

The London Landlord

Welcome to the 6th Edition of the London Landlord

More Regulation on the Way?

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I hope you all had a good summer and the British weather didn't disrupt your holiday plans too much. Following a cloudy summer weather-wise, a potential cloud may be forming over the private rented sector as calls are made for more regulation.

Much of the regulation of the private rented sector has been bought in to control the minority of landlords who are bad, negligent or incompetent, but as you all know the regulation affects both the good and the bad. It was hoped by many that there would be a respite from significant new regulation of the sector whilst the recent changes are implemented. But, over recent months there have been several calls for new powers to deal with cases where landlords have legally evicted tenants to avoid licensing of houses in multiple occupation (HMOs) or where tenants have been evicted after making justifiable complaints about their living conditions.

The Citizens Advice Bureau, the Housing Ombudsman and the Chartered Institute of Environmental Health have all called for a change in the law to tighten up on such evictions. In many other countries restrictions are already placed on landlords who try to evict tenants who've made justifiable complaints. This type of action is currently totally legal, but it is unlikely that public opinion would take a favourable view of such action. And it certainly is not "good press" for the average responsible private landlord, at a time when the sector is already under scrutiny for allegedly exacerbating the house price increases and when some "landlords" (property investors) are leaving properties empty at a time of housing shortage.

What can good landlords do to try to avert more regulation?

Possible ways include joining a Landlords Organisation, which should represent the views of good landlords and attend any local landlords' forum.

Importantly, speaking out against the actions of other landlords, which could be construed as bringing the sector into disrepute will help give landlords a more positive image. Landlords need to show that the majority do not support those actions that can place them in a poor light. Unless bad landlords actions are robustly challenged, one landlord's "legal" action will become the sectors new regulation.

Finally I would like to thank all members who completed the questionnaire recently circulated. The number of respondents was not as high as I would have hoped, but the results were overwhelming positive and we will be reporting on the survey in a future issue. The questionnaire was very important for the London Landlord Accreditation Scheme as a way to show all our partners the effectiveness of the scheme and to help ensure their continuing support.

Cheers
Dave Princep
Chair of the London Landlord Accreditation Scheme

Smoke Free Legislation: PRIVATE DWELLINGS – Common Parts

This document provides further guidance on the application of smoke free legislation to the common parts of Houses in Multiple Occupation (HMOs) and purpose built/converted blocks of flats.

The legislation only applies to the common parts of the building if the common parts are:

- open to the public, or
- used as a place of work by more than one person (even if the persons who work there do so at different times, or only intermittently)

Common parts include common entrance lobbies, stairwells, lifts, corridors, plus any facilities/areas shared by the occupants of more than one household. So, for example, if the property is split into bedsits, the common parts would include any kitchens, bathrooms or living/dining areas that are shared by more than one household.

The smokefree legislation will apply within the common parts of the building if they are 'open to the public', which implies that there is open access to the public through an unlocked door. Therefore a block of flats with an open entrance or unlocked communal entrance door would be considered 'open to the public' and the smokefree legislation would apply. However, any residential property with a locked front door either controlled manually or via a door entry system, would be considered private.

If the common parts of the building are not open to the public, the smoke free legislation will only apply if the common parts are used as a place of work, by more than one person (including voluntary work). The kind of work applicable is work that is regular and frequent such as cleaners, porters, security guards, etc, who are specifically employed to work in the common parts of the residential property. Where there is only one such person employed, then the provision of a second person on a temporary basis to cover a period of sickness absence or holiday might be discounted.

Other employees who use the common parts 'as a place of work' would for example include daily postal or milk deliveries to individual flats. Exemptions to this would be work that is irregular and ad-hoc, for example parcel deliveries, fast food deliveries, supermarket shopping deliveries, house removal firms, estate agents, etc. The regulations also specifically exclude work that is carried out to maintain the structure

or fabric of the dwelling and/or to install, maintain or remove any service provided to the dwelling for the benefit of persons living in it.

Managers of smoke free premises will have legal responsibilities to prevent people from smoking. The new law will require 'No Smoking' signs to be displayed in all smoke free premises. Failure to comply with the new law will be a criminal offence, with penalties and fines imposed as follows:

- £200 fixed penalty notice is imposed on whoever manages or occupies smoke free premises and fails to display 'No Smoking' signs. Or a maximum fine of £1,000 if prosecuted and convicted by a court.
- £2,500 maximum fine may be imposed if prosecuted and convicted by a court, on whoever manages/controls designated smoke free premises, for failing to prevent smoking on such premises.

Local councils will be responsible for enforcing the new law. They will offer information and support to help premises meet their legal obligations under the new law. For further information, visit:

- www.smokefreeengland.co.uk OR
- www.camden.gov.uk/ccm/content/business/business-regulations/going-smoke-free-in-camden.en

London Borough of Islington Landlord Forum

Date: 13 September 2007

Time: 6pm- 8pm

Venue: Islington Town Hall

Private landlords with properties in Islington are invited to attend the event where they will be updated with current landlord issues directly affecting them.

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The London Landlords Day 2007



The London Landlords Day executive committee would like to thank all the landlords who attended last year's event.

The 2007 London Landlords Day will held at

Venue: Olympia

Date: Thursday 6th September 2007

Time: 12.30pm-8pm

The London Local authorities and University Housing services run this free event. It aims to promote good practice and offer free practical advice to London landlords. There are many workshops on the legal obligations for landlords, how to manage tenancies and best practice for letting.

Landlords' Day offers many stalls covering products and services for **landlords** and local authority advice stalls.

We would like to hear from landlords as to what workshops, seminars and specialist advice that they would like to see at this event or any other ideas for improving this annual event.

Please provide your feedback to:

Name: Ellis Turner

Email address: ellis.turner@ilsington.gov.uk

Postal address:

Public Protection 159 Upper Street, Islington, London, N1 1RE

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Islington Climate Change Partnership

Islington Council has invited private landlords in Islington to join the Islington Climate Change Partnership (ICCP), the purpose of which is to reduce carbon dioxide emissions across Islington.



Islington has set a target with central government to reduce its carbon emissions by 55,000 tonnes by 2010. This is equivalent to almost 6,000 return flights from London to Sydney or the annual energy use in 9,000 homes. Already 50 organisations in Islington area have joined including hospitals.

Universities, retail outlets, restaurants and pubs, transport providers, law firms and housing providers.

By joining the ICCP, organisations pledge to reduce their carbon emissions by 15% by 2010 and the Partnership gives them help and support to be able to do this.

By joining the ICCP, organisations will pledge to reduce their carbon emissions to help achieve our carbon reduction target. Advantages of joining the ICCP include:

- help and support to reduce energy use and therefore costs

- help and support to reduce energy use and therefore costs
- collaboration with colleagues from a variety of sectors in the borough
- opportunities to be prepared and 'ahead of the game' as carbon markets and binding targets are introduced nationally and internationally.

They are also offering free energy surveys to organisations that spend less than £50,000 per year on energy bills (those spending more than this are entitled to free support from the Carbon Trust)

For further info, please contact, Laura Hales,
Email: Laura.Hales@islington.gov.uk
Tel: 020 7527 2347

Tower Hamlets Landlords and Agents Forum

Venue: Room RR101, 62 Roman Road, London E2 0PG

Date: Wednesday 26th September 2007

Time: 14:00pm - 16.30pm

Catering will be provided for this event. To book your place, please contact; Jamie Jackson or Noella Ling on **Tel:** 020 7364 3558 **email:** jamie.jackson@towerhamlets.gov.uk or noella.ling@towerhamlets.gov.uk

Local Housing Allowance



Local Housing Allowance (LHA) is the “new name” for housing **benefit** for tenants in privately rented accommodation which will come into effect from 1st April 2008. Several Councils have already implemented and tested the scheme on a trial basis.

The idea is to simplify the rules and to allow tenants more freedom – both financially, and to choose where they live.

LHA is a flat rate allowance based on the size of household and the area in which a person lives. There are no changes to the entitlement rules – this will be based on a person’s income and savings and proof of a valid tenancy. Payment will normally be to the tenant, who will then pay the landlord.

Each local authority will be divided into Broad Rental Market Areas (BRMA). Rent Officers will set individual LHA rates for each BRMA. These will be published by the local authority so that landlords and prospective LHA customers can be clear about the amount of rent that LHA will cover.

Prospective tenants will be able to shop around with their allowance. If they find a property they like with a rent that exceeds their LHA they will need, as they do now, to make up the difference themselves. But if they find somewhere with a rent below their allowance, they will be able to keep the difference up to a maximum £15.00 per week.

For more information please visit <http://www.dwp.gov.uk/housingbenefit/>

Calling all Haringey Landlords

Landlords owning properties across Haringey are invited to attend Haringey Councils Landlords Forum

On: 17th of September 2007

Venue: Council Chamber, Civic Centre, High Road, Wood Green N22 8LE.

Time: 6.30 to 9pm

The Haringey Landlords Forum will look at ways in which Haringey Council and private sector landlords can work more productively together.

Under discussion at the meeting will be the Landlords Direct Scheme, Local Housing Allowance and Houses in Multiple Occupation.

For further info or to confirm attendance, please

Tel: 020 8489 4372 or

Email: jillianmarie.olliver@haringey.gov.uk

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Solicitor Tessa Shepperson answers landlords FAQ. This issue: Can I avoid the Tenancy Deposit Scheme?

Contact Tessa with any Landlord queries that you have. headed 'LLAS FAQ'

Many landlords are unhappy with the new tenants deposit protection schemes regulations under which landlords of assured shorthold tenancies either have to pass the deposit over to the custodial scheme administrators or pay to join an insurance based scheme, and seek advice on whether the scheme can be avoided. The short answer is yes but generally only to the landlords disadvantage. Here are the main options:

1. Taking a deposit which is not in money. This is specifically prohibited by the Housing Act 2004.

2. Letting the property as an assured rather than an assured shorthold tenancy. This will avoid the scheme but is inadvisable as the landlord may never be able to recover possession of the property if the tenant complies with all his obligations and does not wish to leave. The 'notice only' section 21 ground for possession is not available for these tenancies. Remember you may need to sell the property with vacant possession, or the tenant may prove unsatisfactory but not so bad that he can be evicted under the 'bad tenant' grounds.

3. Taking a guarantee. If this is a local authority guarantee under a tenancy deposit guarantee scheme, then this is a good option. You can also take a guarantee from a friend or relative of the tenant, as is often done for student lets. However if the guarantor fails to pay on demand your only option is to bring proceedings for a County Court Judgement which is expensive and takes time. If the guarantor fails to pay the CCJ you will have to take enforcement action, which again costs time and money. If the guarantor has no assets, it may prove impossible to enforce the judgment at all. Guarantees are best used as well as a deposit, not instead of one.

4. Insurance based options. These have been developed by various insurance companies. They generally involve either the tenant being insured, or the landlords insurance covering the type of damage normally covered by deposits. They are worth investigating, but will probably only be available for good tenants who are unlikely to damage the property anyway.

5. Taking two months rent in advance instead of rent and a deposit. This can be done of course, but the money can only be used as rent

not to cover damage. The tenant will be entitled to pay no rent for the last month of the tenancy, leaving no money available for damage.

6. Increasing the rent instead of a deposit. This can also be done, but the higher rent may make your property more difficult to let. Also tenants can refer a rent, which is not a market rent to the Rent Assessment Panel, who have the power to reduce it for the period of the fixed term. If this happens you will be left with a lower rent and no deposit.

Finally, none of the options above will give the tenant the incentive to keep the property in repair, and clean and tidy on departure, that the prospect of losing their deposit will provide.

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Tessa Shepperson is a solicitor and author, and runs the popular Landlord-Law site at www.landlordlaw.co.uk.

Accredited Landlords can claim **20% discount** off their first year's membership of Landlord-Law (not to be combined with any other offer). For further info write "LLAS Discount" in the subject box.



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North London Sub-Region Landlords Forum

Date: 13 December 2007,

Islington will be hosting the first ever N.L.S.R Landlords Forum at the Arsenal Emirates Stadium. This event will be collaboration between the 6 London boroughs, **Barnet, Camden, Enfield, Haringey, Islington and Westminster**, that continue to reap the benefits of partnership working. The event will provide the sub region with the opportunity to promote good practise and developments within the private sector. A stellar cast of presentations is being lined up to provide private landlords with important information, which will influence the private sector.

Further details about the event will be made available closer to the date. If you wish to register your interest, please email Ian Tagg at Islington Council
ian.tagg@islington.gov.uk

North London Tackling Empty Properties

With 68500, north London families in housing need and 8,000 privately owned empty properties across the region there is a continued increase in pressure to make more homes available to rent or buy.

The empty properties, scattered across the six London boroughs of Barnet, Camden, Enfield, Haringey, Islington and Westminster have been lying unused for at least six months - encouraging squatters, vandalism, fly tipping and anti-social behaviour. These boroughs make up the North London Sub-Region (NLSR), a partnership that is helping local people bring privately-owned empty housing back into use for those most in need.

The NLSR has been allocated £3.375m by the Government Office for London to use in the six boroughs. This funds a range of tools from advice and assistance to grant aid and enforcement action.

All boroughs offer repair grants to help owner-occupiers and landlords bring their empty properties back into use. One type of grant is available in return for the property being rented to council nominated tenants (terms vary from borough to borough). The second type is for owners who want to use their property as their primary residence, or for first time buyers wanting to use the empty property as their home. This owner-occupation grant can be up to £25,000 with additional funds available for keyworkers.

The NLSR have also recently appointed an agency to provide an empty property improvement service to help empty property owners carry out necessary repairs. The owners pay a reasonable fee to the agency to have all aspects of the building work carried out for them. Details of this service will be available soon.

It is hoped that with all of this assistance available, empty property owners will be encouraged to bring their properties back into use. However, if this is not the case, the NSLR is supporting the boroughs in actively pursuing enforcement action such as compulsory purchase and empty property management orders.

Further information for the six boroughs please visit www.nlep.co.uk or by telephoning freephone 0800 953 6305.



Empty Property Grant Assistance - Getting a foot on the property ladder, from left to right - Sean McLaughlin, Assistant Director Housing - Islington Council; David Ireland, Chief Executive - Empty Homes Agency; Oliver Heath - TV Presenter; Cllr Terry Stacy, Deputy Leader Islington Council; Joyce Amoateng - Empty Homes Officer, Camden Council

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Furnished Lettings – The Wear and Tear Allowance

This is a further article in the series on the taxation of the ownership of residential property, written by David Kibel FCA.

One of the perennial problems, which I meet in practice, is the vexed question as to whether or not the cost of replacing items such as furniture, furnishings, electrical goods etc is tax deductible. And the answer is, that sometimes they are, and sometimes they are not. A summary of the rules is useful.

Where a property is let fully furnished, a Landlord is able to claim in respect of the cost of renewing furniture or furnishings and like items either:

- a Wear and Tear allowance, or
- the actual cost of renewals

The items which are covered by the 10% deduction are listed in HM Revenue & Custom's (HMRC) Extra Statutory Concession B47, as suites, beds, carpets, curtains, linens, crockery or cutlery, as well as the items mentioned above.

The allowance is given on an annual basis, and is generally far more beneficial to use. However, when a complete refurbishment of a property is undertaken, it may obviously be better to use the renewals basis. The Revenue will accept an occasional change from one type of deduction to another, but if you were to claim the costs of a major refurbishment, you would not be able to switch back to the Wear and Tear basis for some time. A careful analysis of the costs and benefits must be made before making a decision as to which to use.

POSTSCRIPT – HMRC WARNING TO LANDLORDS

In the past few weeks, there have been several scare stories in the media relating to the HMRC's attack on Landlords. The Times' headline read "*Thousands of buy-to-let families face tax shock*".

HMRC have issued a statement saying that they are not planning a tax crackdown as implied in media reports but it is "planning to take a concerted approach to *helping Landlords of all descriptions to understand and comply with their tax obligations...*". The history of the Revenue "helping taxpayers" is fraught with danger for the taxpayers concerned, though HMRC do say that they are planning to use "the lightest possible touch"! There have been some suggestions that HMRC may obtain Landlords' details from one or other of the Tenancy

Deposit Protection schemes.

It is a warning to all Landlords that the Revenue will be checking to make sure that all rents are properly declared in Tax Returns, and that valid tax deductions have been claimed. Professional advice is vital in these matters.

For advice to save tax and improve your investment returns email

info@lawrencegrantkibel.co.uk with FREE PROPERTY REPORT in the subject header, or contact David Kibel at Lawrence Grant Kibel Limited (telephone: 020 8416 3322) to discuss your specific situation.



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- Maximising income by matching households to properties
- Free provision of legal documentation associated with letting the property, such as tenancy agreements, notices and sample inventory
- A full, free property survey to ensure it is fully compliant with the Housing Health and Safety Rating System as laid down in the Housing Act 2004.

Further information can be obtained from Croydon Council's housing specialist team on 020 8726 6100 or from www.croydon.gov.uk

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Tel: 020 7974 1970

Energy Performance Certificates for Rental Properties



From October 2008, all landlords in England and Wales will be required to produce an Energy Performance Certificate or EPC before letting their property. The certificate includes an energy efficiency rating, estimate of energy use, and gives recommended measures to improve the property. While landlords will not be obliged to carry out the measures, the EPC must be made available to prospective tenants before the property is let. A copy must also be given to the selected tenant before the tenancy agreement is signed. Each certificate will be valid for 10 years and cost £100 to £150.

The significance for landlords is that, for the first time, prospective tenants will be given an estimate of how much it costs to run a property before they commit to renting it. With rising fuel prices and tenants becoming increasingly savvy, Government hopes it can harness market forces to raise standards. Based on assumptions about occupancy, heating patterns and location, the certificate will list the estimated cost of providing heating, lighting and hot water. It will also show the savings that could be achieved if the property was improved.

With less than 14 months to go, the National Federation of Residential Landlords advises landlords to improve their properties before EPC's are introduced, to achieve a better rating and reduce the energy cost to tenants. For more information visit

http://www.homeinformationpacks.gov.uk/consumer/17_Energy_Performance_Certificate.html

By Meurig Lloyd
National Federation of Residential Landlords
www.nfrl.co.uk or phone 0845 456 9313

Are you finding your tenants through estate agents and paying high fees?

Or, perhaps you're a private landlord... If so;

- Are you credit checking the tenants and providing them with a valid tenancy agreement for signature?
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- Are you able to explain to them what their legal obligations are according to legislation?
- Are you protecting your tenants deposit correctly or are you at risk of being penalised by the courts?

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**CONTRACT
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Advice for landlords when students leave property unoccupied during the holiday period



As students finish their exams or take a break for the summer holidays, many landlords have to cope with their property becoming unoccupied for a number of months until the new term begins.

Even if the students have paid a retainer or the landlord has already found new tenants for next term, it isn't just the lack of rent that can cause problems.

"It is important the property is left looking occupied and it should be checked on a more regular basis by the landlord or letting agent. It may also be a time when the landlord wants to refresh the property by arranging redecoration or perhaps undertake work of a more structural nature. Some even think about putting the property on the market to be sold" says Maryann McGee, Insurance Manager of risk consultants Leaseguard, who offer specialist insurance and services for landlords and tenants in the rental sector.

"All of this may sound as if they are minor points but there are other implications landlords must consider at this time. Firstly you should contact your Buildings and Contents insurer as they may require you to notify them of a continuous period of unoccupancy. Check your policy wording as the period of unoccupancy can vary from 30 or more days to in excess of 90 days before notification to the insurer is required – it just depends on the insurer" says Maryann. "Some insurers impose terms, reduce the cover on the policy, or increase the premium for the period of unoccupancy and some do all three. Insurers may turn down a claim that is otherwise valid if unoccupancy has not been declared".

It is not just unoccupancy that insurers have concerns about. Insurers view any structural work taking place within an unoccupied property as particularly high risk and they must be made aware prior to work commencing. Maryann warns "When an unoccupied property

is having major structural work there's a higher risk of accidental damage and the possibility of the property not being as secure as normal, so insurers will tend to reduce the cover available".

Leaseguard offers the following tips when property is unoccupied or undergoing structural work:

- Notify your Buildings & Contents insurer;
- Ensure you or your letting agent visits the property at least every 14 days;
- Turn the water supply off at the mains and ensure that all water and heating systems inside the property are drained to the fullest extent;
- Ensure any intruder alarms are set properly;
- Keep the property looking as if it is occupied by:
 - cutting the grass regularly and keeping the garden tidy;
 - using time delay switches for lights;
 - cleaning the windows;
 - Check that all tradesmen working on the property have the correct insurance.

Lastly, remember to inform your insurer when structural works have been completed or when the property has been reoccupied or sold.

www.leaseguard.net

For further information, contact:

**Maryann McGee, Insurance Manager,
Leaseguard Ltd**

Tel. no. 0845 345 0315

E-mail: maryann@leaseguard.co.uk

London Borough of Barking and Dagenham Landlords Day

Date: Friday 2 November 2007

Time: 1pm-6pm

Venue: Barking Learning Centre, 2 Town Square,
Barking, IG11 7NB.

Private landlords with properties in LBBDD are invited to attend the event where they will be updated with current landlord issues directly affecting them. For example, HMO, HB, Landlord Law, Leasing etc



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- the house in which the business is carried on is also the individual's only or main residence,
- the normal rent-a-room conditions are met.

Under rent-a-room a taxpayer can be exempt from income tax on profits if the gross receipts they receive (before deduction of expenses) are £4,250 or less. However, it is not possible to claim any of the expenses of letting. 'Gross receipts' includes not only the rents but also payments made to the taxpayer for the provision of other goods or services, such as meals, cleaning laundry etc. The £4,250 limit is halved if any other person (including spouse of the individual) also received income from the same source. If the gross rents exceed the limit, then the taxpayer may choose to be taxed on just the excess or elect for the relief not to apply and use the normal income and expenditure rules for rental income.

The basis period for a rental business must be the tax year itself (that is to 5th April each year), or the actual period of letting if shorter.

What to do if there is a loss

The rent-a-room calculation cannot produce a loss. But where gross rents received less any expenses, would produce a loss, a taxpayer can choose not to claim the relief so that the loss can be claimed instead. This may be beneficial if the taxpayer has a rental income profit from other sources and the loss can therefore be offset against this.

An election to ignore the exemption, or an election for the alternative basis, must be made on or before the anniversary of 31 January following the end of the year of assessment concerned. An election to ignore the exemption applies only for the year in which it is made, but an election for the alternative basis remains in force until it is withdrawn or until a year in which gross rents do not exceed the £4,250 limit. No special forms are required and appropriate entries on a Tax Return will be sufficient.

Rent-a-room applies to people who let a room in a home they rent as well as to people who own their own homes. Therefore, although not relevant for tax, a taxpayer may want to check whether:-

Rent A Room Relief

Rent-a-room relief was introduced in 1992 and applies to income from providing furnished residential accommodation in an individual's own or main residence. Main residence in this context is the property normally occupied as the taxpayer's home for most of the time. In other words, where friends and correspondents would expect to find the individual concerned. 'Residence' also includes a caravan, a houseboat or a single flat within a block.

The relief does not apply to:-

- Companies or partnerships
- Space let as an office, store-room or garage
- Rent of property not also occupied by the taxpayer
- Letting a house while working abroad, as in this case the property would not normally be the taxpayer's main residence if he is out of the country
- Rent paid by a child to its parents

However, it can apply when individuals receive the income jointly (for instance husband and wife, or civil partners), and small bed & breakfast or guest house businesses, provided that:-

- their lease allows them to take a lodger (where they rent their home),
- their lender minds them taking in a lodger (where they have a mortgage on their home)
- their insurance company is content, as their cover may not be adequate if circumstances have changed)

Principal Private Residence Relief

Capital gains tax Principal Private Residence Relief is available where a taxpayer's disposes of his only, or main residence. This exemption is not normally affected where rooms qualifying for rent a room relief are let.

Appropriate specialist advice should be obtained before acting on any information contained within this article. As such no responsibility can be accepted by DSH Chartered Accountants & Business Advisors for any loss occasioned to any person or persons as a result of action taken, or refrained from, in consequence of the contents.

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The London Borough of Southwark Landlord Forum

The London Borough of Southwark is pleased to announce that it will be holding its first landlord forum for a number of years

On: 30th October 2007

Time: 6.00pm to 8.00 pm

Venue: The River Room, Glaziers Hall, London Bridge, 9 Montagu Close, London, SE1 9DD

All landlords and letting/managing agents with properties in the Borough are most welcome to attend.

We have an exciting agenda, which will include. The launching of Southwark's *new grants policy for Accredited Landlords*, which is far more generous and flexible than previously. There will also be an important agenda item about the Local Housing Allowance (LHA), which you may know is being rolled out across the country in April 2008. This is a must know topic for landlords with tenants on housing benefit. In preparation for the changes, we are sure many of you will take advantage of this opportunity to learn about the new housing benefit regime. Finally, *Dave Princep the Chair of LLAS* will be coming along to talk about the benefits of landlord accreditation and how LLAS can link into Southwark's new grants policy.

Do come along for an eventful evening with crucial updates on what is on offer for landlords, including information about Southwark's private sector initiatives. It will also be an opportunity for landlords and estate agents to network amongst each other and other council staff who will be eager to answer all your queries and address all your concerns.

Refreshments will be provided and parking details will be made available.

For further information, please contact Maudline Davies-Landlord Support Officer on

Tel: 0207 525 4219 or

Email: Maudline.Davies@southwark.gov

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Mention you are an LLAS accredited landlord, then quote your LLAS reference number. There is no extra charge for this service.



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This offer is only available for members of the London Landlord Accreditation scheme

Useful links and contacts

Department for Communities & Local Government
<http://www.communities.co.uk>

Direct.gov.uk

Advice for tenants and landlords on various issues including tax and other general housing advice
<http://www.direct.gov.uk/HomeAndCommunity/fs/en>

Residential Landlord

<http://www.residentiallandlord.co.uk/>

National Landlords Association

<http://www.landlords.org.uk/>

Landlord Zone

<http://www.landlordzone.co.uk/>

National Federation of Residential Landlords

(NFRL) <http://www.nfrl.org.uk/homepage.htm>

Accreditation Network UK (ANUK)

<http://www.anuk.org.uk/>

Landlords UK

Links, guides, forums and information
<http://www.landlords-uk.net/>

Landlord Law

Straightforward, fast and affordable legal advice for Landlords and Tenants www.landlordlaw.co.uk

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