



Newham London

# Newham Landlord Accreditation Association (NLAA)

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[www.newham.gov.uk/privatelandlords](http://www.newham.gov.uk/privatelandlords)

Through our accreditation association, Newham Council wants to work in partnership with responsible landlords and agents to meet the borough's housing needs. The Newham scheme is run by the council in conjunction with the London Landlord Accreditation Scheme (LLAS).

### The aims of the NLAA are:

- To work with landlords to improve local housing conditions in the private sector and make Newham attractive for investors
- To promote and reward responsible landlords
- To encourage good management and best practice among landlords in the private rented sector.

### Why it pays to be accredited.

#### We will provide you with:

- Market rents, Local Housing Allowance (LHA) rates paid for your properties
- Training and support on property management matters, e.g. Housing Benefit rules, possession proceedings and changes in housing legislation
- "Fast tracked" Housing Benefit payment and administration
- A non-refundable incentive payment\* when a tenant we refer moves into your property (\*incentive payment is subject to review)
- A deposit bond against damage to the property (London only)
- Priority, when making referrals to the private rented sector and access to any new initiatives
- The opportunity to attend our regular landlord forums, where you can meet other landlords and council officers to discuss issues affecting the private rented sector in Newham
- A mediation service to resolve disputes with tenants.

### To join the NLAA, you must:

1. Have licensed or applied for a licence for any properties rented in Newham  
[www.newham.gov.uk/propertylicensing](http://www.newham.gov.uk/propertylicensing)
2. Complete a one day development course
3. Comply with the LLAS code of conduct  
[www.llas.co.uk](http://www.llas.co.uk)

There is a fee of £165 to join the NLAA. (This includes the cost of the LLAS development training course).

If you are already accredited under LLAS (and have completed the LLAS development training course) the fee is £75.

Once you have submitted your completed form and fee we will confirm receipt in writing and carry out standard checks.

These include checking for improprieties with:

- Trading Standards
- Housing Benefits
- Council Tax
- Private Sector Housing.

This usually takes about two weeks.

If we find any evidence of harassment or unlawful eviction, non-compliance with outstanding statutory enforcement notices, outstanding debts to the council, benefit fraud or problems with overpayment, your application will be rejected.

If the checks are satisfactory, we will send out a membership welcome pack

The membership process will be fully completed once you have successfully completed the LLAS development training course (unless you are already accredited under LLAS).

## Application form

Please complete and return to:

**Newham Landlord Accreditation Association, Bridge House, 320 High Street, Stratford, London, E15 1EP**

<b>Name:</b>	<b>Company:</b> (If you are a private landlord just enter "private")
<b>Home address:</b>	<b>Business address:</b> (If applicable)
<b>Phone:</b>	<b>Fax:</b>
<b>Mobile:</b>	<b>Email:</b>

Please include a payment by cheque or postal order made payable to **London Borough of Newham**.

This payment is for a five year membership to the Newham Landlord Accreditation Association. Payment is non refundable should this application be rejected.

### Fee enclosed (please tick):

**A) £165** (This includes the LLAS development training course)

**B) £75** (If already accredited under LLAS)

**Your LLAS accreditation number:**

**If you rent any property in Newham, it must be licensed.**

**Property licence number/application reference number:**

**Letting agents/Managing agents only – please provide details of the Redress Scheme you belong to:**

<b>Scheme:</b>	<b>The Property Ombudsman</b> www.tpos.co.uk	<b>Ombudsman Services Property</b> www.ombudsman-services.org	<b>Property Redress Scheme</b> www.theprs.co.uk
<b>Member number/ref</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Do you work for Newham Council? (Please circle) Yes / No**

**Are you related to any member of staff at Newham Council? (Please circle) Yes / No**

**Are you related to a Newham member/councillor? (Please circle) Yes / No**

I declare that the information I have given on this application form is correct and complete. I authorise Newham Council to make any enquiries that are necessary to confirm the information I have given.

I understand that under Newham Council's registration with the data protection register, certain information given on this application will be passed to other council departments to carry out checks as part of the accreditation process.

**Signed:**

**Date:**



## **Contact and further information**

### **Newham Landlord Accreditation Association (NLAA)**

Email: [PRSsupply@newham.gov.uk](mailto:PRSsupply@newham.gov.uk)

### **General enquiries about LLAS**

Jessica Alomankeh, UK Landlord and Accreditation Partnership (UKLAP) Coordinator

Environmental Health, London Borough of Camden

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

Tel: **020 7974 1970**

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

For additional information please visit our website  
[www.newham.gov.uk/privatelandlords](http://www.newham.gov.uk/privatelandlords)