



Landlord's Newsletter

Private Landlord's Forum – Introduction

The Landlord's newsletter is produced to keep landlords up to date with new initiatives, legislation and what's going on within the Council. Furthermore the newsletter reviews the recent Landlords forum and details what topics will be explored in the next forum.

The Newsletter is not only for the Landlords benefit - we want your suggestions and feedback to help us improve our service. Please Contact us on: **01827 719313**

Two Fantastic Speakers

The last Landlords Forum was held on the 9th June 2010, with talks and general discussions on:

- Financial Support and services that are available to Tenants, by Mandy Bygrave from the Warwickshire & Coventry Development agency.
- Energy Performance Certificates – What they are, what is looked at, and which companies supply them, by Rachel Jones from Act on Energy.

The talks were both very informative and any queries that attendees had were resolved in the question and answer session that followed.

Fear Not

Unfortunately the turn-out for this forum was not as high as for previous forums, which was a pity given the excellent standard of the speakers. However we will be having two more fantastic speakers for you at our next Private Landlords Forum which will be held on the **24th November 2010**. Do not miss this opportunity to hear talks on topics relevant to you, discuss ideas, and develop relationships with the Council and other landlords.

June 2010

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Community Banking—What financial resources are available to your tenants?

Did you know that an estimated 6326 households within Warwickshire do not have access to a bank account?

Did you know that it is estimated thousands of people across the county are using Loan Sharks?

Did you know that companies offering loans charge interest rates as high as 2222.46% (APR) this means that a loan of £300 over the space of a year would cost £6667.38

Community Banking — Another Way



Community banking is non-profit banking and consists of a group of organisations that offer money related services. These services include paying bills, budgeting, setting up bank accounts, and providing favourable interest loans. As we all know a good tenant equals a happy landlord – by assisting your tenant to engage in community banking you can contribute to maintaining this healthy relationship.

If you did not attend the last Landlords Forum you can view Mandy Bygrave's power-point presentation by accessing our web site— www.northwarks.gov.uk— and following the links to the Landlords Forum pages.

Mandy and the rest of the team at Warwickshire & Coventry Co-operative development agency can be contacted by calling:

New Way Credit Union – 01827 718851
Maxine Bennett – 07968675862
Mandy Bygrave - 07989982727
Or email: m.shine@cwda.co.uk

Energy Performance Certificates — A legal Requirement

Our homes and work places contribute vastly to the levels of Carbon Dioxide in the atmosphere. Furthermore Domestic fuel bills are continuing to rise and are expected to average £2,400 per year in 2015, double the current average.

The Government over the past few years has introduced Energy Performance Certificates to tell us how efficient our homes and places of work are. Up until April 2008 only homes which were being bought and sold were required to have an Energy Performance Certificate (EPC) which rated the efficiency of the house from A to G. However from October 1st 2008 all buildings which are built, bought, sold or **rented** need to have an EPC.

As a Landlord you have it is a legal requirement to get an Energy Performance Certificate

They will keep your tenant fully informed about how well the house performs in terms of energy consumption. This can be a real benefit to tenants who are on a limited budget and who are looking to make savings on their bills.

To improve your energy performance rating may not cost you, the landlord, any money. Funding is available to install efficiency measures.

Visit the Council pages at www.northwarks.gov.uk and search for the grants pages and/or visit www.actonenergy.org for more information on how you can improve your property's efficiency.



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Also available are a list of frequently asked questions in relation to Energy Performance Certificates and examples of Energy Performance Certificates.

If you have any questions or would like to get an EPC for your home/property Visit the act on energy website: www.actonenergy.org

The Rent Deposit Scheme

Would you be interested in joining a scheme which provides support and a bond guarantee for you potential tenants?

The Rent Deposit Scheme (R.D.S.) is an initiative set up by North Warwickshire Borough Council.

It is designed to assist people on benefits and low incomes to obtain rented accommodation in the private sector.

The scheme is also designed to assist landlords who may be deterred from letting out accommodation to low income tenants because of their inability to pay a deposit in advance.

Why should you be interested?

- Reference checks on all potential tenants
- A central point for all queries and advice
- Advice on Housing Benefit
- Tenancy support for both Landlords and Tenants
- Mediation and working towards resolution of any problems in the tenancy



Want to find out more?

Contact the housing options team on:

Tel: 01827 719313

Write to: North Warwickshire Borough Council,
The Council House,
South Street, Atherstone
CV9 1DE

Email: Housingservices@northwarks.gov.uk

