

## Landlords 'will benefit from Green Deal'

Landlords will welcome the introduction of the Green Deal, it has been suggested. The new Green Deal covering energy efficiency improvements in the home will provide more certainty for landlords, an expert suggests.

Climate change secretary Chris Huhne announced on May 10th that new legislation will make landlords legally obliged to ensure that homes are energy efficient before they can be rented, with the government set to prosecute those who do not bring houses up to code.

However, far from being an inconvenience for landlords, John Ailes, director of policy and communications at the UK Green Building Council, believes that the new rules will be good for landlords as they will know exactly where they stand.

"A degree of regulation will actually be tolerated, if not encouraged, in return for certainty on what is expected ... when a business knows what is coming up on the horizon it can plan, invest and innovate," he said.

Landlords will have seven years in which to make the necessary changes to their properties.

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# Landlord News



Issue 31, Summer 2011

**Our city**  
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## Inside this issue:

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## This issue sponsored by:

**Andrews  
Britannia Windows**

Do you have any stories or items of interest that you would like to share with other landlords? If so please contact **Julie Norris** on:  
Tel: 0117 353 3867  
Email: [Julie.norris@bristol.gov.uk](mailto:Julie.norris@bristol.gov.uk)

## Green Deal could force Landlords to act

The Energy and Climate Change Secretary Chris Huhne has announced plans to introduce regulations to ensure that all landlords would face minimum energy efficiency standards under the Green Deal.

Under the proposals, announced at Second Reading of the Energy Bill:

- From April 2016 landlords will not be able to refuse reasonable requests from tenants, or local authorities acting on behalf of tenants, to improve their property;
- From April 2018 the government will make it unlawful to rent out a house or business premises which has less than an "E" energy efficiency rating, ensuring at least 682,000 properties will have to be improved.

In the budget the Chancellor George Osborne committed to introduce measures to encourage and incentivise the take up of the Green Deal ahead of its introduction in autumn 2012.

Any advertisement or reference to a commercial company or organisation in Landlord News should not be taken as an endorsement of any company or product. If you are looking to promote your products and services, please contact Julie Norris on the details above for further information.

## Landlord prosecuted for breaches of Housing Act

The landlord of a House of Multiple Occupation (HMO) has been fined and ordered to pay costs totaling nearly £6,000 for breaches of the Housing Act following a successful prosecution by Bristol City Council in May.

The landlord pleaded guilty on all counts and was sentenced as follows:

For breaching section 72(1) of the Housing Act 2004

- Having control of or managing a house in multiple occupation that is required to be licensed but is not so licensed. He was fined £2,000

Failures to comply with the Management of Houses in Multiple Occupation (England) Regulations 2006 breaching section 234(3) of the Housing Act 2004.

- Failure to keep the fire escape routes at the property clear of obstruction – fined £750.
- Failure to maintain the fire detections system. This was not functioning at the time of the inspection - fined £750.
- Failure to maintain the common parts. A light switch was in a dangerous condition with live parts exposed – fined £750.
- Failure to display the manager's name and address in the property - fined £400.

Offence under section 16(2) of the Local Government (Miscellaneous Provisions) Act 1976:

- Failure to respond to a notice requesting information with the time period given - fined £350.

Nick Hooper, Service Director of Strategic Housing at the Council said: “We welcome landlords and tenants coming forwards with enquiries about the standards they should expect in privately rented accommodation and will do our best to help them should poor management standard or conditions be found. However, Bristol City Council will not tolerate rogue landlords who rent out unlicensed and poor quality accommodation.”

## Landlord Expo 2011 – best ever

**'a local show for local people'**



The Landlord Expo 2011 took place on Thursday 9 June. It was the largest event with over 70 exhibition stands ranging from the professional companies (accountants, solicitors, mortgage companies, insurance), commercial companies (solar energy installers, furniture suppliers, letting agents), smaller contractor companies (electric safety, locksmith, fire alarms) and the support organisations for landlords in terms of the landlord associations, police and Avon fire. So this really was a one-stop shop for everything a landlord needs to know.

This was also the best-attended Landlord Expo to date with 655 people coming through during the day.



### And the winner is ....

During the event landlords were encouraged to complete a Delegate Feedback Questionnaire. All completed forms were entered into a prize draw for a bottle of champagne provided by Andrews.

The winner was John Winterson who said that “the Expo is beneficial for all landlords as it puts you on the right track” He had personally benefited from his day at the Expo by discovering a cheaper source of finance a potential estate agent service and new carpets and furnishing suppliers.

Expo 2011 Sponsored by



## Dates for your diary:

**National Landlords Association (Wessex)** – open to all landlords  
Wednesday 12 October 2011, 2:00pm at Lansdown Golf Club, Bath, BA1 9BT

Wednesday 26 October 2011, 7:00pm at BAWA Club, Southmead Road, Filton Bristol, BS34 7RG, email: [Nlawessex@landlords.org.uk](mailto:Nlawessex@landlords.org.uk)

**Westcountry Landlords Association** – open to all landlords

Wednesday 7 September 2011

7:30pm at Filton Community Centre, Elm Park, Filton, Bristol, BS34 7PS.  
Tel: 01752 242 980 see [www.wlainfo.co.uk](http://www.wlainfo.co.uk)

## Gas Safety Week

**Gas Safe Register's first ever Gas Safety Week will be taking place from 12<sup>th</sup> – 18<sup>th</sup> September 2011. The aim of the week is to raise awareness of gas safety in the home.**

Gas Safety Week will focus on encouraging people to take positive steps to making sure their home is Gas Safe. The theme of the week is to *take care and be Gas Safe*.

The week will highlight to home owners the importance of taking care of their gas appliances and how they can do this by:

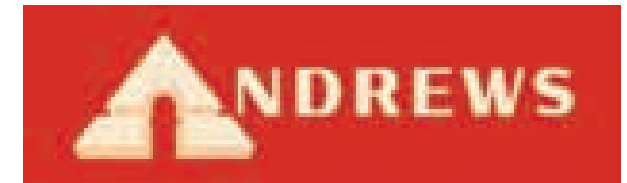
- only using a Gas Safe registered engineer,
- having regular servicing and an annual gas safety check
- checking the engineer's Gas Safe Register ID card
- spotting the danger signs of carbon monoxide on gas appliances

For more information see the Gas Safe Website  
[www.gassaferegister.co.uk](http://www.gassaferegister.co.uk)



## Andrews

### Sponsor of the Landlord Expo 2011



Now in its 65th year, the Andrews group offers a range of property services including Letting & Management, Estate Agency, Mortgages, Conveyancing, Leasehold Management and Land, Planning & Development.

With over 80 letting and sales branches from Bristol to London, we are able to help thousands of people move into their new homes every year by offering a local service with coverage across the South of England, and we pride ourselves on the fact that many of our customers come back and use Andrews time and again.

Andrews has just launched an innovative new website which is full of great features to make letting your property even easier. The new website offers customers the ability to book valuations and viewings - and even make an offer - online, and for our landlords to view their account information at a time that's convenient for them.

Passionate people who believe in providing the best service and who place you, our customer, at the heart of everything we do - that's the Andrews difference. For more information see the Andrews website – [www.landlordexpo.co.uk](http://www.landlordexpo.co.uk)

Andrews has always attended and supported the Landlord Expo and has seen the event develop over the years. Andrews is once again delighted to be involved with this successful event.



## Changes to shared room rate in Housing Benefit

The shared accommodation rate which applies to most single people under 25 who rent privately will be extended to people aged under 35.

This change was originally planned for April 2012 but has been brought forward 3 months and will take effect from January 2012.

This means that single claimants under the age of 35 making a new claim on or after 1 January 2012 will be entitled to the shared room rate rather than the one-bedroom rate. Existing claimants will move to the shared room rate on the anniversary date of their claim.

Room Number	Weekly Rate	Monthly Rate
Shared Room	£62.31	£279.01
1 Bedroom	£114.23	£490.00
2 Bedrooms	£144.23	£625.00
3 Bedrooms	£181.54	£790.01
4 Bedrooms	£212.31	£925.01
5 bedrooms	N/A	N/A

www.bristol.gov.uk 0117 922 2300  
local.housingallowance@bristol.gov.uk

This is a significant reduction for many claimants. For those who are currently in receipt of the 1 Bedroom rate, from January 2012 this will be reduced to the Shared Room rate. Based on July's LHA rates this will mean a reduction of £224.99 per month. There are currently over 600 people living in Bristol who will be affected by this.

As a consequence of this change more people will be seeking shared accommodation rather than 1 bed properties. To assist with this Bristol City Council is setting up a private leasing scheme; full details can be seen on the adjacent page.

## 'Lease Your Property' Scheme



The Private Renting Team is considering the development of a property leasing scheme.

### What does the scheme involve?

Under the terms of this scheme you would lease your property to Bristol City Council for a minimum of three years. In return you would receive the following:

- a reasonable rent, paid quarterly in advance
- a guarantee of rent through the lease period even if the property is vacant
- a full lettings & management service which would find and sign up tenants
- emergency and day-to-day repairs arranged and paid for (excluding those covered by your building insurance)
- regular property inspections
- annual gas servicing
- tenancy management
- vacant possession of the property at the end of the lease or earlier by mutual agreement, handed back in its original condition (subject to reasonable wear and tear)

### What rent could I expect?

	Annual	Monthly
1 bed	£5,354	£446.25
2 bed	£6,630	£552.50
3 bed	£7,650	£637.50
4 bed	£10,200	£850.00
5 bed+	£17,760.12	£1,480.01

### Is my property suitable?

You must have the following:

- valid building insurance
- written permission from your mortgage company, and the owner of the freehold if applicable
- up-to-date Energy Performance, Electrical and Gas Safety Certificates

To express your interest, provide your contact and property details and gain more information please contact Olly Alcock on: [olly.alcock@bristol.gov.uk](mailto:olly.alcock@bristol.gov.uk) or Tel: 0117 352 1545