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# Welcome to the 10th Edition of

the London Landlord 

## Happy New Year

It is hard to believe that it is 5 years since the launch of the London Landlord Accreditation Scheme (LLAS) at the London Landlord Day event at the Queen Elizabeth II conference centre in 2004. The scheme soon exceeded every one's expectations in attracting members and showed the value you place on the independent professional training and information provided by the trainers. Recognition as good landlords and agents was also an important factor for many members. The success of the LLAS has resulted in several other schemes mirroring ours, including the recently launched Landlord Accreditation Wales scheme and the continuing success of the Midland Landlord Accreditation Scheme.

Those members who were amongst the first to join will now be coming to the end of your initial 5-year membership. We will be contacting you over the coming months if your membership is due to expire to ensure your membership is renewed. There is no fee for renewing your membership, but we will be asking you to confirm that you have maintained your knowledge by such things as attending relevant events or courses, membership of a recognised landlords organisation, etc.

The requirement for continuous professional development (CPD) is not too onerous

and if you have kept up to date with the changes in the private rented sector you should have no problem in obtaining the 12 "hours" average annual CPD required for automatic renewal. The report on the current state of the private rental market is patchy with some areas reporting a healthy demand for accommodation, but others showing an oversupply. To maximise income, it is important that you ensure that void periods between tenants are kept to a minimum and your properties are attractive to potential tenants. Those properties with high heating bills may be most likely to suffer especially as the introduction of the Energy Performance Certificate, when letting a property to a new tenant, means tenants can compare likely energy costs before renting a new property.

There are still a few places at the **Energy Efficiency Partnership for Homes - Private Rented Sector Conference** on 10 March 2009 at City Hall where you can learn about recent research on tenants' views and practical solutions to improving energy efficiency. Attendance is free and if you are interested please contact Emily Bacon on 020 7654 2417 or e-mail [emily.bacon@eeeph.org.uk](mailto:emily.bacon@eeeph.org.uk).

Dave Princep  
Chair of LLAS



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## The Government wants to target Rogue Landlords

Speaking at the first National Landlords Association (NLA) National Conference, held in Birmingham on Saturday 29 November, Iain Wright, minister with responsibility for the private-rented sector, said the Government was committed to not bringing forward knee-jerk legislation that would hamper the growth of the sector but, instead would target the rogue operators which give responsible landlords a bad name

In a speech to landlord delegates, the Minister said the private-rented sector had become a “great tool to help house the people of this country” and that he wanted to see the sector “not just survive over the coming months and years but thrive”.

Dr Julie Rugg, co-author of the recently published independent review of the private-rented sector, spoke about the need for landlords to view what they do as a business and not purely as an investment vehicle. She reaffirmed how little evidence had been presented to support the view that retaliatory eviction was widespread and that ‘studentification’ had become a major national problem

David Salusbury, chairman of the NLA, said: “The Minister has re-affirmed what the NLA has known for years - the people who suffer the most from burdensome regulation are reputable landlords. The rogue operators will usually avoid being noticed and what we must now do is ensure they are not allowed to drop further under the radar.”

**For further info, please visit**

[http://www.property-investor-news.com/news\\_pages\\_uk/current\\_news\\_uk.htm#4](http://www.property-investor-news.com/news_pages_uk/current_news_uk.htm#4)

## Solicitor Tessa Shepperson answers landlords FAQ. This issue: Is Eviction the best way to deal with tenants who are not paying rent?

*Contact Tessa with any Landlord queries that you have. headed 'LLAS FAQ'*

These are difficult times and many tenants who previously always paid on time, are now finding it very difficult. These tenants should be treated differently from the habitual non payers that we are all familiar with (and who should be evicted as soon as possible).

### **First steps**

First of all you need to find out why the tenant has failed to pay. In many cases nowadays it will be because the tenant has lost his or her job. If this has only just happened have a talk with them about what their finances are and what they can afford. If they are eligible for housing benefit, an application should go in as soon as possible. The following options should then be considered.

### **Local authority re-housing**

Some tenants will be eligible for re-housing by the Local Authority (LA). This may be the best solution for them, as LA/housing association accommodation is generally cheaper than accommodation in the private sector. The LA have a statutory duty to re-house in the following circumstances:

1. Where the person is threatened by homelessness (e.g. if the landlord has served a possession notice), and where
2. They are a person in 'priority need' (basically this means pregnant women and families, and 'vulnerable' tenants, e.g. by reason of age and/or disability), and provided
3. They have not voluntarily made themselves homeless

Point three is very important. It means that the tenant must not move into different accommodation before being re-housed (for example go and stay with relatives on receipt of a section 21 notice). Tenants may also lose their right to be re-housed if the LA consider that they have used money available for rent (e.g. their housing benefit) to pay other debts

If a tenant wants to be re-housed, it is best if they are evicted under the 'no fault' section 21 procedure, while still paying their rent. They will not then be at risk of the LA refusing to re-house them. Discuss this with your tenant. If the tenant is eligible for re-housing, and there is not long to go before the end of the fixed term, then maybe they could afford to pay the rent (or at least a proportion of the rent) for a limited period while applying for re-housing.

You would probably have to go to court to obtain a

possession order (as LAs often will be re-house until this is done), but this need not cost much, particularly if you use one of the [www.landlordlaw.co.uk](http://www.landlordlaw.co.uk) do-it-yourself kits.

If you can work with your tenant in this way you will both benefit. You will not be out of pocket (or at least not by very much) and your tenant will be helped to more affordable accommodation. You will avoid a situation where they fail to pay, you evict them on the basis of rent arrears, and they lose their right to be re-housed. Which helps no-one.

### **Reducing the rent**

If your tenant has always been reliable in the past, particularly if they look after the property well, it may be worth considering reducing the rent slightly, for example until they find a new job. Particularly if you would struggle to find a replacement tenant. It is better to have a known good tenant in the property paying a reduced rent, than have an empty property with no income to cover your own expenses. Hopefully also your tenant will be grateful to you and will make payment of your rent a top priority in future.

### **Other options**

Work with your tenant to see what can be done to help them. For example will changing the rent payment date help them budget? Or perhaps paying on a weekly or fortnightly basis (although note that if they start to pay weekly you will need to give them a rent book). Can they provide any services for you, the value of which could be offset against the rent? Perhaps they would be willing to do some necessary repair or improvement work to the property, or maybe there is some other service they can provide? Talk to them and see what they can offer.

### **Conclusion**

In these difficult times, many people are struggling to pay their rent. In many cases it is not their fault. It is important that you talk with them and let them know that you are willing to consider options to help them. Remember that it is often far better to have a known good tenant in a property paying a reduced rent, than having the property empty, no income to cover your expenses, and the cost and bother of finding new tenants.

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Tessa Shepperson is a solicitor and author, and runs the popular Landlord-Law site at [www.landlordlaw.co.uk](http://www.landlordlaw.co.uk).

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## Tower Hamlets Private Sector Landlord Forum Dates

Dates: **Wednesday 11th February 2009**  
**Wednesday 20th May 2009**  
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Time: 1:30pm to 4:30pm

Refreshments will be provided on the day, To register your interest, please contact Jamie Jackson or Noella Ling  
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Tessa Shepperson is a solicitor and author, and runs the popular Landlord-Law site at [www.landlordlaw.co.uk](http://www.landlordlaw.co.uk). Do-it-yourself kits for possession can be purchased online. Accredited Landlords can claim **20% discount** off their first year's membership of Landlord-Law (not to be combined with any other offer). For further info write "LLAS Discount" in the subject box.

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## RICS calls for HIP changes

The Royal Institute of Chartered Surveyors (RICS) is calling on the Government to introduce fundamental changes to Home Information Packs (HIP) to ensure that they are fit for purpose for all properties and in all market conditions.

Working with the National Association of Estate Agents and the Law Society, RICS has formulated a new HIP model, which is based on the central theme of giving the right information to the right person at the right time. The HIP itself would concentrate on consumer information, with legal information being taken out and obtained by legal advisers at the appropriate time. RICS has welcomed the Government's recent proposals to add a consumer information form to the pack, but only on the basis that searches are taken out of packs and left to buyers to obtain at the appropriate time in a transaction.

At the moment, all parties - sellers, buyers and agents - are complaining that the searches have to be paid for twice because in the current slow market they are often out of date by the time a sale is agreed. As part of the proposition for a new look, more flexible HIP, RICS are calling on the

Government to drop the tight control enshrined in current legislation on what must be done before marketing a property.

The current rules are unnecessary and inflexible, and, if fully implemented will only serve to annoy sellers who want to get their properties on the market as quickly as possible. RICS is proposing to cut unnecessary cost and ensure that sellers and buyers receive the service they want from their professional advisers.

RICS has coupled its call for reform of the HIP with proposals for a new voluntary property report, which buyers or sellers could commission. The report, which is based on a modular approach, enables buyers to add further modules, such as repair solutions or valuation, to the basic condition report. RICS are also renewing the call for regulation of the agency sector. This has been a long-time wish among responsible agents having to compete on an uneven field with unregulated agents.

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## Landlady successfully prosecuted for illegally evicting her tenant

Landlady in Pevensey East Sussex has been successfully prosecuted for illegally evicting her tenant who was on remand for charges alleging rape, even though he was convicted and sentenced to life in prison. She reportedly asked her Solicitor what to do and he allegedly told her to put his things into storage and re-let the property. When the tenant found out he sued successfully for wrongful eviction.

Remember that this is statutory law, like speeding, there is no defence or appeal. There are 17 grounds under section 8 these are statutory grounds, you cannot circumvent them you must write them as stated in the act

### So what should she have done?

1. She could have waited until he was 8 weeks in arrears and served a section 8 notice and started court proceedings in 2 weeks
2. She could have asked the local probation officer to visit her tenant and asked what he wished to do about his property tenancy and goods and more importantly the rent
3. She could have used ground 14 of a section 8 notice, immediately (for an arrestable offence committed in, or in the locality of, the dwelling house.)

Each of these actions would have taken relatively short times to execute and she would have had her premises back LEGALLY

Taking the Law into your own hands always involves a risk, the best bet is to join a landlords association where other landlords have the experience to know what you can do, very seldom do Solicitors because very few specialised in Landlord tenant law.



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## Landlords fined for Breaching Planning Enforcement Notices

Enfield landlords have received substantial fines after breaching planning enforcement notices on work carried out at their properties. Louis Lettings & Property Management Limited pleaded guilty to a notice issued in relation to an unauthorised dormer window and gable end roof at 278 Bowes Road, Enfield, a residential property they own as part of their lettings business. The company was fined £10,000 and ordered to pay costs of £455.35. Louis

Lettings had obtained planning permission to extend the property in October 2004, but had not carried out the development in accordance with the permission details. An attempt to get retrospective planning permission for the higher gable end roof and dormer window failed.

The council issued an enforcement notice, which was appealed by the company. It asked for more time to give notice to their tenants before carrying out the works. More time was granted, but no works had been carried out when the compliance period ended on 27 August 2007. When sentencing, the magistrates said that they considered this a serious breach of planning law and had it not been for the early guilty plea, the fine would have been £15,000.

In another case brothers Sajid Daud Ismail and Shakil Daud Ismail of 28 Graham Avenue, Mitcham, Surrey, both pleaded guilty to breaching a planning enforcement notice issued in relation to an unauthorised extension to 10 Russell Road, Enfield. They were fined £750 each and jointly ordered to pay costs of £434.85 (plus a victim surcharge of £15 each).

The court heard that the extension to the residential property had been built without planning permission and that Enfield Council had issued an enforcement notice in August 2006 requiring it to be demolished, due to its detrimental impact on neighbouring properties.

The defendants lost their appeal against the notice, and so should have complied with it by 18 June 2007. Despite warning letters sent by the planning enforcement team, the extension remained in place after that date. The defendants said the property was let to students and they were having difficulty persuading them to leave so that the work could be carried out. The brothers claimed said that they were not getting any more rental income from the property with the extension than they would without it and that they were having to pay the students to move out.

*Reproduced from lettings First - Landlord News Autumn 2008*

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Council

**Haringey**  
Council

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\*Data taken across England. Source: Empty Homes Agency, 2001.

\*\*There are 15,634 empty private properties across these six boroughs. Source: Department for Communities and Local Government, April 2005.



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## Property And Inheritance Tax

*This guide, written by David Kibel FCA, is designed to be a brief introduction to Inheritance Tax with particular reference to property. It only represents a summary of some of the main points to consider. Proper professional advice should be taken in all cases.*

Inheritance Tax (IHT) is a major tax consideration for individuals. An Estate worth over £312,000 can suffer tax at 40% on the balance over that amount. If the Estate is left to the surviving spouse or civil partner, then IHT is only paid on the second death (there are some new reliefs – see below). As properties are invariably valued at high figures, IHT can be very costly, and it is vitally important to get the structure of ownership of property correct from the beginning.

### The Main Rules

Individuals domiciled in the UK (which includes *anyone* who has been tax resident here for 17 out of the previous 20 years) are subject to IHT on their worldwide Estate. To the extent that anything is left to a surviving spouse or civil partner, then there is no IHT payable, being deferred to the second death. The first £312,000 is exempt from IHT with further possible reliefs available on the death of the survivor (see end of article).

A non-resident who has assets in the UK will be subject to IHT on those assets, again with the first £312,000 exempt (there may be some restrictions on gifts to a spouse in these circumstances).

Any mortgages on properties can be deducted from the gross value of the property concerned in determining the taxable amount.

### Business Property Relief

If a self-employed trader owns commercial properties used in his business, then 100% Business Property Relief (BPR) is available, so that no IHT will be payable on his or her death, and these can be passed on to, say, children free of IHT, and with an uplifted Capital Gains Tax base cost.

In certain circumstances, where the individual has a substantial interest in the trading company or partnership which uses his or her business property, 50% BPR may be available.

### Payment of Tax

There are special rules to ease the payment of IHT on properties included in Estates, with up to 10 years allowed to pay the IHT, though it is payable in full once the property is sold. Interest is charged on the annual instalment payments

### Property Developments

It is common for property development to be operated through a Limited Company. Shares held in private property development companies will normally qualify for 100% Business Property Relief for IHT purposes. This is therefore a very good medium from a long-term tax point of view by which to operate property development plans.

### Pension Schemes

Prior to one of the several u-turns undertaken by the Government, it had been anticipated that it would have been possible to put residential property into SIPP's. However this is not now permitted, but it is still possible to put commercial properties into a SIPP, effectively taking them out of the individual's Estate, and with other obvious tax benefits.

### Trusts

Following recent years' Budgets, the use of new Trusts for property holding is now relatively unattractive. Tax on income is at 40%, and there will be 10-yearly charges on the value of the property within the Trust, as well as charges when the property comes out of the Trust. There may still be instances where Trusts are useful, but these are now few and far between.

### IHT Planning

The traditional method of IHT planning to give assets to, say, your children, is not always appropriate when it comes to property assets. This is because a gift (other than to spouse or civil partner) is treated as a transfer at market value for Capital Gains Tax purposes, so that if the property has increased in value since it was bought (possible even in today's market), any gift or transfer could involve a Capital Gains charge.

If suitable, it is often a good idea to put properties into joint names with your children when first purchased. Although you would lose a share of the income to the children whilst you own the property, you have effectively transferred a large amount of assets to the next generation and, so long as you survive for 7 years, it should be free of IHT (there are also some anti-avoidance rules to be considered).

One well-tried planning method is to take out a mortgage on an unencumbered property in order to provide funds to give to children or other beneficiaries, or perhaps to fund a tax-efficient bond structure. The mortgage reduces the value of the property for IHT purposes, and funds can then be advanced to children early on. Once 7 years have elapsed, then such gifts would fall out of IHT entirely.

Many clients with potentially high IHT bills have decided to meet these by way of life policies, often written in Trust. Ideally, they should be taken out by children on the parents' lives being paid by gifts out of income from the parents. So long as the parents have income surplus to their requirements, this can be given to children with no IHT consequences. Any transfers of *capital* over the annual £3,000 exemption would however potentially cancel the benefits and is not to be recommended.

### **Husbands and Wives / Civil Partners**

Joint holdings as tenants-in-common can give the benefit of a discount on valuation on first death. This was discussed in a previous article, when it was suggested that a discount of 10% or 20% could be agreed with HMRC.

### **Deeds of Variation**

It is possible, when all parties agree, to vary the terms of a Will to save IHT. This is done by what is known as a Deed of Variation, which has to be completed within 2 years of death. In this way, one is often able to transfer assets down through the generations without incurring extra Inheritance Tax charges, or alternatively to redirect assets to certain beneficiaries in a way to reduce the IHT burden. Such a deed will have to be prepared by a competent solicitor.

### **A Major Relaxation of Inheritance Tax**

One of the major changes in the last Budget was the relaxation of IHT which now permits the transfer of any unused nil rate bands to a surviving spouse or civil partner. The effect of this is that where a surviving spouse or civil partner dies, the IHT nil rate band available at their death will be increased by the proportion of the nil rate band that was not used on the death of their spouse, or possibly, of a former spouse (there is a maximum limit of a doubling of the nil rate band).

Where the first spouse died many years ago, it may be difficult to prove what NRB remained available, so that as much evidence as possible should be retained. This would include any death certificate, marriage or civil partnership certificate, grant of representation/probate, and a copy of the Will and any Deed of Variation.

*David Kibel FCA is a principal in Lawrence Grant Kibel Limited, which specialises in the question of property taxation matters, as well as dealing with general accountancy and taxation clients. He can be contacted at [david@lawrencegrantkibel.co.uk](mailto:david@lawrencegrantkibel.co.uk) or by telephone 020 8861 7555. The firm is based in Harrow, Middlesex.*



### **A Successful year for Tenancy Deposits Scheme**

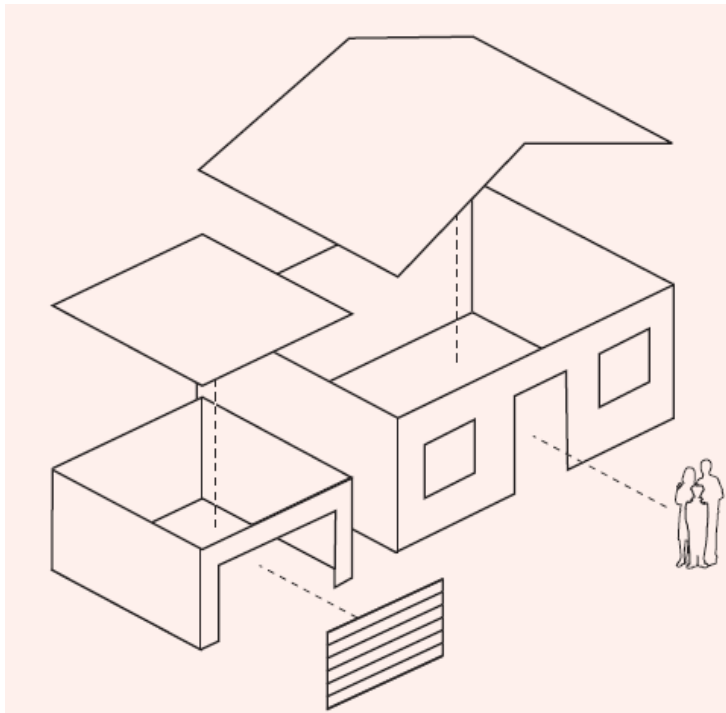
According to the Tenancy Deposit Scheme, it has been a successful year (2007-08) with nearly half a billion pounds in deposits covered and 2,000 disputes resolved

Initially registration of tenancies covered by the scheme was more gradual than expected. Registrations came into the system as new tenancies came on stream after April 2007 when tenancy deposit protection became mandatory. During the first year, the dispute rate was 1.76% of the total number of registrations, which is less than predicted. All cases were closed within an average time of 28 days, from receiving the consent of both parties to adjudication, as demanded by the Government. Although the number of cases handled was low, the percentage suggests that there will be as many as 6,000 disputes during the year 2008-09.

Although during the current year, 2008-09, over £700m of deposits have been safeguarded, which is an increase of +50% on the previous year, and the volume of dispute has risen to 750 a month and is still climbing John Hornsey, chairman of The

Dispute Service, said: "There is still widespread ignorance and non-compliance with Tenancy Deposit Protection. Along with the professional bodies and the other protection schemes, we are doing what we can to address the issue. Hopefully, by the time of our next annual report, there will be an even greater degree of compliance with the legislation."

For more info on TDP, please visit <http://www.which.co.uk/advice/understanding-tenancy-deposit-protection/index.jsp>



## LANDLORDS WANTED

**Are you looking for tenants?** Richmond Council and CRI have been working with private landlords for over 10 years. During this time we have helped 1,000 landlords rent properties to over 3,000 people.

**To find out more please call 020 8831 6438 or email [Richmond@crinet.co.uk](mailto:Richmond@crinet.co.uk)**

### WE OFFER:

**No fees** - We do not charge for finding a suitable tenant

**No hassle** - Our highly efficient service saves you time and money.

**Landlord support** - The team will continue to act as your free personal advisor for as long as you use our service.

**Housing Benefit fast-track** - We'll fast-track claims and resolve problems for properties in the borough.

**Deposits underwritten by CRI**



### London Landlords With One Bed & Studio Flats Get Option to Lease

London landlords with budget one-bed and studio flats are now getting the option to lease, thanks to a service offered by social enterprise, Real Lettings.

As the pressure on social housing in the capital has increased, Councils have focused attention on larger properties. This has meant that many landlords with one-beds and studio flats have been unable to lease. Real Lettings plugs this gap, working with landlords and councils to provide leasing and management for those seeking a low involvement alternative.

Real Lettings was developed by homelessness charity, Broadway, to help single people who have experienced homelessness move out of supported housing. It combines their property management experience with a ready list of tenants.

The leasing service offers guaranteed rent, minimal voids and your property back in the same condition at the end of the contract. Management services are similar but require that maintenance costs be covered. Rents are competitive and based on Local Housing Allowance (LHA) in respective boroughs

All tenants get resettlement training and are supported throughout the tenancy. And because Real Lettings is a social enterprise, all of its profits go back into improving its service to landlords and tenants.

Howard Sinclair, Chief Executive of Broadway said, "We've been working in property management for over 25 years now. So we thought why not use this expertise to create a sustainable business, which also helps ease the growing pressure on social housing

The landlords and tenants we're already working with have been pleased with the service. Because we're a social enterprise with a vested interest in making sure this works, all of our staff are willing to go the extra mile to make sure landlords and tenants are well looked after and that no conflicts arise.

Metin Gurpinar, Managing Director of Astral Estates said,

"We've found Real Lettings service refreshing in that there's always one point of contact that is genuinely concerned about resolving any issues that might arise from time to time. We were impressed with the speed in which they managed to turn things around. Rent is paid monthly without fuss and the tenants they've provided seem to really care about their surroundings.

Real Lettings vetting process certainly takes the headache out of renting to tenants on housing benefit - the ones we've seen have been decent and of a very high caliber.

To find out more, contact Real Lettings on 020 7089 9546 / [lettings@reallettings.com](mailto:lettings@reallettings.com) or visit the website at [www.reallettings.com](http://www.reallettings.com).



# CONVERT YOUR EMPTY PROPERTY INTO CASH



- **Substantial** renovation grants available
- Various leasing schemes available
- **FREE** help and advice

**Grants available... CALL NOW!**

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 Ealing 020 8825 6185  
 Hammersmith & Fulham 020 8753 1474  
 Harrow 020 8424 1096  
 Hillingdon 01895 277438  
 Hounslow 020 8583 3865  
 Kensington & Chelsea 020 7341 5247



## Jail for Landlord after Tenant dies in Fire trap-Flat

A LANDLORD has been sent to prison after a catalogue of fire safety breaches that led to his tenant being killed

Mehmat Parlak, of Wellington Road, Enfield, owner of Watchacre Properties Ltd in Waltham Forest, was sentenced to four months in jail and his company given a £21,000 fine after a man was killed in one of his flats in Ruskin Road, Tottenham, when a fire broke out in September last year. The man was taken to hospital after firefighters rescued him from the blazing flat, but he died later from his injuries

Parlak pleaded guilty to eight breaches of fire safety at Wood Green Crown Court last week. He is the first landlord to be sent to prison in the capital under new fire safety regulations. Parlak admitted eight counts of negligence including not clearly marking fire exits and not providing smoke alarms.

A spokesman for the London Fire Brigade said: "This fire resulted in a man dying and highlights why landlords and businesses must take their responsibilities under the regulatory reform order seriously.

The LFB works hard to bring irresponsible companies and individuals to court, which can, as this case has shown, result in a custodial sentence

## Landlords and Letting Agents

**Urgently needed - 2 bedroom properties in Camden**

**We can offer you**

- A generous non-refundable lump sum of up to £5,000;
- A choice of tenants ready to move;
- Staff to help you, free marketing, and no fees.

**If you want to avoid the Tenancy Deposit Scheme contact us:**

Tel: 020 7974 4158

Email: [hodt@camden.gov.uk](mailto:hodt@camden.gov.uk)



**Advertising Opportunity with LLAS**  
**In future edition of the newsletter with special rates for accredited landlords and agents. For more info**  
**Email: [LLAS@camden.gov.uk](mailto:LLAS@camden.gov.uk) or call 020 7974 1970**

## Camden Council clamping down on unfit landlords

Camden Council is clamping down on unfit landlords, and is the first local authority in the country to take over the management of large properties run by landlords without a licence.

The government introduced legislation in 2006 requiring landlords who manage properties with three or more storeys and occupied by five or more unrelated tenants to be licensed. The legislation gives councils the power to prosecute landlords refusing to apply for a licence, and take over the management of the property if the landlord is considered unfit to hold a licence and is keeping the property in a state of disrepair.

Camden Council recently prosecuted the owners of a five storey house, found to have serious faults with the fire detection and alarm system, dirty showers and kitchens and electrical defects including a dangerous electrical wall heater. The owners, Clockwork Estates, pleaded guilty to nine offences relating to poor management of the property, were fined nearly £5,000, and will pay the Council's legal costs.

Another prosecution involved the owners of a five storey property in Kilburn High Road which was found by Environmental Health Officers to be dirty, poorly maintained, and infested with mice and cockroaches. The owner, Tina Properties Limited, was fined nearly £20,000 including costs. Management of the property was taken over by P&P Sales Ltd (trading as Prince Properties) in January 2008. They also neglected the property and were fined £19,000 plus £3,000 in costs. In this case the Council took over the management of the property through a Management Order, allowing it to protect the safety of the residents by collecting rent to spend on repairs. The council currently has three Management Orders in place

Cllr Chris Knight, Executive Member, Environment, Camden Council, said:

"The Council is committed to protecting the safety of residents, and we want to take measures to ensure all properties in Camden are safe and fit to live in. These prosecutions demonstrate that we will seek the strongest penalties against anyone found to be in breach of their obligations as a landlord."

The Council also has powers to apply to the Residential Property Tribunal to recover up to 12 months housing benefit from unlicensed landlords, and several cases are currently under investigation. It can also assist tenants not receiving housing benefit to recover rent from unlicensed landlords.

Camden Council is encouraging anyone who lives in a property occupied by five or more unrelated tenants with three or more stories to contact the Council on 020 7974 2090 if they have any concerns.

**For more information, please contact Jo Mayall, Press and PR Officer, Camden Council on 020 7974 6023 or [jo.mavall@camden.gov.uk](mailto:jo.mavall@camden.gov.uk)**



**Landlords Rent with Brent**

We urgently need one bed flats, studios and rooms.

We offer cash incentives and deposit.

For more information contact our Lettings Team on:  
020 8937 2777  
[homefinders@brent.gov.uk](mailto:homefinders@brent.gov.uk)  
[www.brent.gov.uk/homefinders](http://www.brent.gov.uk/homefinders)

## Fire Protection Centre Provide Pre Delivery Inspection of Fire

Landlords have specific duties to undertake a fire risk assessment of their premises and ensure current fire safety measures are met. Fire Protection Centre provides a free Pre-Delivery inspection on every fire extinguisher purchased; providing an immediate, valuable safeguard should a fire emergency occur.

Lincolnshire, UK -- Purchasing a new fire extinguisher is not a guarantee that the equipment is in perfect working order. Under the Regulatory Reform Order landlords have specific duties to undertake a fire risk assessment of their premises and ensure current fire safety measures are met. To help landlords comply with these responsibilities, Fire Protection Centre provide a free Pre-Delivery inspection on every fire extinguisher purchased ensuring the extinguisher is ready for immediate use.

Tony Robson, Marketing Director of Fire Protection Centre, comments:

"Many users are unaware that a new fire extinguisher should be inspected and certified

ensure it is in working order before being put into service. When we carry out our inspection we supply a completed maintenance label detailing the date of inspection. The label is normally attached to the fire extinguisher so the fire safety officer, or person responsible, can view the maintenance record of the appliance and schedule ongoing maintenance."

Following the first fire extinguisher inspection, thereafter it is recommended that extinguishers be routinely checked at least every 3 months. Ideally, a monthly check will ensure a fire extinguisher has not been discharged or lost pressure. Most stored pressure fire extinguishers are fitted with an integral pressure gauge for this purpose.

British Standard Code of Practice (BS5306 Part 3) recommends that fire extinguishers be serviced at least annually to ensure they function in an emergency and that a service record is kept detailing the maintenance history. In addition to the individual maintenance label it is good practice to maintain a central logbook containing details of all fire protection equipment, fire drills, training and fire incidents in the building.

The requirement to provide fire-fighting equipment in buildings is embodied within the Regulatory Reform (Fire Safety) Order 2005, which requires that where necessary:

- a) The premises are, to the extent that it is appropriate, equipped with appropriate fire fighting equipment  
And:
- b) Any non-automatic fire-fighting equipment so provided is easily accessible, simple to use and indicated by signs." ###

The extinguisher should be properly serviced once a year. You should use a company registered by the British Approvals for Fire Equipment (BAFE). BAFE is a Government recognised national organisation. You can get details of approved products and advice from

**British Approvals for Fire Equipment,  
48a Eden Street, Kingston upon Thames,  
Surrey, KT1 1EE (Tel: 0181 541 1950).**

For further info please contact Tony Robson  
Tony@fireprotectioncentre.com  
01724 854199 <http://www.fireprotectioncentre.com/>

## Continuing Professional Development (CPD)

Individuals accredited with the London Landlord Accreditation Scheme (LLAS) will be re-accredited after 5 providing they:

- A) Continue to be a Fit and Proper Person
- B) Have complied and continue to comply with the Code of Conduct
- C) Have taken steps to maintain and update their knowledge during the 5 years
- D) Have accumulated 60 CPD points

CPD will be awarded for the following memberships and activities:

Activity	Conditions	CPD points awarded
LLAS Accredited (Attended the LLAS Accreditation Course, Agrees to code of conduct and is a Fit and Proper person)	CPD awarded once during period landlord/agent is accredited.  If landlord/agent is expelled from LLAS for any period of time, then no points will be awarded.	5 points
Membership of Private Landlord Association	CPD awarded for each membership year. Additional CPD will not be awarded for multiple memberships in one year	5 points

Membership of recognised professional body that has an enforceable code of conduct and encourages good practice	As approved and agreed by LLAS	5 points
Additional training provided by LLAS	CPD awarded for each session attended	5 points
Attendance at the Annual London Landlords' Day		5 points
Attendance at your local council (or other council landlord forum or event)	CPD will awarded for each event attended.	2 points
Seminars on topics relating to landlord tenancy issues, Housing Act, Property improvement and other relevant topics	Details to be submitted to LLAS for approval. Once approved the event will be added to an approved list. Number of points will depend on hours committed and level of relevance	2-5 points
Local Authority participation  (Responding to questionnaires Taking part in landlord forums and feedback sessions)	Local Authority will determine which events will be awarded CPD and how many points will be awarded per event and advise LLAS accordingly.  CPD certificates to be awarded by the local authority	1-3 points

### Conditions of obtaining CPD with LLAS

- Landlords must retain evidence of attendance at events and activities as these may be requested at time of re-accreditation or at "spot checks".
- Landlords will be able to record details of their CPD on the LLAS website in the near future
- Local authorities may issue CPD certificates to landlords who participate in local authority events
- Spot checks will be conducted from time to time
- Penalties for provision of false information or mis-recording may include expulsion from LLAS
- If no CPD undertaken in the 5 years of accreditation then landlord will need to reapply for accreditation, which includes attending the LLAS course.

Additional activities may be awarded CPD points, but are subject to approval by LLAS. Any requests for CPD to be awarded for activities other than those included here should be submitted in writing to:

**Jessica Alomankeh (LLAS Project Coordinator)**  
**London Landlord Accreditation Scheme**  
**C/O Environmental Health Team**  
**Town Hall, Argyle Street**  
**London, WC1H 8EQ**  
**Email: [LLAS@camden.gov.uk](mailto:LLAS@camden.gov.uk)**

## Useful links and Contacts

<p><b><a href="http://www.londonlandlords.org.uk">LLAS</a></b>  <a href="http://www.londonlandlords.org.uk">www.londonlandlords.org.uk</a></p> <p><b><a href="http://www.communities.co.uk">DCLG</a></b>  <a href="http://www.communities.co.uk">http://www.communities.co.uk</a></p> <p><b><a href="http://www.direct.gov.uk">Direct.gov.uk</a></b>          Advice for tenants and landlords on various issues  <a href="http://www.direct.gov.uk/HomeAndCommunity/fs/en">http://www.direct.gov.uk/HomeAndCommunity/fs/en</a></p> <p>Residential Landlord  <a href="http://www.residentiallandlord.co.uk">http://www.residentiallandlord.co.uk</a></p>	<p><b><a href="http://www.landlords.org.uk">National Landlords Association</a></b>  <a href="http://www.landlords.org.uk/">http://www.landlords.org.uk/</a></p> <p><b><a href="https://ha-direct.therebtservice.gov.uk/Secure/Default.aspx">LHA (Local Housing Allowance)</a></b>  <a href="https://ha-direct.therebtservice.gov.uk/Secure/Default.aspx">https://ha-direct.therebtservice.gov.uk/Secure/Default.aspx</a></p> <p><b><a href="http://www.landlordlaw.co.uk">Landlord-law</a></b>  <a href="http://www.landlordlaw.co.uk">www.landlordlaw.co.uk</a></p> <p><b><a href="http://www.depositprotection.com/Default.aspx">TDP (Tenancy Deposit)</a></b>  <a href="http://www.depositprotection.com/Default.aspx">http://www.depositprotection.com/Default.aspx</a></p>	<p><b><a href="http://www.landlordzone.co.uk">Landlord Zone</a></b>  <a href="http://www.landlordzone.co.uk">http://www.landlordzone.co.uk</a></p> <p><b><a href="http://www.anuk.org.uk">Accreditation Network UK (ANUK)</a></b>  <a href="http://www.anuk.org.uk/">http://www.anuk.org.uk/</a></p> <p><b><a href="http://www.landlords-uk.net/">Landlords UK</a></b>          Links, guides, forums and information  <a href="http://www.landlords-uk.net/">http://www.landlords-uk.net/</a></p> <p><b><a href="http://www.fireprotectioncentre.com/">Fire Protection Centre</a></b>  <a href="http://www.fireprotectioncentre.com/">http://www.fireprotectioncentre.com/</a></p> <p><b>Email LLAS: <a href="mailto:LLAS@camden.gov.uk">LLAS@camden.gov.uk</a></b></p>
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