

Harrogate Landlords' Trade Fair



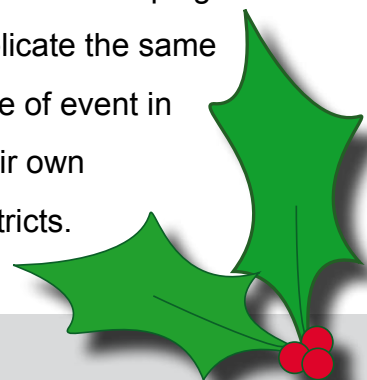
On the 8th September 2009 Harrogate Borough Council in partnership with the National Landlords Association (NLA) held its second trade fair and it was the biggest and best yet. Along with visiting the many different trade stands, landlords had the opportunity to take part in workshops on various subjects like tax management, and ventilation systems to combat condensation, mould and poor indoor air quality. The NLA also launched their new online learning system for landlords, which is accessed via

their website, and outlined the benefits of joining a Landlords' Association. Feedback from landlords and exhibitors has been very encouraging the majority felt that the event was a great success and that it was a really good format.

The event was attended not only by local landlords but also by representatives from other Local Authorities hoping to replicate the same type of event in their own districts.

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



GAS SAFETY

Carbon Monoxide (CO)

You can't see it, taste it or smell it but it can kill quickly with no warning. In the past year, 14 people nationally have died from CO poisoning and 234 have suffered health problems from CO exposure.

At least a quarter of a million gas appliances are installed in our homes each year illegally. Also 7,500 illegal gas fitters in GB are doing the most common and often most dangerous types of work in our homes.



In September a campaign was launched by the Gas Safe Register to raise public awareness about the dangers of using illegal gas engineers called "Gas and

cowboys don't mix", it gave essential safety information on how to spot an illegal gas engineer.

Further information can be obtained by following this link,

http://www.gassaferegister.co.uk/learn/illegal_gas_workers.aspx

Source: Gas Safe Register



The North Yorkshire Credit Union is an independent, not for profit financial service for people in York and North Yorkshire and was launched in May 2009, offering opportunities for saving, responsible lending and a small range of other ethical financially based services. The Credit Union is funded by the following organisations:

- North Yorkshire County Council
- City of York Council
- Seven North Yorkshire District Councils
- Broadacres Housing Association
- Sanctuary Housing
- Yorkshire Coast Homes
- Yorkshire Housing
- York Credit Union Ltd

All residents and people who live and work within North Yorkshire are currently eligible to join as savers or apply for loans through the Credit Union's website or by post. If you would like to find out more information about the Credit Union follow this link,

www.nycu.org.uk



FIRE SAFETY

As the end of the year approaches it's the time when we make those New Year resolutions and plan for the coming year. The fire and rescue service are advising you to plan any fire safety maintenance for the coming year to make sure you don't get caught out.

Safety equipment

Make sure that all safety equipment, for example fire alarms, extinguishers, fire blankets and emergency lighting are regularly maintained. Some of this maintenance will involve the use of contractors. Make sure you employ accredited contractors and keep adequate records, e.g. invoices, test certificates, etc., so that you can demonstrate good management and regular maintenance

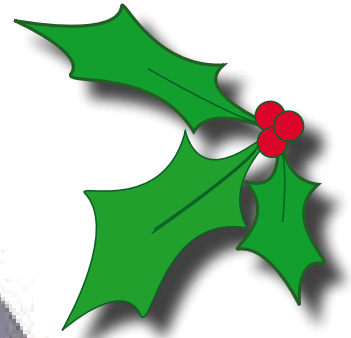
Means of escape

Check all the escape routes. Are the walls, ceilings, floors, doors and partitions in good repair? Is the external fire escape free of winter mould and slime that might cause a slip hazard? Is it free of seasonal corrosion and are the treads and handrails sound?

Check all fire doors, a year of wear and tear can result in a door not closing properly. Check the self-closing device, the hinges and that the smoke and heat seals are in place.

Risk Assessment

Ensure that your fire safety risk assessment is in place and it is up to date. It is best practice to review it at least once a year to make sure it is still current and record the results of your review.



Housekeeping

Keeping the means of escape free of obstruction and combustible materials is a year round task. Check that bad habits have not established themselves and do not allow any to continue unchecked.

The festive period brings particular challenges; make sure all the used wrapping paper and packaging does not end up being stored in the means of escape. Strange but true, fire safety inspectors have witnessed Christmas trees and lighted candles in the means of escape! Check that festive decorations are not put there.

Advise tenants not to overload power sockets by plugging in too many Christmas lights/decorations.

If you have any queries or need some advice, please talk to Simon Meynell in the Fire Safety Department at Harrogate Fire Station on 01423 504082 ext 2052 or look at our website at www.northyorksfire.gov.uk for more information.

North Yorkshire Sub Regional Housing Strategy



The District Councils of North Yorkshire and the City of York Council are currently developing North Yorkshire's first single housing strategy. This will set out shared aims and priorities and be used to bid for housing funding from 2011 onwards.

Consultation on the draft strategy is due to take place between 25th January 2010 and 1st March 2010. The draft strategy and a survey, including the opportunity to rank North Yorkshire's future housing priorities, will be published on a special website at www.northyorkshirehousingstrategy.co.uk in January 2010. This site will also be signposted from Harrogate Borough Council's website.

Along with the web-based consultation, there will be a series of focus groups, including one about private sector housing. This group will include a debate on how Councils and private landlords can work more closely together. The dates and venues for the focus groups are not available at the time of going to press, but will be posted on the website in January.

If you would like more information about the North Yorkshire Housing Strategy or the focus groups please contact Dawn Saxby on 01423 556851 or Sue Walters Thompson on 01609 767144.

Have a safe and prosperous new year!

NEXT EVENT

In the New Year the National Landlords' Association (NLA), in conjunction with other Local Councils in North Yorkshire including Harrogate Borough Council, will be running a series of Landlord Development Courses for landlords; flyers for these events will be sent out nearer the time.

If you missed Harrogate Borough Council's Trade Fair in September but are interested in attending one, there are several planned in neighbouring authorities in the New Year:

Craven District Council

1st February 2010

York City Council

23rd February & 9th March 2010

Selby District Council

11th March 2010

Hambleton District Council/ Richmondshire District Council (Joint event)

22nd March 2010

Further details of these events can be found on the National Landlords' Association website by following this link, www.landlords.org.uk

Emails

Can we ask that any landlords who use emails please register their addresses. This can help us reduce postage costs. You can email your details to:

angela.darlington@harrogate.gov.uk or
brian.garside@harrogate.gov.uk

