

Welcome to the Post Event Edition of the London Landlord 10 year Celebration and Networking Event

2014 marked 10 years of LLAS. A memorable event was held to celebrate this milestone, one that will not be forgotten

Having spent weeks researching on concepts, I decided I will host the event on a ship. I hereby give you the Wellington Ship.

LLAS celebrated its 10 years, making it the longest running and the most successful accreditation scheme in the country. The celebration brought together many that were involved from the beginning and some new faces too. The 150 plus guests involved sponsors, landlords, agents, local authority staff and associated professionals from the private rented sector.

The 10 year Celebration welcomed its guests aboard the ship with welcome drinks. As the guests made their way to be seated, there was an Introduction by Dave Princep and Peter Littlewood.

Peter our MC for the event, sincerely thanked all the sponsors who had contributed towards the celebratory networking event and in particular our **Premier Sponsor Endsleigh** and the support from all our members and stakeholders.

We had speeches and presentations delivered by our keynote speaker David d'Orton Gibson, Rob Hunter and Hashmita Reardon, winners at the March 2014 award ceremony. Our workshops, conducted by Lisa Williamson, with a few helpful hands to assist, were very challenging and thought provoking which led to very lively discussions. Shortly after Dave Princep led the Quiz on Private Rented Sector, which was very much enjoyed by everyone. Congratulations to group that won the quiz.

Following on to light hearted entertainment with a drink reception; we had networking on the quarter and upper deck, with many posing for pictures. Once seated for the hot fork buffet, everyone tucked into a wonderful selection of food. The buzz in the room was absolutely out of this world, everyone was networking over dinner, and there was laughter and more drinking.

As the DJ played the music, the quarterdeck became a lively party as the guests gathered, networked and enjoyed each other's company. The girls took over the dance floor, with some singing, and the drinks kept flowing.

All in all, it was a successful event which lived up to its expectations. Thank you for your contribution to our success!

WORKSHOPS

What is necessary to ensure private rented sector that works for everyone?

- To increase supply of rental properties
- Ease building regulations
- Change of HMO use made more available for building residential properties
- Tax breaks to landlords retirement relief
- Measure to reduce vacant properties especially in new builds
- Less buoyant private rentals on high street
- LHA is out of touch with expectations of landlords
- Each council is increasing their incentives = price wars
- Tenant accreditation
- Landlord licensing scheme
- Landlord should not have to suffer h/b claw back
- More landlord forums for access to offices

Does Landlord Licensing improve Housing Standards? What are the advantages/disadvantages of whole Borough licensing Scheme?

- Gives Local Authority income to enforce
- Blanket license?
- Licensing makes it more difficult to raise money
- Still able to “deal” with bad landlords
- Better concentrate on bad landlord
- Accredited landlords get license
- Legislation already available

Green Deal/ECO – Do Landlords feel there is enough information and support? If not, what would they like to see? OR When/why do landlords drop out of the process?

- Boiler scrap page scheme - £500 why was this dropped? Bring it back
- Green deal too restrictive – wish to use own contractors/suppliers
- Golden rule too restrictive
- Simplicity in schemes whatever they are & more publicity
- What other schemes or deals/grants available
- Government to impose energy suppliers support schemes on them (like the free cavity wall insulation scheme)
- Incentives schemes for landlords
- Accreditation compulsory to have HMO license
- Is there enough information and support? NO
- Initial government attempt have fizzled away, messages not reaching stakeholders. A mass of confusing and dated information!
- Where to turn to advice? Problematic
- Older stock is more complex so need more advice
- Calculation on capital return
- More incentives for tenants & landlords to participate
- Tenant buy in too difficult
- EPC needs to be more about cashable savings
- Where should landlords go for advice – local authorities take a greater role, landlord associations

Immigration checks on Tenants – Do you think it’s a good idea or not? Reasons for and against.

FOR:

- Good control method but the responsibility should be shared
- Helps national security
- Will drive BAD landlords out
- Unlikely to be enforceable
- Supports government policy
- Demonstrates a national crackdown

AGAINST:

- Concerns of increasing burden on private sector
- Punitive for landlords. Government cost saving exercise
- Concerns over what it will actually mean for landlords
- Is this duplication?



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Place Group UK are believed to be London's most well regulated accountable private landlord, being registered with The Housing Ombudsman and The Law Society and members of The Ombudsman Service redress scheme.

We are one of a handful of private landlords in London whose management systems have been certified to conform to both ISO 9001:2008 (Quality) and ISO 14001:2004 (Environmental) and whose student housing has been accredited by Unipol under the Afs Unipol code. Our principal is accredited by the LLAS and NLA, and a member of the Chartered Institute of Housing and The Chartered Institute of Environmental Health.

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For more information please call **Georgie on: 01256 313762** or, send an e-mail to: ll@hcr.co.uk Visit: www.hcr.co.uk

The Residential Landlords' Association is the leading voice for landlords and property investors. Whilst campaigning for all private rented sector landlords, the RLA specifically caters to over 19,000 members; representing in excess of 250,000 properties in England & Wales, a portfolio worth over £40 billion.



RLA members benefit from a wide range of information, advice and money-saving services including property investment finance, landlord insurance, court paper services, deposit protection, tenant referencing, credit checks, training, nationally recognised accreditation and so much more, Landlords and letting agents in need of round the clock support can visit www.rla.org.uk/join to learn more about how membership can help make life easier.

Main Website: www.rla.org.uk **Landlord News:** www.rlanews.co.uk

The London Community Rehabilitation Company (CRC) works with offenders to help them lead responsible and law abiding lives. Our over-riding aim is to reduce reoffending and make London safer. Our staffs supervise around 25,000 offenders at any one time, across 620 square miles of the capital's 32 boroughs and the City of London covering a population of 8.2 million people. We manage the majority of offenders under probation supervision in London and were formerly part of the London Probation Trust. Together with other criminal justice agencies such as the Police, Prisons, Courts and the National Probation Service, we protect the public.

Housing plays a critical role in helping offender's live law abiding lives. The majority of our homeless service users will be housed in supported or private rented accommodation. Landlords who would like to work in partnership with the London CRC should contact **Paul Mellish, Housing development Manager**. (paul.mellish@london.probation.gsi.gov.uk <http://www.londoncrc.org.uk/who-we-are/> or call **0300-048-0097**





The Tenancy Deposit Scheme is the country's longest established provider of deposit protection and offers an award winning service. We have achieved the prestigious UK Government Standard for Customer Service Excellence and were named Tenancy Deposit Service of the Year 2012.

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- We provide a wealth of online resources including a monthly Adjudication Digest, case studies, guidance documents
- Accountable and transparent, we are the only scheme to publish an Annual Report and quarterly and annual dispute statistics.
- Our documents have been awarded the Clear English Standard by the Plain Language Commission for being easy to understand.

T: 0845 226 7837 (Customer Contact Centre) **F: 01442 253193** **W:**

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Visit: www.centralhousinggroup.com



London Rebuilding Society is a social enterprise with a 14 year track record in social and technological innovation and access to fair and affordable finance. We invest in the community, enabling healthier independent living and reducing fuel poverty. Our intervention saves public money, improves the environment and influences the corporate sector.

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Visit: <http://www.painsmith.co.uk/> Blog link: <http://blog.painsmith.co.uk/>



The Power Service is an independent, family run company, providing gas and electrical safety inspection and testing services to private landlords, letting and managing agents, housing associations and local authorities. The ethos of our company and the people who work within it is to always treat our customers with the respect and fairness that we would expect to receive ourselves.

We are always happy to discuss any requirements which you might have and look for the most advantageous and economical solution.

Visit: thepowerservice.co.uk



The University of London Housing Services offers a registration scheme for Landlords who wish to advertise rooms or properties directly to students from over 25 Colleges and Universities from across London. We understand the benefits of accreditation. That's why LLAS accredited Landlords benefit from higher rankings in the search results on our database. Email housing@london.ac.uk for further details. In addition to the above registration scheme, we can also offer property management and guaranteed rent through our Student Homes team. The University will find tenants and take care of the contracts and deposits. Email headleasing@london.ac.uk for further details.

Visit: www.housing.lon.ac.uk

FEEDBACK

Want to congratulate you on the event I thoroughly enjoyed the presentations and Dave's quiz at the end (15 out of 20 so not a bad effort and shows I have been listening!). The RLA is very proud to have such a positive relationship with LLAS and I am sure that we will continue to work closely together in the future.

Andrew Goodacre - RLA

Many thanks to you all for a lovely event. You all worked very hard to make it such a success. It was a great way to mark an important milestone. The venue and food was top notch and the company the best.

Martin Conneally – Tower Hamlets

Dear Fatima and Jessica, I wanted to write to thank you for a most enjoyable, informative and well organised event. Both George and I met some new contacts and it was useful to hear what is happening in the industry. Thank you again.

Jane Fawls - HCR

I thought the day was a huge success and I found the speakers very interesting and entertaining. The quiz was not only fun and a good ice-breaker, but also educational. Thank you very much for inviting me to take part in your anniversary event – here's to the next 10 years being even more successful!

Lisa Williamson – No Letting Go

Dear Jessica, Sandra and Fatima
Just a little email to say thank you so much for a fabulous LLAS 10 years celebration. It was great fun, good food and excellent company. Thank you all for arranging this.

Gill Dokken - TFP

Hi Fatima, Just wanted to thank you for what was a really enjoyable evening. The venue was great and quite different from the normal hotel facilities. The dining layout and candelabras provided a unique atmosphere and the buffet food was excellent. We know how much work goes into organising this kind of evening and it was a great success. We look forward to the next event.

**Pat and Clive Newland
Accredited Landlords**

Hi Fatima, Thank you for organising the LLAS 10 Year Celebration. It was a memorable event enjoyed by all of us and our guests. We would like to thank you, Jessica, Max and Sandra for all your efforts in making the event a resounding success. All of us look forward to your next event.

Azad Ayub – Azad Ayub LTD



The LLAS Team. Fatima, Max and Sandra



Everyone enjoying their dinner and networking



Guests interacting in the workshop



Fatima with Marcus from Endsleigh, Event's Premier Sponsor



Winners of the Quiz



Marcus and guests enjoying their drinks at the drink reception



Singing & Dancing



Dinner



Team in Workshop



Table setting for Dinner



Drink Reception & Networking



Drink Reception



DJ playing the music



Girls just wana have fun!!



Scenery from the Ship



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Headquartered in London's Hanover Square, Place Group UK is led by Rob Hunter, an experienced hands on property professional with a legendary reputation for fairness and attention to detail, who is a member of both the Chartered Institute of Housing and the Chartered Institute of Environmental Health and a respected residential property solicitor with over 20 years experience specialising in HMO compliance and management.


As part of The Hanover Group, we operate a national multi award winning property investment and development business whose clients benefit from group registration with The Financial Conduct Authority, The Housing Ombudsman, The Ombudsman Service redress scheme, The ASB Charter For Housing and accreditation from UKLAP, NLA and Unipol.

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For general enquiries please visit www.londonlandlords.org.uk or email LLAS@camden.gov.uk alternatively, phone 020 7974 1970

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Endsleigh, the official insurance partner of the London Rental Standard, is proud to be working in partnership with the London Landlords Accreditation Scheme and the Mayor of London to actively try and raise standards in the private rental market.

That's why we're rewarding all accredited members with **FREE home emergency cover*** when you purchase your landlords buildings insurance through us.



LONDON
**RENTAL
STANDARD**
SUPPORTED BY
MAYOR OF LONDON



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- up to 5% discount - just for being accredited with LLAS

Standard features:

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- escape of water and repairs covered up to £5,000

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