

MINUTES OF LANDLORDS FORUM MEETING

HELD ON 18TH SEPTEMBER 2006 (Lister room)

Present: J.Choy, K.Vara, N.Akhtar, S.Ahmes, A.Ramzan, A.Sangar, P.Busra, K.Iqbal, M.Raja, I.Ahmed, R.Rains, C.Chung, N.Chavda, L.Kettlety, I.Jackson, A.Warind, M.Fearon, C.Alli, B.Johal, I.Gurken, A.Khan, R.Chohan, A.Ranjit, A.Silvain, H.Watson, W.Ho,

LBN: David Buxton, Ian Dick, Sharon Webb, Scott Sangha, A.Cohen, L.Vitalis,

Chaired by: Ian Swift

Minutes by: Kirsty Ayling

Posted on the Newham Website

ACTION

HMO Licensing Housing Act 2004 Environmental Health

HMO licensing conditions Housing Act 2004 came into force 6th April 2006. David Buxton covered 3 types of licensing – Mandatory, Additional and Selective. He also went on to explain how the council can meet with the governments aims with poorly managed properties in poor physical condition of which will have to be determined what is needed with guidance available which will be provided by this section.

LBN high risk standards were discussed. LBN is the 4th worst borough out of 33 for fires confirmed by Fire Brigade reports. Fire doors, properties suitable for occupation, category 1 hazards, fire precautions were also covered in the talk.

LBN has set up training courses. This information can be found on the website: - www.propertylicense.gov.uk / HMOLicensing@newham.gov.uk

Private Sector Housing Strategy – Ian Dick

PSL forms 80% of Newham Housing confirmed by the Mayor and Cabinet in October 2005. Strategy is to be linked to 2012. Ian Dick explained the purpose of strategy covering: providing framework, achieving vision, addressing poor housing condition and re-addressing market balance. There are currently 2,800 empty homes in LBN. Details can be found on the website in October 2006.

RDS – Update Sharon Webb

As from 25th August 2006 Initiatives Team will only be paying 4 weeks deposit and all HB payments will be fast tracked within one day. Scott Sangha wrote to all accredited agents in August 2006 confirming the revised payment changes.

Initiatives Team have housed 300 tenants into private rented properties from April 2006.

Properties out of borough – landlords will have the option of being paid 4 weeks rent in advance and 4 weeks deposit. If this is the agreement, the 4 weeks rent in advance will be claimed back within 3 months. The other option is to have 4 weeks deposit only to be paid to the landlord.

Terms and conditions was also mentioned – landlords not to request charges to tenants under the Rent and Deposit Scheme.

DHP can be applied for but must be agreed by Sharon Webb before the client moves into the property.

TDS – Overview – Scott Sangha

Introduction to Scott Sangha – Tenancy Deposit Scheme launch date is April 2007.

Training Dates:

T/A Housing Act 2004 – held on 1/11/06 –
1/2 day at Newham Hotel from 12.00 – 5.00

HB Dept – Changes and Regulations – held on 7/2/07 –
1/2 day at Newham Hotel from 1.30 – 4.00

Landlord Hotline for accredited landlords – 020 8430 5358 or 020 8430 2000 ext 38116

London Landlords Day – Saturday 23/9/06 – Gallery University of East London
@ 9.00

Any Other Business

Rent Officers decisions on 3 bed properties

ACTION

Rent Service
to be invited
at the next
Forum.