

London Borough of Barking and Dagenham Landlord and Property Agent Newsletter

April 2024

The Future of Property Licensing in Barking & Dagenham

The consultation on the future of property licensing in Barking & Dagenham is now in full swing. We have outlined our proposals alongside the supporting evidence in our consultation report. The consultation period ends on 26th April, and we want to hear from you. Read more and respond to our survey here: [Barking and Dagenham Property Licensing Consultation 2024 | One Borough Voice \(lbbd.gov.uk\)](#) or you can sign up to our dedicated landlord public meeting here: [Eventbrite Landlord Session](#).

The National Residential Landlords Association

One of the proposals in the suggested licence schemes is a discount to accredited landlords. Members of the National Residential Landlords Association can take advantage of the many benefits as well as free enrolment on the Landlord Fundamental eLearning course which is a recognised accreditation course. The NRLA offer lots of expertise and can suggest companies to help with things such as property visits and viewings, and links to analytic tools to help with investment decisions. The NRLA also run a landlord forum for Barking & Dagenham landlords who are members of the NRLA, and the next one is scheduled for 4th June 2024.

[NRLA - The Home For Landlords](#)

Face to Face Landlord Accreditation Training

If you would prefer in person training, LBBDD host accreditation training run by the London Landlord Accreditation Scheme in Barking Town Hall. The next session is on 3rd June 2024 and can be booked here: [londonlandlords.org.uk/official-accreditation-courses/](#)

Fire Safety

The London Fire Brigade have produced a Home Fire Safety Checker for tailored advice for your property: [Home Fire Safety Checker \(HFSC\) | London Fire Brigade \(london-fire.gov.uk\)](#). This online tool allows you to carry out a thorough check of your property. You may also be able to book an in-person Home Fire Safety Visit by the local team if you have specific concerns.

Every year the number of fires involving e-Scooters and e-Bikes is increasing. Many tenants will own e-bikes or e-scooters, and they are often used by delivery drivers. Please read this advice from the London Fire Brigade [Charging electric bike and electric scooter lithium batteries | London Fire Brigade \(london-fire.gov.uk\)](https://www.london-fire.gov.uk) and make your tenants aware. Property inspections are essential for many reasons, and a condition of your property licence, but they may also be a requirement of your insurer. Doing a property inspection will allow you to check if your tenant owns an e-bike or scooter.

Updated How to Rent

The 'How to Rent' Guide was updated in October 2023. It must be given by a landlord to a tenant when a new assured shorthold tenancy starts. You do not need to provide this document again if the AST is renewed unless it has been updated. [How to rent - the checklist for renting in England - October 2023 \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk).

Damp and Mould

Please read the Government guidance on responding to reports of damp and mould: [Understanding and addressing the health risks of damp and mould in the home - GOV.UK \(www.gov.uk\)](https://www.gov.uk).

We have produced an information leaflet for Landlords: [Landlords Damp and Mould Leaflet.pdf \(lbbd.gov.uk\)](https://www.lbbd.gov.uk) on how to reduce damp and mould, and a leaflet that landlords can give to tenants: [Tenants Damp and Mould Leaflet.pdf \(lbbd.gov.uk\)](https://www.lbbd.gov.uk).

Feedback

What would you like us to include in the next newsletter? Please let us know if you have any feedback by emailing prpl@lbbd.gov.uk.