Welcome to our June edition of the Haringey landlord newsletter

Included in this issue are important updates regarding our tenancy training scheme and future landlord accreditation training dates.

If you have any comments about this newsletter or would like us to include any specific articles in future editions please contact privatelettings@haringey.gov.uk

Landlord forum
Wednesday 19 June 2013

Agenda and speakers:

6pm  Opening remarks – Phil Harris, Deputy Director Community Housing Services.

6:10pm  Fire risk assessments in private rented accommodation – Presentation by Office Test, Health and Safety Consultancy.

6:20pm  Electrical safety and portable appliance testing in private rented accommodation – Presentation by Office Test, Health and Safety Consultancy.

6:30pm  Dealing with condensation – Presentation by Condensation Cured.

6:40pm  Housing Health and Safety Rating System (HHSRS) – Presentation by the Private Sector Housing Improvement Team.

6:55pm  Questions

7:10pm  Welfare reform update – Presentation by the Welfare Reform Practical Support Team.

7:25pm  Housing benefit update – Presentation by the Benefits and Local Taxation Team.

7:40pm  Questions

8:00pm  Close

Many thanks to our sponsor
Tenancy Training explained

Now that our tenancy training is up and running we thought we would show you what topics we cover and how we engage the clients that attend.

We run a monthly session and all prospective Home Finder tenants are invited.

The sessions run on a Wednesday morning at Apex House in Tottenham. We start at 10am and aim to finish by 1pm.

We break the training into a number of bite size sections each with a presentation followed by questions and groups exercises.

- Searching for a property
- Accurately read housing adverts
- Viewing a potential property
- Identify key questions to ask a landlord
- Signing a tenancy agreement
- Understand a tenants rights and responsibilities
- Moving in and setting up
- Household and security safety
- Settling in
- Solutions to common tenancy problems
- How to be a good neighbour
- Repairs
- Condensation and black mould
- Renewing and leaving a tenancy
- Welfare Reform and Universal Credit

The morning is quite intensive and we try to make it as relevant as possible for the prospective tenants that attend.

We get some very good participation by the attendees. Depending on the group some topics are discussed about more than others. In a recent session we had a long discussion about different ways to pay for utility bills. A subject quite common to us but not to someone moving into their first home.

We have found the sessions just as useful as the attendees and we look forward to delivering them well into the future.
EXERCISE:
- WHAT IS A LANDLORD RESPONSIBLE FOR
- WHAT IS A TENANT RESPONSIBLE FOR

OPENING POST

MOVING IN QUIZ

Condensation / Black Mould

Condensation is moisture held in the air that builds up and then settles on cold surfaces, resulting in black mould.

Solutions include:
- Open a window in the kitchen or bathroom, or use extractor fans when you are cooking or after having a bath.
- Keep kitchen and bathroom doors closed to stop damp air moving around your home.
- Avoid drying clothes inside if possible. If you do, close the door to the room where they are drying and open a window.
- Do not dry clothes on heating radiators.
- Move items of furniture slightly away from outside walls to allow air to circulate behind them.
- Wash black mould with soda crystals.
Landlord newsletter

Home Finder Incentive Scheme

Haringey Council is offering the following cash incentives –
• £1250 incentive for a 12 month fixed term tenancy or
• £2000 incentive for a 24 month fixed term tenancy

Scheme benefits

Tenancy Training for all Home Finder clients.

6 months HARTS (Haringey Tenancy Support for Families) support for the Home finder tenant. This includes home visits.

Direct housing benefit payments for in-borough properties.

Dedicated tenancy support through the Private Sector Lettings Team.

Contact the Private Sector Lettings Team on 020 8489 5641 for further information or email privatelettings@haringey.gov.uk or visit the website www.haringey.gov.uk/letting.

Landlord Accreditation

London local authorities in partnership with the Mayor of London are promoting landlord accreditation schemes as an effective means of improving the private rented sector for the benefit of all.

The London Landlord Accreditation Scheme (LLAS) is founded on the belief that the more knowledge and awareness landlords have regarding the key property management issues, the more likely it is that their properties will be maintained to a higher standard and their tenants' safety and health will be improved. Please see the website for booking details www.londonlandlords.org.uk.

Upcoming dates

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<tr>
<th>Official Accreditation Training</th>
<th>24 June 2013 9:15am – 4:30pm</th>
<th>Camden Town Hall, Judd Street, London, WC1H 9JE</th>
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<tr>
<td></td>
<td>26 June 2013 9:15am – 4:30pm</td>
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<tr>
<td></td>
<td>24 July 2013 9:15am – 4:30pm</td>
<td>Islington Town Hall, Upper Street, London, N1 2UD</td>
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<td></td>
<td>29 July 2013 9:15am – 4:30pm</td>
<td>Camden Town Hall, Judd Street, London, WC1H 9JE</td>
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<td>19 August 2013 9:15am – 4:30pm</td>
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<td>Official Accreditation Training</td>
<td>19 August 2013 9:15am – 4:30pm</td>
<td>Barnet House, 1255 High Road, Whetstone, N20 0EJ</td>
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<td></td>
<td>30 August 2010 9:15am – 4:30pm</td>
<td>Cypriot Community Centre, Earlham Grove, London, N22 5HJ</td>
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