

Post Conference & Awards 2019 Edition

Challenges & Opportunities Conference and Award Ceremony

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Welcome to the Post Event edition of the PReSs

After weeks of concentrated preparation, the Challenges & Opportunities Conference and Awards Ceremony got off to a sparkling start with a champagne drinks reception.

As the music began to play, the ambience in the reception room became a lively cocktail party as the guests gathered, networked and enjoyed the camaraderie of what promised to be an informative and highly enjoyable evening.

Once seated for the three course dinner, the guests comprising of sponsors, landlords, letting and managing agents, VIPs, local authority signatories and associated professionals from the private rented sector listened as David Orton, Chairman of LLAS/ATLAS Conference Chair and CEO of Training for Professionals (TFP) opened the proceedings and reviewed the successes and growth of the London Landlord Accreditation Scheme and Accreditation and Training for Landlords and Agents Service, the biggest and most successful scheme in the country.

The membership stands at over 36000 accredited landlords and agents in London and over 8700 outside of London. The membership is growing on a daily basis. The LLAS/ATLAS scheme is celebrating its 15th years. The scheme's membership, continues to grow in part due to the energy of all our partners and the awareness of both landlords and agents that it is essential to keep up to date with the changes occurring in the rules and regulations affecting us all. The scheme is proud that it continues to provide a reliable means for the sector to maintain and improve its awareness through its excellent training programme.

The Chair ended his welcome speech by sincerely thanking all the sponsors who have helped to ensure the success of the ceremony including: **Less Tax For Landlords, Azad Ayub Ltd, Nova Financial, Bumblebee, Bond Housing Group, Legacy Education Alliance, Legal for Landlords, Spotahome, Apex Housing Solutions Ltd, London Property License, Caridon Property Services, Central Housing Group, Customised Financial Solutions, Top Move UK, Alan Boswell Insurance Brokers Ltd.** And many others whose support has ensured the success of the ceremony, and to all, including our members, nominees, partners and media partners.

Jessica Alomankeh (Projects Manager)

SUMMER NETWORKING EVENT Live BBQ hosted by LLAS & PARTNERS

We are hosting our annual Networking & live BBQ event this summer, following the outstanding successes of the previous events.

The Event is on Thursday 11 July 2019

From 12pm to 6pm

At the TAJ HOTEL St. James' Court, 54 Buckingham Gate, London, SW1E 6AF

This annual event is a must for all landlords, letting & managing agents, local authority staff and anyone involved in PRS wanting to keep up to date on the latest legislation and housing related news

Accredited landlords/agents: £65 Regular ticket: £80

Book your tickets @ www.londonlandlords.org.uk

LLAS/ATLAS Challenges & Opportunities –Conference and Award Ceremony Award Winners



Awards

Winners

Best Landlord Service Provider of the year 2019

London Property Licensing

Best Small Landlord of the Year 2019

Thomas Young

Best Portfolio Landlord of the Year 2019

Bond Housing Group

Best Letting Agent of the Year 2019

University of Surrey Lettings (USL)

Best Landlord of the Year for Student Housing 2019

Azad Ayub Ltd

Green Agent of the Year 2019

Central Housing Group

Overall Best Landlord of the Year 2019

PPP Capital

Empowering Tenants Award 2019

Mace Housing Co-operative Ltd

Make a Difference Award 2019

Ethical Lettings

Best Buy to Let Mortgage Provider 2019

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Award Photos



Now Section 21 is en-route to the scrapheap, We need a Section 8 that works



On April 20, 2019, the Government sounded the death knell for the no-fault Section 21 eviction. Amidst the celebrating voices of tenants, local authorities and housing campaigners, the genuine concerns of landlords aren't heard, but we should be used to that by now.

This change has been on the cards for some time and may be implemented as early as October. In the few remaining months between now and then, landlords in England and Wales need to work to ensure that the Section 8 eviction process is effective.

Although the Government have said that the reforms will offer *speedy* redress to landlords who want to get their property back for legitimate reasons, we mustn't sleepwalk into a nightmare. With no-fault no longer a sufficient reason to evict a tenant, if we want to get our properties back, we'll have to demonstrate that we have a 'concrete, evidenced reason already specified in law.' And it's important to realise that unlike Section 21, tenants can challenge a Section 8 eviction notice in court. It's easy to see that proceedings could start to drag on and that solicitors could be more than happy to run up substantial fees while the judiciary deliberates.

The slow nature of the judicial process raises another question. Although Section 21 is currently relatively straightforward, regaining possession can still take a few months. It's likely that there will have to be a transition period where existing Section 21 notices work through the system before the new regime takes over.

Longer term there will be both pros and cons for the industry. Although landlords will protest, Scottish landlords are already living without no-fault evictions. The message from north of the border is that the responsible landlord is coping just fine with the change. What's more, many claim the change is improving standards in the sector with repairs being carried out rather than tenants being exchanged for ones who are more tolerant of issues.

Of course, letting to the right tenant in the first place is more important without the no-fault option. If you take away just one message from the impending change, it's that thorough tenant referencing will be critical.

This story has hit the mainstream headlines and will receive wide public support. There's no doubt that some tenants will enjoy better protection from unscrupulous landlords, but there can also be little doubt that the reforms will deter some people from becoming private landlords in the first place and may drive others to sell up.

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Award Photos





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Fitness for human habitation requirement

Homes (Fitness for Human Habitation) Act 2018.

Amended the Landlord and Tenant Act 1985 with the result that **landlords are required to ensure properties are fit for human habitation when the tenancy is granted and remains so for the duration of the tenancy.**

- In force for new tenancies of 7 years or less created on or after **20 March 2019**. Includes tenancy renewals and fixed-term tenancies that become periodic after 20 March 2019.
- Will apply to pre-existing periodic tenancies on **20 March 2020** (e.g. secure council and assured housing association)

A new implied term in a tenancy agreement

- The requirement for fitness for human habitation is **implied** in all tenancies affected.
- Landlords may not 'contract out' of this requirement.
- The obligation extends to the building and any part where the landlord has an estate or interest (it includes the common parts).
"The government expects standards to improve as tenants will be empowered to take action against their landlord where they fail to adequately maintain their property. This will level the playing field for the vast majority of good landlords who are already maintaining homes fit for human habitation without serious hazards, by ensuring that they are not undercut by landlords who knowingly and persistently flout their responsibilities."

The definition of fitness for human habitation

The property is "so far defective in one or more of those matters (see below) that it is not reasonably suitable for occupation in that condition."

- Repair
- Stability
- Freedom from damp
- Internal arrangement
- Natural lighting
- Ventilation
- Water supply
- Drainage and sanitary conveniences
- Facilities for preparation and cooking of food and for the disposal of waste water
- **Any prescribed hazard: Housing Health and Safety (England) Regulations 2005**

Prescribed hazards under the HHSRS

- Any prescribed hazard means that the 29 Housing, Health and Safety Rating hazards are automatically factors that will be taken into account when judging fitness.
- Covers category 1 and category 2 hazards.
- Court will judge whether the dwelling is "not reasonably suitable for occupation in that condition".
- No need for a full HHSRS inspection or report by an environmental health officer. Tenant could supply photos/GP report as proof.
- Expert evidence might be needed in more complex cases to identify cause and extent.

Impact?

- Tenants will be able to sue the landlord for breach of the implied term (fitness for human habitation).
- May obtain an injunction to compel the works to be carried out.
- Damages –likely to be assessed on the basis of putting the tenant back in the position they would have been in had the implied term been performed.
- Possibly a repudiatory breach of contract which would enable tenant to treat tenancy as terminated.
- Responsibility arises once LL is notified of the issue –immediate responsibility arises in relation to common parts of a block of flats or HMO.
- Work should be carried out in a reasonable time (will vary).

Defences and exceptions

- Unfitness caused by the tenant
- Damage by storm/fire/flood –events beyond landlord's control
- Problem caused by tenant's possessions
- Landlord unable to get consent for the works, e.g. from freeholder/planning authority. Must be evidence of an attempt.
- Doing the work would put the landlord in breach of any obligation imposed by any enactment, e.g. unfit building is subject to listed building restrictions.

Guidance

MHCLG: **guidance for tenants** <https://www.gov.uk/government/publications/homes-fitness-for-human-habitation-act-2018/guide-for-tenants-homes-fitness-for-human-habitation-act-2018>

Guidance for landlords: <https://www.gov.uk/government/publications/homes-fitness-for-human-habitation-act-2018/guide-for-landlords-homes-fitness-for-human-habitation-act-2018>

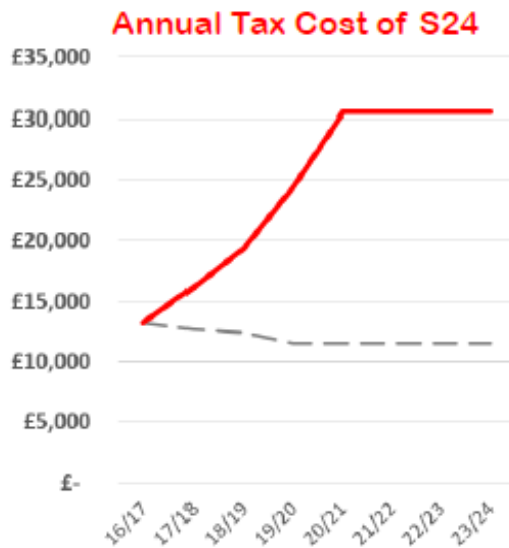




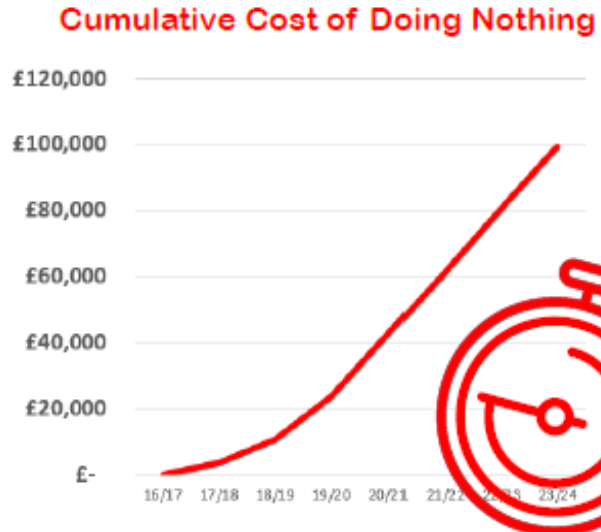
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*If you own rental property in personal names, are a portfolio landlord and are a higher/advanced rate tax payer, then you're almost certainly paying too much tax on your property income. Take our initial assessment to see if we can help you benefit financially from running a recognised property business.


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Summary of Event Feedback

You have such a fantastic team with such level of energy that reflect how much you love your job. I'm so proud of you and feel overwhelmed by the outcome of the award event. On the professional side of things, the lecture was the right message of the day and I started my calculations half way into it. So far I've made three powerful contacts and things seem to be gearing towards the right direction. My daughter who was my guest was very glad to see how resourceful the event was to me. It was my first time at the event and though it was expensive, I will surely continue to attend in the future as the benefits outweigh the cost.

Thanks Jessica and your delightful team
Kenneth- landlord

Thanks Jessica - Another great event, well done to you and the team. Romesh – CHG

Thanks Jessica and to the Judging panel. We were over the moon and had such a lovely evening.
Many thanks. Georgina – Ethical Letting

It was great winning the Empowering Tenants Award. It's a very welcomed boost to our Services and to the efforts of the staff. Hopefully, it will provided the much needed motivation for greater and more future awards. Many thanks, Felix - Mace Housing Co-operative Ltd

Just a quick email to say great night had by all on Friday, Great venue, food, entertainment and always lovely to win the award as well. Steve – Alan Boswell Insurance Group

Just a quick email to say thank you very much for a successful event on Friday. As far as I could understand, it went like clockwork. Gill – TFP

Hi Girls, It was really good to see you last Friday and to be part of the LLAS/ATLAS community. We had a fantastic time and I'll drop you a line later on with the candid feedback you asked for. Tony- LT4L

Hi both, Just wanted to say congratulations on a great event Friday night. We all had a great time and we hope you've had lots of positive feedback. Julie-Anne- LT4L

The event was a brilliant success, loved the new format, particularly the presentations. Shaun was great. But as always I've a couple of suggestions, so will complete the survey whilst still on my mind. Debbie - LBHF

Thank you so much to both you and Jessica for inviting us back. We all thoroughly enjoyed the gig and quite an honour to meet Shaun Williamson, he was a good move inviting him to compere for the evening, hilarious!
Adrian – musician



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Legacy Education Alliance is delighted to sponsor the **Challenges & Opportunities in PRS Conference & Award Ceremony 2019**



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New Task Force to Target Rogue Agents

Following complaints that there was limited enforcement of rogue lettings and property sales agents across the country. A new task force is being setup in Cardiff and Bristol, by UK Trading standards to tackle the problem.

Both property lettings and sales in the private sect will have their own dedicated teams.

The private rental sector is to be monitored by a new team operated by Bristol City Council which includes enforcing the tenant fees ban, while the National Trading Standards Estate Agency Team in Cardiff is to continue overseeing the property sales portion of the industry.

The new Trading Standards combined force has been funded by the Ministry of Communities and Local Government and is to be called the National Trading Standards Estate & Letting Agency Team (NTSELT).

The force will act as the lead enforcement authority for the purposes of the Estate Agents Act 1979 and the Tenant Fees Act 2019, and also approve and oversee the industry's redress schemes, ombudsman services and dispute resolution bodies as well as issuing guidance.

Housing Minister, Heather Wheeler MP, said: 'We are determined to make the private rented sector a fairer, more accessible market that works for all and I am delighted that local authorities will now be able to access the best advice and information from this new team.'

She continued: 'There is no place for unfair fees – now, with this new enforcement authority, we will be able to stamp them out.'

Cllr Steve Pearce, Bristol City Council cabinet member with responsibility for regulatory services, said: 'We are delighted to be hosting this new function and playing our part in delivering a solution that combines both regulatory functions into a joint team that will provide a single coherent regulatory voice and help secure regulatory compliance for consumers

Source: <https://www.landlordknowledge.co.uk/new-task-force-to-target-rogue-agents/>

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Our website www.londonpropertylicensing.co.uk maps out the property licensing requirements across every London borough. We can handle license applications and provide expert advice on compliance. Landlords can also sign up to our free **newsletter** (www.londonpropertylicensing.co.uk/newsletter) for regular updates. For further information contact: info@londonpropertylicensing.co.uk



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A NETWORKING EVENT WITH A DIFFERENCE

The LLAS & ATLAS invites you to Annual Summer Networking & BBQ event this July in London

Thursday 11^{July} 2019 from 12pm - 6pm

Regula ticket **£80**/ Accredited landlords/Agents **£65**

Get your tickets at www.londonlandlords.org.uk

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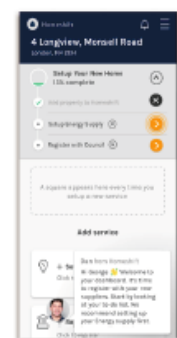
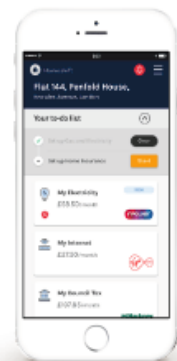
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A NETWORKING EVENT WITH A DIFFERENCE

Thursday 11th July 2019 from 12pm - 6pm

The LLAS & ATLAS invites you to Annual Summer Networking & BBQ event this July in London.

Set in the heart of Westminster, near Whitehall, Big Ben and House of Parliament, St. James Courtyard is one of the Capital's most idyllic spaces, set around a historic cherub-ordained Victorian Fountain and ideal for **LLAS/ATLAS** networking & BBQ event.

This annual event is a must for all landlords, letting & managing agents, local authority staff and anyone involved in PRS wanting to keep up to date on the latest legislation and housing related news

- Presentations will be on everything that is topical in the private rented sector (PRS)
- Enjoy the popular PRS Quiz
- Enjoy the BBQ and drinks
- Meet with fellow professionals across the Housing Sector
- Have opportunity to network with sponsors of the event
- Meet and chat with the speakers
- Network and share good practice
- Relax and enjoy the company of other like-minded professional property investors in the splendour of the fabulous surroundings of the Taj Hotel
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Tickets Price

Accredited landlords/agents: **£65.00** - Regular ticket: **£80.00**

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Speakers Profiles



Shaun Williamson

Shaun is a versatile and accomplished stand-up comedian, singer, television and stage/ screen actor, presenter, entertainer, cabaret performer and after dinner speaker

Shaun is best known for his role as Barry Evans in EastEnders, (a BBC1 soap) appearing in over 700 episodes. He is also known for playing a satirical version of himself in the BBC/HBO sitcom Extras. After spending 10 years in EastEnders, he decided to leave and took another career path in which he played Mr. Perks in the hit stage adaptation of The Railway Children at London's King's Cross theater, then later the same year played Baron Bomburst & Lord Scrumptious in the Chitty Chitty Bang Bang musical at the London Palladium, and as Captain Hook in Peter Pan at The Hawth, Crawley. As well as host the event, Shaun also perform a short comedy act on the night.



Richard Bowser

Founder & Editor of - 'Property Investor News'

As well as being the editor of - 'Property Investor News' - the UK's leading property investment magazine which he founded in early 2002, Richard has been a hands-on landlord and active property investor for over 25 years. He was also for almost five years, the editor of 'Successful Renting', a magazine he produced for the national landlords group NFRL, which merged with the NLA in 2008. Having lived in London for over 45 years Richard is now based near north Oxford with a residential portfolio in north London and Durham and he is still looking to acquire good quality property assets in both locations - but only at the 'right' price.



Tony Gimple

Tax & Succession Planning Specialist

Tony Gimple has a varied and interesting background with experience gained in Loss Adjusting, the Military, Financial Services, Consulting, Insurance Broking and Law. He has worked for leading companies including Legal & General, American Express, Towergate, Chancery Law Group and Bowling & Co Solicitors (a Leading Legal 500 firm where he was Estate Planning Director). He has a wide range of cross-sector executive experience as well as being the subject of a Cranfield MBA thesis on entrepreneurship. An active networker with many high-level contacts, Tony is an accomplished public speaker and has written for professional publications and national newspapers, often being asked for comment as a thought leader. A natural leader, organiser and communicator, Tony is known for his creative and original freethinking and his ability to motivate and mobilise people to achieve their goals.



David d'Orton-Gibson

CEO of Training for Professionals LLAS/ ATLAS Conference & Award Ceremony Chair

David has worked for many years in the letting industry and has first-hand experience of most roles involved in lettings. For the last 30 years he has worked full time running training and consultancy for landlords and agents throughout England and Wales. He teaches public courses as well as running In House courses for local authorities, letting agents, landlord associations, housing associations, colleges and other bodies. Widely respected for his technical knowledge and teaching style, David combines an authoritative understanding of the legal framework with practical suggestions on working with people and presents in an engaging style.

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