responsibility if the underlying problem is not caused by the tenant x3</p>

<p>Four – Your rights as a tenant</p>	<p>Concern that removing succession rights could make people homeless x2</p> <p>Objection to limiting succession rights x25</p> <p>Concerns around ability of some households to decorate property owing to poor health</p>
<p>Five – Rent</p>	<p>A total of 52 objections to proposed condition 5.2 received to Paying Rent in Advance</p> <p>Should be able to negotiate if not in a position to pay the rent x2</p> <p>Support to pay rent in advance x2</p> <p>Criticism at removal of rent free weeks</p> <p>View that court costs should not be imposed on people</p> <p>Criticism that the Council needs to assist tenants more in terms of being clear as to how much rent is due</p>
<p>Six – Ending your tenancy</p>	<p>Objection to using social media as way of serving notice x5</p> <p>Criticism of condition 6.9 to pay all costs, charges and expenses, including legal costs, which the Council has incurred in, or in contemplation of, any proceedings relating to my tenancy or property (x2)</p> <p>Support of condition 6.9 to pay all costs, charges and expenses, including legal costs, which the Council has incurred in, or in contemplation of, any proceedings relating to my tenancy or property</p> <p>Objection to having to pay to have things removed</p>
<p>Seven – Property</p>	<p>Objection to condition 7.1, the term ‘tenant like manner’ – term perceived as domineering and carrying an oppressive tone.</p> <p>Suggestion that any garden shed less than 10x6m should not need written permission from the Council</p> <p>Objection to notifying Council when property will be left vacant for an extended period</p> <p>Objection to Council access to property rights</p> <p>Objection to gaining access to property at ‘any reasonable time’</p> <p>Concerns about CCTV being misused</p> <p>Support for CCTV requirement</p> <p>Objection to needing permission for CCTV x2</p> <p>Comment that laminate flooring assists asthma sufferers</p> <p>Recommendation that Section 7 should include ‘Farming Permission’</p>

	<p>Objection to 7.15 requiring permission from the Council as pre-requisite to make alterations to property (x3)</p> <p>Support specific to 7.15 requiring permission for laminate floors</p> <p>Objection specific to 7.15 requiring permission for laminate floors</p> <p>Comment that the measures outlined are balanced and some level of responsibility must be shared for both parties to take the actions or lack of it seriously.</p>
<p>Eight – Access to your property</p>	<p>Objection to Condition 8.1 requiring Tenants to allow officers to access their property at any reasonable time of the day x4</p> <p>Suggestion re Condition 8.3 the need to define what is meant by 'any reasonable time of the day' x5</p> <p>Objection to Condition 8.4</p> <p>Objection to Condition 8.5 allowing forced entry in an emergency (x2)</p> <p>Legality of Condition 8.5 challenged</p>
<p>Nine – Maintenance and repairs</p>	<p>Comment that many struggle on financial grounds to do the necessary repairs</p> <p>Suggestion that the Council should retain responsibility for painting post a repair x2</p> <p>More support needed for older / disabled persons x2</p> <p>Comment that tenants should pay for repairs specific for any damage they cause</p> <p>9.5 – nuisance or annoyance is too subjective</p> <p>Do not agree with 9.12 as it negates Council responsibility for tackling damp issues</p> <p>Suggestion that it is unfair in instances where a person may be required to move out for repairs and cannot move back in afterwards</p> <p>Re Condition 9.23 - If request to move out suggestion is the Council should state at beginning as to whether household will be able to return to their property</p> <p>Council should apply paint when a repair is done</p> <p>Comment that 9.24 contradicts 9.23 x3</p> <p>View taken that Condition 9.23 will remove Council's vested interest to look after Tenants private property</p> <p>Concern re Condition 9.23 that tenant needs to have the right to refuse a suitable offer on the grounds of unsuitability regarding schooling, work or neighbourhood. Also, if the move is temporary, would the items be put into storage or moved to the new property and back.</p>

	<p>Objection to 9.24 as it removes right to quiet enjoyment of their homes.</p>
<p>Ten – Anti-social behaviour</p>	<p>Specific support for all proposals x2</p> <p>Suggestion that malicious reporting of ASB should also be a breach of Tenancy Conditions</p> <p>Suggestion that fly tipping be added</p> <p>Comment that Condition 10.4 is open to interpretation in terms of what is immoral or illegal</p> <p>Concern expressed about Condition 10.10 – use of social media</p> <p>Concern expressed that Condition 10.10 will not allow tenants to be openly critical of the Council with a view that existing laws are already in place regarding the use of social media x3</p> <p>Objection Condition 10.10 (use of social media) claiming its unlawful x2</p> <p>Specific support expressed for Condition 10.10</p>
<p>Eleven – Vehicles</p>	<p>Concern regarding Condition 11.11 about breaching conditions when repairing a vehicle without an M.o.T with a view to making it roadworthy</p> <p>Support for Condition 11.11 that all motor vehicles should be legal, and if not they should be removed.</p>
<p>Twelve – Animals</p>	<p>Specific support for proposals x5</p> <p>Comment that dangerous animals should be banned, as well as dangerous cross breed dogs</p> <p>Recommendation that persons in flats should not have dogs x4</p> <p>Recommendation that persons not clearing up after their dogs should become a breach of conditions</p> <p>Recommendation that each household should be limited to 2 pets x2</p> <p>Recommendation that tenants can only have domestic animals and not livestock eg goats, cows, pigs etc</p>