

# Dates for your diary...

## 4 November 2006 (provisional)

North West Regional Landlord Event to be held at the Ramada Jarvis Hotel Bolton.

This is a free event for all North West property investors and will include numerous trade exhibitors who specialise in landlord services and products. There are also seminars on topics such as avoiding bad tenants and possession proceedings, buy-to-let mortgages and raising finance, taxation, licensing and the Housing Health & Safety Rating System and dealing with antisocial behaviour. The event is currently being finalised and you will receive a more detailed invitation nearer the time, so pencil it in your diaries.



*Delegates at our landlords' training day earlier this year*

## 15 November 2006

Following the successful landlord training day in May this year, we will be running the event again by popular demand. It will take place at the Radcliffe Civic Suite, Thomas Street, Radcliffe from 9.00 am to 3.30 pm.

For those of you who missed out last time, the one day course – Creating, Managing and Ending a Tenancy – is provided for us by the Residential Landlords Association (RLA) and gives a practical and comprehensive guide to the legal aspects of tenancy management.

The course includes information about tenancy types, notices, possession proceedings, harassment and damages. Whether you're an experienced landlord or a newcomer to the private rented sector, this essential training will give you the tools to make sure that you run your business properly and don't fall foul of landlord and tenant law which, for many, can be complicated and confusing.

The cost for the day is £70 for BLAS and RLA members, and £90 for non-members. Included in the price is a full course pack, a certificate of attendance and all refreshments during the day.

To book contact Babette Howard on 0161 723 6448, but hurry as places will be reserved on a first come first served basis. Radcliffe Civic Suite is easily accessible by car (free parking) and Metrolink.

## 13 December 2006

Next meeting of Bury Private Landlord Forum. Contact us with any ideas for agenda items.

# Tenancy Deposit Scheme on hold

In the last edition of Accreditation News, we ran an article on the new tenancy deposit legislation which was due to come into force in October this year.

The Tenancy Deposit Scheme or TDS will mean that all deposits paid by tenants will go to a national holding body that holds the deposits on behalf of both parties.

This scheme has now been put on hold, with a new implementation date likely to be 1st April 2007. The delay has been due largely to the tendering process for the approved holding bodies and also ongoing consultation with landlord associations and lettings associations about how the scheme will work in practice. Rest assured, we will continue to keep you informed of how and

when the TDS will be implemented in future editions and at the Landlord Forum.

If in the meanwhile you have concerns or questions about the TDS, you can telephone the Government's Tenancy Deposit Protection Team on 0207 944 4400 or email [tenancy.deposits@communities.gsi.gov.uk](mailto:tenancy.deposits@communities.gsi.gov.uk) or visit [www.communities.gov.uk](http://www.communities.gov.uk).

## Get in touch:

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

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# accreditation news

September 2006



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



# Could you and your tenants benefit from a £5000 grant?

If you're a landlord with properties in the Pimhole or Mosses areas of east Bury you could benefit from a grant of up to £5000 to improve your property.

Accreditation Grants are currently available to BLAS members with properties in Pimhole/Mosses and cover a variety of items including replacement uPVC doors and windows, energy efficient central heating boilers, hard-wired smoke detection systems, boundary treatment, pointing and rendering and security lighting.

The grants, which are administered through Bury MBC's Home Improvement Team, are non-means tested and landlords can choose from a combination of works from a menu to the value of £5,000. In order to qualify, the landlord must be a scheme member and the property accredited, meeting the standards set out in our Code.

Ms Bradburn, a landlady with a property in Pimhole has recently taken full advantage of this offer and is having a new gas central heating boiler and complete replacement windows and doors fitted at no extra cost to her.

Commenting on the scheme she said, "Joining the Accreditation Scheme has made a big difference to me as a landlord and I'm really delighted with the Accreditation Grants. Not only do the improvements increase the value of my property, but my tenants will also benefit from a warmer, nicer home."

If you're not already a member of the accreditation scheme and you rent out homes in Pimhole or Mosses, contact Babette Howard on 0161 723 6448 to find out how you can join the scheme and take advantage of this offer to upgrade your properties.



*Put a smile on your tenant's face: Accreditation Grants can be put towards home improvements such as new doors and window*

# Homeless families initiative update

In the last edition of Accreditation News you may have read that the Bury Family Bond project was launched to help homeless families access private rented accommodation in Bury. This was a partnership project between The Bond Board Ltd, Bury Landlord Accreditation Scheme and Bury MBC.

Since the launch we have already helped to house four families into the private

rented sector, and have received a number of calls from landlords who are interested in the scheme. We are very grateful for all your calls and are currently looking to utilise these links to help house more families in Bury. Remember, all new families will be subject to signing to the Accredited Tenants Scheme and assistance is granted to landlords to establish a tenancy history and references for any potential family.

The Bond Board are offering a choice of incentives for new landlords letting to tenants and accepting a Bond Guarantee and these incentives are extended to landlords letting on the Bury Family Bond Project.

If you have a suitable family property that you are looking to let and want to make a difference to housing a homeless family, please contact The Bond Board on 0161 761 6166.

