

Working for you

Landlords' Forum

ACTION BRIEF

February 2009

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Harrogate Borough Council celebrated 10 years of Landlords' Forums on the 4th November 2008 at Ascot House Hotel, by holding a mini trade fair, which was a resounding success. There was a lot of positive feedback from landlords and letting agents attending the event.

It was nice to see new landlords/ladies attending the fair, many of whom have been working closely with us over the last 12 months, so thank you for coming along to support the occasion.



Cllr Jean Butterfield, Cabinet Member for Housing, attended the event and gave a short speech before cutting the cake to celebrate the 10th Year of Harrogate Borough Council Landlords' Forum.



The atmosphere was relaxed and informal and people attending were able to ask questions on a one to one basis on whatever topics were of interest to them.



Mark Anderson, Director of local letting agents Martin & Co kindly donated a bottle of champagne as a raffle prize for the event.



The National Landlords' Association also attended the event and is keen to engage with more landlords; as such they will be organising some evening meetings in this area during 2009. We shall keep you informed of the proposed date(s) and venue.

Gas Safe Register Starts 1 April 2009



A new gas safety regime will come into force on 1 April 2009. By that date, all existing CORGI registered contractors will need to have transferred their registration to the new gas safe register www.gassaferegister.co.uk. The register will be run by CAPITA and overseen by the Health and Safety Executive. From 1 April 2009, no contractors will be able to carry out gas safety work unless they are registered on the Gas Safety Register.

What's Happening Nationally



A Nottingham landlord refunded 80% of his tenants' rents after a Rent Repayment Order was served on him.

The landlord who rented to five students from the University of Nottingham, claimed that he did not own many houses in multiple occupation (HMOs), but the Residential Property Tribunal was shown evidence that he and his brother owned 30 properties in Nottingham, which they rented to students and families.

Following Nottingham City Council's prosecution of the landlord for failing to licence his HMO, the five students (supported by Nottingham University Student Union) applied for a rent of £9,536. The grounds for the application were that tenants were living in an unsafe property arising from the landlord's failure to licence it. Nottingham City Council's portfolio holder for neighbourhood regeneration said the council was committed to keeping residents safe and hoped this case would deter other landlords from acting illegally.

Source: Local Authority Co-ordinators of Regulatory Services (LACORS)

Landlord given custodial sentence following fatal fire in HMO

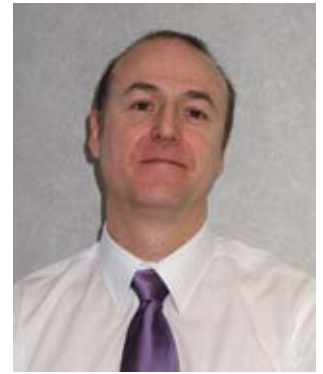
London Fire Brigade has recently made two successful prosecutions under the Regulatory Reform (Fire Safety) Order 2005 following two HMO fires in London.

On the 20 October 2008 a landlord was sentenced to four months imprisonment and his company fined £21,000 after pleading guilty to eight offences under the Fire Safety Order.

Source: Local Authority Co-ordinators of Regulatory Services (LACORS)

Staffing News

In November Mr Darren Knight joined the private sector housing team and will be working as a Technical Officer dealing with private sector housing complaints.



Carbon Monoxide Poisoning

The Department of Health has produced a leaflet about Carbon Monoxide which can be found on its website:

www.dh.gov.uk



Yorkshire Landlords' Day

On the 14th May 2009 the Yorkshire Landlords' Day is to be held in Leeds at Pudsey Civic Centre, for further details www.yorkshirelandlordsday.org.uk

Landlords' Forum Webpage



Don't forget to check out the webpage for previous agendas, minutes, action briefs, safety alerts, updates and health alerts on the following link www.harrogate.gov.uk/harrogate-5043

Next Meeting or Event

Following the success of the Private Sector Trade Fair we are considering holding a similar event later in 2009. If you have any suggestions for organisations you would like to see at the event please let us know.

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