

## Anonymous submission received 20 November 2019

Dear Scrutiny,

I write to you with respect the proposals for annual property inspections, being championed by Senator Sam Mezec.

The notion of annual inspections across all rented property dwellings is a flawed (and unnecessarily expensive) notion especially at a time when the government is trying to find £100 million or more efficiency savings and I agree with the JLA who are against these proposals.

It may be the case that there are very few properties that do not meet particular standards, it is very much the case that these are generally in "Registered" only properties for plainly obvious reasons where the non-qualified sector has such high demand on such a low supply of registered/non-qualified properties, that some landlords are able to effectively not maintain basic standards due to these supply/demand economic conditions solely on these type of properties. It would make sense therefore that if any such proposal is lodged, that at the least, this be aimed solely at "registered" dwellings, and at least at the outset to then see if the majority of the problem (if not all) has been addressed.

This would be my suggestion if such a proposal is lodged/past, however I generally agree that a "complaints and fine" system is much better at addressing the problem than an across-the-board expensive/inefficient annual inspection basis.

Best wishes,

