

North Derbyshire landlords Forum

The annual meeting of the North Derbyshire Landlords Forum was held on the evening of 4th May 2004 at the Agricultural Centre, Bakewell.

The event was well attended by landlords from all districts. Presentations were given on the Local Housing Allowance (LHA), Claim review procedures (Interventions), Overpayments and Appeals with a question and answer session after each.

A general discussion then took place and the following topics were raised:-

Periodic tenancies, paying HB to tenants, high risks tenants and information that can be given to landlords, landlord newsletter, pathfinders local Authorities for LHA, experion – credit rating checks, landlord accreditation scheme and Anti-social Behaviour Orders .

Right and Responsibilities A Quick Guide...

Tenant Rights and Responsibilities

1) Council Tax

Tenants are normally responsible for paying Council Tax. To avoid confusion, the tenancy agreement should set out who is responsible for paying Council Tax.

2) Water, sewerage and other bills

The tenant will normally be responsible for sewerage charges if accommodation is self contained and payment of any other charges e.g gas, electricity, telephone should be agreed with the tenant and stated in the agreement.

3) Take proper care of the property

The tenant has the duty to take proper care of the property and use it in a responsible way, pay rent as agreed and comply with the terms in the tenancy agreement, unless the terms contravene their rights in law.

4) Quiet Enjoyment

The tenant has the legal right to live in the property as their home and their permission must be gained before you enter the premises. You cannot evict the tenant without a possession order from the court.

IT'S YOUR MONEY

THEY'RE STEALING!

Do you know someone who is claiming benefit to which they are not entitled?

**If so, please call our
confidential Fraud
Hotlines**

on

**Chesterfield BC
0800 383220**

**High Peak BC 01298 28433
Derbyshire Dales DC
01629 761330**

YOU DO NOT HAVE TO GIVE
YOUR NAME OR ADDRESS

STOP BENEFIT FRAUD

Local Housing Allowance

What is Local Housing Allowance?

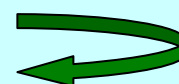
Local Housing Allowance is the new way of working out Housing Benefit. It is for people on a low income who rent from Private Landlords. It will be based on the number of rooms people are allowed, not how much the rent is. The number of rooms allowed depends on who lives with the tenant.

The local Housing Allowance will be rolled out nationally by 2008.

Which Landlords are affected by the LHA?

LHA affects any landlord who enters into a deregulated private tenancy agreement with a person awarded Housing Benefit.

Please Turn
Over...



Gas Safety

Why does it matter?

- Around thirty people die from carbon monoxide poisoning each year. This results from gas appliances not working properly, and/or poor ventilation. (Appliances includes all cookers, water heaters, gas fires etc which use gas).

How can I avoid the risk?

- Stop using a gas appliance if you see any sign that it is not working properly. Such signs include yellow or orange flames, sooty stains and pilot lights often going out.
- Never block the ventilation of the room, the appliance itself, or the appliance's flues. (Flues remove the used gas from the building.)

What is the law for everyone?

- People can only work on gas appliances and related equipment in let premises if they are registered with the Council for Registered Gas Installers (C.O.R.G.I)
- You must not use any gas appliance, which you think is unsafe.

What is the law for landlords in particular?

- You must get all your gas appliances checked for safety at least once a year by a C.O.R.G.I registered person (Better still you could have the appliances fully serviced.)
- You must keep a record of each safety check done until at least two years after it. Such records must include the date, any faults found, and the steps taken to deal with such faults. (The C.O.R.G.I registered person can give you a model record form.)
- You must give a copy of the record to your tenants within 28 days of the check.
- You must make sure that any gas appliances and pipework owned by you work safely.
- The government's Health and Safety Executive can prosecute anyone who breaks this law.

Change of Circumstances

You must tell the Council when you become aware that there has been a change in your tenant's circumstances likely to affect their entitlement to Housing Benefit.

You must tell the Council when:

- your tenant leaves the address; or
- your tenant gives notice on their tenancy; or
- there is a change in the number of people living at the address.
- the terms of the tenancy change.

All changes must be reported to us immediately. Please note that it is against the law to make false statements or knowingly fail to declare changes likely to affect benefit entitlement. The Council will take action to prosecute those committing fraud.

Your opinion counts

We believe that landlords are important stakeholders in the service we provide. We are always trying to improve the way we deliver services.

- **We aim to pay Housing Benefit promptly and accurately.**
- **We also aim to work with landlords to make sure there are as few overpayments as possible, and that recovery is fair and reasonable.**

If you have a suggestion about the service we provide and how it can be improved, please let us know using the usual contact telephone numbers. Alternatively email us on : benefits@chesterfield.gov.uk, benefits@highpeak.gov.uk, or benefits@derbyshiredales.gov.uk

