

Training, Networking & BBQ Event Edition July 2023

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Welcome to the Post Event edition of the PReSs

I would like to thank everyone that attended this year's **Training, Networking & Live BBQ Event**, held on **Thursday 7th July 2023 at the Taj Hotel** set in the heart of Westminster, St. James Courtyard, one of the Capital's most idyllic spaces, set around a historic cherub-ordained Victorian Fountain. I hope you all found it both educational and useful.

We had over 165 delegates on the day, including our sponsors, property investors, landlords, agents, local authority staffs, housing professionals from the PRS and others.

As the delegates took their seats in the Edwardian room, the event began with an introduction from the Master of Ceremony. **Peter Littlewood, (Founder & Director of iHowz, Chair & LLAS/ATLAS Trainer)**

We had presentations from our 6-expert panelist.

- **David d'Orton-Gibson -CEO & Founder of Training for Professionals -TFP** - Legal update: Renters Reform Bill, Fire Safety (England) Regulations 2022, Smoke and CO new rules, Minimum Energy Efficiency Standard (MEES) Regulations, HMO Management, etc.
- **Ben Beadle -Chief Executive of National Residential Landlords Association - NRLA** - The work he does with Civil Servants and politicians to help put the landlords view across, brief on the Rental Reform Bill & how it will apply to individual landlords, letting and managing agents and local authorities' staff
- **Grace Duffy - Head of Policy - Department of Levelling Up Housing, Communities- DLUHC-** Provided a detailed update on the Rental Reform Bill"
- **Des Taylor (Casework Director, and co-founder of Landlord Licensing & Defence)** – Presentation on Council Enforcement" - Why, What and How to Escape it!" The volume of legislation and regulations for landlords grows annually with many landlords unaware.
- **Gavin Richardson- Managing Director - Mortgages for Business.** A look back at the year so far and what we have seen in terms of interest rate changes and legislation. Discussed what landlords can expect going forward with regards to rental demand and the growth in house prices.
- **Ben Rose– Group Head of Marketing–LT4L & Co-owner of hands-on growth consultancy firm The Key 2 Growth** - Tax & Beneficial Interest- With Section 24 and rising interest rates, landlords may find it beneficial to share their property income with a lower rate taxpayer. Ben highlighted some of the most common scenarios and questions asked and answered by Less Tax 4 Landlords' Deed of Trust & Form 17 department

Following on to the courtyard, everyone enjoyed the fabulous and scrumptious selection of food. Everyone was networking around the fountain and in the middle of the buzzing crowd; we had a fantastic singer Paul, entertaining everyone, which added a touch of class to the networking and BBQ afternoon session. David the photographer was doing his thing, the weather was fabulous and there was laughter, conversations, networking, and enjoyment of each other's company, more eating and drinking of course. Fantastic day had by all.

Overall, it was another very successful event. Thank you all for your continued contribution to our success and we look forward to seeing you all again at our 2024 events.

On behalf of LLAS & Partners, I would like to take this opportunity to sincerely thank all our sponsors who have helped to ensure the success of our 2023 event: **Azad Ayub Ltd, Less Tax for Landlords, Landlord Licensing & Defense, Central Housing Group, Bumblebee and our Partners.**

The LLAS & ATLAS membership stands at over 55000 accredited landlords and agents and growing daily. The scheme's membership continues to grow in part due to the energy of all our partners and the awareness of both landlords and agents that, it is essential to keep up to date with the changes occurring in the rules and regulations affecting the PRS.

The scheme is proud that it continues to provide a reliable means for the sector to maintain and improve its awareness through its excellent training and CPD program. Remember that training is an investment, being fully up to date with the law and know how to comply with the rules, is the best protection you can have against penalties and fines. So, continue to update yourselves with our CPD & Accreditation training courses, **Online, Virtually & Face to Face**, all info is available at www.londonlandlords.org.uk

I hope you enjoy this special edition of the **PReSs**

Thank you

Jessica Alomankeh (LLAS/ATLAS Projects Manager)





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Azad Ayub started as a property ownership & management company in 1980 and it was incorporated in 1995, providing continuity to our clients both landlords and tenants for over 40 years.



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Investor in People



Summary of Feedback from the event

"Many thanks for organising a really great first Networking event for myself. Really enjoyed it! I'm sold, and so will be looking to do it all again on the next one. Thanks for the slides also. Really helpful to have these as reference point".

"Many thanks for this. It was unique and successful".

"Thank you very much for an excellent conference yesterday. It was really helpful"

"I have never seen so many people!! The speakers were all great, all relevant, and didn't take too long.

When information goes on for ages, I don't take it in. It was indeed a fun and informative day. Thanks for the pen!! Having attended some of the very early LLAS information days - May I congratulate you on the successful growth and variety of attendees. I look forward to the next LLAS day. Definitely worth getting on the train for - first day I've attended since Covid!"

"I wanted to thank you for a very enjoyable afternoon yesterday. The talks were very insightful, and it was so nice to finally meet everyone socially. Looking forward to seeing everyone again soon".

"Thank you for a fantastic event. Really informative and engaging. Would appreciate a copy of the slides if you do not have me on your mailing list already".

"It was a pleasure to meet you for the first time at the seminar on Friday. Thank you so much for organising such a fantastic event in such a great location. I look forward to attending other events in the future. Thank you also for the slides from the event".

"Thank you for arranging this conference. It was very good value! It was a shame that we missed out on the quiz!! That would have highlighted any weaknesses in our knowledge of landlord and tenant law!"

"First time I attended one of these, better organised than I had presumed. It was good that Peter Littlewood seized the initiative to dispense with the quiz to give more time for the audience to air their questions. Sad that there was not enough information to precisely pin-point where the legislation was going with student lets although Grace Duffy did note my concerns and took them away for further review".

"The event was highly informative, and the speakers were very knowledgeable in their field. Very pleased I attended the event. I have a nut allergy and had previously informed LLAS via email. I was a little disappointed to see nuts on each table in the conference room. The chocolates were a lovely treat!"

"It was good to have time to speak to some of the speakers afterwards to be able to expand on issues over the BBQ".





The main aspects of the Renters Reform Bill (RRB) are:

- Loss of the Section 21 notice.
- Check on deposit regulations to pass to Section 8.
- Periodic tenancies only (no Fixed Term, therefore no Assured Shorthold Tenancies (AST), only Assured Tenancies)
- All statements must be written, including the tenancy agreement.
- 2 months' notice by tenants at any time
- Review the courts, and eviction process. Now 33 grounds for Section 8. Arrear eviction goes from 2 to 4 weeks' notice.
- No special treatment for student landlords
- A Property Portal
- A new Property Ombudsman } Landlords will have to be members of both – not certain if central registration.
- Cannot 'reasonably' refuse a request for a pet, cannot refuse families.
- The call to follow the Decent Homes Standard.
- All rent increase via Section 13 notice - can be appealed via FTT.
- Modified Anti-Social-Behaviour (ASB) grounds.
- Able to sell/move in/redevelop.

Section 21/Periodic only tenancies/tenants' notice

This means tenants will move in on an open-ended, permanent rolling tenancy agreement (an Assured Tenancy), and that they can give two notices at any time.

This is a special problem for student landlords in the PRS who rely on a fixed tenancy with the ability to start a new tenancy at a pre-arranged date. NB, the Government have suggested they will be given a special eviction notice under Section 8.

Note also that all tenancies will have to be written (no more oral agreements), and there is likely to be a series of forms for changes to the tenancies.

Section 8

The Government has issued a list of 32 proposed grounds for eviction – see below for a full list.

Note that the need to prove deposit protection will be necessary for many of these grounds (as currently for S21).

Arrears

- Grounds 8;10 & 11 as present but 4 weeks' notice, instead of 2,
- New ground - three separate instances of at least 2 months of arrears over a 3-year period.

ASB

- Severe ASB/Criminal Behaviour - The tenant was convicted of a criminal offence, breached an IPNA, breached a criminal behaviour order, or convicted of causing noise nuisance.
- The tenant or anyone living in or visiting the property has been guilty of causing nuisance or annoyance to the landlord or anyone living in, visiting or in the locality of the property, or has been convicted of using the premises for illegal/immoral purposes, or has been convicted of an indictable offence in the locality.

Selling/redevelopment

- The landlord or their close family member wishes to move into the property.
 - The landlord wishes to sell/redevelop the property.
- } Cannot relet until 3 months have passed if using this ground.

Registration/ombudsman/portal

It is proposed there will be a new on-line property portal that will give up to date information for landlords and tenants, and information on rental property. The extent of the property/landlord information has not been declared yet. All landlords will have to register for the portal.

Additionally, there will be a Property Ombudsman/Redress Scheme, similar to the agent's scheme. All landlords will have to register for this as well. It is unclear if there will be a central registration method.

Property Standard.

All property must meet the Decent Homes Standard. This is under a separate review, so it is not clear what has to be met.

Rent increases.

Rent clauses not allowed in the agreement. Section 13 notice must be used - presumably mutual agreement will be allowed.

Pets.

Tenants will have the right to request to keep a pet, which the landlord must have a valid reason to refuse.

Families.

Whilst not in the Bill, it is intended to be brought forward "at the earliest opportunity".



Consolidated Table: Mandatory Section 8 Grounds for Possession as revised by Renters Reform Bill

Updated Grounds	Points to Note	Notice	Amended?
1. Landlord/family moving in	Tenancy must have existed 6+ months	2 mths	Wider
1A. Selling up	Private landlord intends to sell property, tenancy must have existed 6+ months	2 mths	New
1B. Social housing rent-to-buy	Landlord is private registered provider of social housing and there is a rent-to-buy agreement	2 mths	New
2. Mortgage repossession	Property subject to mortgage granted at any time. Lender exercises power of sale requiring vacant possession	2 mths	Amended
2ZA. End of superior lease	Landlord's lease is under a superior tenancy that is terminated by the superior landlord	2 mths	New
2ZB. Possession by superior landlord	After superior tenancy ends, superior landlord becomes tenant's direct landlord, & seeks possession	2 mths	New
[3. Out of season holiday let]	Repealed	N/A	Repealed
4. Student accommodation	In the 12 months before start of tenancy the property was used to house students. Can only be used by educational establishments and PBSA	2 wks	Amended
5. Ministers of religion	Property held for use by a minister of religion to perform the duties of their office and is required for occupation by a minister of religion	2 mths	Amended
5A. Agricultural workers	Landlord requires possession to house someone who will be employed by them as an agricultural worker.	2 mths	New
5B. Employment criteria	Social landlord requires property to let to someone based on employment eligibility eg key workers	2 mths	New
5C. Employment by landlord	Property was let as a result of the tenant's employment by landlord, and the employment has come to an end OR tenancy was not meant to last the duration of employment and is required by new employee	2 mths	Amended: was Ground 16
5D. End of employment related criteria	Social landlord granted the tenancy because of tenant's employment eligibility (eg key worker) and they no longer meet criteria	2 mths	New
5E. To be used for supported accommodation	Provider requires possession from a non-supported accommodation resident to relet as supported accommodation	4 wks	New
5F. Supported Accommodation	Provider requires possession because support services or funding has ended or reduced; provision no longer meeting tenant's needs; placement was 'move on' accommodation	4 wks	New
5G. Temporary Accommodation	Landlord ending a tenancy originally granted because the household is owed the homelessness duty	4 wks	New
6. Redevelopment	Landlord seeking possession to redevelop 6+ months after tenancy starts. Must demonstrate changes cannot be done with the tenant living there	2 mths	Amended



Updated Grounds	Points to Note	Notice	Amended?
6A. Enforcement Action	Landlord subject to enforcement action by Local Authority or banning order by First-tier Tribunal and needs to regain possession to become compliant. Refused/Revoked HMO licenses etc	2 mths	New
7. Death of tenant	Tenancy was passed on by will or intestacy. Possession proceedings must begin within 24 mths of death	2 mths	Amended
7A. Severe ASB/ Criminal Behaviour	Tenant convicted of criminal offence, breached IPNA, breached criminal behaviour order, or convicted of causing noise nuisance	Immed.*	Amended
7B. No right to rent	At least one tenant has no right to rent	2 wks	Unchanged
8. Rent arrears	Tenant is at least 2 months in arrears at the time notice is served and the court hearing. Exemption for outstanding universal credit payments	4 wks	Amended
8A. Repeated serious rent arrears	Three separate instances of at least 2 months of arrears over a 3 year period	4 wks	New

*The court may only make a possession order that takes effect at least 14 days after the service of the notice

Consolidated Table: Discretionary Section 8 Grounds for Possession as revised by Renters Reform Bill

Updated Grounds	Points to Note	Notice	Amended?
9. Suitable alternative accommodation	Suitable alternative accommodation is available for tenant	2 mths	Unchanged
10. Any rent arrears	Tenant is in any amount of arrears when notice is served and on the day of court hearing	4 wks	Unchanged
11. Persistent arrears	Tenant has persistently been late paying their rent	4 wks	Unchanged
12. Breach of tenancy agreement	Tenant has breached tenancy agreement (excluding payment of rent)	2 wks	Unchanged
13. Deterioration of property	Tenant has caused the condition of the property to deteriorate	2 wks	Unchanged
14. Anti-social behaviour	Tenant or anyone living/ visiting the property has been guilty of causing nuisance or annoyance, convicted of using the premises for illegal/immoral purposes, or convicted of an indictable offence in locality.	Immed.*	Amended
14A. Domestic Abuse	Social landlords only. Can evict the perpetrator if partner has left property	2 wks	Unchanged
14ZA. Offence during riot	Tenant or other adult living at the property convicted of indictable offence at a riot in the UK	2 wks	Unchanged
15. Deterioration of furniture	Tenant has caused the condition of the furniture to deteriorate	2 wks	Unchanged
[16. Employee of landlord]	Amended and move to Mandatory Ground 5C	N/A	Moved
17. False statement	Tenancy was granted due to false statement.	2 wks	Unchanged

*The court may only make a possession order that takes effect at least 14 days after the service of the notice



TWO WAYS TO SAVE TAX

1) Run a Highly Tax Efficient Professional Property Business

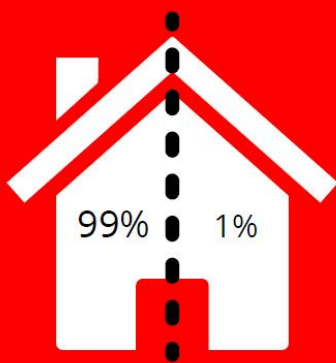
If it's right for you, then by taking professional advice to restructure your property business, you could enjoy:

- Full relief for finance & mortgage costs (Section 24)
- Reduced Capital Gains Tax (CGT) on Portfolio Reinvestment
- Inheritance Tax potentially mitigated within two years of trading
- Reduce or eliminate 'double taxation' on existing limited companies
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2. Make Changes to the Recipient of Income from Rental Property

You should consider this option if you:

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- Want to make changes to the default 50/50 split for property owned jointly with your spouse.

Our conveyancing practice can provide a complete Form 17 service. Charges as low as £300 per property including preparing the legal documentation and creating a deed of trust, plus filing the Form 17 paperwork.



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Fire safety and electrical items.

From white goods to faulty chargers, electrical items are the number 4 fire risk in the home. How to be fire safe and electricity smart...

Avoiding electrical fires – how to keep safe at home

From overloaded extension leads and cheap chargers, through to white goods not fit for the job, issues with electrical items are a common cause of fire. So how can you reduce fire risks and keep yourself and your family safe?

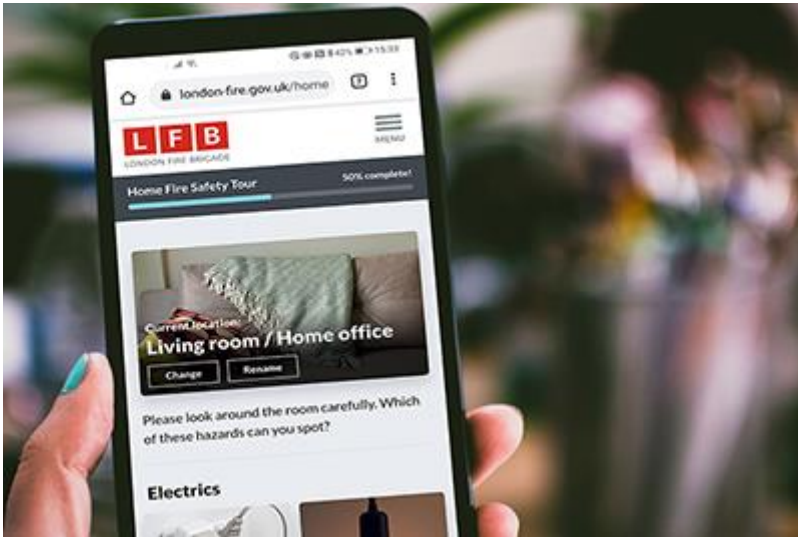
10 must-knows for electrical device safety

1. Always make sure electrical appliances have a British or European safety mark when you buy them.
2. Keep electrical appliances clean and in good working order.
3. Don't buy cheap counterfeit chargers for items that use lithium batteries, and never leave phones or laptops plugged in to charge overnight – learn more about [charger safety here](#).
4. Empty fluff regularly from tumble dryers in line with the manufacturer's instructions.
5. Hair straighteners can get extremely hot – always switch them off and leave them to cool on a heatproof surface.
6. Try to keep to one plug per socket, especially for high powered appliances like washing machines.
7. Always check that you're using the right fuse – if you're confused, check out our [guide to fuses](#).
8. Be lead safety savvy – cable drum extension leads should always be completely unwound to avoid overheating and be careful not to overload extension leads.
9. [Register your white goods](#) – it could save your life if a product is recalled for safety reasons. Share your fire safety knowledge with the whole family – check the kids' chargers, and make sure everyone knows how to [use electric blankets safely](#)



What about your home's electrics?

Whether you own or rent your home, it's important to know the signs of a potential electrical problem. Look out for scorch marks, flickering lights, hot plugs and sockets, fuses that blow or circuit-breakers that trip for no obvious reason. These could all be signs of loose or dangerous wiring. If in doubt get them checked by a qualified electrician – you are within your rights to ask this of your landlord if you are a tenant.



Worried about electrical items and fire safety?

Check your home's safe using our simple tool

It only takes a few minutes to check your home and get tailored advice for your family.

[Try our Home Fire Safety Checker](#)

We provide free Home Fire Safety Visits where we can share our expertise on fire prevention, and even fit free smoke alarms if you need them.

Did you know?

We have attended **26,376** electrical fires in London since 2017.

Struggling with energy issues?

If you are finding bills hard to pay, please never, ever use [BBQs](#) indoors or on balconies to cook or keep warm, and don't use [candles](#) as an alternative heat source. There is a lot of help available if energy costs are getting beyond your budget – Citizens Advice provides lots of info about [grants and benefits to help you pay your energy bills](#) or you can contact your energy company for advice.

If you would struggle in a power cut, talk to UK Power Networks about the Priority Services Register – a special, private list of customers who need extra help due to factors like mobility issues, vision or hearing impairments, or because they are older or unwell. You can find out more and [sign up here](#). In the event of a power cut, call 105 . It's free of charge, and they are available with help and advice 24/7.

Source: [Click here](#)

LANDLORD LICENSING & DEFENCE



CONTEST a Rent Repayment Order (RRO) from the council or a tenant.

Received an application for a **Rent Repayment Order (RRO)** or a notice from the **First Tier Tribunal (Property Chamber)** that a claim has been made against you?

Do NOT ignore. Do NOT talk to the tenant or council.

You have limited time and you need immediate advice. Most tenants use ruthless no-win-no-fee solicitors.

TALK TO US 0208 088 3494



PROTECT yourself from enforcement with a Property COMPLIANCE Audit.

- HHSRS 29 Hazards - Confidential audit to bring your property into compliance (that the council cannot use against you)
- Professional Fire Risk Assessment - the best defence against Gross Negligence Manslaughter
- Council & Amenity Standards
- Full confidential audits covering all of the above

TALK TO US 0208 088 3494



CHALLENGE A CIVIL FINANCIAL PENALTY


Councils can issue massive Civil Financial Penalties for breaches of housing law.

- Failure to licence a property or having the wrong licence.
- Breaches of your property licence or HMO conditions.
- Failure to comply with an Improvement Notice, Prohibition Order or Management Order.

The council gets to keep all the money so their motivation to fine you is immense. Stay silent with the council and get immediate professional defence.

£30,000 FINE

TALK TO US 0208 088 3494



FIGHT a Tenancy Deposit Claim

Received a letter or notice of deposit protection claim from your tenant or a solicitor?

Most claims come from aggressive no-win-no-fee solicitors. It probably demands a lot of money and threatens court action.

Whatever you do, do not respond. Seek immediate professional help to avoid court and minimise extortionate demands for compensation.

TALK TO US NOW 0208 088 3494



Compliant HMO design advice

90% of architects and builders do NOT understand HHSRS and Amenity standards requirements.

Advice on compliance after 2nd Fix can cost a fortune in reworks.

Get a professional review of your drawings or at 1st Fix and save yourself a fortune.

TALK TO US 0208 088 3494



Unwitting, Accidental or Unlicensed HMO?

Any property with 3 persons where one is not related to the others IS an HMO even if you are unaware.

If it should be licensed but isn't you have already committed a criminal offence and the fines can be £30k+

Do NOT talk to the council. Get professional defence to mediate for you and apply for the missing licence in the safest way possible.

TALK TO US 0208 088 3494



DEFEND against Enforcement from Council!

Landlords are entitled by law to have **professional defence.**

- Improvement Notice
- Failure to Licence HMO or Selective
- Prohibition Order. Not Fit and Proper Declaration
- HMO Management Regulations Penalty
- PACE interview under caution

TALK TO US 0208 088 3494



CONTEST a Fitness for Human Habitation claim

The latest get-rich scheme of ruthless no-win-no-fee litigation solicitors.

They will rack up vast legal costs and attempt to make you pay them through the courts. Plus, they'll take a hefty percent of the damages they win for the tenant.

They do not care about getting repairs done or tenant safety

Do NOT answer them, you're likely to self-incriminate.

TALK TO US NOW 0208 088 3494









LLAS & Partners Annual Summer Networking, Training & BBQ Event 7 July 2023

Sponsors



Company Director, Property Investor, Professional Landlord, International Civil Engineer & Business Mentor

Azad Ayub is a civil engineer with an MSc & Diploma of Imperial College (DIC) from the Imperial College, London. He has worked on and led numerous design and construction projects both within the United Kingdom and overseas.

He now focuses more on his property ownership, management and development business, which was established over 40 years ago and has been operating successfully since, catering to the niche student and young professional accommodation market and employing around 20 people, with assets in the UK, USA, Spain and Pakistan. Azad continues to maintain strong associations with well-known local and international professional organisations and regularly supports charities and engages in charitable projects both locally and abroad. Over the years, both Azad and his business have won numerous awards for their continued commitment to green issues, staff training and talent development.

For more info visit <https://www.azadayub.co.uk/>



Less Tax for Landlords is a specialist multi-disciplinary consultancy that helps portfolio landlords maximise the commercial benefits of building, running, and growing a recognised professional property business.

We only work with those who are involved in owning or developing buy-to-lets, HMOs, or commercial property. If you own rental property in personal names, are a portfolio landlord and a higher/advanced rate taxpayer, then you're almost certainly paying too much tax on your property income. Take our [property business tax assessment](#) to see if we can help you benefit financially from running a recognised property business.

Visit <https://lesstaxforlandlords.co.uk/llas> for more information.

Tel: **0203 7352940** Email: info@lesstaxforlandlords.co.uk

LANDLORD LICENSING & DEFENCE

Providing assistance to corporate, portfolio and individual landlords, plus letting and managing agents in respect of:

When landlords or agents receive Housing Act notices, orders, civil financial penalties and enforcement from councils. Provides expert HHSRS (housing health and safety), compliance and fire risk assessments of their properties for compliance and defense against enforcement.

Represents landlords in RRO (rent repayment order) claims, deposit protection claims and disrepair cases. Make accurate HMO, additional and selective license applications for landlords and make representations against proposed license conditions., HMO compliant design advice, assists landlords to avoid unnecessary evictions; advocates for landlords and agents at the Property Tribunals.

For more info visit <https://landlordsdefence.co.uk/book>

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Central Housing Group's 'Guaranteed Rent Scheme' provides landlords with a guaranteed monthly rental income for up to 5 years. Quite simply, it's the most reliable way to let your property! We are a trusted and well established residential letting and management Agency that has been successfully acquiring and managing private rented accommodation since 2000 in North, West & East London. We are members of the Government's 'National Approved Lettings Scheme' (NALS),

'Ombudsman Services' for residential lettings, and the UK Association of Letting Agents (UKALA). We are regarded as a professional letting services team that give our clients —landlords and local authority housing departments, a friendly, reliable, high-quality residential letting and management service.

For more info please visit: www.centralhousinggroup.com



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Bumblebee Property is a venture born of The Barnet Group. We are your go-to hybrid estate agent. Our mission? To provide you, our clients, with a service that exudes trust, accountability, and over 9 years of unrivalled professionalism. With a perfect blend of public sector values and private sector finesse, we ensure that every interaction leaves you with a sense of confidence and satisfaction.

What sets us apart is our commitment to giving back: 100% of the surplus revenue generated is reinvested into the local community, enhancing core services for all. More than 80% of property searches start online. Landlords and Sellers will benefit from exposure across a wide range of media, from property websites, social media and our own site. All lettings and sales come with professional photography, floor plan and inventory services, the latest property software for marketing and full property management. Though rooted in Barnet, our services welcome landlords and tenants throughout London and its surroundings. We offer comprehensive range of services, including residential sales, letting and management with a single fixed fee that covers everything – which means no hidden costs! Bumblebee Property - where excellence meets community-driven passion.

For more info visit: <https://www.bumblebeeproperty.co.uk/>

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Gove approves one of UK's largest landlord licensing schemes

London Borough of Southwark has won the backing of Housing Secretary **Michael Gove** for one of the largest private landlord licensing schemes in the country.

The new scheme in the London borough follows the introduction last year of a borough-wide additional licensing scheme for HMOs and a small, selective licensing scheme covering approximately 6,000 properties, for five years.

The first six months of this smaller selective scheme was used as a pilot for the council's new licensing proposal, which divides selective licensing schemes into different designated areas, each tackling specific issues in the area.

Once the pilot was deemed successful, the next phase went ahead.

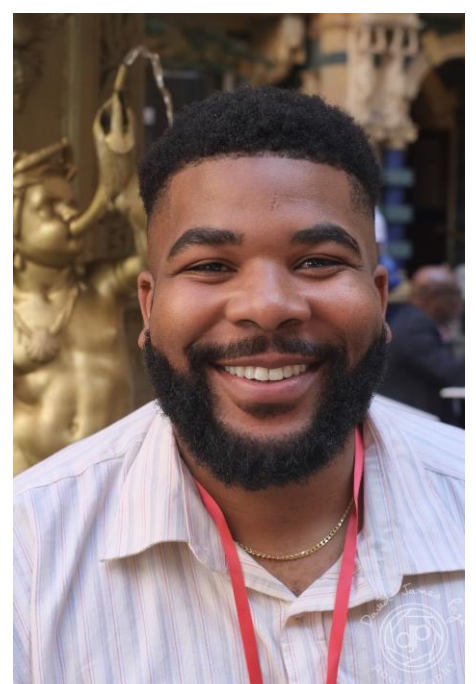
A statement from the council claims that the scheme "aims to tackle renters' biggest concerns: repairs which have not been addressed, landlords who do not respond, and damp and mould, which the council wants to see eliminated from properties. The scheme will also make it easier to support private tenants with problems associated with the cost-of-living crisis such as fuel poverty.'

A council spokesperson goes on to say: "For too long, tenants have suffered the misery of poor standards of housing, with nowhere to turn if their landlord didn't get problems sorted. I'm happy to say that we can now press ahead with an extended licensing scheme, making it one of the biggest nationally.

"We know that that by working with landlords, to better manage standards, we can make improvements and bring up the quality of housing, and the experience of renting for our residents."

The additional and smaller selective licensing schemes were approved by the council in October 2021 and were effective from March last year for five wards. Selective licensing has this month been extended to a total 19 of the borough's 23 wards and this will extend further from November this year.

Source: [Click here](#)





Housing Health and Safety Rating System (HHSRS)

The HHSRS was introduced with the Housing Act 2004 and replaces the previous housing fitness standard. The Government introduced the system as the way of deciding whether the housing conditions of residential premises are satisfactory. It looks at whether premises have any defects that may give rise to hazard, which in turn could cause harm to the occupiers, or any visitors. A residential property should be capable of satisfying the basic fundamental needs for the everyday life of a household, such as providing shelter, space and facilities for the occupants.

The HHSRS assesses 29 housing hazards and the effects that each may have on the health and safety of the current or future occupant or any visitor to the property. It applies to all residential properties irrespective of whether they are occupied by a homeowner or a tenant. It is not possible to completely remove all risk of harm from within a property, but the system provides a way that hazards can be assessed and to decide on what is the best way of dealing with them.

HHSRS Landlords' Responsibilities

1. The landlord has to look after:

- The exterior of the dwelling and structural elements of the dwelling
- The inside facilities which are part of the dwelling

2. Water, Gas and Electricity.

These items must have whatever is needed for their proper use. All equipment necessary to supply these utilities must be fully, safely and correctly installed. Any removable equipment or appliances which use gas or electricity are not counted as "installations" unless these are provided by the landlord.

3. **Ventilation** covers elements such as airbricks, trickle vents, opening lights to windows and mechanical and non-mechanical ventilation equipment.
4. **Space and water heating installations** & this covers any kind of fitted space, heating appliance(s) or central heating system. Moveable heaters provided by the occupier are not included. Installations for heating water cover any kind of fitted water system for providing the instant or stored heated water. Kettles and other appliances of that kind are not included.

Michael Gove calls for delay in rented housing energy efficiency plans

Housing secretary Michael Gove wants the government to 'relax the pace' of EPC reforms expected from private landlords.

In a Sunday Telegraph interview yesterday, following the Uxbridge by-election, Gove indicated that the timetable for changing minimum energy efficiency standards for private rented housing would be altered.

In January 2021 the government closed its consultation on minimum energy efficiency standards for private rented housing. It proposed that by April 2025 all new tenancies would need to be for properties with an energy performance rating of C or better and applied to all private rented housing by April 2028.

It also proposed a national cap on the amount landlords would need to contribute to improvements of £10,000.

But in a write up of an interview with the Housing Secretary, the Sunday Telegraph writes: "In his own policy area, Gove wants to relax the current rules that will ban landlords from renting out their homes unless they pay to increase the Energy Performance Certificate rating of their properties by 2028, which could include spending thousands on fitting a heat pump, insulation or solar panels.

My own strong view is that we're asking too much too quickly. We do want to move towards greater energy efficiency, but just at this point, when landlords face so much, I think that we should relax the pace that's been set for people in the private rented sector, particularly because many of them are currently facing a big capital outlay in order to improve that efficiency."

Responding to comments by Gove, suggesting a delay to energy efficiency proposals for the private renter sector, Ben Beadle, chief executive of the National Residential Landlords Association, expressed concern.

He commented: "It is over two years since the government completed its consultation on energy efficiency standards in rented homes. As a result of the delay in responding to this, there was never any hope of meeting the originally proposed deadlines, as we told the Minister earlier this month.

"The NRLA wants to see properties as energy efficient as possible, but the sector needs certainty about how and when this will happen. Ministers need to develop a proper plan that includes a fair financial package to support improvements in the private rented sector. We will continue to work with all parties to develop pragmatic and workable proposals."

Source: [Click Here](#)

New law will require landlords to get a license to rent in Brent

A new law requiring landlords in three wards in the London Borough of Brent to pay for a selective licence will come into force on 1 August 2023.

Landlords who rent out properties in Dollis Hill, Harlesden & Kensal Green and Willesden Green, will legally be required to have a licence from the start of next month.

A licence will cost £640 for up to five years. Anyone who applied in the next few weeks before 1 August will be able to purchase a licence at the current rate of £540.

Dollis Hill, Harlesden & Kensal Green and Willesden Green were selected for licensing following a borough-wide consultation that began in autumn 2022. A report to cabinet members showed that a selective licensing scheme would have a positive impact on poor property conditions and high levels of antisocial behaviour in the three areas.

Cllr Promise Knight, cabinet member for housing, homelessness and renters' security, said: "The landlords who work with us take pride in renting out properties that offer decent facilities and living conditions to tenants. The licensing scheme supports landlords in offering the best they can to tenants, ensuring that tenants' safety and security are protected.

"We encourage landlords and agents with properties in Dollis Hill, Harlesden & Kensal Green and Willesden Green to apply for a licence as soon as possible."

For more info visit: [Click here](#)



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Rogue landlord' with OBE fined £300k for 'appalling' properties

A landlord with an OBE has been branded a "rogue" by a West London council for his poor management of 22 properties where tenants lived in "appalling conditions".

Nirpaul Riat was taken to court after being issued an Emergency Prohibition Order by Hounslow Council due to poor conditions in 22 of his properties, and judges fined him £300,000 for the long list of issues.

Damp, squalid rooms with limited natural light, a lack of hot water, heating which only worked irregularly as well as leaks and a mould problem were among a catalogue of faults identified at the houses, which had been converted into flats without consent, as people were forced to live in "terrible conditions".

Riat was handed the fine by judges at Isleworth Crown Court after "two decades of managing illegally converted houses", which included illegally converting a property into eight flats and renting an outbuilding in Osterley. He now faces being sent to prison if he does not pay the fine.

The landlord was previously fined £20,000 in 2009 for illegally converting a property in Hanworth into flats.

Hounslow Council now wants Riat to be stripped of his OBE, which he earned for services to Charity and to the Punjabi People in 2011.

Cllr Tom Bruce, cabinet member for Regeneration and Development at Hounslow Council, said: "This landlord treated his tenants as nothing more than a commodity – exploiting residents in need of housing for his own financial gain.

"While these residents were left to languish in these appalling conditions, Nirapaul grew rich at their expense. I hope today's verdict sends a message that we do not – under any circumstances – tolerate rogue landlords in Hounslow and will use the full force of the law to prosecute them."

Source: ['Rogue landlord' with OBE fined £300k for 'appalling' properties - Property Industry Eye](#)

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