

Croydon Landlord Forum

Braithwaite Hall (Croydon Central Library) Wednesday 18 October 2023

Booking Essential

Croydon Council invites you to join the autumn landlord and letting agent forum with a chance to meet and hear from important services.

Our last last forum was in March 2023 and was well received. It is an opportunity to meet up again before we are in the heart of winter.

Presentations

The forums will start at 10.30am and 1.30pm with the doors opening 30 minutes before for arrival and registration. The second forum will repeat the first forum. Please see table below.

Spaces are limited.

	Doors open for arrival & registration	Presentation starts	Advice Tables from	Forum ends at
Forum 1	10.00 am	10.30 am	11.45 pm	12.15 pm
Forum 2	1.00 pm	1.30 pm	2.45 pm	3.15 pm

To register your interest for one of the forums please contact the Property Licensing Team at propertylicensing@croydon.gov.uk by **4pm on Tuesday 10th October 2023**.

In your response, indicate your **preferred time** in priority; where 1 = first timeslot choice and 2 = second time-slot of choice.

Location: Braithwaite Hall, Croydon Town Hall, Katharine St, Croydon CR0 1NX. This is part of the Croydon Town Hall building. To get to the Hall please enter the building through the Croydon Main Libra

Timings: Please note the timings so that we operate the forum in a timely manner. Presentations from (final agenda subject to change):

Agenda

- Welcome from Nick Gracie-Langrick - Croydon Council
- National Residential Landlords Association - Karen Gregory
- Houses in Multiple Occupation – Nick Gracie-Langrick
- Displaced people including Homes for Ukraine – Philip Conteh - Croydon Council
- Simon James – Croydon Council
- Capital Letters - Sally Sharif/John Rockley/Barbara Mettle-Olympio

Advice Stalls

Additional Advice stalls will be available.

Minutes from the meeting

Whilst the forums are not going to be recorded a copy of the presenter's slides will be available on the Croydon website soon after [LINK](#)

NRLA

The National Residential Landlords Association (NRLA) www.nrla.org.uk is the UK's largest membership organisation for private residential landlords in England and Wales, supporting and representing over 100,000 members. From landlords renting out a single property to those with larger portfolios, we provide our members with the expertise, support, and resources needed for a rental sector that works for everyone. London Borough of Croydon. Landlord and Property Agent Newsletter.

NRLA membership also connects you with a vast range of resources, expertise, and exclusive member savings and benefits.

Join our vibrant landlord community today and you'll receive free unlimited tenancy agreements, guides, and resources, free tax investigation insurance, free expert landlord help and advice, free licensing support, free property magazine, free local networking, events, and webinars, free 10% TradePoint (B&Q) discount card, 15% off at Carpetright, discounts on mortgage broker fees and tenant referencing, and extensive legislative, regulatory, and compliance updates.

Join now using **discount code 136 for £15 off the annual fee of £85** when signing up to pay by direct debit.

Karen Gregory will be available for advice at the October Forum.

Displaced people/Homes for Ukraine

We continue to require your help and need your assistance in securing both sponsors and properties for which you will receive payment for hosting or renting your property directly to Croydon Council to house our current Ukrainian guests.

Philip Conteh - advice table displacedpeoplesupport@croydon.gov.uk

The Homelessness & Rough Sleeping Strategy

The Council is currently consulting on its homelessness and rough sleeping strategy for 2023-28. This is a statutory requirement and involves a review of homelessness as well as a consultation with stakeholders about housing needs in Croydon. Finally, a strategy will be agreed by the Council which sets out its priorities for the next 5 years.

Although we acknowledge that we are operating in a difficult environment where homelessness is increasing nationally and supply of accommodation is reducing, we believe that more effective liaison with residents and partner agencies can improve our services in Croydon and lead to better outcomes for our residents.

We have produced a survey which will be available on the Council's website and would welcome your feedback you have on this matter". [LINK](#)

Simon James

advice table

simon.james@croydon.gov.uk

London Landlord? Try our free tenant finder service

Our offer to London agents

Capital Letters works with two-thirds of the London boroughs to find tenants for your property across the city.

- Free tenant finder service
- No fees
- Generous cash incentives
- Fast payment
- Free tenant and landlord support

Our tenants

Families living in temporary accommodation or about to be made homeless. The boroughs will make sure families are suitable for your property and can afford the rent.

Our tenant and agent support

Free support to families, agents and landlords is available throughout the tenancy. We deal directly with the boroughs and benefit agencies to make sure the tenancy is set up properly.

How we help tenants and agents

- Set up benefit claims so payments start as quickly as possible
- Help tenants set up utilities
- Apply for direct payments to the landlord or agent.

Please contact us to find out more. Remember, we don't charge fees! Find out more at [LINK](#). [CapitalLetters.org.uk/landlords](https://www.CapitalLetters.org.uk/landlords) or call **020 3906 7460**

Capital Letters will be available for discussion.

Early Warning!

If you are concerned that your tenant has fallen into arrears or is struggling with their rent, please let us know as soon as possible. There are a number of measures we may be able to take to assist with this, so please, with permission, email details of your tenant and their situation to Chevon Jones, chevon.jones@croydon.gov.uk

Chevon Jones **advice table**

Landlord Updates & Reminders

Carbon Monoxide detector requirement widened

The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 came into force on the 1 October 2022, one year in. The regulations have extended the requirement for CO alarms. Further information is available here: [LINK](#).

From the 1st October 2022, all relevant landlords should have:

1. At least one smoke alarm is equipped on each storey of their homes where there is a room used as living accommodation. This has been a legal requirement in the private rented sector since 2015.
2. A carbon monoxide alarm is equipped in any room used as living accommodation which contains a fixed combustion appliance* (excluding gas cookers**).
3. Smoke alarms and carbon monoxide alarms are repaired or replaced once informed and found that they are faulty.

*Fixed combustion appliance

Carbon monoxide alarms must be installed in any room containing any fixed combustion appliance, except gas cookers. This means a fixed apparatus where fuel of any type is burned to generate heat. Typically, these appliances are powered by gas, oil, coal, wood, etc., for example, gas or oil boilers, or log-burning stoves. In the department's view, a non-functioning purely decorative fireplace would not constitute a fixed combustion appliance.

**Gas cookers

Gas cooker refers to any apparatus heated by gas and used for cooking food

Updated web pages

Please have a look at our web pages. We have updated them to provide additional information and help guide both landlords and tenants when dealing with the important issue of **damp, condensation and mould**.

As we approach the colder months of the year, we are expecting levels of reporting of these problems to increase and we all need to be ready to deal with them promptly and in a structured way.

We hope this new guide will support tenants, landlords and property agents to:

- find out what is causing damp and mould
- take action to fix the issue
- prevent mould forming again
- stop mould before it starts

There is a link to the guide on both our landlord and tenant pages so please do direct your tenants to this to read too so you can work together to resolve issues.

The landlords pages can be found here: [Landlords | Croydon Council](#) and the private tenants pages here: [Private tenants | Croydon Council](#)

We have also added tailored information on **Energy Performance Certificates (EPC) and Minimum Energy Efficiency (MEES)** for tenants to help them understand the requirements, check the EPC rating of their home and enable them to report if their home has a below minimum EPG rating or no EPC exists. Information for landlords specifically is already present on the landlord pages.

If you are a landlord who has just joined the forum or a new landlord, we hope these pages will also be helpful to both you and your tenants as your renting journey begins.

Mandatory HMO Licencing. online application process – update

We are pleased to announce that our online HMO licence application system is working well and the system introduction was smooth. All HMO licence applications are now made and processed online. There is a new facility for tenants, landlords and the general public to check if property holds a current licence, which shows basic details of the licence held.

Please do contact us at HMO@croydon.gov.uk if you have any problems making an application or selecting your property address when applying. Whilst reminders will be sent out towards the end of the current licence period, please do make a diary note of the expiry date so you can apply for a renewal in plenty of time.

For further information, please view our Houses in Multiple Occupation web pages: [Houses in multiple occupation \(HMO\) | Croydon Council](#)

London Landlord Accreditation Courses

1208 Croydon landlords are currently accredited through the London Landlord Accreditation scheme. If you are interested in becoming accredited there are some online and face to face training courses available.

Face to Face Course dates:

31st October 23 @ Croydon Council, Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA

For information about booking or the scheme: [LINK](#).

Unsubscribe

If you no longer want to subscribe to the newsletter please email propertylicensing@croydon.gov.uk so we can update our records.

Newsletter

This letter was produced by the Private Sector Housing Team of Croydon Council on the 28th September 2023. Information was correct at the time of going to print.