Haringey Exhibits at the Landlord & Lettings Show

Home Finder Scheme profiled at the Landlord & Letting Show at the Barbican Centre, London 26th & 27th February 2014

As reported in February’s monthly newsletter Haringey Council exhibited at this annual event for the first time and received a great response from all that came to see us.

We have already had several landlords approach us from the event offering us properties for the Home Finder Scheme.

If you have properties in and around London, the Accommodation Services Team would be happy to hear from you. We have a need for all bed sizes but especially two-bed properties.

The Home Finder Scheme will pay up to £3,000 cash incentive and we also offer a free training voucher for the London Landlord Accreditation Scheme (LLAS).

Contact the Accommodation Services Team on 020 8489 4726 for further information.

Look out for the April Monthly Newsletter: New LHA Rates released
Additional HMO Licensing Scheme in Tottenham

The Additional HMO Licensing Scheme proposed for five wards within Tottenham was agreed by Haringey Council’s Cabinet on 17th December 2013.

The scheme starts on 1st May 2014. A person having control or managing a HMO included in the scheme within the designated area must apply to Haringey Council for a license.

**HMO types included are:**

- All HMOs (as defined by section 254 of the Housing Act 2004) which are occupied by three or more people, comprising two or more households (irrespective of the number of storeys within the HMO).

- All HMOs (as defined in section 257 of the Housing Act 2004) but only where the number of dwellings exceeds the number of storeys in the building, and where the building and all of the dwellings in the building are either in the same ownership or considered by the housing authority to be effectively in the same control.

Examples include (but are not exhaustive) where tenancy agreements of different dwellings point towards the same person/body being in control, or where dwellings owned by companies have the same director(s) to those of other companies owning dwellings in that building.

All HMOs both 254 and 257, as stated above, which are within mixed-use development or above non-residential accommodation. For this type of HMO the number of units does not have to exceed the number of floors for the HMO to be licensable.

Wards affected include all of parts of:
- Seven Sisters
- Tottenham Hale
- Tottenham Green
- Northumberland Park
- Bruce Grove

Failure to apply for a license is an offence under sec 72(1) of the Housing Act 2004 for which a person may be fined up to £20,000. In addition, in the case of housing benefit payments, you may be required to repay up to 12 months rent if a tenant or the Council, apply to the Residential Property Tribunal under the provisions of section 73 and section 74 of the Housing Act 2004 for a Rent Repayment Order.

For further information contact:

**MATHEW BELLOTTI**
Senior Surveyor - Decent Homes
Housing Improvement Team (Private Sector)
Tel: 020 8489 5526
E - mail: mathew.bellotti@haringey.gov.uk.
# Agenda

<table>
<thead>
<tr>
<th>Time</th>
<th>Speaker</th>
<th>Subject</th>
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<tbody>
<tr>
<td>18:00</td>
<td>Phil Harris</td>
<td>Welcome and Introduction</td>
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<td>Deputy Director Community</td>
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<td>Housing Services</td>
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<td>18:20</td>
<td>LLAS</td>
<td>London Landlord Accreditation Scheme</td>
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<td>18:45</td>
<td>Steve Russell</td>
<td>Additional HMO Licensing Scheme in Tottenham</td>
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<td>Housing Improvement Manager</td>
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<td></td>
<td>Private Sector</td>
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<td>19:00</td>
<td>HB Service Manger</td>
<td>Housing Benefit Update</td>
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<td>Revenue Benefits &amp; Customer Services</td>
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<td>19:20</td>
<td>Dean Christou</td>
<td>Update on Private Sector Lettings</td>
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<td>Accommodation Services Team Leader</td>
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<td>19:30</td>
<td>Open Floor Question Time for Panel</td>
<td>Questions and Closing Remarks</td>
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<tr>
<td>19:50</td>
<td>Networking</td>
<td>20:00 Close</td>
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</tbody>
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**Landlord Forum Sponsors**
The finalists are for this year’s prestigious Awards are:

**Best Landlord Services (Local Authorities and Not for Profit Organisations)**
East Lothian Council
London Borough of Ealing
London Borough of Hammersmith & Fulham
London Borough of Islington
London Borough of Lambeth

**Local Authority – highest number of accredited landlords from January 2013 to January 2014**
London Borough of Camden
London Borough of Ealing
London Borough of Lambeth
London Borough of Newham
London Borough of Thurrock
The London Borough of Waltham Forest

**Best Service Provider (PRS)**
Adam Harris
Amicus Horizon
Capital Living
Caridon Property Services
Elfin Kitchens
Gibbs Gillespie Lettings
LetCheck Inventories
Matheou Properties
Raed Alani

**Best Small Landlord (1 to 20 properties)**
Balbir Singh Mali
Clare Haynes
Lee Edgson
London and Overseas – Mr Doodley Cooray
Matheou Properties – Mr Christakis Matheou
Seraphim Housing Group – Mr Rohit Nathaniel
Tilbury Projects – Mr David Tilbury

**Best Portfolio Landlord (20 plus properties)**
Saxon Investments – Mr Marc Trup
Capital Living – Mr Adam Goff
Mr Adam Harris
Azad Ayub – Mr Azad Ayub
Mr Bindar Dosanjh

**Best Letting Agent of the Year**
Amicus Horizon
Belvoir Lettings
Caridon Property Services Limited
Fraser & Co
Gibbs Gillespie Lettings
Homefinders
Tenants 4U

**Best Landlord of the Year for Student Housing**
Apt Student Living
Britannia Student Services
Grad Pad
Mr Balbir Singh Mali
Place Group UK – Mr Robert Hunter
The Student Housing Company

**Green Landlord of the Year**
Azad Ayub – Mr Azad Ayub
Place Group UK – Mr Robert Hunter

**Green Agent of the Year**
Azad Ayub – Mr Azad Ayub
Central Housing Group – Mr Romesh Muthiah
Enviro Estates London – Mr Daniel Fong

**Overall Best Landlord of the Year**
Mr Adam Harris
Mr Bindar Dosanjh
Hatchard Homes
Place Group UK – Mr Robert Hunter
Reardon Properties – Mrs Hasmita Reardon
Seraphim Housing Group – Mr Rohit Nathaniel

**Empowering Tenants Award**
Caridon Property Services
FixFlo – Mr Rajeev Nayyar
Lets Rent
Seraphim Housing Group – Mr Rohit Nathaniel

**Making a Difference Award**
Altwood Group
Caridon Property Services
PACE – Mr Martin Ransom
Reardon Properties – Mrs Hasmita Reardon

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