

FOI Response Document

**FOI010182**

Thank you for your request for information received on the **30th May 2017** regarding **Empty Properties** in Cardiff, which falls under the Environmental Information Regulations 2004.

The information requested relates to the Shared Regulatory Service (SRS) which is a service provided by the Vale of Glamorgan Council on behalf of the City of Cardiff and Bridgend Councils.

**Request**

We are new property Management & Letting Company. Looking to obtain information on landlords with empty properties including HMO's in Cardiff, as we are looking to lease/buy properties from sellers in this location. Preferable in Microsoft Excel format.   
  
We require name/address and contact number.

We have considered your request and enclose the following information:

We are able to provide a list of known licensed HMOs – attached.

**L02 = Mandatory licensing of HMOs city wide**

**L05 = mandatory licenses city wide where the licence has been renewed on 5yr expiry**

**L02 & L05 unique = the above 2 lists combined and then filtered to show only the current licence**

**L03 = original Cathays additional licensing scheme 2010-2015**

**L07 = current Cathays additional licensing scheme 2016-2021**

**L03&L07 unique = the L03 and L07 lists combined and then filtered to show only the current licence**

**L06 = Plasnewydd additional licensing scheme 2014-2019**

We are not however able to supply the further information you have requested regarding empty properties.

In accordance with section 17 of the Freedom of Information Act 200 this letter acts as a Refusal Notice.

The exemption applied is s31 (1) (a) – disclosure of the additional information would be likely to prejudice the prevention of crime by enabling or encouraging the commission of offences.

This exemption applies because placing details of the property into the public domain would provide opportunities for criminal acts of theft or squatters. Further there is a strong likelihood that any property or properties may be unoccupied and may contain removable property which would be at risk of theft or damage if the locations were made public before appropriate steps could be taken to secure these.

We consider that the public interest in withholding the information outweighs the public interest in disclosing it.

The reasons why the public interest favours withholding the information are:

* There is a strong public interest in the prevention of crime
* There is a strong public interest in maintaining the integrity of properties which are empty particularly where no person responsible for the security of the premises can be identified.

In reaching the decision we identified the following factors why disclosure might be in the public interest but considered that they were outweighed by the reasons set out above against disclosure:

* Openness and transparency

Please note that this request is being processed by City of Cardiff Council on behalf of the Shared Regulatory Service (SRS).

If you have any queries or concerns, please do not hesitate to contact us.

Please remember to quote the reference number above in any future communications.