

55th Edition June 2024

LLAS & Partners Training, Networking & BBQ Event Thursday 11 July 2024 From: 11:30am to 6pm

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Welcome to the latest edition of the PReSs

You just might have noticed that a General Election has been called.

One of the actions of an election, is that any Bills being debated in Parliament will fail to become Acts unless they are rushed through in a process known as 'washup'. Some bills did make it through after an agreement between the main parties on which could be rushed through their final parliamentary stages before Parliament was dissolved.

Renters Reform Bill and Leasehold and Freehold Reform Act

The Renters Reform Bill was not in the agreed 'washup list' and has therefore failed. However, we fully anticipate that some form of the Renters Reform Bill will come back in the new Parliament. It is important that you keep an eye any new Bills that come out.

Reforms to leasehold and freehold in England and Wales have become law. The new leasehold law aims to make it cheaper and easier for more people to extend their lease, buy their freehold, and take over the management of their building. Plans to remove ground rent for existing leaseholders or cap it at £250 have been dropped.

Leasehold and Freehold (Reform) Act 2024

The Leasehold and Freehold (Reform) Act 2024 introduces comprehensive changes to property ownership in England and Wales, focusing on reforming leasehold arrangements and improving protections for leaseholders.

Here are the key points:

1. Ground Rent Abolition

- Extends the abolition of ground rents to existing leaseholders, not just new leases. All leaseholders with existing leases will see their ground rent reduced to a nominal "peppercorn" rate.

2. Lease Extensions

- Simplifies and standardizes the process for lease extensions.
- Extends the right to a **990-year lease extension** at a peppercorn ground rent, significantly longer than previous statutory limits.
- Caps the cost of extending leases, making it more affordable for leaseholders.

3. Right to Manage and Enfranchisement

- Eases the process for leaseholders to collectively buy the freehold of their building (enfranchisement) or take over the management of their property (right to manage).
- Reduces the complexity and costs associated with enfranchisement claims and management takeovers.

4. Transparency and Fairness in Service Charges

- Enhances transparency around service charges and other fees, ensuring they are justifiable and reasonable.
- Introduces stronger protections against unfair service charges and provides leaseholders with greater powers to challenge excessive fees.

5. Retirement Properties

- Applies the same reforms to retirement properties, ensuring elderly leaseholders also benefit from the changes.
- Provides additional protections for residents in retirement homes, ensuring fair treatment and transparency.

6. Commonhold

- Promotes the use of commonhold ownership as an alternative to leasehold, where property owners own their individual unit and share ownership of the common areas.
- Simplifies the legal framework and encourages the adoption of commonhold for new developments and conversions.

7. Regulation and Enforcement

- Strengthens regulatory oversight and enforcement mechanisms to ensure compliance with the new rules.
- Establishes a dedicated housing tribunal to handle disputes and ensure swift resolutions.

8. Consumer Rights and Education

- Improves access to information and support for leaseholders and prospective buyers.
- Launches public awareness campaigns to educate property owners about their rights and the changes brought by the Act.

Implications

- **For Leaseholders:** Substantial benefits through reduced costs, greater control over their homes, and enhanced protections against unfair practices.
- **For Freeholders:** Significant adjustments as the ability to collect ground rent is removed and the process for lease extensions and enfranchisement is streamlined.
- **For the Property Market:** Encourages a shift towards fairer and more transparent property ownership models, potentially increasing the popularity of commonhold.

As you can see, there is a lot going on, and much more is likely over the next few years. It is critical you keep up to date, and that is why we arrange the regular conferences – so I hope that you have booked your place at the next one **Thursday July 11th, 2024**. Hope to see you there.



Peter Littlewood, iHowz Director
For more info on iHowz Landlord Association, visit <http://ihowz.co.uk/>

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Event Speakers



David d'Orton-Gibson -CEO & Founder of Training for Professionals (TFP)

David has worked for many years in the letting industry and has first-hand experience of most roles involved in lettings. For over 30 years he has worked full time running training and consultancy for landlords and agents throughout England and Wales. He teaches public courses as well as running In House courses for local authorities, letting agents, landlord associations, housing associations, colleges and other bodies. Widely respected for his technical knowledge and teaching style, David combines an authoritative understanding of the legal framework with practical suggestions on working with people and presents in an engaging style.

For more info visit: [Home - TFP Online](#)



Pete Blackmore -Partner and Head of Litigation at SCS Law

Pete completed the Bar Vocational Training Course in 2006 and after working for over 3 years as an Advocate attending hearings for solicitors, he joined SCS Law's sister firm, LPC Law, as an Advocacy Manager, providing advice and training to advocates at Court. In 2013 Pete qualified as a solicitor and in 2021 he became the Head of Litigation. Pete believes in providing clear pragmatic advice at a fair price. He recently acted for the successful Respondent in the Court of Appeal in *Thomson, Snell & Passmore v. Kenig* a landmark case concerning a challenge to solicitors' costs. **For more info visit** [SCS Law \(scs-law.co.uk\)](#)



Peter Littlewood- Founder & Director of iHowz & LLAS/ATLAS Trainer.

Peter has been involved in the rental market since the early 80's – so has a wealth of knowledge. Peter is anxious to rid the industry of its negative views, especially that it is full of 'rogue landlords'. In his view there are three types of landlords: - those who know what they are doing; those who don't, but try hard – they to be trained through LLAS; and those who won't do as they are supposed to do, even if they know. They are not 'rogues' but criminals and should be prosecuted. The industry does not want them.

For more info visit: www.ihowz.uk



Jeni Browne, Business Development Manager- Mortgage for Business

With more than 20 years' mortgage industry experience, Jeni has an unrivalled knowledge of the buy to let and residential mortgage industry. She is a frequent speaker at property investment events with a real knack for explaining complex, jargon-filled funding concepts clearly and concisely. A landlord herself, Jeni really understands the challenges the Private Rental Sector faces and regularly advocates for landlords in her contributions to the national and industry press. **For more info visit** www.mortgagesforbusiness.co.uk



Azad Ayub Founder and Managing Director of Azad Ayub Limited

Azad is a civil engineer with an MSc & 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/>



Maxine Fothergill - Managing Director of Amax Estates

Maxine is a seasoned property industry expert with over 25 years of experience. As a landlord, she has successfully managed a diverse property portfolio and developed a deep understanding of property management. Maxine recently began writing a column for 'Property Investor News' magazine, debuting in the March edition. This new venture inspired her book, 'How to Become a Successful Property Investor,' where she shares her extensive knowledge.

Aimed at first-time landlords and new investors, the book offers invaluable tips to help readers avoid pitfalls, understand their responsibilities, and build profitable property portfolios.

For the past 22 years, Maxine has been the Managing Director of Amax Estates, introducing innovative strategies and guiding the company to win 26 industry awards. Her leadership has significantly shaped Amax Estates' growth and reputation in property consultancy. Recognised for her dedication, Maxine has been awarded 'Fellow' status by the Institute of Residential Property Management (IRPM). In addition to her professional pursuits, Maxine is a respected figure in the property community. As a past President of ARLA Propertymark, she has shared her insights at various conferences, including a keynote at the ARLA Propertymark Conference in December 2021, attended by over 1,000 delegates. **For more info visit: [Homepage](#) | [Amax Estates](#)**



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Specialist landlord & tenant lawyer -Tessa Shepperson

Answers landlords' FAQ: The Importance of Inventories

If you take a deposit from your tenants, and even if you don't, it is really important that you have a proper and detailed inventory. The purpose of the inventory is to give a snapshot of your property at the time it is let. Then if there are issues later about the property condition - you will be able to tell easily if the problem is down to you or down to them.

Here are some important points about inventories.

They should be as detailed as possible.

It goes without saying that it should include all the furniture and fixings in the property. If at checkout, a chair is found to be missing - you cannot claim for the replacement cost if it is not listed in your inventory. However, it also ought to list the condition of all items, and also the condition of the property - such as doors, windows and walls. If the inventory states that the kitchen units are in good condition and they are found to be damaged on checkout, you will be able to make a claim.

However, if you say nothing about their condition, it may be open to the adjudicator (if you make a claim which goes to adjudication) to assume that the damage predated the tenancy. You should always remember when bringing a claim against the tenants' deposit, that the deposit is their money. So, if you want to bring a successful claim for payment, you need to prove your claim 'on the balance of probabilities'. The tenants do not have to prove anything. It's their money, and they are entitled to have it returned to them if you cannot prove your claim.

2. You should mention cleanliness

Probably the most common claim against deposits is for cleaning. However, for the tenants to be liable for cleaning, you need to be able to prove that the property was clean when the tenancy started - as you cannot require tenants to return the property in a better condition than when it was let to you.

So, make sure that your inventory states that the property is in good condition and clean. Note also that cleanliness is different from 'fair wear and tear'. If it was clean at the start, it should be clean when the tenants move out.

3. It's best to have photographs AND text in your inventory

They say that a picture paints a thousand words, and photographs can be enormously helpful for adjudicators. For example, if you have a picture of a sink both in our inventory and after checkout, and the checkout picture shows cracks and the inventory picture does not - your claim is made out!

However, note the following about photographs:

- You should take at least two or three wide shots in each room or area and pay particular attention to wall coverings, carpets and the flat surfaces of tables.
- Your photographs should be clear and in focus
- When taking close-ups (e.g. of a scratch) use something such as a ruler to show the scale
- Use a camera which automatically records the date and time the picture was taken
- Don't forget to take pictures of the garden (if you have one)

Some landlords just have photographs, but this is not a good idea. Your inventory should have a narrative which describes the property. In particular stating whether something is clean and in good condition and/or in working order. After all, you can't photograph everything! There is also the fact that you cannot photograph a smell!

So, say in your inventory that the property smells fresh and clean (assuming it does), then if the property is returned to you smelling of cigarettes or dog, this will justify your cleaning bill.

4. What about videos?

Most adjudicators tend to prefer still photographs, as videos will take up time to watch. However, they can also be very useful and will help the adjudicator get a feel for what the property is like.

5. A few things you should also consider photographing:

- Keys, and make a note of how many keys were given to the tenants. If they are not returned, this may justify changing the locks if the security of the property is put at risk.
- The meters and their readings
- The main stop cock tap showing its location.
- Wheelie bins (ideally with your house number painted on them) as the Council may charge for replacements
- Shed contents with any gardening equipment.

6. Give a copy to your tenants and ask them to approve it

If you don't do this, it may not be accepted, particularly if it consists mainly of photographs.

But if you can prove that tenants were given a copy and an opportunity to comment on it you should be all right.

7. Consider using a professional inventory company

It takes time to create a good inventory, and considering its importance, it is probably worth getting a professional to create it for you.

If you are using a letting agent, they will normally do this for you (but ask to check it just to make sure they have included everything).

If you are self-managing, however, a professional inventory company will probably do a better job than you can. There is also the advantage that as it is created by an independent third party, your tenants will be less likely to successfully challenge it.

And finally

As you can see, an inventory is of enormous importance. Particularly if you take a deposit. In fact, in most cases, you will have little chance of successfully bringing a claim against your tenants without one.

So make sure your inventory is as good as it can be and that it is provided to your tenants at the proper time.

Tessa Shepperson.

Tessa is a specialist landlord and tenant lawyer and runs the Landlord Law online information service at www.landlordlaw.co.uk. You can sign up to her free weekly bulletin (and get a free ebook) at www.landlordlaw.co.uk/bulletin.



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Photo: Nish Dattani, Director of Green Assessors, Award Sponsor (left) with Romesh Muthiah, Co-Director of Central Housing Group Ltd (right).

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An open letter to property investors who are saving for the future.

Ask anyone who's managed their properties using spreadsheets and they will tell you it's a lot like juggling. If it wasn't hard enough keeping up with all your repairs, rent payments, tenant movements, renewals, licences, and certificates, you also have to complete a tax return at the end of the year.

For most, being a landlord isn't about all the red tape, form filling and admin. It's about investing for a brighter and more financially stable future: building your pension, passing the portfolio on to your children. With most of you seeking a brighter financial future there's a lot on the line. It's a tough time to be you. You have to contend with things that threaten your carefully planned future, the stresses of being a landlord. The thought that you might have to sell up before you're ready, new legislation, changing tax brackets, troublesome tenants, empty properties, the list goes on.

So, here's some free advice. Being a landlord doesn't need to be that stressful. There is a better way for all of you. Imagine if you could check on your automatically collected rent payments anywhere, any-time, from your mobile? Even when you're on a lunch break in work? Imagine if you could forget about all your licences and renewals and just get a notification when you need to do something about them?

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By Landlord Vision www.landlordvision.co.uk

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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/>



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Energy Efficiency in Private Rented Property in Westminster - MEES Plus Grant Pilot Scheme (2023)

Westminster City Council is writing to all landlords whose property may be eligible for financial support through the **MEES Plus Grant Pilot Scheme (2023)** to improve the energy efficiency of their properties.

In 2019 Westminster City Council declared a Climate Emergency and committed to achieving a Net Zero City by 2040. To meet this target in housing, the Pilot Scheme will offer eligible landlords financial support of up to **£10,000** to improve the energy efficiency of their property, measured by the Energy Performance Certificate (EPC). Landlords are expected to match fund grant money (e.g. a grant of £5,000 would require a matched contribution from the landlord).

Current regulations require that private rented property must meet an EPC of E or above. We believe that you are the landlord of: (*insert address*), which is operated as a rented dwelling and is in compliance with the MEES Regulations with EPC rating of xx and may be eligible for grant funding.

Westminster encourages landlords to take advantage of this opportunity to reduce carbon emissions and improve energy efficiency in their properties as early as possible. The UK Government¹ is consulting on a proposal to increase the minimum energy efficiency standard (MEES) from an EPC rating of 'E' to a rating of 'C' for new tenancies from 2025 and to all private rented homes from 2028. Action now will support landlords to meet potential future requirements.

For further information on eligibility and how to apply, please refer to:

www.westminster.gov.uk/housing/private-sector-housing/landlords/landlord-energy-grant-scheme

For any questions please contact: res@westminster.gov.uk

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Property developer who illegally converted Ealing property into flats receives confiscation order exceeding £1,000,000.

A property developer has been hit with a £1.44million penalty under the Proceeds of Crime Act after he continually broke planning rules and then refused to follow legal orders.

Ali Bahbahani, of no fixed address, has been ordered to pay £1,283,444 for converting a home to create flats, including an extension, in Waldegrave Road, Ealing, without planning permission. He also failed to comply with orders to cease the use and demolish the unauthorised extensions. Ealing Council secured the confiscation order under the Proceeds of Crime Act because Mr Bahbahani then profited illegally from renting the flats.

Mr Bahbahani, who lives overseas, failed to appear for the hearing at Isleworth Crown Court on 25 January. As part of the confiscation order, the council will be recovering more than £16,000 in unpaid council tax and business rate bills.

Over the last 10 years the council has issued multiple court applications to have the property restored to its original condition. The case was heard before a number of courts before being concluded at Isleworth Crown Court in January. It was revealed during court proceedings that someone impersonating Mr Bahbahani had attended the initial hearings, adding to the delay.

Ealing Council's head of legal services, Justin Morley, said:

"This is quite a remarkable case, given the size of the confiscation order. It reflects not only the time and hard work that officers invested in this case, but also the commitment to go through the proper legal channels." The council is working with the management receiver, appointed by the court, to recover all its costs.

Councillor Shital Manro, Ealing's cabinet member for good growth and new housing, said:

"This was a flagrant abuse of the planning system. You must make sure you have planning permission for major changes of any sort to your property. Failure to do so will result in court action and, as we have seen, can be very costly." The property in Waldegrave Road has now been bought by a new owner and the council is working with them to finally resolve the illegal building works that were carried out on the property.

Our free guide containing more information about property licensing and HMO planning restrictions in the London Borough of Ealing is available [here](#).

Source: [Click here](#)



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New Guidance: Damp and mould

New guidance on understanding and addressing the health risks of damp and mould in the home was released on 7 September 2023. Here we give an overview of the main provisions and recommendations contained in the guidance which is aimed primarily at issues arising from damp and mould in rented homes and how to reduce it.



Introduction

It is important to note that this is Government guidance, not primary or secondary legislation. However, it will be much harder to defend a claim where a landlord or agent has responded to a complaint about damp or mould issues in a property in a way which departs from the guidance. This is a significant change in approach and it needs to be taken seriously.

There are four main sections:

1. Understanding the health risks associated with damp and mould

The guidance emphasises that damp and mould can have severe adverse effects on health and can exacerbate existing respiratory illnesses. It recommends regular inspection and maintenance of homes to prevent and mitigate the risk of damp and mould. Additionally, the guidance also highlights the importance of managing moisture problems in new buildings and during major renovations to avoid future issues.

2. Identifying and addressing damp and mould at home

The guidance provides a step-by-step approach for identifying and addressing damp and mould in homes. It includes practical tips on how to detect and measure moisture levels, identify the source of moisture, and how to address specific issues accordingly. It encourages the use of simple tools such as a moisture meter and recommends seeking professional advice for more complex cases.

3. Recommendations for landlords

The new guidance also includes recommendations for landlords to ensure that their rental properties are free from damp and mould. It advises landlords to conduct regular inspections and carry out necessary repairs, maintain adequate ventilation systems, and address any issues promptly. It also underlines the legal requirements for landlords to provide a safe and healthy home for their tenants as set out in legislation.

4. Role of local authorities

The guidance recognises the role of local authorities in addressing the issue of damp and mould in UK homes. It recommends that local authorities develop and implement strategies to tackle the problem, provide training and support for landlords and tenants, and monitor the compliance of rental properties with the housing standards.

Recommendations

Landlords and their agents must take responsibility for providing advice and solutions. They should also take preventative measures and offer advice on mitigation; crucially, the guidance for all landlords is an unequivocal responsibility to identify and fix the root causes. The main emphasis falls into:

1. Regularly check for damp and mould

Individuals are advised to check their homes for any signs of damp and mould regularly. Early detection can prevent significant damage to the property and will help to mitigate health risks. It is also important to provide advice and information to tenants. Typical signs of a problem could be mould, musty odours, and peeling paint and wallpaper.

2. Maintain proper heating and ventilation

Adequate ventilation is essential to reduce moisture levels in homes. The guidance recommends maintaining proper ventilation systems and keeping windows in good repair so they can be opened regularly to allow fresh air in, but also avoiding heat loss, including improved insulation and having effective heating systems.

3. Address structural issues

Structural issues like leaks, rising damp, water ingress and cracks should be addressed promptly to prevent the build-up of moisture and mould growth.

4. Landlords should conduct regular inspections

Landlords should carry out regular inspections and address any issues promptly. They should have a proper programme of regular maintenance to manage their property effectively. This not only ensures the safety and well-being of tenants but also avoids potential legal consequences.

The impact

In conclusion, addressing the health risks of damp and mould at home is a welcome step towards dealing with this critical issue. Whilst the guidance provides practical advice and recommendations to prevent and mitigate the risks of damp and mould in homes, the full impact on landlords is as yet unclear. It is a call for 'urgent' responses, but no timescales are prescribed nor definitions of 'reasonable time' for repairs given, or how to manage the situation if tenants are contributing to the issue.

The guidance refers to the Government's intention to bring in 'Awaab's Law' as soon as parliamentary time allows. This is part of the commitment arising from the inquest into the tragic death of two-year-old Awaab Ishak because of exposure to mould and damp. It is likely to lead to new regulations consistent with this guidance.

Pending specific legislation, the guidance provides a prompt and useful opportunity for individuals to be vigilant, to follow best practice and for landlords, agents and local authorities to take a proactive approach to damp and mould issues so that more homes in the UK are safe and healthy for their residents.

The full guidance: '*Understanding and addressing the health risks of damp and mould in the home*' can be found at: bit.ly/DampMould_Guidance



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www.oxford.gov.uk



Landlord Forum Autumn 2024- Oxford

Our next landlord forum will be in-person on 6th of November 2024 in the Assembly Room, Oxford Town Hall at 10.00am.

You must book your place in advance, as capacity is limited, using the Eventbrite link below. If you do not book in advance, then we cannot guarantee you a space.

Topics covered in the session will be confirmed later.

Sign up by clicking [here](#).

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New rules to be introduced in the private rented sector.

Mandatory smoke, heat and carbon monoxide alarms will be introduced to private rented sector properties in Northern Ireland, a long-overdue change that Propertymark supports.

Under the Smoke, Heat and Carbon Monoxide Alarms for Private Tenancies Regulations (Northern Ireland) 2024, there are three key changes for rented property:

- + A smoke alarm to be installed in the main living room, and in every circulation space on each storey (hall, landing area).
- + A heat alarm installed in every kitchen.
- + A carbon monoxide alarm installed in any room or circulation space which contains a fixed combustion appliance or a flue (that will include any bedrooms a flue passes through).

Letting agents need to be aware that smoke and heat alarms must be interlinked to ensure the alarms can communicate with each other. A carbon monoxide alarm does not need to be linked to smoke and heat alarms. However, if there is more than one carbon monoxide alarm, these must be interlinked to each other.

The changes come in under Section 8 of the Private Tenancies Act (Northern Ireland) 2022, which creates compulsory duties for both tenants and landlords within the private rented sector regarding these alarms for the first time in Northern Ireland.

The deadlines for compliance are as follows:

- + New tenancies must be compliant from 1 September 2024
- + Existing tenancies must be compliant from 1 December 2024.

Propertymark says it first raised the need for mandatory smoke and carbon alarms in January 2017 in response to the Department for Communities published proposals for significant changes to the sector in Northern Ireland. The organisation has since lobbied on the introduction of the Private Tenancies Act (Northern Ireland) 2022 and the development of these proposals.

Timothy Douglas, head of policy and campaigns at Propertymark, said: "Propertymark welcomes the introduction of mandatory smoke, heat and carbon monoxide alarms in private rented property in Northern Ireland. These measures will improve the safety of tenants and help professionalise the sector.

"We have long called for these reforms, and it is pleasing to see a lead in time for letting agents and their landlords to comply. We encourage agents to understand the changes and get ahead by installing and checking alarms before the new regulations come fully into force later in the year."

Source: [Click here](#)



ATLAS



Celebrating Success

LLAS & Partners 20 Years Celebratory Dinner

On Friday 6 December 2024

From 4:30pm to 11pm

At: 155 Bishopsgate, London EC2M 3YD

We invite you to join us for what promises to be an informative and fun evening to celebrate the scheme's successes. The event will bring together over 400 landlords, agents, Investors, housing professionals and VIP guests.

SPONSORSHIP AVAILABLE

We invite you to enhance your marketing efforts through event sponsorship and product promotion at this event and gain access to over 63000 landlords and agents.

Accredited Landlords & Agents Early Bird to end of August 2024 **£100, non-accredited **£140**.**

You can pay by credit/debit cards online @ www.londonlandlords.org.uk

Phone LLAS/ATLAS staff on **0207 974 6975/ 0207974 2839**. & pay over the phone. Request for an invoice with (**amounts £450 and over**) or pay online at

<https://www.londonlandlords.org.uk/payment/>



Are you a landlord looking to rent out your property?

Barking and Dagenham Council can

**Barking &
Dagenham**

We offer a range of benefits to landlords, including:

- Upfront Incentives – we can offer you an upfront incentive to let your property to us. This means you'll get paid a lump sum of money as soon as your property is let.
- Quick Payment Terms – payments to landlords are typically paid in 5-7 working days. We offer negotiable rent payments to cover at least the first month's rent, as well as upfront deposit payments to provide peace of mind in the unlikely event of damages.
- Flexible Terms on Tenancy Duration – we find many landlords prefer the security of a 24-month tenancy.
- Quick Lettings Times – we have a large pool of tenants waiting to move into your property. This means you're more likely to get your property let quickly, with minimal void periods.
- Access to a Council approved Tenancy Sustainment Team for you and your tenant to utilise for long-term tenancy sustainability.

If you're interested in letting your property to Barking and Dagenham Council, you can liaise with one of our friendly staff today via the below contact details. We'll be happy to discuss your needs and provide you with more information.

Why wait, let your property to Barking and Dagenham Council today and start enjoying the benefits.

Please email the property team via the below contact details, expressing your interest, and outlining any queries, details, or available properties.

Telephone: 0208 227 2739 / 5082

Email:

Helen.burke@lbbd.gov.uk

Angela.nicholson@lbbd.gov.uk

Wayne.samuels@lbbd.gov.uk



In Partnership with



LLAS & Partners, Training Networking & BBQ Events

Thursday 11 July 2024- from 11:30am to 6pm

Accredited landlords/agents £100 & non-Accredited £135

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Calling all landlords!

Looking for a hassle-free,
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Try Ealing Council's direct let scheme

This quick and easy service takes the hard work out of finding tenants without asking you to surrender control of your property. We pair you with tenants who are looking for a new home and leave you to self-manage your property.

- No commission or finder's fees
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- Simple and easy to use

Want to find out more?
Get in touch today on
020 8825 8765 or
landlords@ealing.gov.uk



Tenant Fees Act 2019 Permitted Fees

Permitted Fees	Notes
Rent	
Holding Deposit	Capped at 1 weeks rent
Deposit	5 weeks rent (or 6 weeks if annual rent is over £50,000)
Utility Bills and Council Tax	
Other Fees (e.g. Key Loss)	Reasonable Charge
Changes to Tenancy Agreement (Tenant's request)	£50/Reasonable Charge
Fees to leave early	Actual loss suffered by landlord/agent

Prohibited Fees – Any charge that is not listed above is prohibited.

Examples include (but is not limited to):

	Example Prohibited Fee
Pre-Contract	Application Fees Contract Negotiation Fees Administration Fees Credit Check Fees Right to Rent Check Fees Reference Fees Set up Fees Check in/out fees (unless agreed e.g. out of hrs) Inventory Charges Permitted Occupier Fees Guarantor Fees
During the contract	Administration Fees
End of Contract	End of Tenancy Fees (unless leaving early) Default Professional Cleaning Fees Renewal Fees Check in/out (unless agreed e.g. out of hours)

Consumer Protection from Unfair Trading Regulations 2008

Offence	Description	Examples
Misleading Action	Providing false/misleading information that affects a consumer's decision to go ahead with the contract	Advertising rent as £1000 but charging £1500. Advertising photos of a different property
Misleading Omissions	Failing to tell a consumer something that would have affected their decision to go ahead with the contract	Not telling a tenant there is no HMO Licence in place/property is subject to a Prohibition Order
Banned Practices	<p>A list of things that in all circumstances are unfair. These include:</p> <p>Bait and Switch</p> <p>Selling something that cannot legally be sold.</p> <p>Claiming to be endorsed by a public or private body when not.</p> <p>Falsely stating product will only be available for certain time</p>	<p>Advertising property X but showing you Y</p> <p>Advertising a room subject to a Prohibition Order</p> <p>Falsely claiming to be a member of Property Ombudsman</p> <p>Falsely stating an offer will run out if they do not sign up by 3pm</p>
Professional Diligence	Not acting as you would expect a genuine landlord/letting agent to act	Renting property w/o CO detectors Issuing Licence rather than AST
Aggressive Practices	Impairs/likely to impair freedom of choice through use of harassment, coercion, or undue influence.	Turning up at property demanding 6 months of payments upfront contrary to tenancy agreement

These are criminal offences – punishable up to 2 years imprisonment.

In addition, the tenant may be able to unwind the contract if there has been a misleading action or aggressive practice. The tenant must tell the agent within 90 of the tenancy start date and tenants are entitled to a full refund if they tell their landlord they wish to unwind within 30 days.

Unwinding the contract will release the tenant from the contract.

Letting Agent Redress Schemes

Applies to:

- lettings agency work in England and Wales
- property management work in England and Wales
- estate agency work in the UK dealing with residential property

Requirement	Notes
Must be a member (of one of):	The Property Ombudsman The Property Redress Scheme
Must display name of scheme	In office On their website

Tenancy Deposit Schemes

Requirement	Notes
Within 30 days the landlord or agent must protect the deposit with one of the following schemes:	Deposit Protection Service Mydeposits Tenancy Deposit Scheme
Prescribed Information that must be given to the tenant within 30 days:	Address of the property Deposit amount. How the deposit is protected Name and contact details of the scheme and its dispute resolution scheme Landlord/letting agents name and contact details. Name of any 3 rd party who paid the deposit. Why you (the landlord) would keep some/all the deposit (e.g. fixing damage cause by the tenant How to apply to get the deposit back at the end of tenancy What to do if they cannot get hold of the landlord at the end of the tenancy What to do if there is a dispute over the amount returned

Please note, deposits can only be money – if you receive something other than money, you do not need to protect it.

If the deposit is not protected the tenant can apply to the county court at any point during the tenancy. The court can order the landlord to repay the tenant or put the money into a scheme. They can also order the landlord to repay the tenant up to 3 times their original deposit.

Client Money Protection

Letting or property management agents that hold client money must be a member of a client money scheme.

Requirement	Notes
Must be a member (of one of):	Client Money Protect Money Shield Property Mark RICS Safeagent (was NALS) UKALA Client Money Protection
Bank Account Requirements:	The bank or building society where the money is held must be authorised by the FCA
Certificate Requirements	The agent must get a certificate showing membership of the scheme and provide it to anyone who asks, free of charge. It must be displayed in any office where they deal with the public and on their website

Agents that do not join may be fined up to £30,000.

Minimum Energy Efficiency

From 1 April landlords can no longer let or continue to let properties covered by the Regulations if they have an EPC rating below E

If the rating is F or G the landlord will need to improve the rating or register for an exemption.

Requirement	Notes
Requirement	Property must have an EPC of A-E
Exemption	All relevant improvements made High Cost Wall Insulation Third party consent Property Devaluation Temporary exemption for recently becoming a landlord

Consumer Rights Act 2015

Letting agents must display certain information on their website:

Requirement	Notes
Must display in branch and website	Relevant Fees Redress Scheme membership Client Money Protection Scheme membership

Improve your knowledge & save money LLAS training will do both!

Accreditation is good for business. We can help you to....

- Learn about key issues of property management & manage your property better
- Increase rental returns
- Improve tenant relations
- Avoid the hassle and expense of mistakes and errors.
- Show tenants you are recognised as a good landlord or agent with the LLAS badge



Call: 020 79746975

LLAS@camden.gov.uk

www.atlas.org.uk

www.londonlandlords.org.uk

LANDLORDS, GET LICENSED

**From 1 April 2024, every landlord
will need a licence to Rent in Brent.**

Don't fall foul of the law.

For more information, visit:

www.brent.gov.uk/prslicensing



Rogue agency and directors receive lengthy ban.

A rogue letting agency has been banned from operating for four years after putting “profit ahead of safety” at multiple properties in Liverpool.

Three directors at Trophy Homes, Sean Broadhurst, Robert Broadhurst and Maria Helena Broadhurst, were sanctioned earlier this month for illegally renting out rooms at houses of multiple occupation (HMOs) across the city without the required licensing.

Now Liverpool Council has secured a banning order against the firm, which applies across England.

The letting agency is now prohibited from handing out any new tenancies until at least April 2028.

Earlier this month, Trophy Homes was charged upwards of £250,000 for the failure to license their HMO properties.

Louise Harford, Liverpool City Council’s interim director of housing, said: “We will always work with landlords and letting agents in the city – but we will also always take action where it is needed to keep tenants safe.

“It is extremely disappointing that Trophy Homes has not taken their responsibilities as letting agents seriously and this Banning Order will give them a substantial amount of time to get their own house in order.

“The granting of this order will also send a further signal that the council’s Private Sector Housing team will not tolerate landlords and letting agents who ignore their legal obligations.”

Source [Click here.](#)



LANDLORDS.

DO YOU HAVE PROPERTIES TO LET?

Do you want immediate tenants for your property? Would you like someone to help you find tenants at no cost to you? **YES**

Then let Newham Council find you a tenant for free with no hidden fees or commission.

If you have properties to let, or would like to find out more about our Private Rented scheme, contact the Housing Supply Team direct on: **0203 373 6463** or email us at **PRSupply@newham.gov.uk** (100% response rate)

What we offer:

- Up to £4,000 cash towards your rent
- Rent Guarantee Insurance

We also pay you £200 to reserve your property.



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LLAS is a safe and effective channel to promote your services or products directly to landlords, property Investors or agents and get real results. And with a database that grows daily, even the hard to reach within the PRS community are bound to hear about your services or products.

So, Act Now and Get Real Results!

Email: llas@camden.gov.uk

Landlords
support your community

If you're a private landlord with a property in Camden or in London, why not join our scheme and help with our fight against homelessness.

Urgent appeal



We need:

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- Rent guarantee insurance
- Extensive support and advice to landlords and tenants
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Phone: 020 7974 4158



Online CPD Courses

- ✚ Managing Rent Arrears
- ✚ Universal Credit in PRS
- ✚ Death of a Landlord
- ✚ Death of a Tenant
- ✚ Keeping it Safe
- ✚ Letting and Managing Agent Course
- ✚ Introducing Repairing Obligations
- ✚ Legionella-What is it?
- ✚ HHSRS (Housing Health and Safety Rating System)
- ✚ Inventories
- ✚ TDP and Deposit Disputes
- ✚ Tenancy Agreements- Setting them up
- ✚ Tenancy Deposit Protection
- ✚ Immigration Act 2014

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Landlords - Don't delay. Act now.

Our Homefinder Scheme takes the hassle out of securing a tenant. We require all sizes of property nationally for private rented clients who are ready and waiting to move.



The scheme offers 0% commission and has up to £6,500 in cash incentives – depending on property size, location and length of tenancy.

For more information or to make an enquiry visit:

www.enfield.gov.uk/services/housing/landlords-or-agents-with-a-property-to-rent#homefinder

Enfield Let is our proven, guaranteed rent solution provided by Housing Gateway Limited, a company wholly owned by Enfield Council.

For more information or to make an enquiry visit:

www.enfield.gov.uk/housinggateway/enfield-let

Alternatively email our Housing Supply team at:

HousingSupply@enfield.gov.uk or call 020 8379 4320.

If you are making contact by email, please include details of the property that you would like to offer and a contact phone number. One of our Housing Supply officers will make contact within 24 hours.



Newham Council's first landlord banning order upheld by Upper Tribunal after landlord's appeal rejected.

Newham Council has won a landmark case against a convicted rogue landlord whose appeal against a Banning Order has been dismissed. The ban means that he is banned from renting out any properties in Newham and the rest of England for three years.

Convicted of seven offences under the Housing Act 2004, private landlord Mr Jahangir Hussain had originally failed to license his property in Forest Gate in October 2021, which he used as a house in multiple occupation (HMO). As well as breaching six other HMO Management Regulations, he received a fine of £10,000 and was ordered to pay the council's legal costs.

In February 2023, the council successfully applied for a Banning Order against Mr Jahangir Hussain. Despite the landlord lodging an appeal in the Upper Tribunal, Newham Council won the case on 6 December 2023. The Banning Order will now prevent Mr Hussain from renting out any properties in England for three years. It is understood he has rented properties in Newham, Tower Hamlets and Haringey.

Councillor Shaban Mohammed, Cabinet Member for Housing Services said:

"This Banning Order is a first for Newham and a landmark case in our campaign against rogue landlord and to protect the rights of Newham residents living in the private rented sector. We mean what we say, when tackling the scourge of rogue landlords who think they are above the law.

"They aren't and we'll track down any landlord who tries to circumvent the rules that are there to protect our residents and their housing rights. We have very clear guidelines, information and support available for private landlords in Newham so that they can operate their businesses while also supporting the welfare of their tenants."

Mayor of Newham, Rokhsana Fiaz OBE said:

"Mr Hussain has shown flagrant disregard of both housing and planning legislation, to the detriment of both his tenants and residents of the borough. Combined actions from across our Council shows that we will do whatever it takes to protect the interests of our residents. This major milestone sends a message loud and clear that rogue landlords have no place in Newham. It's all part of our campaign to protect renters' rights, including calling for an end to no-fault evictions and introducing rent caps."

As well as obtaining the Banning Order, Newham's Planning Enforcement Team secured two convictions in the Magistrates Court against Mr Hussain for breaching planning enforcement notices at both his properties in Newham. The notices related to the construction of extensions at those properties without the required planning permission. The cases have now been committed to the Crown Court under section 70 of the Proceeds of Crime Act, for consideration of confiscation and appropriate sentencing.

A copy of the Upper Tribunal appeal decision in this case can be viewed [here](#).

Our free guide containing more information about property licensing and HMO planning restrictions in the London Borough of Newham is available [here](#).



In Partnership with



LLAS & Partners 20 Years Celebratory Dinner

Friday 6th December 2024- from 4:30pm to 11pm

Accredited landlords/agents' Early bird to end of August 2024 £100 & non-Accredited £140

Book online at www.londonlandlords.org.uk

LLAS & Partners Invites You.
Training Networking & BBQ Events
Thursday 11 July 2024- from 11:30am to 6pm
Accredited landlords/agents £100 & non-Accredited £135
Book online at www.londonlandlords.org.uk

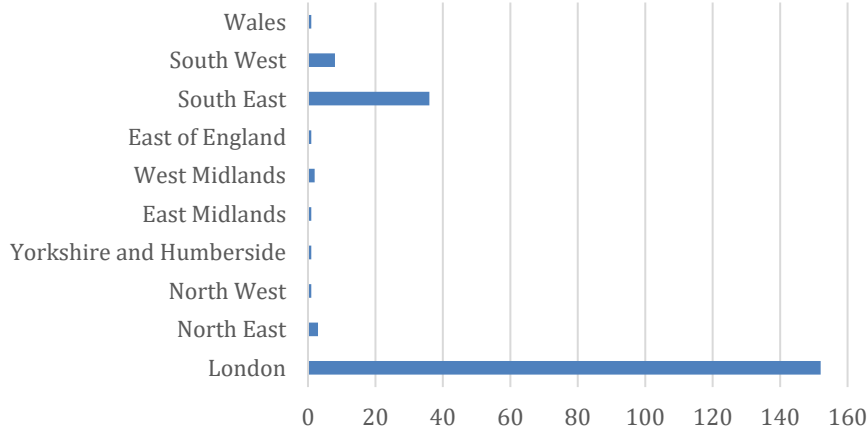


LLAS PRS Survey 2024 Results

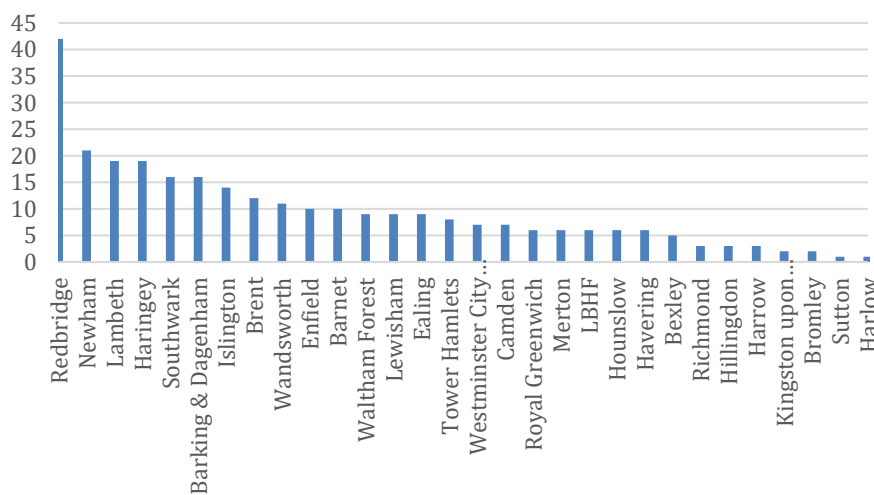
About you



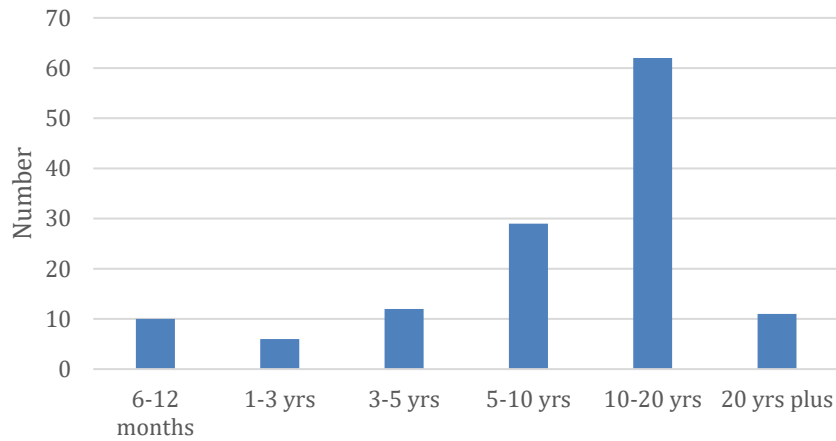
Where do you own majority of your properties?



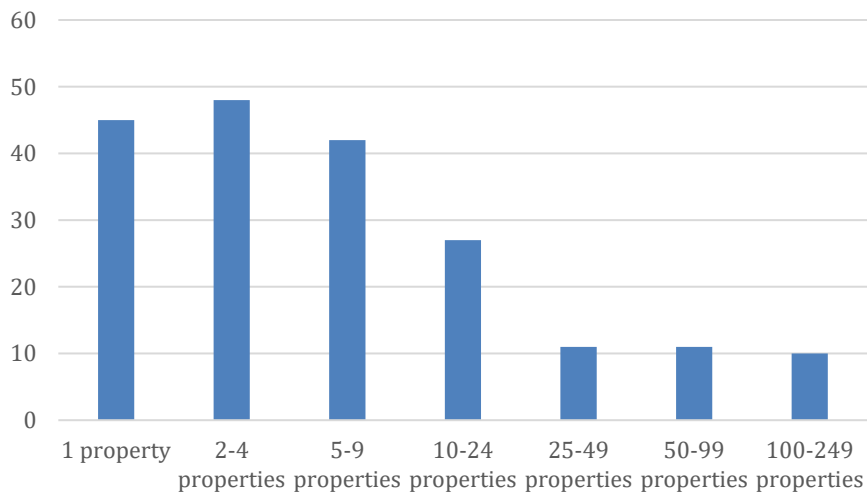
Where in London?



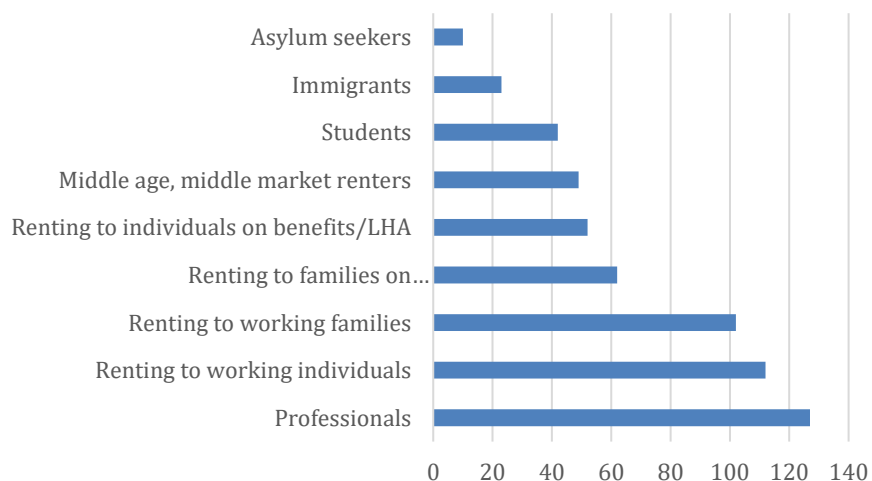
How long have you been a landlord or agent?



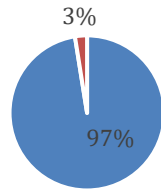
Number of properties in portfolio



Which sector do you rent?

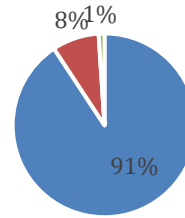


Are you Accredited



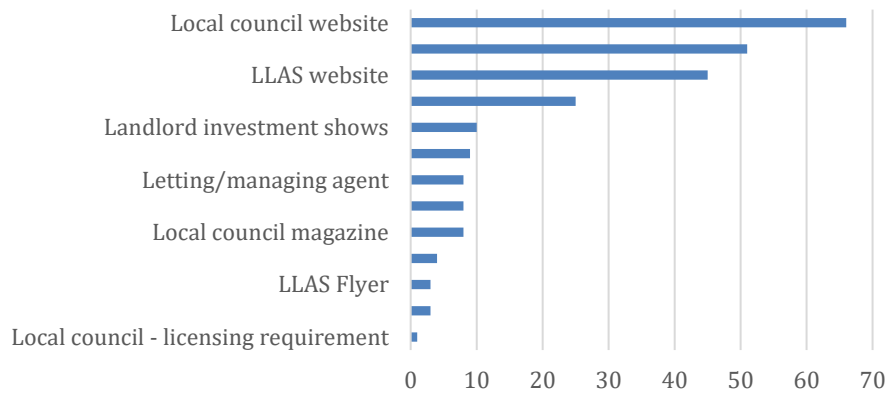
■ Yes ■ No

Accreditation type

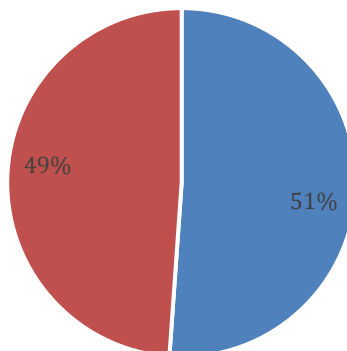


■ Landlord ■ Agent ■ Company

Where did you hear of LLAS/ATLAS?

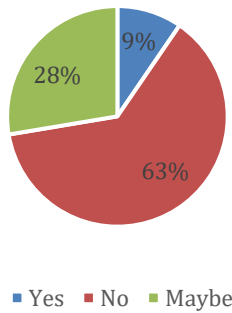


We would like to restart the Conference and Awards Ceremony in October 2025. Will you be interested in attending the event?

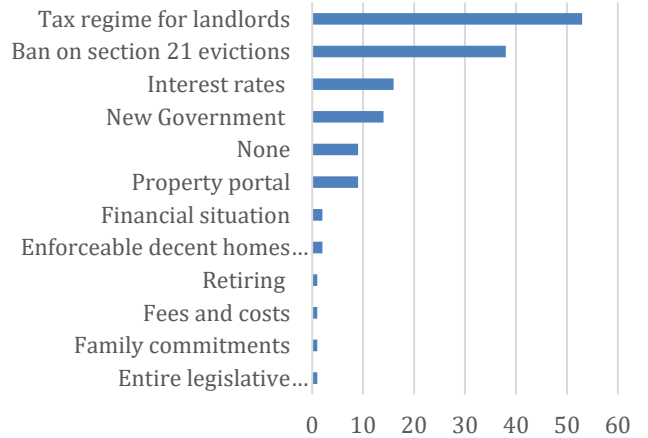


■ Yes ■ No

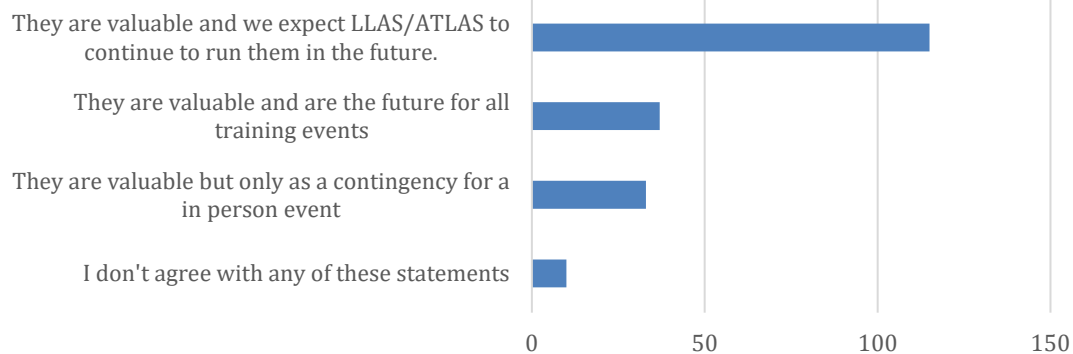
Are you thinking about pulling out of providing PRS accommodation in the next 12 months?



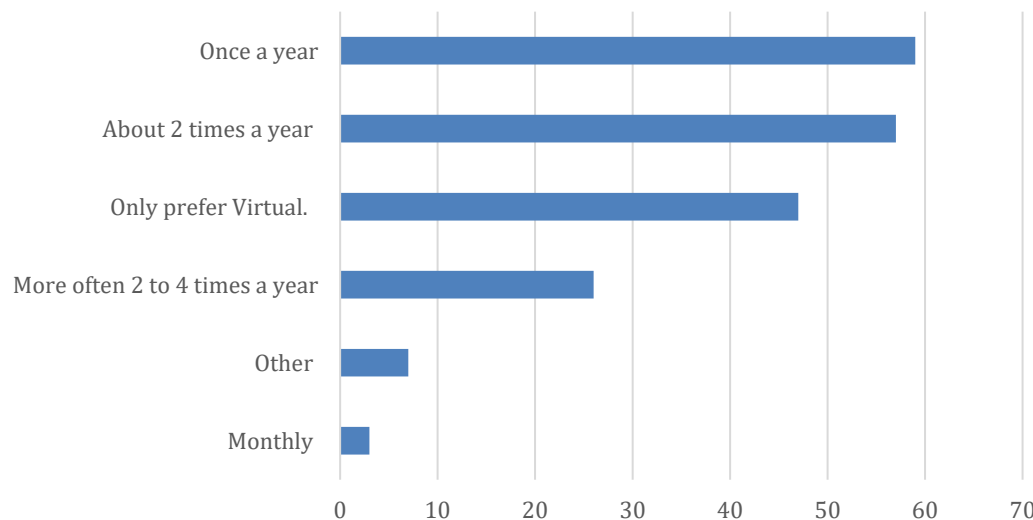
What factors will influence your decision?



Considering your views on Virtual & online events, which statement do you agree with most?



How often would you like to meet with your PRS colleagues and other professionals in-person





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