Community Roadshow in Shopping City

Strategic and Community Housing Services have been advertising on behalf of landlords at a Community Roadshow in Wood Green Shopping City for seven days in March 2010.

The focal point of the Interactive Community Roadshow was a multi-screen High Definition Plasma Videowall.

A film, made by the Housing Advice and Options Team, was shown. The film profiles Haringey landlords and raises awareness of the key housing messages – including promoting the Home Finder scheme.

The film is 90 seconds in length and was broadcast a minimum of 500 times throughout the week to over 200,000 people.

For more information please contact Jen Gould, Housing Advice and Options Manager, x4210.

Interview with a landlord

Hello R. Autar. What does the R stand for?

Rukmini.

Are you a Haringey resident?

No, but I have worked and been involved in the community for over 25 years.

How long have you owned and managed properties?

I have managed properties in the greater London area for at least thirty years ranging from large warehouse business properties to one bedroom flats.

What do you like about the borough of Haringey?

The huge diversity within the community and the array of different languages spoken in the area. It’s a true reflection of the way London is changing and growing, by incorporating the talents and skills of workers from around the world.

Continued on page…
Housing Advice and Options Service
– An Overcrowding Pathfinder Champion!

The CLG have written to advise that they are encouraged to see the progress the Housing Advice and Options Service has made as an Overcrowding Pathfinder.

The remarks came when the CLG saw the outcomes that have been achieved over the last year in tackling overcrowding and under occupation among Council tenants including the use of the Home Finder Scheme.

They were particularly impressed by the submission of a further bid for Pathfinder money throughout 2010-11 which will enable the Strategic and Community Housing Service to build on the successes that have been achieved so far and expand the project work in partnership with registered providers.

The CLG have also awarded the Strategic and Community Housing Service a further grant allocation of £50,000 for quarters 1 and 2 of 2010-11 with a view to reviewing our progress.

The money will be specifically spent on tackling overcrowding among all social housing tenants throughout the borough while also focusing on housing options for under occupiers to ensure we make best use of all social housing stock.

One housing option is the Home Finder Scheme which allows families, who are living in overcrowded council properties, to move into the private sector.

There are a number of advantages to landlords taking part in the scheme including:

- Advice and assistance on the rights and responsibilities of both tenants and landlords
- Advice on tenancy agreements and notices
- Advice on the benefits system including access to a dedicated Housing Benefit Liaison Officer
- A fast track housing benefit system which ensures that rent gets paid as quickly as possible
- Housing Benefit direct payments
- Support available throughout the tenancy to resolve any housing benefit or other tenancy related issues

For landlords/agents to qualify for the scheme

- The property must be free from category one hazards and in general good condition
- All furniture must comply with current Fire Safety Regulations
- The property is required to pass an inspection prior to letting
- The rent must be in line with local housing allowance
- The tenancy agreement should be easy to understand
- Landlords/agents must agree to use the tenancy agreement supplied by the Private Sector Lettings Team
- Landlords/agents must be members of the London Landlord Accreditation scheme at the time of making a claim for damages or rent arrears

If you have any queries please contact Jennifer Gould, Housing Advice and Options Manager, x4210.
Interview with a landlord continued…

What is a typical day for you as a Landlord?

One of the key aspects of being a landlord is ensuring that your properties are maintained and occupied so I put a lot of effort into the modernising and upkeep of them.

These tasks can range from simple repairs to gutting and replacing large items - especially with older properties.

What has it been like working with Haringey Council?

Haringey has been difficult to communicate with at times, but the improvements around support and advice has been really helpful.

I especially like the Haringey Guarantee Scheme with regards to supporting businesses, local residents and the training the scheme provides for young people.

What else do you like about Haringey Council?

It has also been a real pleasure to see the Council putting money in to regenerating and modernising the overall look of the area through schemes involving local businesses as well as residential areas.
Supplier Managed Private Sector Leasing (SMPSL)

One hundred and four properties have already been let under the SMPSL framework contract, which is designed to provide good quality and well managed temporary accommodation in place of emergency accommodation.

The scheme is proving popular with landlords as it provides

- A guaranteed rent (no void loss to the landlords)
- Professional property management by experienced housing staff
- Return of property with vacant possession at the end of lease
- Return of property in a similar condition (except for fair wear and tear)

Properties acquired must meet the minimum Council standard and we work with Landlords and Agents to ensure that at least a three year lease is secured by the landlords.

The type of properties we required are self-contained units (flats or houses) with 1 – 4 bedrooms, located in or in close proximity to the London borough of Haringey.

Providers are fully responsible for property management and their performance will be monitored through contract meetings as described in the framework.

If you are interested in this scheme, you may contact one of these suppliers for more details –

<table>
<thead>
<tr>
<th>Supplier</th>
<th>Contact Details</th>
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</thead>
<tbody>
<tr>
<td>DaBora Conway Ltd</td>
<td>07506 512223</td>
</tr>
<tr>
<td>Omega Lettings</td>
<td>020 89882838</td>
</tr>
<tr>
<td>Atlantic</td>
<td>07977 517619; 020 8501 8903</td>
</tr>
<tr>
<td>Finefair</td>
<td>07504 510939</td>
</tr>
<tr>
<td>The Property Company</td>
<td>020 83488833; ext 202</td>
</tr>
<tr>
<td>Grove Home</td>
<td>020 85012421</td>
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The London Borough of Haringey uses Private Sector Leasing (PSL) as one of the methods of fulfilling the Council’s duty to provide temporary housing accommodation.

At present this is the only method the council is adopting to procure PSL properties.

To find out more contact:

The Procurement and Compliance Team by calling
020 8489 4355
Or emailing
housing.supply@haringey.gov.uk

If you would like to submit an idea or article, or be interviewed for our Interview With A Landlord feature, please contact Clare Leahy, Housing Communications Officer, on 020 8489 1218.