

MINUTES OF LANDLORDS FORUM MEETING

HELD ON 17th June 2008 (Lister room) 2pm – 4pm

Present:

Mr Sabbir, Harvey Juttla ,Mrs J Srigengatharan, Mr Kunabalasingham,
Mr Warren Arden, Mrs Anitha Mohan Mrs Michelle Amato Mrs
Michelle Amato Mrs Anitha Mohan J Boucher G Phillip I.S.
Rakhra Manjida Bhatti Wendy Gordon Vinita Passi A
Garalnick Amit Sangar T Mudhar Mr Sandeep Mohan Martin
Collins, Mr Sandeep Mohan Mr Mostaque M Ahmed Hussain, M & M
Ahmed, Liz Issmai Gurkan, Anthony Olakanpo Alfred HasanajAdnan
Guauri A Choudhury Pat Dunphey Mrs M. Chaudhury, Mrs M.
Chaudhury, Mr M. Intakhab, L Osunyemi ,Abbas Raja, Jay Trikanji, A
Robinson, S Mohan, M Mohan, A Hassan, Nancy I Akwani, S A H Shah,
Mukith Uddin.

London Borough of Newham (LBN) Officials and Others

Chaired by : Modester Anucha.

Sharon Webb, Scott Sangha, Sue Walker, Patrick Allen, Neil Coles, Lisa Barlow, Leah
Pratten, David Bingham, Paula Roberts, Paula Greaves, Brenda White,
Rafael Runco.

Minutes by Stella Okeke.

[Posted on the Newham Website](#)

<p><u>Introduction</u></p> <p>The meeting started at 2.00pm and was chaired by Modester Anucha who introduced her self followed by other officers that were present.</p> <p><u>Matters arising from previous Meetings</u></p> <p>The Chair went through previous minutes and asked for any amendment but there was none. She also said that any amendment can still be brought to her attention before the end of the meeting.</p>	<p><u>ACTION</u></p>
<p>Update on the Energy Advice pack for Landlords and an introduction to Energy Performance Certificates by Sue Walker – Domestic Energy Efficiency Team Manager- Business and Social Enterprise.</p> <p>Sue thanked the forum for inviting her again today, and said that she had 2 points raised by number of forum members in response to the Energy Efficiency Advice Pack they recently sent out to forums members.</p> <p>The first point was – Is there any threat to funding for the Warm Zone scheme? And the second was – What is this about Energy Performance Certificates?</p> <p><u>Warm Zone funding</u></p> <p>She said that some Landlords and Agents had contacted her office to say that some tenants had got the impression that they were being turned away due of lack of funds.</p> <p>She informed the forum that the current situation is that the scheme is fully funded for this year, so why has this happened?</p>	<p>all</p>

<p>She explained that is likely to be due to the fact that it will be a few weeks yet before the exact size of the local East London heating budget available for new cases for this new financial year is known – a lot of work was started late in the financial year this time, in February/March, and these costs need to be finalised before work starts again on new cases.</p> <p>New applicants <u>are</u> being assessed over the telephone and registered if they are eligible, but it's inevitable that misunderstandings will occur.</p> <p>Sue emphasised that:</p> <ol style="list-style-type: none"> 1) This does not affect either of the insulation schemes, both going through normally. 2) There is always significant waiting period for heating works, but it can and has helped those planning to upgrade their properties in the more medium term. 3) London Warm Zone do also refer cases to the national scheme Warm Front as well where possible – 957 cases were referred there from Newham last financial year alone. <p><u>Energy Performance Certificates (EPC)</u></p> <p>EPC will come into effect from first of October 2008 and she cannot confirm the cost until nearer to the time. She said the aim is to give prospective tenants to have idea of the level of appliances. She confirmed that the certificate will be accompanied by cost effective report.</p> <p>Please see presentation in the website</p>	
<p>Gas Safety in Rented Properties – Patrick Allen- Environmental Officer</p> <p>Patrick said that the main issue is that fraudulent CORGI annual safety certificates are appearing in Newham. It appears that some are out and out copies and in other cases a genuine CORGI registered person is issuing certificates for work done by another person, which is not allowed. Thus you</p>	<p>all</p>

cannot just accept all certificates on face value and need to do some audit checking that the work was done by the right person and that they are individually CORGI registered to do such work. If they have a contract with Newham his team may expect to see some evidence that they are doing reasonable checks.

Landlord duties remains the same (i.e. ensuring all work (initial installation, routine maintenance and repairs) done by CORGI registered person, and that annual safety checks. See the HSE webpage at: - <http://www.hse.gov.uk/pubns/indg285.pdf> for more information.

There have been several recent prosecutions by HSE, a non registered fitter was jailed for 6 months, a landlord that fitted a gas boiler as a DIY job was fined £6000 with over £4000 costs and last month a landlord was fined £20,000 plus £35,000 costs after a 6 year old died of Carbon monoxide poisoning in a rented house. In the latter case at least one safety check had been missed and although the original fitter and one safety checker, were CORGI registered, neither noticed that the flue arrangements were inadequate. The parents were very critical of three professional who failed to discharge their responsibilities properly.

Tenancy Deposit Protection- one year on by Rafael Runco Deputy Ombudsman, Housing Ombudsman Service.

Rafael stated that the Housing Act 2004 had provision that for all AST, government appointed three external agencies to manage the Rent Deposits, he informed the forum that landlords who fail to comply will trigger fine of 3 times the amount involved so it not worth it. He also reminded landlords that any alteration of the tenancy, be it renewal and rent increase will automatically require you to go through the same procedure again. Please see on the website the presentation slides for further details.

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<p>Progress of Houses in Multiple Occupation (HMO) Licensing – Neil Coles- HMO Team Manager – Housing and Public Protection.</p> <p>Neil wanted to know how many landlords /Agents that manage or own HMO properties; quite few people raised their hands. He gave an overview of properties that will be regarded as HMO. If property is three or more storeys high (includes occupied basements, attic rooms and business premises), and Has five or more people, living as more than one household, and Share amenities such as bathrooms, toilets and cooking facilities.</p> <p>He said there are 3 levels of registration. He said that each case will be taken on its own merit and Licence can be refused if not fit and proper person. He went further to inform those affected that there is an amnesty till 30th of June for those who have not registered to do so. They will wave the previous offences checks. He reminded them of recent court cases.</p> <p>Please find HMO Presentation Slides Website</p>	

Housing Benefits Updates by David Bingham – Senior Council Tax and Benefits Manager

David requested Housing benefit item to be pushed up the agenda in the next meeting as he has always been on the last slot, and his request was noted by Scott (landlord officer)

Scott

David said the LHA started well with minor problems. He apologised for the inconvenience caused due to deliberate diversion of resources from the Landlord liaison team to new claims as they wanted to make sure that new claims were processed within a month. He said that things are now back to relatively normal and within the next month they will take analysis of the impact of the new system.

<p><u>Update on the Bond Scheme</u> <u>Scott Sangha – Landlord Officer</u></p>	<p>ACTION</p>

<p>Scott reminded landlords/agents what they need to provide (Paper work) to avoid delay in receiving their incentive payments also they could lose entitlement for not providing these documents within the 28 days.</p> <p>Scott thanked forum members for attending and next meeting will be in September 2008 and agenda item will be send nearer to the time. Meeting closed at 16.05.</p>	
<p><u>Any other Items for discussion at the next forum</u></p> <p>None</p>	ACTION