



Response to Request for Information

Reference FOI 101595
Date 19 October 2015

Complaints Against Landlords

Request:

In 2014:

1) How many complaints were made to the local authority by tenants against private landlords?

555

2) Of these, how many involved:

- Illegal eviction/ threat of illegal eviction;
Following reasonable enquiries, it has been established that the Council does not hold the above information. Consequently, we are unable to provide any information relating to the above, as per Section 1(1)(a) of the Act:

"Any person making a request for information to a public authority is entitled to be informed in writing by the public authority whether it holds information of the description specified in the request".

- Refusal to carry out repairs;
Following reasonable enquiries, it has been established that the Council does not hold the above information. Consequently, we are unable to provide any information relating to the above, as per Section 1(1)(a) of the Act:

"Any person making a request for information to a public authority is entitled to be informed in writing by the public authority whether it holds information of the description specified in the request".

- Health and safety hazards in the property.
Section 12 of the FOI exempts Public Authorities from providing information where the estimated cost of compliance exceeds the appropriate limit. Any estimate must be undertaken in accordance with the limits set in fees regulations made under Section 12 (5) of the FOI.

These Fees Regulations (SI 2004/3244 Freedom of Information and

Data Protection (Appropriate Limit and Fees) Regulations) allow for a refusal where the cost of compliance, for local authorities such as the Council, would exceed £450. As a guide, staff time to identify and extract this information is charged at a rate of £25 per hour.

In summary to provide the information you have requested would take approximately 3-4 weeks to trawl through approximately 4,000 files in:

- (a) determining whether it holds the information,
- (b) locating the information, or a document which may contain the information,
- (c) retrieving the information, or a document which may contain the information, and
- (d) extracting the information from a document containing it

However, whilst we do not hold the information in one place as described above, we can give you an approximate figure which we hope will be of help to you - 515

3) How many prosecutions were brought by the local authority against private landlords as a result of these complaints?

3

4) How many of the prosecutions brought against private landlords as a result of these complaints were successful?

3

In 2013:

1) How many complaints were made to the local authority by tenants against private landlords?

676

2) Of these, how many involved:

- Illegal eviction/ threat of illegal eviction;
Following reasonable enquiries, it has been established that the Council does not hold the above information. Consequently, we are unable to provide any information relating to the above, as per Section 1(1)(a) of the Act:
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3) How many prosecutions were brought by the local authority against private landlords as a result of these complaints?

1

4) How many of the prosecutions brought against private landlords as a result of these complaints were successful?

1

In 2012:

1) How many complaints were made to the local authority by tenants against private landlords?

655

2) Of these, how many involved:

- Illegal eviction/ threat of illegal eviction;
Following reasonable enquiries, it has been established that the Council does not hold the above information. Consequently, we are unable to provide any information relating to the above, as per Section 1(1)(a) of the Act:

"Any person making a request for information to a public authority is entitled to be informed in writing by the public authority whether it holds information of the description specified in the request".

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However, whilst we do not hold the information in one place as described above, we can give you an approximate figure which we hope will be of help to you – 541

[NOT PROTECTIVELY MARKED]

3) How many prosecutions were brought by the local authority against private landlords as a result of these complaints?

4) How many of the prosecutions brought against private landlords as a result of these complaints were successful?

N/A