



PEST CONTROL

You can report pest control problems online. To contact Pest Control please call the Customer Contact Centre on 020 7364 5007.

They offer advice to residents and businesses about how to get rid of insects, rodents or other potential health hazards. They have effective treatments for certain types of pests and can help with identifying pests and information about what to do. They will come to your home and treat, free of charge, any infestations of rats, mice, cockroaches, bed bugs and pharaoh's ants.

They can investigate complaints about fouling from pigeons and arrange through landlords proofing measures if deemed to be necessary. They also deal with fleas and wasps at a cost of £40.



London Landlord Accreditation Scheme 'LLAS'

Sixteen keen Landlords attended a full day Development Course on 30 March 2010. If you wish to be an Accredited Landlord you would need to attend a Development Course.

DATES FOR YOUR DIARY

Landlords Forum

Wednesday 9th June 2010
Wednesday 6th October 2010

L/L Accreditation Courses

Wednesday 2nd July 2010
Wednesday 13th October 2010

We will refund your fees when you are accredited and register your property with the Rent Deposit Team. Thank you for the excellent feedback.

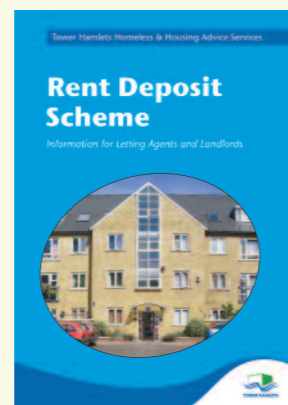
For more information about 'LLAS' speak to Noella Ling or Jamie Jackson on 020 7364 3558

website: www.londonlandlords.org.uk/accreditation/home

Rent Deposit Scheme

Rent Deposit Scheme (RDS) set up in July 2004, designed to prevent homelessness by making housing in the private sector more accessible.

An increasing interest in the scheme shown from landlords and homeless families show that the scheme is working. Many families find the scheme a more attractive option to temporary accommodation. There are many families currently waiting for properties.



The team is waiting to take your call, so don't delay.

If you would like to register for the Rent Deposit Scheme, call **020 7364 7474**.

CONTACT DETAILS

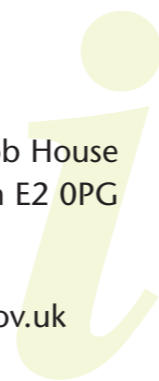
Landlords Update

Noella Ling, Housing Advice, Albert Jacob House
62 Roman Road, Bethnal Green, London E2 0PG

Telephone: 020 7364 3558

e-mail: housing.advice@towerhamlets.gov.uk

website: www.towerhamlets.gov.uk



Landlords Update

Newsletter of Tower Hamlets Landlords Forum. Building a better future for both landlords and tenants!

FORUM REPORT New guidance for raising standards

Raising the Standards was the message from Jayne Gardner-Hayter, Environmental Health Services, speaking at the Tower Hamlets Landlords Forum on 4th March.

Working in partnership with the London Boroughs of Barking and Dagenham, Hackney, Havering, Newham, Redbridge, and Waltham Forest Local Authorities, Environmental Services have drafted a new set guidance for Houses in Multiple Occupation (HMOs) whether or not they are licensable.

The guidance is intended to be flexible, as there may be more than one way to achieve a required standard.



Our special thanks to all the Landlords, Agents and speakers who attended the Tower Hamlets Landlords Forum on 4th March 2010.

While all the East London boroughs will have regard to the standards, there is variation in housing stock between the boroughs and so local conditions will be taken into account in their application and enforcement.

The guidance will cover:

- Space Standards for Sleeping
- Accommodation
- Living and dining rooms
- Kitchen Facilities
- Personal washing and WC facilities
- Fire Safety
- Heating

Your views are important

If you are the landlord of an HMO and would like more information regarding the guidance please contact Environmental Health Services on:

Tel: 020 7364 6504

Fax: 020 7364 6831

Email:

environmentalhealth@towerhamlets.gov.uk

website: <http://www.towerhamlets.gov.uk>

You can also request a copy of the draft guidance from Jamie Jackson.

Tel: 020 7364 3558

Email: jamie.jackson@towerhamlets.gov.uk



2008 - 2009
Reducing Re-offending



2003 - 2008
Winner of 6 previous
Beacon Awards



The Government Standard

MAJOR REVIEW TO IMPROVE THE PRIVATE RENTED SECTOR

Maryanne Pearce from the National Landlord Association (NLA) addressed the Forum.

Since September 2008 a major review to improve the private rented sector is being undertaken by Julie Rugg.

The key themes of the review are:

- Introduction of a National Register of Landlords
- All Assured Shorthold Tenancies threshold increased to £100,000
- Written tenancies
- Full regulation of letting and managing agents

NLA were invited to sit on three of the four Department of Communities and Local Government (CLG) Working Groups since the consultation.

NLA have been asked to sit on the Taskforce which will take the current plans through to final proposals before being laid before Parliament.

NLA has met with the Minister to push for a full review on the effectiveness of Local Housing Allowance (LHA).

NLA is seeking more clarifications at the government proposals for changes to HMO Planning Rules.

If you would like a copy of any of the presentation please call Jamie Jackson or Noella Ling on **020 7364 3558** or email us at: housing.advice@towerhamlets.gov.uk



The National Landlords Association (NLA) is the leading independent national organisation for private residential landlords.

- A unified voice for private landlords throughout the UK
- From large portfolio landlords to single-bedroom flats
- Promoting and protecting members' interests to national and local government

If you would like to join, please go to:

<http://www.landlords.org.uk>

The Forum heard from Jon Craddock Lettings Research Manager

Jon explained that the Local Housing Allowance (LHA) is a standard rate, calculated by reference to the median value from a range of rents for properties of a given size, in an area.

His team is mainly responsible for collecting lettings data and analyse the private sector housing market.

The aim is to ensure that their database reflects the volume and range of properties within the Private Rented Sector, known as the Broad Rental Market Area.

Jon reminded the Forum of changes since 6th April 2009:

- LHA levels for 6 bedrooms or more will be capped at the 5 bedroom rate for all new claims.
- Existing claims will continue until the anniversary of the claim.
- Transitional protection then applies for up to 13 weeks.
- If change of address for large household, the 5 bedroom rate will become applicable.

Visit their website: www.voa.gov.uk



Property Women of the Year Awards



This year the National Landlords Association is holding the Property

Women of the Year Awards, celebrating the best female landlords in the UK. We are looking for fantastic female landlords, who want to show they are the cream of the crop.

The awards will be held in London on 24th June 2010. Short listed nominees and a partner will be invited as guests of the NLA to the awards, which will be held at the glamorous Park Plaza Riverbank on the bank of the River Thames in London, overlooking the Houses of Parliament.

<http://www.propertywomenawards.org.uk/howtoenter.aspx>

Landlord Support Services



Dealing with non payment of rent and taking the right action at the right time could save landlords many sleepless nights and money. This was the message from Steven Conway, from the Landlord Support Services.

The Service can provide legal advice and assistance to landlords who need to regain vacant possession of their properties. The Service also provides court representation.

For further information please contact:

Steven Conway, Landlord Support Services and Davidsons Debt Recovery Services
121 High Street, Edgware,
Middlesex, HA8 7DB
Tel: 020 8952 9447 Fax: 020 8381 2656