



Croydon private rented property licence update

Newsletter September 2017

Landlord Forum – Tuesday 26th September 2017

As a member of the Croydon Private Rented Property Licence Scheme, we would like to invite you to our next landlord forum on Tuesday 26 September 2017. Agents please also forward this invitation onto your clients.

Due to high demand for places at the forum, we will be running two sessions during the day - 9:30am to 11.45am and 1:30pm to 3:30pm.

This forum provides a great opportunity to hear the latest in landlord good practice and updates on legal changes which may impact your landlord duties. We have a number of speakers covering:

1. An update on selective licensing in Croydon
2. Electricity safety, including:
 - Portable appliance testing
 - How often fire alarm emergency lighting should be tested
 - Visual checks and certification of electricity and fire installations
3. My deposits:
 - Tenancy deposit scheme requirements
 - What is a good inventory
 - Typical 'disputes'
4. London Fire Brigade – planning for the event of fire. Explaining to tenants and maintaining firefighting equipment.
5. Minimum energy requirements for private rented properties.
6. Home Office and right to rent checks/ voluntary departure.

There will also be a number of advice tables at each session for information on:

- Housing initiatives
- Housing options and advice
- Selective licensing team (enforcement and administration).
- Home Office
- 'JustBe' and health MOT
- London Fire Brigade
- Trading standards

To register your attendance please email propertylicensing@croydon.gov.uk or call 020 8726 6103 (available Monday to Friday, 9am - 4pm) stating your preferred time (am or pm forum) by Wednesday 20th September 2017.

We will confirm your place and further details by email.



Please note, spaces are limited.

Letting agents – display of fees

It is a mandatory requirement for all businesses, including letting agents, to belong to a government-approved redress scheme.

Letting agents are also now required to display a list of their relevant fees in a place where their clients will see them, at each of the agent's premises. A list of the fees should also be displayed on the agent's website.

The penalty for breaching this legislation is a fine of up to £5,000 for each breach. For more information, including trading standards guidance on the legislation, see <https://www.croydon.gov.uk/advice/tstandards/enforcement-of-letting-agent-legislation>

Area action weeks

During June, we carried out our first area action week – a week dedicated to a specified area of the borough when a team of housing enforcement and neighbourhood safety officers visit properties to;

- inspect licensed properties,
- identify unlicensed properties, and
- address local issues with anti-social behaviour and flytipping.

The first zone had a total of 269 properties. This included 90 properties with CPRPL applications/licences. During the week 85 of these properties were inspected and the remaining five, who were unavailable, will be visited at a later date. We are now investigating six properties which were found to be privately rented but with no licence or application for licence.

More area action weeks are planned for the Autumn and we'll provide updates from these in the next newsletter.

Fire Safety

As a landlord, you have a legal duty to keep your property safe from fire and to ensure there is a log that details the fire safety provisions within the property. Properties with common ways need a fire risk assessment organised by the person responsible.

You should also develop an emergency evacuation plan for residents and ensure they know the actions they need to take in the event of a fire.



The London Fire Brigade website has lots of tools and advice for helping with this:
<http://www.london-fire.gov.uk/landlords-or-housing-providers-know-the-plan.asp>

Fire doors save life and property. 25 September – 1 October 2017 is fire door safety week - find out more and pledge your support at: <http://firedoorsafetyweek.co.uk/>

Home Office – Voluntary departures from the United Kingdom

Many people living illegally in the United Kingdom want to go home but are afraid of approaching the Home Office directly.

Any person who has applied for asylum but been refused permission to stay in the United Kingdom, or is living in the United Kingdom illegally, can ask to make a 'voluntary departure'.

For more information you can contact the Home Office; Pat Dale 07824461344 or Jayesh Sudra 07748147448 or by email southlondonvoldepteam@homeoffice.gsi.gov.uk