



Rent Deposit Scheme

Did you know the Homeless and Housing Advice Service have their own

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

Properties and tenants can be matched speedily and the team offer help and back up to both landlords and tenants before, during and after the letting process. There are many families currently waiting for properties.

For more information please call Fiona Wellington the Team Leader on 020 7364 7331

London Landlord Accreditation Scheme 'LLAS'



If you wish to be an Accredited Landlord you need to attend a one day course. Our last course in November 2009 was attended by 14 keen landlords who highly recommend the course. We will refund your fees when you are accredited and register your property with our Rent Deposit Team.

For more information about 'LLAS' speak to Noella Ling or Jamie Jackson on 020 7364 3558 www.londonlandlords.org.uk/accreditation/home

CONTACT DETAILS

Landlords Update
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website: www.towerhamlets.gov.uk



Do your properties have gas safety certificates?



Gas safety certificates are issued by Gas Safe registered engineers to confirm that gas appliances are working safely. After your gas appliance has been installed or serviced, your Gas Safe registered engineer will give you a gas safety certificate. This certificate tells you that the gas appliance is safe and meets the safety standards.

It will also tell you when you next need to service the appliance. Getting your appliances serviced every year is vital to its safety and efficiency.

Tenants must get a copy of the gas safety certificate for their property from their landlord.

The 'Landlord Gas Safety Record' is often referred to as a 'Gas Safety Certificate' or 'CP12' form. The Gas Safe Register does not produce its own gas safety certificate/record but many retailers produce these certificates for your use.

For more information please visit http://www.gassaferegister.co.uk/advice/gas_certificates.aspx

DATES FOR YOUR DIARY

Landlords Forum

Wednesday 17th February 2010
Wednesday 2nd June 2010
Wednesday 6th October 2010

L/L Accreditation Courses

Wednesday 24th February 2010
Wednesday 9th June 2010
Wednesday 13th October 2010



Landlords Update

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

Working together to improve the Private Sector



Our special thanks to all the landlords, agents and speakers who have attended the Tower Hamlets Landlords Forum this year. The Forum is now firmly established as the place where landlords, the local authority and experts can meet, talk, improve their knowledge, discuss changes and developments and work together to improve the private rented sector in Tower Hamlets. Since January 2009 tough times have emerged in housing, finance, and the wider economy making this a challenging year for landlords and agents. Maintaining a professional approach and keeping up to date with recent legislative changes keeps landlords and agents in the best possible position to weather the recession. We hope the Forums and the accompanying newsletters also help to do this.

Noella and her team wish you all a Happy New Year and look forward to seeing you at the next Forum.



Insurance cover for unregulated agents withdrawn by the Tenancy Deposit Scheme

Since mandatory deposit protection was introduced in April 2008 the number of tenancies registered with this scheme has nearly doubled, and there are now 1.2 million tenants protected. Last year £700 million of deposit was protected, rising to close to £1 billion this year.

However, the number of deposit disputes is also rising steeply, leading to increased costs to the Tenancy Deposit Scheme (TDS). As a result, the Scheme's insurers will no longer carry the risks posed by the unregulated agency sector and withdrew cover.

This means The Dispute Service has restricted deposit protection and dispute resolution to letting agents who are members of recognised professional bodies. Landlords and tenants need to ensure their letting agents are members of either:

- ARLA Association of Residential Letting Agents
- NALS National Approved Letting Scheme
- NAEA National Association of Estate Agents
- RICS Royal Institute of Chartered Surveyors

For more information please visit <http://www.thedisputeservice.co.uk>



2008 - 2009
Reducing Re-offending



2003 - 2008
Winner of 6 previous
Beacon Awards



CUSTOMER
SERVICE
EXCELLENCE



Would you like tenants that are fully vetted, backed by insurance and can move in now?

At the last Forum Juliana Gallagher - Social Development Executive from Social Homes told us about their Fast Trak Scheme. The scheme aims to help social tenants access the private sector and is recognised and approved by a number of local authorities.

Fast Trak is an exciting and innovative solution that can maximise landlords earning potential.

The scheme can provide landlords with tenants that are:

- fully referenced and pre-qualified before they even view a property
- protected with a rent payment warranty and legal expenses cover
- can move in within hours of viewing, reducing void periods
- backed by a full dilapidations deposit or an Insurance backed deposit guarantee
- often prepared to take longer term tenancies

The message is, if landlords want peace of mind and total protection for themselves and their tenants this organisation has a solution.

For more information contact
Juliana Gallagher:
Tel: 01322 388286
Fax: 01322 624911
Mob: 07540 722261
Email: julianagallagher@socialhomes.co.uk
Web: www.socialhomes.co.uk



Coversure means you can let to clients on benefit with confidence

Coversure work in partnership with Brent Council and the Brent Landlord Group for landlords who accommodate tenants in receipt of Housing Benefit or Local Housing Allowance in their rented properties.

Landlords are often unsure about letting to tenants in receipt of Housing Benefit in case the benefit is stopped or the tenant does not pass the rent to them. Having Rent Guarantee insurance in place gives the Landlord the security to let in confidence.

The premium is fixed depending on whether Housing Benefit is paid direct to the tenant or the landlord.

For more information speak to: Rajan Amin at Coversure on 0800 093 9009 or email rajanam@coversure.co.uk

Is your property green?

Since 1st October 2008 all private properties let to new tenants in England and Wales are required

to have an Energy Performance Certificate (EPC).

All EPCs are valid for ten years and cost between £100 – £120. EPCs look similar to energy labels found on domestic appliances.



EPCs are required by law and you could be fined up to £200 for non compliance

Further information is available from:
www.homeinformationpack.gov.uk
Energy Performance Certificate
www.energysavingtrust.org.uk
Helpline: 0845 365 2568
www.hipassociation.co.uk
www.communities.gov.uk/epbd

Prevent fire in the home

Fiona Burton from the London Fire Brigade urges all landlords to look out for potential hazards that contribute to the most preventable fires and loss of life in the home.

Fiona is keen to encourage both private and social landlords to raise awareness amongst tenants and take positive action to tackle arson. Fiona is more than happy to speak to tenants and landlords.

If you would like more information contact Fiona Burton, Fire Community Safety Officer, London Fire Brigade
Mobile phone: 07919 014324
Email: fiona.burton@london-fire.gov.uk
website: www.london-fire.gov.uk

Useful contact numbers for your tenants:

SEE IT, REPORT IT, REMOVE IT

- Report fly tippers to the ASB Hotline: 0800 917 5917
- Report dumped vehicles to Tower Hamlets Council on 020 7364 5003
- Get bulk rubbish removed free of charge on 020 7364 5004 – 2 free collections a year

LANDLORDS DO YOU KNOW YOUR RESPONSIBILITIES?

- Ensure gas appliances have a gas safety certificate
- Work identified by a gas engineer must be done
- Ensure electrical equipment and furniture meets fire safety standards
- Provide (and maintain) a carbon monoxide detector
- Keep up to date with repairs
- Give proper notice before you visit
- Make sure the tenant has a name and a UK address for you, even if the property is managed by a letting agent
- Provide a written agreement stating the responsibilities of both parties, giving tenants legal recourse if problems occur
- Protect your tenant's deposit
- If you take any legal action do it properly

There are specific courses for landlords and agents, see back page for Landlord Accreditation Scheme. For more information please visit: www.londonlandlords.org.uk/accreditation/home