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- Board Member of Bolton Accredited Residential Landlord Organisation

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## Sean Jennings

### Local Building Contractor

supporting  
**BARLO Housing Limited**  
and  
private sector partnerships

# PRIVATE landlord Update

Spring 2007



## THIS EDITION

Private Landlord Partnership

Celebration Dinner Invitation

Lease Management

Tenancy Deposit Protection Schemes

£2700 Grant

Sponsors and Advertisers

# Private Landlord Partnership

Private landlords have entered into a unique partnership with Bolton Council and Bolton at Home in establishing a new company named 'BARLO Housing Limited'. The new company builds upon the success of Bolton Accredited Residential Landlord Organisation (BARLO) as members you are directly influencing and shaping the future development of BARLO Housing Limited.

To date, 401 landlords have joined the Landlord Accreditation Scheme registering 990 properties they own and manage in the private rented sector. With landlords and their tenants both benefiting from free:

- Property advertising and tenant reference checks
- Energy efficient products and measures
- Newsletters and a dedicated landlord website
- Smoke alarms and fire safety checks
- Property assessments and improvement plans
- Learning events and training workshops

Improving communication, information sharing and collaboration between private landlords and other housing providers, means we are all more likely to be successful in sustaining and protecting our mutual investments.

Landlords from the Accreditation Scheme, local councillors and independent representatives are working closely together in a board and business development group structure, and are committed to developing and delivering initiatives that contribute towards:

- Creating an attractive and safe housing environment
- Preventing crime and reducing fear of crime
- Increasing availability and improving access to quality housing
- Assessing housing applicants and meeting the needs of tenants
- Operating and reviewing the accreditation scheme

If you would like FREE membership of BARLO Housing (Ltd) contact Julianne Scarlett, Project Manager on Tel 01204 335460 or Email julianne.scarlett@boltonathome.org.uk

The appearance of an advertisement is not an endorsement by B.A.R.L.O., Bolton at Home or Bolton Council. If you have any complaints about the above service providers or products we will advise you to whom you must address your complaint.

Private Landlord Project Team, 9 Rushey Fold Lane, Bolton  
BL1 3JW Tel: 01204 335 486 Fax: 01204 335 487  
julianne.scarlett@boltonathome.org.uk

www.barlo.org.uk



# Celebration Dinner Invitation

All Private landlords and managing agents operating in Bolton are invited to join BARLO Housing Limited official launch dinner at:

Last Drop Village Hotel, Bolton,  
Thursday 19 April at 7.00pm

You and your guest can enjoy an excellent 3 course dinner in 4 star surroundings with professional entertainment provided by special guest speaker and comedian

Houghton Weavers frontman and BBC Radio presenter:

**'Norman Prince'**

Preston Magic Circle

Free Prize Draw

Resident DJ

BARLO Members & Guest  
**Only £10 per ticket**

[Non members £30 per ticket]

To book your tickets contact:  
**Lyndsay Howarth-Pash Tel 01204 335486**



## ARE YOU LOOKING FOR SOMEONE TO MANAGE YOUR PROPERTY?

Bolton Council private sector Lease Management Scheme was developed 3 years ago and now manages 44 units. The scheme offers intensive tenancy and property management; working with private landlords; statutory agencies and local communities to provide a high standard of service. We are now looking to expand and you may wish to consider the following benefits the service offers:

- **Guaranteed rent 52 weeks a year - No rent loss if property becomes vacant**
- **Property maintained to good standard - Accredited property status achieved**
- **Tenants found and reference checked - High standard of tenancy management**
- **Dedicated housing management team - Proven track record of excellent performance**

Requirements for properties to be accepted onto the lease management scheme include:

- Landlords must pass 'fit and proper' criteria e.g. no housing related convictions.
- Property must comply with all relevant legislation e.g. Licensing / Housing Health & Safety Rating System / Building Regulations following an inspection.
- Satisfactory gas and electrical safety certificates for the property must be supplied.
- Landlord retains responsibility for maintaining structure of property e.g. drains, electrics, fire alarms, roofs, heating system.
- Guaranteed rents may be below market rents but are profitable when set against all the other benefits of scheme.

If you would like more information please contact Diane Simpson / Louise Jackson on 01204 335776 or complete the enclosed enquiry /application form.

## Tenancy Deposit Protection Schemes

New legislation in the Housing Act 2004 means from 6 April 2007 all deposits taken by landlords for Assured Shorthold Tenancies [AST's] in England and Wales [virtually all new contracts to let a property are AST's] must be protected by a Tenancy Deposit Protection Scheme. [TDS]

Why Tenancy Deposit Protection is being introduced

- To ensure when a tenant pays a deposit and is entitled to get it back, to ensure this will happen
- To enable disputes to be settled quickly and cheaply by an Alternative Dispute Resolution Service [ADR]
- To promote good practice including use of inventories and agreement on condition reports from the start of a tenancy

What does the Housing Act 2004 require

The legislation does not require landlords to take a deposit but were they choose to do so it must be safeguarded by a statutory scheme. When joining a Tenancy Deposit Protection Scheme [TDS] the landlord must provide the TDS and the tenant with 'prescribed information' There will be two insurance based schemes and a single custodial scheme both supported by an Alternative Dispute Resolution Service [ADR].

Insurance Based Scheme

Landlord or agent retains the deposit but pays a fee to join The Dispute Service Ltd or Tenancy Deposit Solution Ltd for insurance to cover any misappropriation of deposit. At the end of the tenancy when the landlord and tenant have agreed on how the deposit should be divided it should be paid back within 10 days. If any part of the deposit is disputed that part of the deposit disputed must be passed to the ADR service who will release on decision of the ADR [or courts].

Custodial Scheme

Landlord pays the full deposit into the scheme operated by Computershare Investor Services Plc which is held in a central pot, the interest generated pays for running the scheme. At the end of the tenancy if no dispute the deposit with a nominal rate of interest will be paid back to the tenant within 10 days of agreement being reached. In the case of dispute the ADR [or courts] will continue holding all the deposit until decision reached then pay with interest.

Penalties for not using TDS after 6 April 2007

Landlords will not be able to regain possession of the property using the usual 'notice only grounds' if the deposit has not been protected and the 'prescribed information' passed on to the tenant within 14 days of the landlord receiving it. The tenant can apply for a court order requiring the landlord to pay three times the amount of the deposit to the tenant.

Additional Information Available

Information packs for landlords and tenants, posters, leaflets, are being produced and a media advertising campaign will commence February to May 2007 meanwhile you can visit [www.communities.gov.uk](http://www.communities.gov.uk) or contact **Julianne Scarlett** on Tel 01204 335460 for more information.

## £2700 Grant makes a huge difference to Alex

Private tenant Alex Taylor aged 56 recently qualified for a full Warm Front grant. The property he rents from landlord Michael Clarke has now been fitted with a full central heating system including an energy efficient condensing boiler x 5 radiators with cavity wall and loft insulation installed too.



Alex the tenant said "It is brilliant and already making a huge difference as I am more confident using the new heating system.. I have more control over each room's temperature with thermostat valves on each radiator, which includes the bathroom where there was no heating at all before"

Michael the landlord said "I am really pleased for Alex who is now even happier with the tenancy, it has further improved the property and makes it even more affordable and attractive to tenants.

**A package of heating and insulation measures up to the value of £2700 is available to private tenants in receipt of qualifying benefits. Contact Jim Leyland on Tel 01204 335461 for more information.**

