

accreditation news

Autumn 2005

Bury Landlord
ACCREDITATION SCHEME

the newsletter for private landlords
in the Bury area, produced by the
Bury Landlord Accreditation Scheme


mmha


BURY METRO

Get your property greener!

Grants & discounts are available for energy improvements that will help save money, and the environment

You could make your properties more energy efficiency and help to cut your tenants' fuel bills by taking advantage of government grants or discount schemes offered by energy companies.

Tenants in receipt of a qualifying benefit could apply for a Warm Front grant which offers loft & cavity wall insulation, hot water tank jacket, draught proofing, low energy light bulbs &, in some cases, improvement to heating - all for free!

If tenants are not eligible for the Warm Front grant, they could have loft and cavity wall insulation installed at discounted prices by taking up schemes offered by various energy companies.

A typical semi-detached or terraced house could have full loft insulation (250mm/10") installed for as little as £99 and cavity wall insulation for £125.

For more details or advice on energy efficiency, contact the Bury Metro Energy Show House any weekday on 0161 253 6366 or visit at 150 Willow Street, Bury on Tuesday between 4pm & 7pm, Wednesday from 1.30pm to 4.30pm or Friday between 9.30am & 12.30pm.



UPCOMING EVENTS... UPCOMING EVENTS...

Private Landlords Forum

A number of Bury landlords have expressed an interest in attending regular Private Landlords Forum events where they can meet with other local landlords to discuss issues of interest to them and hear from guest speakers on matters such as the forthcoming Local Housing Allowance, Licensing and items specific to Bury.

We plan to hold a launch meeting in mid-November and will send out details of the date, time and venue well in advance. If you have any suggestions for topics to be

covered at the meeting or specific items to be included on the agenda, contact Babette Howard on 01204 369506.

Training

We are also hoping to run a training day specifically for Bury Landlords in November/December.

The one-day course will be geared at helping landlords to understand all the critical aspects of a Tenancy and includes:

- Tenancy Types
- Tenancy Agreements

- Notices
- Possession
- Unlawful Eviction

The course is likely to cost approximately £60 for the full day, including buffet lunch, refreshments and a course pack.

Numbers will be limited to around 25. In order to help us to plan the course and fix a date, it would be helpful if you could contact Babette, to express your interest in attending.

Once a date is fixed and we have an idea of delegate numbers, we will send out firm invitations.

Important information for Bury landlords!

Bury Council's Housing Advice Service has been given the go-ahead by Cabinet to take on the extra role of Tenancy Relations Officers.

All Housing Advice staff are now members of the Association of Tenancy Relations Officers and have received in-depth training on illegal evictions and evidence gathering under PACE (Police and Criminal Evidence Act 1984), CPIA (Criminal Procedure and Investigation Act 1996) and the Protection From Eviction Act 1977.

Their new role will include investigating all allegations of illegal evictions and harassment by landlords. Their priority is to ensure that all parties understand their rights and responsibilities and act within the legal framework.

They have powers to caution landlords and their agents and can arrange taped interviews under caution if necessary. As Bury Council is now a prosecuting authority, their new role means that in certain serious circumstances they are able to prosecute landlords.

In the last two months they have dealt with several illegal evictions. After initial evidence gathering, they will request that the landlord reinstates the tenant and goes through the proper legal process.

When mediation between the landlord and tenant fails, they will apply to court that day for an interim injunction to have the tenant reinstated.

The cost to the landlord for an illegal eviction by far outweighs the cost of serving a legal notice and getting a possession order - £150 for the initial injunction, damages at a minimum of £100 per night, the cost of emergency council accommodation if necessary, the cost of one or two lock changes and solicitors and barristers fees. Other damages may be awarded to the tenant depending on the severity of the case. In a recent case in London, a landlord was made to pay in excess of £30,000 compensation!

It is important therefore that you follow the correct legal procedures when ending a tenancy. If you are unsure about what to do, get proper legal advice. You can contact:

- A solicitor with experience of Housing Law
 - The Citizens Advice Bureau on 0845 1203757
 - The Bond Board on 0161 761 6166
 - www.landlordlaw.co.uk
 - www.residentiallandlord.co.uk
- Alternatively, you can join a professional landlords organisation such as the



A local solicitor with knowledge of housing law can offer advice on ending tenancies

Residential Landlord Association 0845 666 5000 www.rla.org.uk or the North West Landlords Association (NWLA) 0845 345 1386 www.nwla.co.uk.

More cover can cost you less...

With Endsleigh's specialist new contents cover, especially for landlords

Endsleigh understands that landlords' needs are different and in proactively seeking landlords' feedback on their insurance needs has developed a policy specifically tailored to landlord insurance requirements.

It is through listening to the needs of landlords the insurance provider has recently launched a new contents only policy.

That means whenever you rent or lease your property you can now cover your furniture, household utensils, kitchen electrical goods and soft furnishings against fire and theft.

Great cover benefits include:

- premiums starting from just £75
- Increased contents cover from

£17,500 to £30,000

- Extended unoccupancy cover on both buildings and contents policies - increased from 90 days to 120 days - covering the long summer recess some student house landlords experience

Plus, for the first time Endsleigh is offering the option to take out accidental damage cover on your contents, so if you or one of your tenants accidentally spills paint on the carpet whilst decorating, you'd be covered.



For further information about Endsleigh's specialist landlords' policy and the cover options available to you call now 0800 783 2526.



East Bury residents need your help!

On 22nd June 05, Bury Council's Executive resolved to make a Compulsory Purchase Order in respect of 133 homes in the Pimhole Renewal Area.

The redevelopment plan for the area includes the demolition of all 133 properties in the blocks affected and the eventual development of new homes on the clearance site.

Council Officers are currently working with families and individuals affected by the clearance proposals to assist them with their re-housing needs.

Most households wish to remain in East Bury, but given that housing demand in the area is high, it has not been an easy task to accommodate people in properties suitable to their needs.

A number of families will need re-housing following the demolition of 133 properties to in the Plimhole renewal area

While some households have been re-housed by the Council and others have chosen to buy another property, there are a number who would still like to rent privately within the area.

If you are a landlord with properties available in East Bury and you think you could help to re-house a household

currently living in the clearance zone, you can contact Humera Mannan on 0161 253 6348 or Liz Gudgeon on 0161 253 6352 for further details.

As you can imagine, accommodating everyone's needs is very difficult and any help you can offer will be greatly appreciated.



A cheaper way to furnish your properties



RE>BUILD is a furniture re-use charity in Bury that collects good quality second-user furniture, in order to divert these re-useable goods from being sent to landfill. Furniture is available for those tenants who are on benefits or low incomes, but a recent project has given us the chance to expand our service and offer it to private landlords.

There is therefore now an opportunity for landlords to purchase furniture for their properties. Reasonably priced packages are available for accommodation from 1 bedroom flats for individuals to 3 bedroom family homes. All soft furnishings comply with the relevant fire retardancy regulations. New beds can be included if required.

If you think we can help to maximise your profit margins and to find out more about this opportunity please ring Liz Jackson, Chief Executive, RE>BUILD, on 0161 764 0444.

It makes sense to improve fire safety standards



free information and advice, access to improvement grants and discounts on insurance, goods and other services.

In addition to this scheme Greater Manchester Fire and Rescue Service offer a free home fire risk assessment to anyone who may be at risk. If landlords have tenants who are at risk or are vulnerable then advice is available from our Home Fire Risk Assessment Teams on 0800 555 815.

Anyone requiring fire safety advice should contact Station Manager Peter Buckley on 0161 909 0311 or buckleyp@manchesterfire.gov.uk

Greater Manchester Fire and Rescue Service are aiming to vastly reduce death and injury in house fires by fitting smoke alarms in every dwelling by 2010

All too often we are made aware of fires that have gone undetected until too late resulting in a property being gutted by fire or in the very worst case deaths and injuries occurring. Bury is no different to other Boroughs in Greater Manchester and has had many preventable dwelling fires resulting in severe damage to property and fire casualties

Evidence suggests that a disproportionate number of fires deaths and injuries occur in single private rented properties, many of which may have been preventable by the installation of smoke detectors. Smoke detectors are inexpensive to install and essential in order to protect people and property from the effects of fire.

Greater Manchester Fire and Rescue Service (GMFRS) are committed to ensuring that every dwelling in Greater Manchester is fitted with a fully functioning smoke detector within the next 5 years. As part of this initiative GMFRS are supporting the Bury Landlord Accreditation Scheme which aims to improve standards within the private rented sector, including the fire safety standards.

Landlords that have had property accredited under the Bury Landlord Accreditation Scheme have enjoyed a host of benefits including



Get in touch:

If you need any advice or information, we're only a stamp, click or call away!

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