

Minutes

For: Landlord Forum
Date: 28th June 2011
Time: 2.00pm to 4.00pm
Location: Lister Room, East Ham Town Hall

Attendees: Karen Martin-Minute Taker, Chair-Ian Dick.

Ray Page, Badar Lettings, Pure Estates, Broadway Homeless & Support, Barry Stewart & Sons, Tariq Mahmood, RHP Services, Manunla, East Ham Access, Pat Dunphey, Secure Lettings, Mr A.A.Raja, Shabir Master, Lodge Group, Lakeview Estates, Hussain Chowdhury, MD Saiful, Letting International, Notting Hill Housing Trust, A. Oduyelu, Raj Bose, City Property Services, Raj Properties Limited, Asha Ahmed, Wentworth Estates, Shaila Khan, Partap Property Company, A Dovedi

Apologies – Sharon Webb, Fred Baxter, Moses Nyaunu and Sue Walker.

Introduction

The chair Ian Dick welcomes landlords to forum and explains changes in agenda and introduced the speakers.

Matters arising from previous minutes – None

Ray Page – Private sector Housing

Ray discussed increase of pest control problems in Newham.

Ray explained new charges for treatments which is a standard rate for landlords and means-tested for clients on who are on benefits.

Tenants can usually remain in property while all treatments are done.

There are no legal requirements for Newham Council to provide a service regarding fox problems – this has been a problem for London for some time now.

Other Common Pests are: Rats, Mice, Cockroaches, Bed Bugs, Fleas and

Wasps

There is a free service at no cost if you have a rat infestation problem. For all other pests there is a fee required to be paid, which you will find details of from: [Newham.gov.uk/your environment/pest control](http://Newham.gov.uk/your-environment/pest-control).

Ray also mentioned that Thames water will be taking over the responsibility of maintaining the sewage system from October 2011.

Peter Littlewood – Southern Landlords' Association (SLA)

Informed us about changed shared room rates for under 35s instead of under 25s year old which will come into effect as of January 2012.

Advised always check rent market via postcode for LHA (local housing allowance) before providing a tenancy agreement.

Explained removal of £15.00 weekly excess, which clients will no longer receive as of April 2011.

From April 2011, the maximum rental on a property is now only up to four-bedroom rate only.

For more information please contact SLA on 08454753583, email info@southernlandlords.org or go onto their website www.southernlandlords.org.

Maxine Fothergill – LLAS Trainer

Explained the benefits of joining LLAS (London Landlord Accreditation Scheme).

Accreditation is a voluntary compliance with standards.

Acknowledges and encourages good landlords

Gives accredited landlords a market advantage.

Main Elements of LLAS Accreditation:

Recognised good landlords and agents

Recognised across all of London and the UK

Knowledge-based not property-based.

Anyone can be accredited i.e., landlords, prospective landlords,

agents, and once they have become a member; this membership lasts up to 5 years.

The reason why landlords and agents join LLAS is that they are recognised as good landlords, and they are able to obtain knowledge, which is becoming a requirement by local authorities for their lease or deposit schemes.

If you are interested in joining LLAS then please contact Karen Walsh on 02033733017.

Connor Loughran – Housing Benefit & Council Tax

Explained that the time it takes to assess claims has reduced considerably.

Clients who receive £15.00 top-up will stop receiving this on anniversary of their tenancy.

Also noted that the rent landlords receive can change on anniversary of tenancy.

There will be a big change in January 2012, where shared accommodation will be for those tenants under 35 years old instead of those who are under 25 years old.

Changes in regards to Housing Benefit claims will be dealt with at Newham Dockside instead off LSCs, this will not affect clients already on the Bond Scheme and their Housing Benefit claims.

Next Landlord Forum will be on the 20th September 2011