

Landlords' Forum – Friday 25 January 2019

The next landlords' forum is being held at Jurys Inn, Croydon on Friday 25 January 2018 from 9am to 4pm. There will be a mixture of advice desks and one- hour presentations (five speakers).

Provisionally the presentations will start at 9.30am and repeated at 11am and 2.30pm. To register your interest in attending the presentations, please email propertylicensing@croydon.gov.uk.

Croydon's Lettings

Croydon Lettings' goal is to help residents find and keep a home in the private rental sector. Croydon Lettings aim to strengthen tenancies by working with landlords and residents to match their needs.

Croydon Lettings offers this service without any fees, so there is no cost to the landlord or tenant. For more information please visit: <https://www.croydon.gov.uk/housing/yourhome/croydon-lettings/what-we-do>.

Warmer Homes

The Mayor of London has opened up the Warmer Homes scheme to the private rental sector. The scheme offers up to £4,000 of grant for energy efficiency measures, and potentially can draw in additional funding from energy suppliers through the Energy Company Obligation Affordable Warmth scheme.

Warmer Homes can fund wall and loft insulation, energy-efficient boilers, heating controls, window upgrades, and draught proofing. Eligible privately renting tenants are supported through the

process by Croydon Healthy Homes visits. For more information, visit www.croydon.gov.uk/healthyhomes.

Gas Safety Regulations

The Gas Safety Regulations 2018 give landlords the option to renew their property's gas safety record up to two months prior to the deadline date (which is the end of the record's 12-month period), without losing any of the validity period.

Following completion of the check, the record will be treated as if it has been carried out on the last day of the 12-month period of validity.

This new style of renewal is only available to a landlord if he or she can prove that the two previous checks were carried out on time.

For further information, visit:

<https://www.gassaferegister.co.uk/media/1442/landlords-gas-safety-requirements.pdf>.

Tax

HM Revenue and Customs has published a free property letting guide: http://www.hmrc.gov.uk/courses/syob3/new_letting/HTML/new_letting_101.html.

Changes in Universal Credit

The Department for Work and Pensions (DWP) has published a newsletter for landlords who let properties to tenants who are in receipt of Universal Credit. A claimant's Universal Credit calculation will include either the total amount of rent they pay, or the Local Housing Allowance (LHA) rate, whichever is lowest.

Verification of Housing Costs (Rent)

To be eligible for housing costs, the claimant must provide sufficient documentation to verify two criteria:

- Proof of address/residency
- Liability for housing payments

Alternative Payment Arrangements: Managed Payment to Landlord

Alternative Payment Arrangements (APAs) exist for paying a claimant's Universal Credit in ways other than the standard methods. One of these APAs is known as a Managed Payment To Landlord (MPTL) where the housing element of Universal Credit can be paid directly to the landlord, minimising the risk of claimants failing to pay their rent.

When rent arrears occur, a landlord can apply for an MPTL.

Although rent arrears are the most common reason for requesting an MPTL, there are other considerations taken into account, with each application considered on a case-by-case basis.

Claimant consent is not required for an MPTL request, although the claimant is given seven days to prove they are not in the arrears necessary for an MPTL, or are in a formal dispute with the landlord (that is registered with the local authority).

The DWP newsletter can be accessed here:

<https://www.gov.uk/government/publications/universal-credit-landlord-engagement-newsletters/october-2018-landlord-engagement-newsletter>.

The Understanding Universal Credit website –

<https://www.understandinguniversalcredit.gov.uk> – has also been updated with a new landlord section containing lots of handy tips and facts to support landlords in their conversations with tenants.

Financial penalties issued against landlords

The following financial penalties have been issued to non-compliant landlords:

Mr Victorien Komoe – £5,000 for failure to license a property in Thornton Heath.

Mr Robert Williams £8,000 and Mr Errol Williams £4,000 for failure to license a property in Thornton Heath.

Mr Mathiamuthan £8,000 and Ms Raveendran £4,000 for failure to licence a property in West Croydon.

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Croydon Lettings Event and Landlord Forum at Jurys Inn

Friday 25th January 2019

9:30am to 4:30 pm

Croydon Council invites you to come along to this forum with a chance to meet and hear from important local services. Spaces are limited.

Presentations

Forum presentations at:

1. 9:30am
2. 10:45am
3. 14:30pm

Additionally,

12.30pm – 1pm Paul Shamplina, Founder & Director of Landlord Action and Brand Ambassador of Hamilton Fraser. Featured in Channel 5's Bad Tenants, Rogue Landlords. To talk on How to deal with problem tenants.

1.10pm – 1.30pm Mark Noble EA-RS Firecape products Pan-safe and Spray safe

To register your interest for one of these presentations, please contact the Property Licensing Team at propertylicensing@croydon.gov.uk, by 5pm, Wednesday 23 January 2019 at the latest, indicating your time preference in priority of 1-3 (where 1 = first time-slot choice and 3 = fourth time-slot choice).

Presentations from:

- Welcome from Nick Gracie-Langrick
- Martin Davies – Selective Licensing at Croydon, an update),
- Karen Gregory (National Landlords Association on legislative updates),
- Malcolm Bell (Energy Officer),
- Paul Garlick (Enablement Service Manager) Croydon Lettings scheme
- Duncan Turner, (Waste and Street Cleansing Manager) covering the waste collection service, recycling and bulk waste collection.

- Cheryll Wright (Partnership & Intelligence Manager)
Community Safety countering anti-social behaviour. Steps landlords can take and working together.

Advice Stalls.

Additionally You will get a chance to meet many services with the confirmed stallholders are:

- Croydon Lettings
- London Fire Brigade
- Selective Licensing (administration and enforcement)
- Houses in Multiple Occupation team
- Croydon Council Waste Services
- Croydon Council Community Safety
- Debt advisor
- Tenancy relations / Homelessness prevention team at Croydon
- Malcom Bell- Energy officer
- National Landlords Association
- Hamilton Fraser
- Firescape products pansafe and spraysafe
- AV Castle solutions
- Inventory Clerk

On the day: Getting to the venue, parking & Lunch

Location

Jurys Inn : Wellesley Road, Croydon, South London, CR0 9XY

The nearest bus stops to Jurys Inn London Croydon are:

- Fairfield Halls
- West Croydon Station
- East Croydon Station
- Wellesley Road Whitgift Centre

The nearest tram stops to Jurys Inn London Croydon are:

- Wellesley Road
- George Street
- East Croydon Station

The nearest train stations are:

- East Croydon (5 minute walk)
- West Croydon (10 minute walk)

Parking

Park in the Whitgift Centre NCP car park and enjoy a discounted rate of just £6 for 24 hours. Don't forget to validate your car parking ticket at the hotel reception before you leave.

Please note discount offered based on a fixed stay, the car park requires pay on exit, mutable entrances and exits to the car park within a 24 hour period may be charged at the standard hourly tariff depending on length of stay.

Timings

- Landlords may arrive from 9:30 – Stallholders may arrive from 9am to set up.

- The event will finish at 4pm.

There will be 3 presentations throughout the day and then before and after the Landlords will be able to browse the stalls.

Lunch

- There is a Costa coffee within the hotel whereby you can purchase food and drink
- You can also purchase food at the hotel and you can order your food ahead of time if you wish to avoid having to queue. Please let me know on the day before 9:30 so I can help arrange this for you.

If you have any questions please do not hesitate to contact me or the team directly.

If you need to contact the team please call any of the following:

Caroline: 07931181542

Hiral: 07763578084

Layla: 07784224445

Sherine: 07523504519

Thanks,

Caroline, Hiral, Layla, Sherine

Croydon Private Rented Property Licensing Team

Croydon Council

6th Floor

Bernard Weatherill House

8 Mint Walk

Croydon

CR0 1EA