

London Borough of Barking and Dagenham Landlord and Property Agent Newsletter

October 2023

ENFORCEMENT

Are you a landlord looking to rent out your property? Barking and Dagenham Council can help!

We offer a range of benefits to landlords, including:

- Upfront Incentives – we can offer you an upfront incentive to let your property to us. This means you'll get paid a lump sum of money as soon as your property is let.
- Quick Payment Terms – payments to landlords are typically paid in 5-7 working days. We offer negotiable rent payments to cover at least the first month's rent, as well as upfront deposit payments to provide peace of mind in the unlikely event of damages.
- Flexible Terms on Tenancy Duration – we find many landlords prefer the security of a 24-month tenancy.
- Quick Lettings Times – we have a large pool of tenants waiting to move into your property. This means you're more likely to get your property let quickly, with minimal void periods.
- Access to a Council approved Tenancy Sustainment Team for you and your tenant to utilise for long-term tenancy sustainability.

If you're interested in letting your property to Barking and Dagenham Council, you can liaise with one of our friendly staff today via the below contact details. We'll be happy to discuss your needs and provide you with more information.

Why wait, let your property to Barking and Dagenham Council today and start enjoying the benefits.

Please email the property team via the below contact details, expressing your interest, and outlining any queries, details, or available properties.

Telephone: 0208 227 2739 / 5082

Email:

Helen.burke@lbbd.gov.uk

Angela.nicholson@lbbd.gov.uk

Wayne.samuels@lbbd.gov.uk

LLAS/ATLAS & Partners Virtual Conference and Training Day

London Landlord Accreditation Scheme & Partners will be hosting its **Annual Virtual Conference and Training Day - Bringing you up to date with what the future holds for the PRS. On Thursday 29th February 2024, from 10am to 2:30pm**

The Conference & Training Day aims to bring all involved in the PRS up to date with the law and the Government's plans for the future direction of the private rented sector. We will have talks on the different regulations that landlords, agents, property investors, and everyone that works within the PRS must deal with daily.

Presentations will be from the industry experts on current & future reform of the PRS, including:

- Rentals Reform Bill update
- General Legal update including:
 - Courts and Tribunals
 - Compliance, and robust enforcement
 - Dispute resolution
 - End of arbitrary rent review clauses
 - Introduction of a PRS ombudsman
 - Ban on no DSS & no children adverts.
 - Decent Homes Standard
 - EPCs Update
- Property Licensing update
- HMO Management, Law & Practice, Rent Repayment Orders
- How to save on Property Tax
- Damp & Mould, are you aware of the guidance on damp and Mould?
- Extended Expert Panel Session to answer all your questions, so prepare your questions in advance & email them to LLAS.
- Accredited landlords & agents earn **10 CPD points** for their participation.

How to get your tickets

Accredited Landlords/agents **£45** & "non-Accredited" **£55**

You can pay by credit/debit cards online [Click Here to Book](#)

Local Authorities Staff & NGOs **£30**

Phone LLAS/ATLAS staff on 0207 974 6975/ 0207974 2839 & pay over the phone.

Pay online at <https://www.londonlandlords.org.uk/payment/>

Refuse Collections and Wall of Shame Videos

Please make sure your tenants know how to dispose of their domestic refuse and when their collection day is by clicking here [Check your bin collection days | London Borough of Barking and Dagenham \(lbbd.gov.uk\)](#)

We have an extensive CCTV network across the borough and anyone who dumps rubbish or who doesn't put their refuse in the correct bin risks being fined £400. Videos are posted on the council's website to help identify fly-tippers. Please see www.lbbd.gov.uk/wall-shame to see current videos.

Please tell your tenants the following:

Leave your bins:

- at the front boundary of your property
- bins need to be presented for collection by 6am on the bin collection day

We will not empty your bin if it:

- isn't at the front boundary of your property
- contains waste that should be in a different bin or waste that would damage the collection vehicle
- is too heavy to be lifted safely by the collection vehicle
- contains too much waste - the lid must close

Please make sure your tenants know that if they have large items to dispose of, they must arrange for the council to make a bulky waste collection. A standard bulky waste collection includes 4 items and costs £35. More information is available on the Councils Website: www.lbbd.gov.uk/rubbish-recycling

Residents can also dispose of refuse at the Frizlands Lane Reuse and Recycling Centre, Rainham Road North, RM10 7HX. To use this site, they need to take your current council tax bill or driving licence to show their current address.

Anyone can report flytipping online or by emailing grimecrime@lbbd.gov.uk or calling 020 8724 8898.

London Landlords Accreditation Scheme Training

Many Barking and Dagenham Landlords are becoming accredited through the London Landlords Accreditation Scheme training. If you are interested in becoming accredited, our last face-to-face training course in the borough is happening on **Wednesday 22nd November 2023**. They are all held in Barking Town Hall with lunch provided. The course covers everything you need to know to be a good and knowledgeable landlord, and the accreditation lasts for either 2 or 5 years. If you would like more information, please click here: londonlandlords.org.uk/official-accreditation-courses/

National Residential Landlords Association

The National Residential Landlords Association (NRLA - <https://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. Providing all-round support, the NRLA are here to help you stay compliant, save time and stress, and save money, and help see your rental business thrive.

Are you up to date and confident you're compliant with the latest legislation?

Do you know where you can go for quick, easy, and accessible support?

As you are no doubt aware, the sector has gone through a host of legislative changes in recent years and is set for yet more changes in the months and years to come. To this end, and to support you, the London Borough of Barking and Dagenham Council has negotiated an offer with the National Residential Landlords Association (NRLA) to help ensure you're up to date with the latest legislation and access exclusive Barking and Dagenham Council discounts and benefits for Accredited Landlords.

Join the NRLA and get the Landlord Fundamentals eLearning Course for FREE.

When you join the NRLA (from just £85* per year), you'll receive their Landlord Fundamentals eLearning course free of charge, making you eligible to become a fully accredited member of the NRLA and take advantage of the many benefits this brings.

PLUS, by becoming an NRLA member, you also get access to a FREE confidential advice line, a FREE online hub with unlimited resources, model AST's and guides, and not forgetting exclusive finance and trade discounts including 15% off at Carpetright and 10% off at B&Q. To see full member benefits, follow this link: [NRLA Member Benefits](#)

To take advantage of this offer, simply go to [NRLA Join Us Page](#), complete your details and enter the promotion code LBB623 at checkout**. On doing so you will be automatically enrolled on the Landlord Fundamentals eLearning course.

On completion of the course and assessment, you'll also be eligible for full NRLA Accreditation by simply completing the accreditation registration process, bringing additional benefits to your NRLA membership.

*For landlord membership when you pay by direct debit.

**Cannot be used in conjunction with any other offer. Offer ends 31/03/2025.

Damp and Mould

Damp and mould growth is a regular issue in Barking and Dagenham's private rented properties.

The council would like to see all parties come together to take steps to prevent a death similar to the tragic case of young Awaab Ishaq in his rented home. The coroner said that Awaab died as a result of "severe respiratory conditions caused due to prolonged exposure to mould in his home environment".

In response, the Council is reviewing its procedures in how it best deals with the issue of damp and mould in privately rented homes.

We would like to see:

- Any risks created through damp and mould remediated immediately
- Properties made more resilient to future damp and mould issues
- Landlords, property agents, tenants, and the council working together respectfully and in partnership with collective goals.
- An improved understanding of the cause, management of, and impact of damp and mould housing conditions – including an understanding of how to access funding for bills and energy efficiency measures, guidance on how to prevent and how to fix the problem.

Please read the following guidance for landlords, with lots of helpful information on how to identify mould and reduce the risk of mould developing. There is also information that can be passed onto tenants on how to get energy support in Annex C.

[Understanding and addressing the health risks of damp and mould in the home - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/understanding-and-addressing-the-health-risks-of-damp-and-mould-in-the-home)

Electoral Register

The electoral register lists everyone in the borough who is registered to vote and is updated on a monthly basis. You are not automatically registered to vote even if you pay council tax.

To be able to vote in Barking and Dagenham, you need to meet certain criteria:

- You need to be 18 years of age, (although you can register from 16).
- You need to normally reside at an address in Barking and Dagenham.
- You need to be a British, Irish, Commonwealth or European Union (EU) citizen.



Registering is easy and only takes 5 minutes online www.gov.uk/register-to-vote

As a landlord you have a duty to inform your tenants of this service, especially any new movers.

Your help with forwarding this information to your tenants would be much appreciated. For more information visit the website [The electoral register | London Borough of Barking and Dagenham \(lbbd.gov.uk\)](https://www.lbbd.gov.uk/the-electoral-register) or email electoral.services@lbbd.gov.uk.