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Welcome

The 24 Edition of Feb. 2014
the London Landlord 



Welcome to the Special Edition of the London Landlord

Welcome to this special edition of the London Landlord which celebrate the second biennial UK Landlord Accreditation Partnership (UKLAP) Conference & Award Ceremony taking place at the Thistle Hotel Marble Arch on 28th March 2014. This year's ceremony will build on the outstanding success of the 2012 event and will recognise and celebrate the best practices and accomplishments for the specific categories. Thank you to all members who received nominations and the standard and numbers received has increased significantly and they demonstrated some excellent work and practices being undertaken by members.

Only last month the Government's English Housing Survey reported that the number of private rented sector dwellings exceeded the number in the social sector and stands at 18% of the total housing stock. Back in 2004 the private rented sector was around 10% of the housing, so there has been a very significant increase in the size of the sector. Whilst in almost all levels the standards of the PRS are reported as improving there are still too many premises which do not come up to standard. Recently the resources to undertake enforcement against the criminal element of the sector has come under significant pressure with most Councils cutting enforcement staff, just when the sector increases. Hopefully, accreditation will be seen as a means to distinguish between good and bad/poor landlords and agents, so that limited resources can be targeted correctly and at the bad/poor section.

The Department of Communities and Local Government has published a discussion paper – Review of Property Conditions in the Private Rented Sector – and are seeking views on several topics including retaliatory convictions, extending rent repayment orders to cases where premises are not improved, requiring carbon monoxide alarms etc. The Government are always keen to receive comments from individuals and I would urge you all to respond, even if only on one or two issues.

An Order is going through Parliament which will finally remove the key obstacle for the PRS to obtain Green Deal funding for energy improvement works. The Order will amend the consumer protection rules allowing Green deal providers to give finance to the sector. There is also £30m per year in the form of grants/cashback from the Government for the PRS – details to be decided. The consultation document on the regulations banning the renting out of low energy efficiency premises will shortly be published. Now may be a good time to prepare plans to carry out energy improving works.

Finally, I would like to thank our sponsors and everyone that has already purchase their tickets for event. We look forward to seeing you all on 28 March 2014 at the Thistle Hotel, Marble Arch, London.

Dave Princep

Chair of UK Landlord Accreditation Partnership (UKLAP) & London Landlord Accreditation Scheme (LLAS)

Inside this issue



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The UK Landlord Accreditation Partnership

Conference and Award Ceremony Friday 28 March 2014

We would like to take this opportunity to thank everyone that submitted a nomination. We are very pleased to announce that the finalists are:

Best Landlord Services (Local Authorities and Not for Profit Organisations)

East Lothian Council
London Borough of Ealing
London Borough of Hammersmith & Fulham
London Borough of Islington
London Borough of Lambeth

Local Authority – highest number of accredited landlords from January 2013 to January 2014

London Borough of Camden
London Borough of Ealing
London Borough of Lambeth
London Borough of Newham
London Borough of Thurrock
The London Borough of Waltham Forest

Best Service Provider (PRS)

Adam Harris
Amicus Horizon
Capital Living
Caridon Property Services
Elfin Kitchens
Gibbs Gillespie Lettings
LetCheck Inventories
Matheou Properties
Raed Alani

Best Small Landlord (1 to 20 properties)

Balbir Singh Mali
Clare Haynes
Lee Edgson
London and Overseas – Mr Doodley Cooray
Matheou Properties – Mr Christakis Matheou
Seraphim Housing Group – Mr Rohit Nathaniel
Tilbury Projects – Mr David Tilbury

Best Portfolio Landlord (20 plus properties)

Saxon Investments – Mr Marc Trup
Capital Living – Mr Adam Goff
Mr Adam Harris
Azad Ayub – Mr Azad Ayub
Mr Bindar Dosanjh

Best Letting Agent of the Year

Amicus Horizon
Belvoir Lettings
Caridon Property Services Limited
Fraser & Co
Gibbs Gillespie Lettings
Homefinders
Tenants 4U

Best Landlord of the Year for Student Housing

Apt Student Living
Britannia Student Services
Grad Pad
Mr Balbir Singh Mali
Place Group UK – Mr Robert Hunter
The Student Housing Company

Green Landlord of the Year

Azad Ayub – Mr Azad Ayub
Place Group UK – Mr Robert Hunter

Green Agent of the Year

Azad Ayub – Mr Azad Ayub
Central Housing Group – Mr Romesh Muthiah
Enviro Estates London – Mr Daniel Fong

Overall Best Landlord of the Year

Mr Adam Harris
Mr Bindar Dosanjh
Hatchard Homes
Place Group UK – Mr Robert Hunter
Reardon Properties – Mr Hasmita Reardon
Seraphim Housing Group – Mr Rohit Nathaniel

Empowering Tenants Award

Caridon Property Services
FixFlo – Mr Rajeev Nayyar
Lets Rent
Seraphim Housing Group – Mr Rohit Nathaniel

Make a Difference Award

Altwood Group
Caridon Property Services
PACE – Mr Martin Ransom
Reardon Properties – Mr Hasmita Reardon

Challenges and Growth in the Private Rented Housing Sector

Friday 28 March 2014. Registration and Champagne Reception at 6.00pm

Thistle Hotel Marble Arch, Bryantston St. London, W1H 7EH

Dress code: Formal Black Tie

More information at www.illas-conference.org.uk. Alternatively, phone 020 7974 1970 / 2774.

Platinum Sponsor



Key sponsor of the **London Landlord Accreditation Scheme** announced

Blue Watch has been named one of the key sponsor of the London Landlord Accreditation Scheme (LLAS) Event. Blue Watch is a home safety scheme designed to make rental properties across the UK safer. Set up by the Chief Fire Officers Association (CFOA) through their trading company CFOA Services Ltd and supported by fire and rescue services, a property that displays the Blue Watch symbol shows tenants that a trusted fire safety expert has validated the property and that the home is safer from the dangers of fire and carbon monoxide (CO).

Sponsorship of the LLAS will involve supporting the LLAS conference and award ceremony in March 2014, which is being held to celebrate the success of the accreditation scheme and to reward the excellence of LLAS members. The event will also give the opportunity for high profile speakers to discuss the challenges of growing within the private rented sector and to speak on future regulations.

Paul Fuller, chair of CFOA Services Ltd said: "It's great to have the opportunity to sponsor LLAS. Blue Watch recognises the importance of landlords having a thorough understanding of issues surrounding letting properties. We therefore want to relieve some of this pressure by giving landlords peace of mind when it comes to fire and carbon monoxide safety.

"Firefighters see the devastation and costs of fires and CO poisoning in homes every year, many of which could be prevented. Over a recent 12 month period, nearly 9,000 people in the UK were injured by fire and a further 4,000 suffered CO poisoning. Sadly, 327 lost their lives. Blue Watch aims to significantly reduce this number by making sure the correct safety products and procedures are in place in rented accommodation."

Landlords have an obligation to ensure that appropriate safety measures are taken in their rental property. Research carried out by Blue Watch, however, conducted among 1,500 landlords and 1,600 renters across the UK, reveals that one in five (21%) landlords never worry about making sure their tenants are safe. This is despite nearly the same amount of tenants (23%) - the equivalent of around 17.3 million renters in England – claiming to have reported concerns to their landlord regarding the safety of a gas or an electrical appliance in their home.

Blue Watch provides landlords, letting agents and tenants with advice, support and products to make rental properties safer from fire and CO risks. Getting a property Blue Watch validated is simple – landlords register their property on the Blue Watch website by completing a checklist stating what safety measures they have in place in their rented homes. Once registered, a property is validated by the local fire services by checking fire alarms, CO alarms, fire doors, fire extinguishers and fire blankets.

For more information and to register visit: www.BlueWatch.co.uk or call 0300 555 0220.



Blue Watch. Make a safer place.

Blue Watch is a home safety scheme designed to make rental properties safer. It has been set up by the Chief Fire Officers Association (CFOA) and is supported by UK fire and rescue services.

As a landlord, you are responsible for the safety of your tenants which includes making sure your property is safer from the risks of fire and carbon monoxide (CO) incidents.

Blue Watch supports landlords with a two-tier service and a range of products designed to reduce the risks of fire and carbon monoxide in your properties.

The Blue Watch process for landlords is simple and straightforward:

- Landlords are encouraged and supported to register their properties and work through a self-declaration safety checklist
- Landlords can achieve Blue Watch validation for their properties by arranging a home safety inspection by someone from the fire and rescue service trading arm or trusted partner
- Landlords shop for the products required to make their properties safer



Register your **property online**



Receive a **home safety inspection**



Invest in **fire safety products**



Essential **safety tips and advice**

For more information and to register visit:
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A Simple but Important Solution for Landlords

It was Albert Einstein that said, "Any intelligent fool can make things bigger, more complex, and more violent. It takes a touch of genius – and a lot of courage – to move in the opposite direction."

Jake Willis and Kim Felettigh took this quote to heart when they decided to launch London Shared, a unique property management company that provides shared accommodation to working professionals in London. They have worked hard over the past seven years to simplify and professionalise shared accommodation.

The concept is very simple; they rent houses from landlords for long, fixed-term tenancies, furnish them and then let out the rooms to working professionals.

With the already strong buy-to-let market becoming ever more popular, landlords are constantly searching for the most cost efficient solution to effectively manage their investment, and London Shared is proving to be a popular choice for properties in London. The company has created somewhat of a hybrid business model, making them both tenant and landlord, while also taking on the role of property manager. One of

the many benefits of renting to London Shared is they do not charge the landlord a fee for their service, essentially providing full property management for free considering they also pay market rental rates.

Any property investor knows that there are numerous draw backs to self-managing an investment property; void periods and rent arrears to name a few. With more than half the calls to the national debt line being from people renting their home it is no wonder that landlords are increasingly worried about securing reliable tenants who will not suddenly stop paying their rent. Perhaps this a good moment to share the fact that London Shared guarantees rent regardless of occupancy. There is also the time commitment of finding tenants, conducting regular property inspections and tending to maintenance issues. London Shared handles all this on behalf of the landlords they work with. They even have full time in-house maintenance staff. With a proven track record of almost seven years and a long list of satisfied landlords, London Shared are definitely worth talking to should you find yourself with a property to let. Let them handle the hard work so you don't have to. It is that simple.

"We joined London Shared while we were looking at possible alternatives to the estate agency route as the winter can be notoriously hard to rent a property. We met the team on a site visit mid-week and by the end of that week we signed a three year contract. Since then, London Shared have done everything and all we have had to do is take receipt of our monthly rent. It is truly as simple as it sounds. A great concept backed up by a highly professional, motivated and friendly team."

Nick



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Recently awarded Best Website at the 2013 Landlord & Letting Awards the company continues to grow from strength to strength, continuously adding new additional services. In 2012 AFS joined forces with UNIPOL (the student housing charity) to create the AFS UNIPOL CODE, a successful UK wide accreditation scheme for student housing in the UK which includes the physical inspection of student properties by trained verified property assessors.

Web: www.accommodationforstudents.com

Challenges and Growth in the Private Rented Housing Sector

Friday 28 March 2014 at the Thistle Hotel Marble Arch, Bryantston St. London, W1H 7EH

For general enquiries please visit the conference page at www.llas-conference.org.uk or email LLAS@camden.gov.uk. Alternatively, phone 020 7974 1970 / 2774.

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There are some great opportunities available that could assist your company to promote and raise its profile amongst accredited and non-accredited landlords and agents on our database, with a distribution list of over 26,000 plus. Please visit the conference page at www.llas-conference.org.uk or email LLAS@camden.gov.uk. Alternatively, phone 020 7974 1970 / 2774.

Best Agent of the Year Sponsor



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the following ad contains photos that may cause distress

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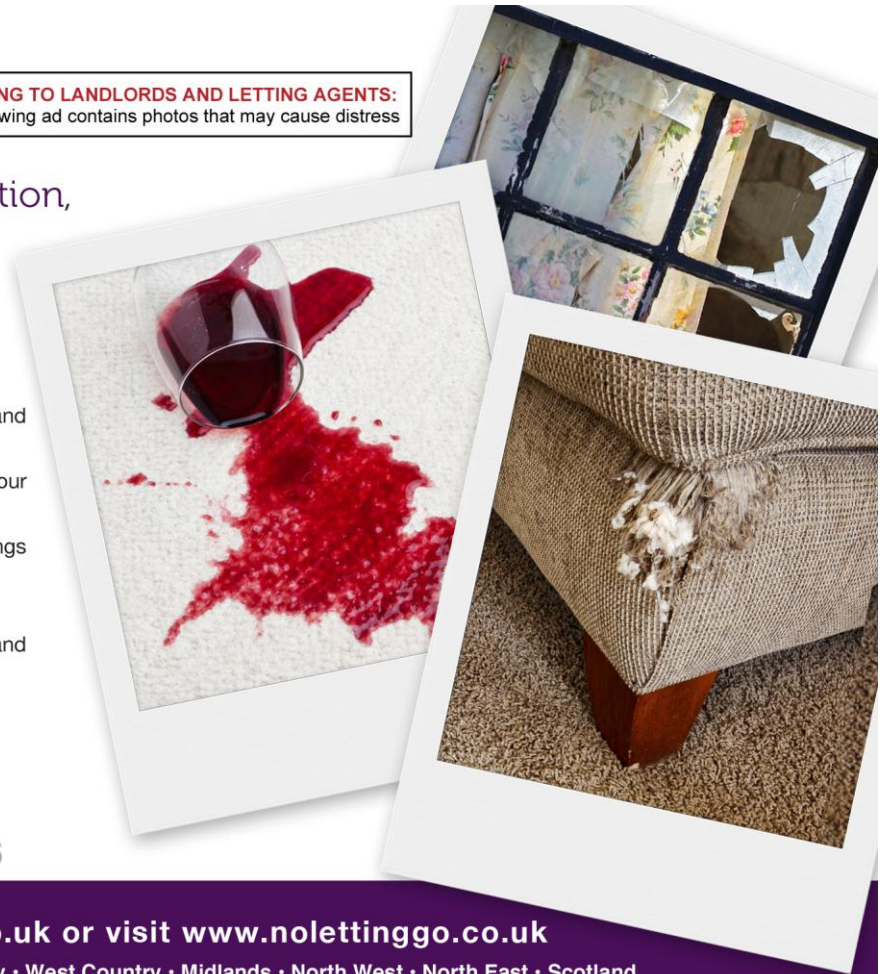
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Back in March 2010, The Big Green Energy Company was the first Solar PV installer to get MCS (Microgeneration Certification Scheme) approval in Greater Manchester. After redeveloping its business model, the company was one of the first in the country to become a Green Deal Provider in November 2012. Since then it has successfully installed many heat saving measures for happy customers throughout the UK.

In 2014 the company looks to further expand its operations and relationship with Green Deal installers and assessors, as the next phase of the Green Deal comes into effect, landlord properties with tenants.

Web: www.greendealpoints.com

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We believe in full transparency and fairness in all transactions and our membership of the property ombudsman scheme, UKALA United Kingdom Letting Association, SafeAgent, TPO and DPS deposits protection scheme we hope demonstrates this commitment to our clients. We believe in a committed long term business relationship and we always prepared to go the extra mile to ensure a second to none service. Staff training is paramount within our organisation and all staff will attend regular training course's including LLAS to keep us up to date with current legislation, which is what we believe Landlords should be buying, "knowledge from experienced letting agencies".

Web: www.mylondonagent.com

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Challenges and Growth in the Private Rented Housing Sector Conference and Award Ceremony

by sponsoring the **Best Small Landlord Award**



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Seraphim is one of the area's leading Housing & Property services providers, operating in the social housing and residential sector.

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The team at Seraphim continues to listen to the communities' housing needs and work to provide useful and relevant schemes, projects and developments in order to make a real difference within the region.

Web: www.seraphim.co.uk

George Ellis Property Services



Marie Parris is the CEO & Founder of George Ellis, a residential lettings & management specialist and oversees the services the company delivers across their five key areas – lettings, management, inventories, training for landlords and a dedicated tenant referencing division. In addition to this, Marie is a regular speaker at various property exhibitions and events. She also sits on the judging panel of a property award show.

Overall Best Landlord of the Year Sponsor

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Marcus Latchford, Landlords' Manager

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"Landlord Law's great documents, information and customer support have been a God send and helped put me on the right path when I started out as a novice landlord. Thank you Landlord Law!" John Meades, Landlord

Specialist landlord & tenant lawyer Tessa Shepperson answers landlords' FAQ. In this issue: Renting Properties on a License

I had a gentleman ring me up the other day. He had lots of overseas tenants (he told me) but they caused a lot of problems and he was getting fed up with it. He would prefer to rent to them on licenses in future. How could he do this?

Well that's a tricky question. One I suspect many landlords will ask though, so here is my answer.

Street v. Mountford

The main reason why licenses for residential occupiers are, in most cases, not an option, is the House of Lords case of Street v. Mountford in 1985.

Street v. Mountford made it clear that if the circumstances of a letting are that of a tenancy (i.e. payment of rent and exclusive occupation) then it will be a tenancy. The fact that the tenant may have signed a piece of paper saying that the occupation will be a license will not change anything.

All that will happen is that the landlord will probably use the wrong eviction procedure (thinking it is a license) and have his case rejected by the Judge and thrown out. And perhaps be ordered to pay the tenants legal costs.

'Proper' licenses

There are some situations where a license agreement **will** be created. A non-exhaustive list is:

- lettings of accommodation on boats (e.g. houseboats)
- service accommodation (i.e. for staff members required to live there for their job – such as a caretaker)
- lodgers renting a room in their landlords home
- hotel or hostel accommodation where, either the room is shared by several people on individual agreements and/or where the owner has regular access for cleaning, and
- (sometimes) where the occupier is living at the property as the beneficiary of a charity rather than as a tenant

Artificial licenses

Sometimes landlords attempt to create a license by putting clauses in the agreement saying, for example, that the landlord has the right to move the occupier to another room, can require him to share with another person, needs access for regular cleaning, etc. Basically trying to take away the occupiers 'exclusive occupation' rights; whether this 'works' or not will depend on what the situation actually is on the ground.

If in fact (as in the *Street v. Mountford* case) the occupier lives in the property without interference from landlord or (for example) no cleaning is ever done, then the 'license' clauses will be of no effect, and the occupation will be a tenancy.

The benefits of a license – perceived and real

I suspect that landlords often want to have a license because they think it means that they can then just evict the occupiers themselves (often, they appear to think, on just two weeks' notice) without having to go to court first.

However this is not so, under the Protection from Eviction Act 1977 virtually all residential occupiers have the right to stay in a property until a court order is made, whether they have a tenancy or not. Licensees will also normally have the right to be given written notice (in the proper form) of at least 28 days. So if the landlord just turfs them out, they will be entitled to claim compensation.

The only situation (or the only common situation) where a possession order from the courts is not needed, is where the occupier is a lodger living in the landlord's own home. I discuss this in my (free) Lodger Landlord site at www.lodgerlandlord.co.uk.

The main advantage of a license agreement for a landlord is that the notice period is a bit shorter – not less than 28 days rather than not less than two months/8 weeks for an assured short-hold tenant. However, set against that is the disadvantage that you could lose your case if you have not set up the license properly. In my view it is probably better just to accept that you have an AST and put up with it.

At least then you know where you stand and will be guaranteed possession should you need it, under the section 21 process. Provided of course you get your paperwork right!

© Tessa Shepperson 2013

Tessa Shepperson is a solicitor (non practising) and author, and runs the popular Landlord Law site at www.landlordlaw.co.uk and she also blogs at www.landlordlawblog.co.uk.

London Borough of Hillingdon Private Sector Landlords Forum Dates 2014

The meeting starts at 6.00pm and finishes at 9.00pm.

Tuesday 1st April 2014

Tuesday 24th June 2014

Tuesday 16th September 2014

Tuesday 2nd December 2014

All forums will be held in Committee Room 6, at the Civic Centre, High Street, Uxbridge, Middlesex UB8 3UA.

Do not forget to collect your CPD points!

Landlords, do you have a vacant house or flat in West London?

West London councils want to help you bring it back into use. In some cases grants are available to help with the costs.

Please contact the Empty Property Officer in the relevant borough for details:

Local authority	Name	Telephone
Brent	Hannah Worsfold	020 8937 2539
Ealing	Elizabeth Ukiomogbe	020 8825 6229
LBWF	Martin Perrigo	020 8753 1476
Harrow	Driss Charrouf	020 8424 1953
Hounslow	Keith Dickens	020 8583 4657
RBKC	Richard Clark	020 7341 5753
Hillingdon	David Youngs	018 9527 7437

London Borough of Tower Hamlets Landlord Forum Dates 2014

- Wednesday 23rd April
- Wednesday 16th July
- Thursday 16th October

Registration is from 1.00pm and the Forum starts at 1.30pm

All forums will be held at Room 101, London Albert Jacob House, 62 Roman Road, London E2 0PG

These are free events and there will be refreshments and an assortment of sandwiches/rolls and fruit.

Medway Council Landlord Forum

On: Monday 31st March 2014

Time: Afternoon session from 1pm to 4pm
Evening session from 5.30pm to 8.00pm

Venue: Medway Council, Gun Wharf, Dock Road, Chatham, ME4 4TR

Registration and refreshments from 12.30pm for the afternoon session and from 5.00pm for the evening session. Pls note that both sessions are identical.

Please book your place by email to Lenka.Wyatt@medway.gov.uk or
Tel: 016 3433 3053.

The London Borough Barnet Landlord Forum

On: Thursday 3rd April 2014

Time: From 6.00pm to 8.00pm

Venue: Committee Room 2, 1st floor, Barnet Homes, Barnet House, 1255 High Road, Whetstone, N20 0EJ

To register your interest please email Bhavesh Patel Bhavesh.Patel@BarnetHomes.org or
Tel: 020 8359 2186.

The London Borough of Camden Landlord Forum

On: 12th March 2014

Time: From 2.00pm to 4.30pm

Venue: ORT House, 126 Albert Street, London NW1 7NE

To register your interest please email Camden Private Sector Initiatives Team psit@camden.gov.uk or Tel: 020 7974 4158.

University of London Landlord Forum'14

On: 27 March 2014

Time: From 5.00pm to 8.00pm

Venue: Macmillan Hall, Senate House, Malet Street, London, WC1E 7HU

To register for this event please go to www.uollandlordforum.co.uk

UKLAP/LLAS Conference & Award Ceremony

On: Friday 28 March 2014

Time: Registration and Champagne reception at 6.00pm

Venue: The Thistle Hotel Marble Arch, Bryanston Street, London W1H 7EH

Tickets are selling fast! Accredited members pay only £55 per ticket.

For more information please email llas@camden.gov.uk or Tel: 020 7974 1970.

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E-mail: psit@camden.gov.uk

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London Borough of Camden
4th Floor, Bidborough House
38-50 Bidborough Street,
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www.camden.gov.uk

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London Borough of Hillingdon landlord fine for renting out illegal properties

The latest coup by Hillingdon Council's 'beds in sheds' team has seen a couple from the borough fined £58,750 for housing breaches following an intensive investigation.

The owner of 48 West Drayton Road in Uxbridge Thangam Rana and landlord, her husband Tahir Rana, failed to license the property as a House of Multiple Occupancy (HMO), meaning that it complies with housing legislation which covers fire safety and is fit to live in. The Ranas had also broken a prohibition order, which called for them to stop using an illegal inner room as a living space, and SIX other HMO management regulations.

The property, which was found to be below the appropriate standard for rent; with inadequate heating, no basic fire precautions, dangerous electrics and gas leakage, had been occupied by families with young children including two infants of aged six-months and younger. The couple were receiving around £2,935 per month in rent.

"We're sending a strong message that we will stop landlords profiteering from renting out cramped, squalid, properties and illegal outbuildings," says Cllr Keith Burrows, Cabinet Member for Planning, Transportation and Recycling.

"In this case the landlord was raking in nearly £3,000 in cash each month, from people living in appalling conditions and we will continue to pursue other rogue landlords – because this practice is not welcome in Hillingdon."

Thangam and Tahir Rana were sentenced at Uxbridge Magistrates' Court on Tuesday 20 August. Tahir fined a total of £55,000 and Thangam was also ordered to pay £3,750, with a £120 collection order. She also owes Hillingdon Council more than £16,800 in Council Tax which officers will continue to pursue.

Full costs of £2,725 were awarded to the London Borough of Hillingdon following joint action by Hillingdon Council's Private Sector Housing and Planning Enforcement teams together with the Metropolitan Police.

Cut The Cost for HMO Licensing in Hammersmith & Fulham

Become an accredited landlord and join the UKLAP/LLAS to take advantage of **our current discount of at least £114 on our HMO licence fee.**

The useful links below for **HMO Properties within 'Hammersmith & Fulham Council'** will help to licence your properties and to comply with the required Health & Safety, Fire Safety and HMO Management Regulations.

HMO Licensing & HMO Management Regulations:

www.lbhf.gov.uk > Housing > Multiple occupancy homes > Houses in multiple occupation (HMOs)

Select:

Introduction and definitions > What is an HMO > Regulations > Licensing > HMO brochures and leaflets > External web links

Fire Risk Assessments:

www.lbhf.gov.uk > Housing > Private Housing > Private Housing & Health Service > Regulating Fire Safety > Fire & Gas Safety

Select:

Fire Risk Assessment – A Guide (To help you carry out assessments yourself)

Example Fire Risk Assessment

Blank Fire Risk Assessment form – To complete yourself

Landlords Fire Safety Precaution Record

If you have any queries about the above, please call 020 8753 1221 to be transferred to the appropriate officer.

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www.hounslow.gov.uk/housing/landlords



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HILLINGDON
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www.hillingdon.gov.uk

Two Haringey companies fined for failing to maintain HMOs

Two large letting agencies have been fined for breaching property management laws – and the council has warned others to heed regulations in order to avoid a similar fate

Ashdale Services, also known as Sylvan Estates, an agency with a large property portfolio in Haringey, has been fined close to £50,000 for breaching a special licensing scheme that regulates HMOs (houses in multiple occupations) in the Harringay Ladder area and for failing to maintain one of its properties on Effingham Road. At Tottenham Magistrates' Court this month, Ashdale owner George Georgiou pleaded guilty to failing to licence 128 Hewitt Rd and 128 Effingham Road as HMOs. They also accepted that the Effingham Rd property was poorly maintained. They admitted failing to provide functional smoke alarms, allowing bedrooms to become mouldy due to broken window sash cords and failing to fit hand rails in narrow, steep stair wells.

Another landlord, Blue Ribbon Properties (UK) Ltd, refused to replace faulty windows over the course of a year, despite repeated requests and court action from the council. They pleaded not guilty to failing to maintain a flat in 9 Handsworth Road, in Tottenham, but lost their case at the magistrates' court.

Blue Ribbon was handed a £1500 fine for failing to maintain windows and allowing the property to become damp and was also ordered to pay the council £1250 in court costs.

Cllr John Bevan, Cabinet Member for the Environment, commented:

"It is simply not good enough that big landlords, who should know better, fail to properly license and maintain their properties. Ashdale had the sense to plead guilty and the case was at least dealt with quickly (cont. next page).

Blue Ribbon have cost themselves and the council valuable time and money – not to mention exacerbating the distress suffered by their tenants – by pleading not guilty. They now face far more in costs than if they had simply acted to replace the windows in the first place.

The council will be putting increased resources into enforcing the HMO and other legislation and both these cases reinforce our message to landlords that if they don't get the required licenses and they don't properly maintain their properties for tenants, they will be taken to task."



Newham London

Your property must be licensed.

If you are a landlord or managing agent who lets residential property in Newham, it must be licensed.

Failure to license is now an offence and may result in fines of up to £20,000 per property.

For more information and advice, or to apply for a licence visit:
www.newham.gov.uk/propertylicensing

Alternatively, contact the Property Licensing team on 020 3373 1950.

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To Let

Event Sponsorship opportunities with LLAS

There are some great opportunities available that could assist your company to promote and raise its profile amongst Private Rented Landlords and agents in London and the South East. With a distribution list of over 26,000 plus why not take up the opportunity and stand out from the rest? Please visit the conference page at www.llas-conference.org.uk or email LLAS@camden.gov.uk alternatively, phone 020 7974 1970 / 2774.



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How to Avoid Cannabis Growing Tenants

If you rent to a cannabis growing tenant you may think at first you have found the perfect tenant. Nothing can be further from the truth. Don't fall into the trap of thinking because they have money you have found your Eldorado: these people may have excellent references, drive expensive cars and pay all the rent up front, usually in cash but there's a massive shock awaiting the unsuspecting and gullible landlord.

Most marijuana and cannabis growers don't do it in their own properties for fear of being caught: by using rental properties they keep themselves at arm's length from the operation, as well as avoiding damaging their own properties.

Creating the right conditions for cultivating their plants indoors and out of sight involves ripping the guts out of the average rental property. Indoor cultivation causes devastating damage to the property. All manner of drug cultivation, methamphetamine laboratories and marijuana crop growing operations are increasing in number. Tell-tale signs are constantly closed curtains and plant potting material around the property, if there's a growing operation in progress. Large amounts of paint thinners drain cleaners and fuel drums point to a meth lab.

Many insurers are now getting wise to this trend and are informing landlords that they will not pay out for this kind of risk in future. This will be the case even though the landlord is completely unaware that their property is being used as an illegal drug producing operation.

You may be lucky and find that your insurers or some others will still honour claims, but in any event the incidence of this is adding to the cost of landlord's insurance by increasing annual premiums. If in doubt, check with your broker or insurance company to see if they cover you for this risk.

The difficulty landlords have is rights of access to monitor their tenants. You have no automatic right of access to your rental when it is tenanted so in the short term it's difficult to determine exactly what's occurring.

However, there signs will be there for the averagely diligent landlord or agent, simply by observing from the outside and making enquiries with neighbours about comings and goings to the property.
How to Avoid the Druggies:

- Be very wary of tenants who offer to pay in cash
- Similarly if they offer to pay long periods up-front and/or offer above market rents
- Observe them on viewings – do they ask the sort of questions a tenant would be concerned about if they intend to live there
- Do they drive expensive cars and wear expensive clothing etc., all out of keeping with the type on rental on offer
- Does their back-story stack-up – employment, moving location, skills etc.
- Always insist on a comprehensive application form fully completed
- Ask to see recent utility bills and bank statements
- Check identities thoroughly – get copies of photo driver's licences or passports
- Do full credit checks and references – check with employers (accountants of self-employed) and previous landlords or agents
- Do they operate with mobile phones only – no home number?
- Are they particularly interested in power supplies and rear access etc?

Be ultra-observant, be aware of the problem and you are more likely to avoid being taken in by this ever growing threat to your livelihood.

Article supplied by: www.TenantVERIFY.co.uk

TenantVERIFY® provides high quality on-line credit searches, referencing, and other services for landlords, property managers and letting agents.

**By Tom Entwistle,
LandlordZONE®**

If you have any questions about any of the issues here, post your question to the [LandlordZONE® Forums](#) – these are the busiest Rental Property Forums in the UK – you will have an answer in no time at all.

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Event Sponsorship opportunities with LLAS & UKLAP

There are some great opportunities available that could assist your company to promote and raise its profile amongst accredited and non-accredited landlords and agents on our database, with a distribution list of over 26,000 plus. Please visit the conference website at www.llas-conference.org.uk or email LLAS@camden.gov.uk alternatively, Phone 020 7974 1970 / 2774.

Do you have a property to let?

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The Tenant Finder Service offers:

- An attractive incentive package including cash payment up to £750
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- 0% commission fees
- Free agreements, renewals, re-lets and check-out

The Private Leasing Scheme offers:

- Guaranteed rent
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- 12 month lease agreement
- Certainty of getting your property back in the same condition you gave it to us (with an allowance made for fair wear and tear in line with an agreed schedule of condition.)



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To find out more call us now 020 8547 5491



Landlords, managers, and their employees can benefit from safety at work and fire safety courses

Levels 1 to 3 Awards in Health and Safety at Work, Level 2 Award in Environmental Principles and Best Practices, Level 1 in Fire Safety Awareness, and Level 2 Award in Fire Safety courses are now available.

Courses may be run at the Council's training centre near Earls Court, or subject to certain criteria anywhere across London. Visit our website for more details about the above courses and our food safety training programmes.

The Royal Borough of Kensington and Chelsea
Public Health Training Service
Environmental Health Department
Council Offices
37 Pembroke Road
London W8 6PW

Bookings, payments and enquiries: 020 7361 3002
Email: publichealth.training@rbkc.gov.uk
Web: www.rbkc.gov.uk/publichealthtraining



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Challenges and Growth in the Private Rented Sector Conference & Award Ceremony

Friday 28 March 2014

The London Landlord Accreditation Scheme (LLAS) together with the UK Landlord Accreditation Partnership will be hosting the Challenges and Growth in the Private Rented Housing Sector Conference & Award Ceremony.

On: Friday 28th March 2014

Time: 6pm

At: The Thistle Hotel Marble Arch, Bryanston Street, London W1H 7EH

This prestigious event is being held to celebrate the successes of the scheme which supports and educates landlords, letting and managing alike and to acknowledge and reward excellence amongst its members. The LLAS has been in operation since 2004 and now has over 13,000 accredited landlords and over 1,000 accredited letting and managing agents as members in London.

The conference will bring together a blend of speakers and presentations including discussions on the Challenges and Growing within the Private Rented Sector, Future Regulation in the Private Rented Sector and the London Rental Standard. Promote your business by sponsoring the most successful accreditation scheme in the country.

Come and join us in our celebration of Success and Excellence.

To book your tickets, please visit our page on www.llas-conference.org.uk.

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We will also provide you with ongoing tenancy advice and support through our experienced tenancy sustainment team.

To find out more please contact the Camden Lettings team on **020 7974 4158** or psit@camden.gov.uk.

Useful links

LLAS – www.londonlandlords.org.uk

RLA – www.rla.org.uk

SLA – www.southernlandlords.org

Landlord Law – www.landlordlaw.co.uk

NLA – www.landlords.org.uk

TDP (The Deposit Protection Service) – www.depositprotection.com

Landlordzone – www.landlordzone.co.uk

Accreditation Network UK (ANUK) – www.anuk.org.uk

Landlord's useful links and information – www.landlords-uk.net

Fire Protection Centre – www.fireprotectioncentre.com

DCLG – www.communities.co.uk

Direct Gov UK: Advice for tenants and landlords – www.direct.gov.uk

Gas Safe Register – www.gassaferegister.co.uk

National Inspection Council for Electrical Installation Consulting (N.I.C.E.I.C) – www.niceic.org.uk

Online Planning and Building Regulations Resource – www.planningportal.gov.uk

The Residential Property Tribunal (RPTS) – www.rpts.gov.uk

Health and Safety Executive – www.hse.gov.uk

HM Revenue & Customs – www.hmrc.gov.uk

The Court services – www.hmcourts-service.gov.uk

The Office of Fair Trading – www.oft.gov.uk

The Department of Business Innovation & Skills – www.berr.gov.uk