

# The London Landlord

## Housing Act 2004 – Is it working for you?



Saturday 23 September 2006

10am to 4pm  
Brunei Gallery  
10 Thornhaugh Street  
Russell Square  
London  
WC1H 0XG

Nearest Stations: Russell Sq, Goodge St, Tottenham Court Rd & Euston Sq

### An Unmissable Event For All Landlords!

The 7<sup>th</sup> Annual London Landlords' Day event is to be held on 23 September 2006 at the Brunei Gallery, University of London. Following the introduction of the new Housing Act in April 2006, this year's event focuses on what Housing Act 2004 means for you in practical terms. It's here to stay, so how do you make the most of it? What do you need to know? Is it working for you?

London Landlords' Day gives landlords the opportunity to learn more about the practical and legal aspects of running a business and to meet and exchange experiences with other landlords. There will be a number of **free** seminars presented by prominent speakers and many stall holders offering advice and services.

For further information and registration go to: <http://www.londonlandlords.org.uk/landlordsday/home>

Or contact **Joanne Cullinane**, London Landlords Day Coordinator



Tel: 020 7974 4772



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

*This is a free event organised by the London Landlord Partnership (LLP), a project group of London councils and University accommodation offices encouraging joint working on private sector housing issues.*

*Welcome to the second edition of The London Landlord. Thanks to all who responded to our questionnaire and the information we gathered will help us to develop the scheme for your benefit. The feedback from the first edition was very positive but we would welcome your comments or any suggestions on how we can improve the newsletter*

*The winner of the £50 Marks and Spencer's Voucher was Mr. Price (Member. 040073), and Mr. Mehmed (Member 050734), won the Wind-up Radio. Congratulations to you both.*

*The deadline for applying for HMO licensing is nearly with us and although Councils have received some applications, the numbers received are generally much lower than expected. If you have a licensable HMO please make sure you return your application forms urgently. Much of the information has been required by the Government in order to allow the HMO sector to be monitored and necessary resources allocated. The forms are therefore quite long and detailed so if you have any difficulty completing them, please contact your local Council or obtain help from a competent surveyor. We have run a series of half-day courses on HMO law, but these have now been curtailed. The last of the current round of Health & Safety Rating Scheme [HHSRS] training will be in July. For more information visit [www.londonlandlords.org.uk](http://www.londonlandlords.org.uk) or phone LLAS on 020 7974 1970 for more details.*

*Hope you enjoy this newsletter*

*Dave Princep – Chair of the London Landlord Accreditation Scheme*

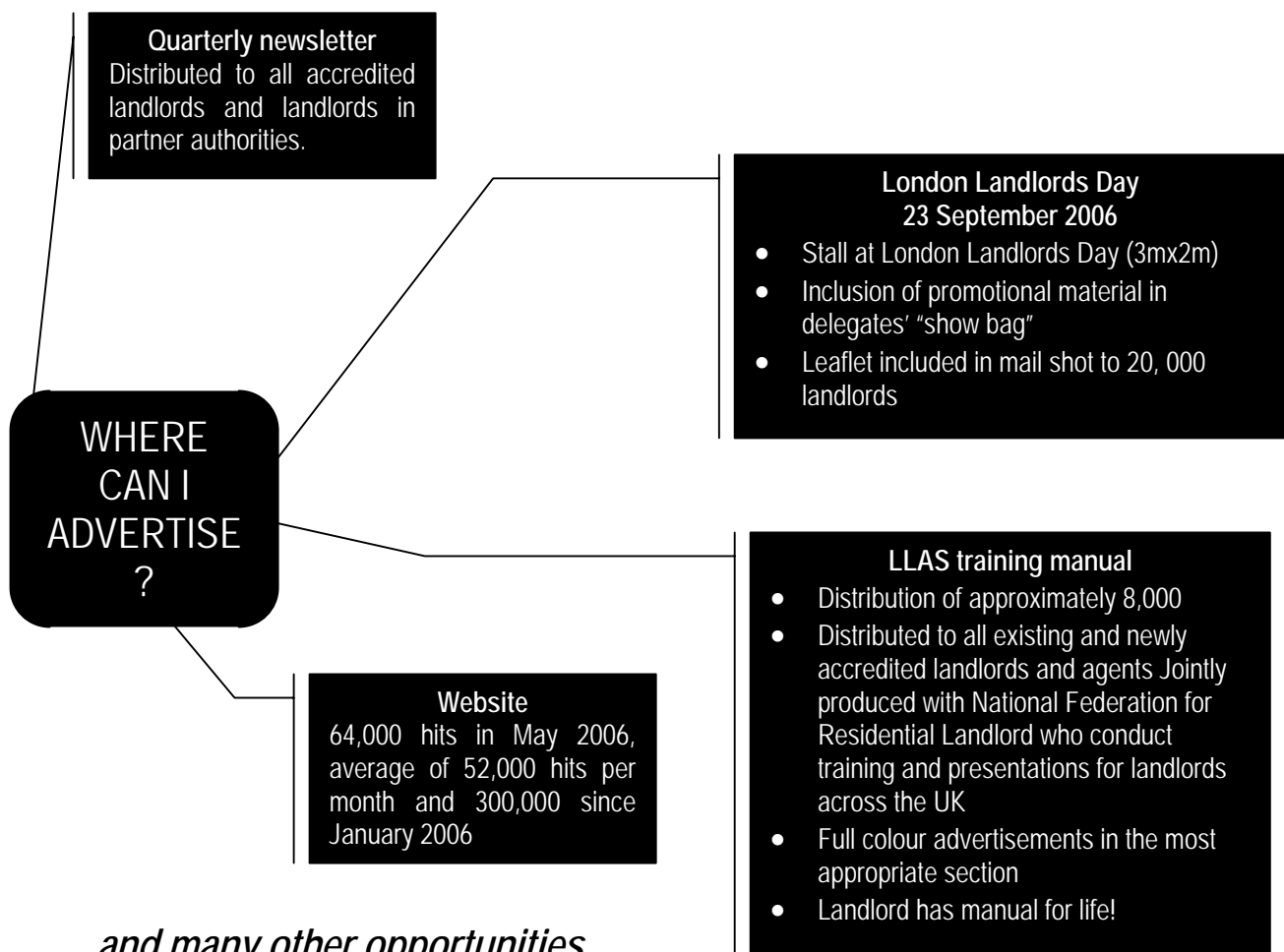
## Promote Your Products & Services To Private Landlords!!

Looking for an opportunity to promote your products and services directly to private landlords in London and the rest of the UK? The London Landlord Accreditation Scheme (LLAS) working in partnership with London Landlords Day (LLD) has a number of advertising and sponsorship opportunities available for companies to promote their services to private landlords, including Accredited Landlords. The Private Landlord market is unique and often difficult to reach through the usual advertising channels.

The 7<sup>th</sup> annual London Landlord's Day on September 23<sup>rd</sup> in the Brunei Gallery at the University of London. Last year's event was well attended with over 1,000 landlords, as well as several private exhibitors, council representatives and presenters. This event presents exclusive networking opportunities, as well as the chance to exhibit and advertise at London Landlords' Day, thus giving companies the opportunity to raise their profile and promote services to a potential audience of 3,000 highly motivated and relevant individuals and companies who deal in the property market in London.

### Why advertise with us?

- London-wide distribution throughout our not-for-profit partnership made up of 30 local authorities, private landlord associations and university accommodation units.
- Recent Survey of 270 accredited landlords showed that they own/manage 15,000 properties. This is potentially 50,000 properties among all accredited landlords and potentially 160,000 in the next year.
- Discounts on additional advertising with London Landlords Day and London Landlord Accreditation Scheme
- Discounts on Accreditation and additional training courses
- Combined distribution of approximately 20,000
- 10,000 landlords to be accredited by 2010 (as outlined in the **London Housing Strategy**)



*... and many other opportunities*

## Special Offers and Rewards

Spend over £500 on advertising or sponsorship with us and receive additional discounts and special offers, including

- Vouchers for Accreditation Training Sessions
- Website Links
- Promotion at London Landlords Day

For further information contact: Jo Cullinane



Tel: 020 7974 4772

Fax: 020 7974 6955

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

Address: Environmental Health Team, Town Hall, Argyle Street, London, WC1H 8EQ

[www.londonlandlords.org.uk](http://www.londonlandlords.org.uk)

## Continuous Professional Development Information

Individuals accredited with the London Landlord Accreditation Scheme (LLAS) will be re-accredited after 5 years 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\*

Maintaining and updating knowledge can be recorded by earning Continuing Professional Development (CPD). To be re-accredited an individual must participate in activities to accumulate 60 CPD points in the five years following accreditation, with a minimum of 10 points to be earned in a year. There are various activities that LLAS will recognise as contributing to CPD and CPD points will be awarded accordingly. Additional activities may be awarded CPD points, but are subject to approval by LLAS.

### Principles of CPD for re-accreditation

- CPD points awarded will reflect the different types and level of activity undertaken
- Allows landlords to demonstrate commitment to development and learning opportunities
- Encourages landlord membership of professional organisations
- Landlords to "own" their own training records

\* For those who were accredited in 2004 & 2005, note that you will have 5 years to gain points from date starting 01/01/2006

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## Tower Hamlets Landlord Forum

Thursday 6th July 2006 at 2pm.

Room 10 Block C, 3 Millharbour Isle of Dogs London E14  
(nearest station: South Quay DLR)

A speaker will be coming from DECLOG (ODPM's office) to speak about The Tenancy Deposit Scheme. For further enquiries contact **Noella Ling**



Tel: 020 7364 3578

## You wait forever for an HMO definition and then three come along at once...!

Hopefully you are by now completely aware of the new, comprehensive definition of an HMO and what is a licensable HMO. You may be breathing a sigh of relief at finally getting to grips with the problem, and if you are one of the lucky ones who do not have to have a licence you may be happier still.

Did you know that the current Housing Act HMO definition is the *third* HMO definition in existence? Different definitions apply for planning purposes and for council tax purposes. Not all licensable HMOs will need planning permission, and not all HMOs requiring planning permission will require the landlord to pay the council tax.

Let's try to clarify whether your HMO needs planning permission and where the responsibility for the council tax lies: with the tenants or the landlord.

The definition of an HMO within the Housing Act begins by stating that it applies only "For the purposes of this Act..." This means that the Housing Act HMO definition should not be used for any other measures.

**Planning** classes of use are listed in the Town and Country Planning Order 1987. This does not actually include a specific definition of an HMO. It defines a dwelling house (class C3) as

*"Use as a dwelling house (whether or not as a sole or main residence) — (a) by a single person or by people living together as a family, or (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents)."*

Any residential property that does not meet this criterion has to apply for change-of-use planning permission. However, not all shared houses considered HMOs under the Housing Act, have to apply for planning permission.

A house will require planning permission if it houses more than 6 tenants, or if it is shared by less than 6 tenants who do not form a household. E.g. conversions of houses into self-contained flats or bedsits.

It is up to the local authority to determine if the residents are living as a single household. The definition of household under the Housing Act should not apply. Consideration might be given to whether or not the tenants moved in as a group on a joint tenancy with access to all the property or whether each person is renting only one room.

Other signs of living as a household might be the existence of a shared living room or the extent to which doors can be locked to keep other tenants out. If you need more information contact your local authority.

In certain HMOs the landlord, rather than the tenant, pays the **council tax**. The regulations putting the responsibility on landlords of HMOs to pay the council tax for the property are contained in the Council Tax (Liability for Owners) Regulations 1992 as amended. They define an HMO as a Class C a dwelling which; *(a) was originally constructed or subsequently adapted for occupation by persons who do not constitute a single household; and (b) is inhabited by a person who, or by two or more persons each of whom either— (i) is a tenant of, or has a licence to occupy, part only of the dwelling; or (ii) has a licence to occupy, but is not liable (whether alone or jointly with other persons) to pay rent or a licence fee in respect of, the dwelling as a whole."*

In practice this means that in bedsits and hostels, for example, where the property has been converted for shared use and the tenant is occupying or paying rent for only part of the property then the landlord will pay the council tax.

In a house shared on a joint tenancy where the tenants have full enjoyment of the whole property it will be the tenants who pay the council tax. However, if the tenants there is no liability at all!

*Article courtesy of Elizabeth Brogan, National Landlords Association*



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E-mail: [info@landlords.org.uk](mailto:info@landlords.org.uk)

[www.landlords.org.uk](http://www.landlords.org.uk)



## Accredited Agents

LLAS now accredits Letting and Managing Agents in their own right. Agents wishing to become accredited need to satisfy just a few additional criteria.

1. To become accredited 2/3 of the directors and staff must attend a one-day development course, staff must be "fit and proper" persons and comply with the LLAS code of conduct.
2. The Agency must be a member of NALS (National Approved Letting Scheme), ARLA (Association of Residential Letting Agents), ARMA (Association of Residential Managing Agents), NAEA (National Association of Estate Agents) RICS (Royal Institution of Chartered Surveyors) or a professional body that is governed by a code of conduct, enforced by the professional body.
3. Agents not a member of a recognised organisation, will need to provide evidence of competency in operating their business in a fair and legal manner
4. The Agency must have contracts with their tenants
5. The Agency must agree to recommend the LLAS to all their landlords.

For more info visit: [www.londonlandlords.org.uk](http://www.londonlandlords.org.uk)

Or contact LLAS  Tel: 020 7974 1970

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

## Housing Benefit

At present, overpayments of Housing Benefit can be claimed by local authorities either from the tenant or the landlord/agent, regardless of the circumstances in which the overpayment occurred. The Department for Work and Pensions (DWP) has always given guidance to the effect that local authorities should only recover overpayments from landlords/agents if they themselves could reasonably have known the circumstances in which the overpayment occurred. Despite the guidance from DWP, significant numbers of local authorities have made it their policy to target landlords for all recoverable overpayments, regardless of circumstances.

The DWP intends to change the law in respect of how overpayments are recovered. The amendments will mean that overpayments caused by changes to the claimant's personal circumstances which the landlord/agent could not possibly know about, will be recoverable from the claimant, or exceptionally any other person that caused the overpayment.

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## Landlords Look To Grow Portfolios Over The Next Twelve Months, Undeterred By HMO Licensing

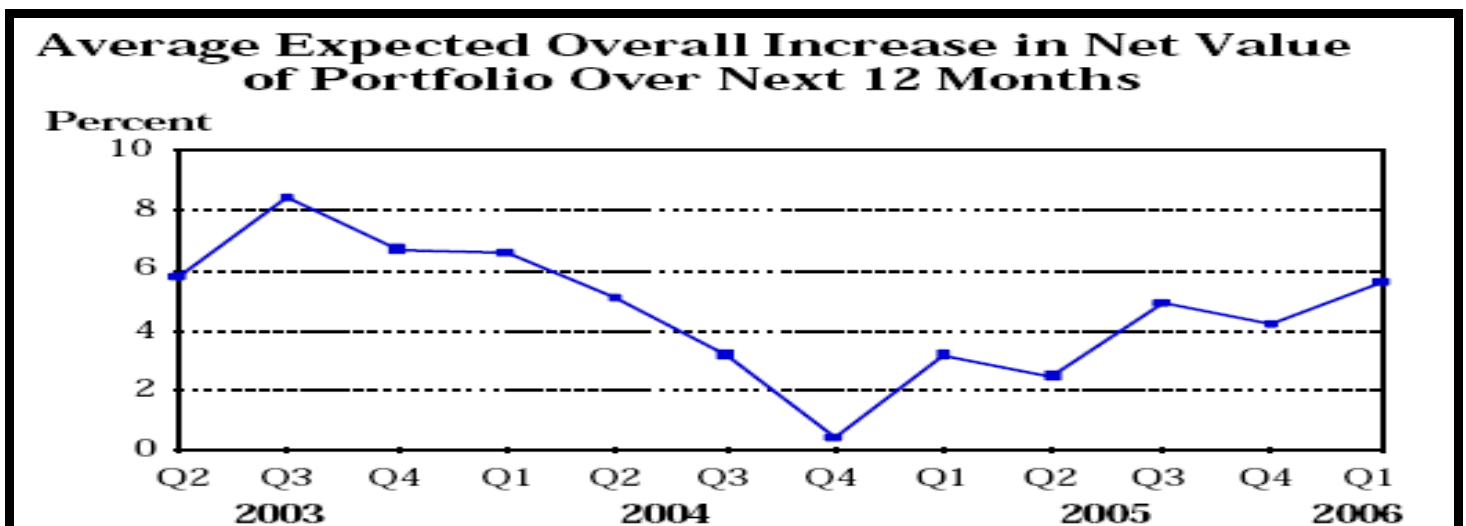
- 24.5% of Landlords report that tenant demand is rising
- 38.5% of landlords have witnessed a rise in rents achievable
- Landlords expect gross yields to rise from 6.3% to 6.4% in the next 12 months
- Landlords expect to increase the number of properties in their portfolios from 10.8 to 11.4 over the next 12 months
- Average portfolio value is expected to rise by 5.6% to £1.4 million over the next 12 months
- Landlords will take HMO licensing in their stride, despite some concerns

Confidence remains strong among residential property investors. Latest research from specialist buy-to-let lender Paragon Mortgages shows that landlords have seen an increase in tenant demand and rising achievable rents over the past six months.

One quarter of landlords reported that tenant demand for residential property is currently increasing, with two thirds saying that it is stable. Buoyant tenant demand is having a knock-on effect on rents, with a substantial proportion of landlords (38.5%) reporting that rents achievable have increased over the last six months. On top of this, the survey shows a decline in average annual void periods, from almost 3 weeks on the occasion of the last two quarterly surveys to just 2.8 weeks now.

John Heron, managing director of Paragon Mortgages said, "Landlords are experiencing strong tenant demand, as reliance on rented accommodation continues to grow due to social and demographic trends. More young people see renting as a lifestyle choice, and in addition, there are an increasing number of students and immigrants who tend to opt for rented homes to meet their accommodation needs."

"These trends are clearly having an impact on landlords' future investment plans," he continues. "Landlords plan to grow the size of their portfolios from 10.8 to 11.4 over the next year. In value terms, landlords expect a higher level of growth in their portfolios than they have at any time for almost 2 years."



The current average portfolio size of landlords surveyed is £1.31 million. Landlords are predicting an overall increase of 5.6% in the net value of their properties in the next 12 months.

The majority of landlords (72%) currently achieve gross rental yields (based on market value of their residential property) of between four and seven per cent, with an average return of 6.3%. Respondents to the survey expected gross yields to rise to 6.4% over the next 12 months.

This strongly positive picture of the buy-to-let sector on the part of landlords comes despite some misgivings expressed over the new licensing of Houses in Multiple Occupation introduced on 6 April. Over a third of landlords said that this measure would make things more difficult. John Heron concludes: "What comes over clearly is that landlord confidence is at a high level. With tenant demand remaining strong and future prospects rosy, they will take HMO licensing in their stride. They do need to make sure they familiarise themselves with the new rules, however, and make sure they are compliant before the end of the three month grace period."

## Housing Act 2004: A Step Towards Fair renting

So, what happens next? More than two years after the Housing Bill became law, its main tenets finally became a reality in April, and all those concerned are now waiting to see what will happen next: Landlords to see how stringent local controls will be and whether their less reputable counterparts will be brought to book. London boroughs wait to see whether HMO landlords will apply for licences before the July deadline and tenants wait to see whether these changes will start to bring about improvements in the worst privately rented accommodation.

Change can be a good thing. At Shelter we believe that change is still needed to bring up the worst landlords to a decent standard. Despite years of voluntary codes and accreditation schemes such as the LLAS our advice services continue to see large numbers of tenants suffering harassment, illegal eviction and unacceptable living conditions. We want these unprofessional landlords to improve, but we know this isn't just about wielding a big stick.

We hope that the prospect of the legal changes may be enough to encourage some London landlords to improve their practice, or to move out of the sector and be replaced by more professional colleagues. Many landlords just need support and encouragement. We believe that the LLAS and landlord representative bodies have an essential role to play in this, providing core resources in the form of regular news updates, digestible policy briefings and advice lines, as well as optional training. Moreover, decent landlords can provide a good example by working to the standards required by good quality accreditation schemes.

This is a confusing time for landlords, as it is for the London boroughs. The LLAS has a vital role to play locally, fast-tracking the better landlords and supporting them as they come to terms with the legal changes. We hope that these changes, far from being a burden, could

present a real opportunity for landlords to set themselves apart in the marketplace; to develop a sound professional reputation for the sector, promoting customer care, and driving out their less reputable counterparts. It is these landlords whose poor practices sabotage the reputation of the industry and represent a blight on the lives of the most vulnerable tenants.

At Shelter we have developed a Housing Act web site for housing professionals, which includes basic introduction to all aspects of the Housing Act. Our advice pages encourage responsible tenancing and offer straightforward legal briefings. We also run online discussion forums and a range of professional training courses. We do support LLAS and encourage and support landlords as professional partners delivering quality services to tenants: After all, it is in all our interests to use this change in the law to help bring about a reduction in the disputes and confusion around renting which are detrimental to both parties.



### Don't get left behind

The private rented sector is changing. The Housing Act 2004 impacts on tenants' rights and landlords' obligations. Make sure you know how the changes affect the work you do and the people you advise by joining Shelter's new Housing Act web area.

This free site provides:

- online discussion forums sharing practice across England
- up-to-date information and comment on all areas of the Act
- contact with fellow housing professionals across England
- links to relevant research and services.

Sign up at  
[www.shelter.org.uk/housingact](http://www.shelter.org.uk/housingact)

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## New Contracts for Renting Homes?

On 5 May 2006 the Law Commission published **Renting Homes: The Final Report** which proposes a radical change to contracts for renting homes for both for the private and public sectors. The Law Commission believes that the current law is archaic, complex and inflexible and suggests that all existing secure, assured and assured shorthold tenancies should become occupation contracts, as should many existing common law tenancies and licences. The only significant groups of pre-existing tenancies to be excluded from the regime are Rent Act 1977 tenancies and their agricultural equivalents.

*Key features are:*

- All of the existing tenancy types are replaced by just two:
  - 1) the **secure contract**, modelled on the present local authority secure tenancy, giving substantial security of tenure protected by statute; and
  - 2) the **standard contract**, broadly modelled on the present assured shorthold tenancy, where the duration of the occupation is largely determined by the contract.)

A key difference between the contract and existing assured shortholds is that the standard contract is not subject to the "moratorium" – that is the rule that stops a court ordering possession before the end of the first six months of an assured shorthold:

- Government approved model contracts to make private renting easier, cheaper and more flexible.
- Compulsory written contracts for all who rent, clearly setting out the rights and obligations of both landlords and occupiers.
- Identical contracts for council and housing association tenants. This will increase the security of the nearly 1.5 million housing association tenant households and improvements to council and housing association tenants' rights e.g. better succession rights, the right to apply to add a partner or flatmate to the contract.
- A clear and practical legal framework for supported housing, which provides accommodation for people with drink, drug or mental health problems, women's refuges etc.

Martin Partington, who has been in charge of the review, said: "Our recommendations deliver better regulation, giving government new flexibility to provide and deliver social housing. They also make clear the rights and responsibilities of landlords and renters. This is an historic opportunity to deliver a modern legal framework for renting homes.

The recommendations result from one of the largest consultation exercises ever undertaken by the Law Commission: over 70 public events were addressed, and over 400 written responses received to the two consultation papers. The Law Commission is a non-political independent body, set up by Parliament in 1965 to keep all the law of England and Wales under review, and to recommend reform where it is needed. For more information see [http://www.lawcom.gov.uk/renting\\_homes.htm](http://www.lawcom.gov.uk/renting_homes.htm)

Article courtesy from [www.lawcom.gov.uk](http://www.lawcom.gov.uk)

The Royal Borough of Kensington and Chelsea Landlords Forum is being held on Wednesday 19th July 2006, 18.00 until 21.00 at Town Hall, Hornton Street, London, W8 7NX. They will be presenting information about the Housing Act 2004, Grants and the councils Lets Start Scheme. It is an invite only event. To book a place contact **Martin Coll**



Tel: 020 7361 2628



Email: [martin.coll@rbkc.gov.uk](mailto:martin.coll@rbkc.gov.uk)



## Landlord FAQ

Tessa Shepperson answers landlord's FAQ. This month: **What are the main types of tenancy?**

Write to Tessa with any Landlord queries that you have, headed 'LLAS FAQ'



Email: [tessa@landlordlaw.co.uk](mailto:tessa@landlordlaw.co.uk)

It is important to know what type of tenancy you have, as this affects the tenant's rights and the notices that need to be served. Looking just at tenancies with private residential landlords, the main types are as follows:

### 1. Assured and assured shorthold tenancies.

These are tenancies which commenced after 15th January 1989 and they are governed by the Housing Act 1988.

**Assured shorthold tenancies** are those where the landlord can recover possession of the property as of right (under s21 of the act) provided he serves the proper form of notice in advance. Since February 1997 all new tenancies have been assured shortholds by default, unless a notice is served on the tenant saying it is to be an assured tenancy.

**Assured tenancies** are to be avoided wherever possible as tenants have long-term security of tenure (i.e. it is difficult to evict them), which most landlords will want to avoid. However some tenancies created prior to February 1997 will be assured tenancies because the landlord failed to follow the correct procedure to create a shorthold tenancy.

### 2. Protected or regulated tenancies.

These are those created before 15th January 1989 and are governed by the Rent Act 1977. The landlord can usually only charge the tenant a 'fair rent' which is set by the Rent Officer, and it is generally far more difficult (and sometimes impossible) to recover possession of the property.

**Note** that it is the date that the tenant *first* went into the property (or the original property with that landlord if he has moved), not the date of the last written agreement given to the tenant, which determines what type of tenancy it is.

### 3. Common law tenancies.

These are tenancies that do not fall within the provisions of the Rent Act 1977 or the Housing Act 1988 and are therefore governed by the underlying 'common law'. They are mainly:

- Company lets
- Lets of self contained premises by landlords whose main home is in the same building (but not if this is a purpose built block of flats)
- Lets at an annual rent of over £25,000

- Lets at an annual rent of less than £250 (£1,000 in greater London)

These are the main types, although there are some others e.g. lets to agricultural tenants and some employees.

### Future reform

The Law Commission has recently published proposals to change the law so that there will be just two main types of tenancy, one for private landlords and one for social landlords (such as Local Authorities and Housing Associations). There would be prescribed forms of tenancy agreements, and landlords would be penalised if they did not provide an agreement to their tenants. For more information on these proposals visit [www.law-reform.co.uk](http://www.law-reform.co.uk)

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

## Advice To Landlords On Energy Issues

In many cases a supply of gas or electricity to a landlord is regarded as a business supply and is charged at business rates (which have to be agreed by the landlord with the supplier on a regular basis). When a tenant takes over, the landlord needs to tell the supplier the details of the incoming tenant. At that stage it starts to be charged at a domestic rate (assuming it is a domestic letting).

The tenant may have the right to change supplier (depending on the tenancy agreement) so when they vacate the premises, this may need to be checked. It is of course important to note the meter readings for gas and electricity at the start and end of the tenancy, in case of any billing query. If the meter is of a prepayment type, it is worthwhile checking to ensure the supplier has changed the tariff during the period of the tenancy, otherwise the landlord may be billed for the amount owing because the supplier has failed to change the tariff. This discrepancy will be changed later in 2006.

Where a property has an old, inefficient heating system or needs improved insulation in the loft or cavity walls, it may be possible for landlords to get this work done at reduced cost or even for free. There are different schemes according to the area and council responsible for the property. The availability of grants can be checked with the Energy Savings Trust (they have a number of advice centres around the country) by calling **0800 512 012**.

In addition to the grants that may be available, there is also a Landlord's Energy Saving Allowance offering a deduction for income tax purposes for expenditure on cavity wall insulation or loft insulation. Expenditure on insulation helps not only to keep the tenant more warm and comfortable and save them money, it also can help to reduce carbon emissions and do something towards improving the environment. Of course, the expenditure can in the longer term, add value to the property.

For more information regarding energy supplies and billing, or enquiries about the help that is available contact Energywatch:



Tel: 08459 06 07 08

**energywatch**  
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The London Borough of Hillingdon is running a ½ day landlords conference at Brunel University on Thursday 20th July, 12-5pm. This event will be limited to 250 delegates max, and places will be allocated on a first come first serve basis. Food and refreshments will be provided. To book a place contact **Sue Bolton**



Tel: 01895 250081



Email: [sbolton@hillingdon.gov.uk](mailto:sbolton@hillingdon.gov.uk)

## Recognition For LLAS Landlords

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**LLAS** Accredited Landlord

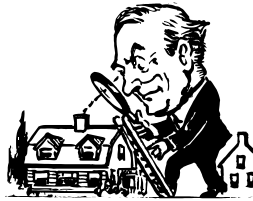
**Chingford E4**, 3 bed terrace house, front garden, d/g, gch, through lounge, fireplace, f/f kitchen & bathroom, downstairs WC, boarded out loft room with dormer windows, rear garage / garden / patio, close to all amenities, excellent decor, no chain, £255,000  
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## The Shape of the English Rented Sector



*Key findings from the most recent English House Conditions Survey are:-*

- The private rented sector continues to be something of a 'cottage industry'.
  - Some two-thirds of private rented dwellings are owned by private individuals with the remainder split between companies and other organisations.
  - Only a third of landlords can be described as full-time, letting property as a main business or occupation.
- Dwellings let by companies who specialise in residential lettings account for only 8% of all privately rented dwellings.
  - Companies tend to own higher proportions of older dwellings than other landlord types and higher rates of non-decency can be found amongst their stock.
- Increasing proportions of dwellings are owned by landlords who are new to the sector with 16% owned by landlords who have been in the sector two or less years.
- New landlords are predominantly private individuals (88%) and are more likely to be letting more modern dwellings built post 1964 and dwellings in better condition than longer term landlords.
- A fifth of dwellings in the sector were acquired since 1999. These tend to be in better condition than dwellings already in the private rented sector but rates of non-decency are higher than amongst the general owner-occupied pool of housing.
- Only a third of all properties brought into the private rented sector were acquired with mortgage finance (although amongst dwellings acquired by new landlords the use of mortgage finance has been more prevalent at 55%).
  - Only 34% of dwellings currently have an outstanding loan or mortgage attached to them.
- Some 60% of dwellings are seen by their landlords as an investment with higher rates amongst dwellings owned by private individuals (72%).
- In most cases (three-quarters) owners are seeking an income return from their investment but a sizeable minority seek only a return through capital growth.
- Overall, a quarter of landlords expect to increase the number of dwellings they let over the next two years compared to one in five who intend to reduce the number of dwellings they let or quit the sector.
- New landlords, in particular, have higher than average expectations of leaving the sector within the next 2 years.

*The report is taken from surveys undertaken in 2003 and a copy of the report can be obtained from Department communities and Local Government - [www.communities.gov.uk](http://www.communities.gov.uk)*

## Postal Newsletters

In the last newsletter it was stated that all future editions of **The London Landlord** would be distributed as e-newsletters. However, after having deliberated over the feedback received from several members who do not have access to the internet, this issue and the autumn issue will be posted out to those who do not have internet access.

At present we are working with a number of agencies that provide training for those who are unsure of using the Internet and it is hopeful that we can encourage all accredited landlords to become confident in its use.

Should any member have any medical or physical reason that means they are unable to use the internet and wish to receive a printed version, please let us know by contacting LLAS and we will endeavour to send a printed copy.



## Useful links and contacts

### Department for Communities & Local Government

The Department for Communities & Local Government is responsible for policy on housing, planning, regional and local government and the fire service.

<http://www.communities.co.uk>

### Direct.gov.uk

Advice for tenants and landlords on various issues including tax and other general housing advice

<http://www.direct.gov.uk/HomeAndCommunity/fs/en>

### Residential Landlord

Free information and advice for landlords and property investors

<http://www.residentiallandlord.co.uk/>

### National Landlords Association

Information and advice for residential landlords operating in the private rented sector throughout the country

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

### Landlord Zone

Information for landlords, tenants & agents in the rental property

<http://www.landlordzone.co.uk/>

### National Federation of Residential Landlords (NFRL)

The largest professional landlords organisation recognised by the government in the UK. The NFRL represents and protects the interests of private residential landlords across the whole of the UK

<http://www.nfrl.org.uk/homepage.htm>

### Accreditation Network UK (ANUK)

ANUK is a network of professionals and organisations that promotes accreditation in private rented residential accommodation.

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

### The Southern Private Landlords Association (SPLA)

The SPLA seeks to protect and promote the interests of private residential landlords and encourages the supply of good quality accommodation and professional standards of management.

<http://www.spla.co.uk>

### Landlords UK

Links, guides, forums and information

<http://www.landlords-uk.net/>

### Landlord Law

Straightforward, fast and affordable legal advice for Landlords and Tenants

<http://www.landlordlaw.co.uk/>

## Advertising Opportunities

*The London Landlord* are giving our readers the opportunity to advertise in future edition of the newsletter, with special rates for Accredited agents and landlords. For more enquiries contact LLAS.



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

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The next publication of *The London Landlord* will be out at the end of September.