



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



## Carbon monoxide the silent killer

*Landlord Hussein Jajbhay from south London was fined £20,000 and ordered to pay £35,000 in prosecution costs in May 2008 following the death of six year old Elisabeth Giaque from carbon monoxide poisoning in the house her family rented from him.*

Mr Jajbhay had failed to have the boiler serviced for two years before the child's death and had also missed two annual gas safety inspections.

Carbon monoxide is a colourless, odourless, highly poisonous gas produced when appliances are badly installed, or not functioning properly.

Symptoms of poisoning are similar to flu and include: nausea, dizziness, headaches and

extreme tiredness and young people, the elderly and pregnant women are more vulnerable.

There are danger signs in your property that you can look out for:

- Soot or staining on or around the gas appliance
- Appliances giving an orange flame instead of a blue one
- Severe condensation in the room where the appliance is installed

If you spot any of these signs, you should call a Corgi-registered installer immediately.

Monday 17 November marks the beginning of CO-awareness week, where councils, including Bury and health authorities across the country will be making people aware of this silent killer.

The law states that you must employ a Corgi-registered installer to carry out an annual landlord's gas safety inspection of all gas appliances in your property. Making sure that gas appliances are properly maintained will reduce the risk of carbon monoxide related incidents significantly.

Your tenant should be provided with a copy of the Landlord's Gas Safety Record before they move in or within 28 days of having the checks carried out and you must also keep your copy for two years.

Installing carbon monoxide alarms in your properties is also a good idea and all BLAS members receive a free alarm worth up to £25 for each accredited property as part of their welcome pack.

For further information about this important topic log on to: [www.co-awareness.org](http://www.co-awareness.org)

## HSE gas alert



A gas safety alert has been raised to show the potential dangers of flues located on internal walls connected to gas boilers. The risk is

usually from a flue system most commonly installed in multi-storey apartment blocks built since 2000.

However, there may also be an issue with modernised properties with gas boilers located away from an external wall with the flue running through the ceiling void or other enclosed space.

The Health and Safety Executive (HSE) has

become aware that some of these flues may not have been installed properly or have fallen into disrepair which may give rise to potential carbon monoxide poisoning.

Should you suspect you may have this type of flue you can find more information on the HSE website

<http://www.hse.gov.uk/gas/domestic/alert021008.htm>



# Remember your EPC's

As most of you are aware all landlords are required to provide energy performance certificates for every property that becomes empty after 1 October 2008.

These certificates last 10 years and your prospective new tenants now have a right to request a copy of the report.

The information on the certificate will give your customers a better insight into the cost of running the home.

Tenants of landlords who fail to produce an EPC before the time of signing the agreement

can complain to Consumer Direct on 0845 4040506. They will refer the complaint to Trading Standards at the relevant local authority for investigation.

Trading Standards can then issue the landlord with a Notice, giving them 7 days to produce an EPC or risk a £200 fine.

Home Survey Reports are still offering accreditation scheme members EPC's at a discounted rate of £50 + VAT

Don't forget that your tenant may be eligible for free loft and cavity wall insulation!

To find out more, call Bury's Energy Show House on 0161 253 6367 or contact your accreditation co-ordinator for a landlord referral form.

## Contact:

Tel: 0161 764 8780

Email: [enquiries@homesurveyreports.co.uk](mailto:enquiries@homesurveyreports.co.uk)

Web: [www.homesurveyreports.co.uk](http://www.homesurveyreports.co.uk)

Puma House, Lower Woodhill Road,  
Bury, BL8 1AA



## What is it?

Pinpoint is a choice based lettings service which provides access to social housing across the whole of Greater Manchester. It operates in addition to local CBL schemes and enables customers across Greater Manchester to express interest in properties from other boroughs.

It is a partnership between 10 local authorities and 13 registered social landlords

## What does this mean for you?

- We can advertise your private rented properties right across Greater Manchester
- Free for the first 12 months
- Increases exposure to your vacant properties.
- Increases the chances of your vacant property being let and more quickly
- The customer will contact you directly.
- As landlord, you or your property will need to be accredited with Bury

Landlord Accreditation Scheme.

- We will provide a free administration service to advertise your properties on our website.
- We simply ask you let us know when your property is let and whether it was through Pinpoint.
- We can advertise NOW

For more information contact your accreditation co-ordinator on 0161 723 6448 or email [babette.howard@greatplaces.org.uk](mailto:babette.howard@greatplaces.org.uk)

## Our Partners

- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport



- Trafford
- Wigan
- Adactus
- Arcon
- Beth
- Johnson
- Contour
- Equity
- Great Places
- Harvest
- Irwell Valley
- Johnnie Johnson
- Regenda
- Places for People
- St Vincents
- William Sutton



# Recommendations recommendations...

In every edition of accreditation news we try to keep you up to date with everything in the world of housing policy, regulations, and how all this affects you as private landlords.

In the last year two separate studies have been carried out to look at the private rented sector in England and Wales, one by the Law Commission and the other by the University of York.

Both studies have made recommendations about how private landlords could be regulated more effectively in the future but they have also recognised the importance of having a healthy, economically private rented sector, especially during the current economic downturn.

The Law Commission report "Housing: Encouraging Responsible Lettings" followed wide consultation with landlords and tenants and recommends a programme of staged reforms designed to promote self-regulation and enhance voluntary initiatives already in place. The proposals include:

- Creating a housing standards

monitor (for each of England and Wales) for the private rented sector.

- Establishing an associated stakeholder board to which representatives of all sides of the private residential rented property sector are appointed.
- Developing a single code of housing management practice for landlords.
- Making landlord accreditation schemes available in every local authority area.
- Launching a pilot programme for home condition certificates.

The more recent Rugg Review (York University) "The Private Rented Sector – its contribution & potential" is an independent review which recommends a new drive to improve the quality of the sector through:

- Introducing a light touch licensing system for landlords and mandatory regulation for letting agencies, to increase protection for both vulnerable tenants and good landlords.
- Introducing a new independent

complaints and redress procedure for consumers, to help end long drawn out disputes.

- Tax changes to encourage good landlords to grow, including changes to stamp duty to encourage them to buy more properties.
- Looking at ways for the PRS to be more accommodating towards households on lower incomes, including considering more support for landlords prepared to house more vulnerable people.
- Local authorities taking steps to better understand the sector and support good landlords whilst tackling poorly performing landlords and promoting tenants' rights.

It's too early yet to say whether or not any of these recommendations will happen, but you can be sure that we'll keep you informed of any likely changes which may affect you in future editions of Accreditation News.

If you want to find out more about either report log onto [www.landlords.org.uk](http://www.landlords.org.uk) or [www.rla.org.uk](http://www.rla.org.uk)

**BRS**  
**ELECTRICAL**

Security House,  
69 Sunnybank Road,  
Sunnybank, Bury BL9 8ES  
Tel: 0161 796 1663

Is your fuse board outdated or overloaded? Did you know that electrical systems degrade over time. Update now with a new consumer unit, creating a safer system with RCD protection.

All works undertaken, from minor works

(additional sockets etc), wiring new extensions, lofts and conservatories, to full house re-wires.

Full periodic inspection and testing service available, ensure the safety of your electrical installation. Landlords should be aware that

this testing is recommended every 5 years, or on change of occupancy.

Preferential rates available to accredited landlords.



## Would you like to contribute?

*Is there something you think all BLAS members should know about? Have you got anything to share with other readers? If you have any suggestions for future editions of Accreditation News or would like to contribute contact Babette Howard - details are on the back page.*



# Dates for your diary

## Bury Landlord Forum *beating the credit crunch* Thursday 5 February 2009

Refreshments will be provided

The forum is open to all landlords owning or managing properties in the Borough and is an excellent opportunity to network, gather information and discuss issues affecting the private rented sector.

Further details, including time and venue for this event will be sent to you nearer the time.

In the meanwhile, we wish all our readers a happy, healthy and prosperous 2009!

*For more information contact Babette Howard on 0161 723 6448 or email [babette.howard@greatplaces.org.uk](mailto:babette.howard@greatplaces.org.uk)*

## *Evening event – Thursday 22 January 2009*

*Bury Landlord Accreditation Scheme is pleased to announce the following joint event in conjunction with Rochdale MBC and Oldham MBC*

*Paul Shamplina, Landlord Action – Dealing with problem tenants*

*Refreshments will be provided*

Further details, including time and venue for this event will be sent to you nearer the time.

*For more information contact Babette Howard on 0161 723 6448 or email [babette.howard@greatplaces.org.uk](mailto:babette.howard@greatplaces.org.uk)*

### Get in touch:

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

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