

**MINUTES OF LANDLORDS FORUM MEETING**

**HELD ON 23rd January 2007 (Lister room)**

Present: K.Kunabalasingham, Dean Andreou, Tina Mudhar, Gurdeep Galir, Joanne ODwyer, Laura Mann, Warren Arden, S Desai, J Scrutton, M.Ali, Iftkhar, Amit Sangar, Prem Busra, Imtiaz Patel, Harvey Jutla, H D Khan, S.Kumar, Mrs Choudhary, Pat Dunphey, Richard Rains, Abdul Khalik, Steve Jakar, S.Chahal, M.Uddin, S Patel, P Kataria, G S Chahal, Amin Warins, Stephen Baches, Sandra Williams, Lekan Olomo

LBN: Ian Dick, Surrinder Johal, Scott Sangha, ,David Bingham, Conor Loughran.

Apologies: Sharon Webb

Chaired by: Modesta Anucha

Minutes by: Kirsty Ayling

Posted on the Newham Website

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<u><b>The Rent Service- Sandra Williams</b></u>	<u><b>ACTION</b></u>
<p>Introduced the Rent Service explaining that it is a government agency providing a rental valuation service to local authorities in England, supplying them with a range of valuations to assist them in settling claims for housing benefit. Sandra Williams covers valuations in the Newham Borough as well as Hackney and Tower Hamlets.</p> <p>A Pre-Tenancy Determination will tell you the maximum rent which Housing Benefit could meet for the property.</p> <p>Explained how Rent Officers gather data and carry out inspections to determine rent levels. Local Reference Rent is an average based on market evidence rates.</p> <p>Appeals can be made – separate independent company deals with this. Requested that more market evidence be provided by Letting agents – i.e. Tenancy agreements from private sector working tenants not on Housing Benefit.</p> <p>Various leaflets were handed out.</p>	
<p><u><b>Housing Act 2004 and Private Lettings</b></u></p> <p>30 minute DVD programme by the College of Law was shown. The programme covered HHSRS, HMO licence and other aspects of the Housing Act 2004.</p>	
<p><u><b>RDS Update -Scott Sangha</b></u> Introducing the new Bond Scheme.</p> <p>As from 22<sup>nd</sup> January 2007 Initiatives Team will not be paying out cash deposits instead it will be replaced by the Bond Scheme. Scott Sangha stated how he wrote to all accredited landlords and agents advising them of this change. Brief overview of the Terms and conditions of the scheme given and explained how the Bond Scheme is a written guarantee in place of a cash deposit.</p> <p>Presentation on the Bond Scheme Process given outlining steps and procedures.</p> <p>Information sheets – Bond Scheme Guide for landlords were made available.</p> <p>For more information contact Scott Sangha on 020 8430 5358</p>	

<p><b><u>Accredited Landlords Training- Scott Sangha</u></b></p> <p>Training Dates: Housing Benefits Dept – Changes and Regulations – to be held on 7/2/07 – 1/2 day at Newham Hotel from 1.30 – 4.00</p> <p>Landlord Hotline for accredited landlords – 020 8430 5358 or 020 8430 2000 ext 38116- Scott Sangha</p>	<p><b><u>ACTION</u></b></p>
<p><b><u>PSL</u></b></p> <p>Modesta Anucha gave an update on Private Sector Leasing- no properties being accepted at present. New tendering process will be taking place soon.</p>	<p>MA</p>
<p><b><u>Any Other Business</u></b></p> <p>Tenancy Deposit Protection</p>	<p>Speaker to be invited at the next forum to talk about this new legislation. SS</p>