Landlords Forum

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Head of Private Sector Housing

Date: 18th September
Welcome

• Warm welcome to our landlords forum

• Forum is an opportunity for you as landlords to raise issues with the Council

• We value your input and feedback

• We want to make this forum a two-way process

• Information sharing
Today’s Agenda

- Introductions
- Council vision for working with Private Landlords/letting agents
- Selective Licensing – Proposals
- Update on Waltham Forest Schemes for Private Landlords
- Housing Benefit update
- Future Agenda items for landlord forum meetings
- Any other business
Why work with private landlords?

- 32% of stock in borough is privately rented
- Over 500 leased units
- Over 600 units under the Rent Deposit Scheme
- More households expressing interest in living in private rented sector
- Lack of social housing supply
- Government Policy
- More choice for clients
Council approach

- Support and work with good and responsible landlords
- Take strong enforcement action against landlords providing poor quality accommodation
- Build effective working relationships with responsible landlords
- Ensure conditions in the private rented sector meet required standards
- Support landlords when things go wrong
Property Accreditation Scheme

• Aims to ensure every property the Council uses meets required standards
• Already inspected over 1000 units
• Almost 900 passed; approx 100 failed
• Protects both landlords and tenants
Working Together

• Landlords have opportunities to work with the Council
• Via leasing
• Rent Deposit Scheme
• Empty properties
• Preventing homelessness
What we ask from landlords

• Prompt response to our requests for information
• Prompt notification of change in circumstances
• Willingness to resolve problems
• Early notifications of any disputes with tenants
• Co-operation
Our offer to landlords

• Provide good standard of accredited properties and we will use them
• We will support and work with you to make letting your property hassle free
• Register your HMOs and we will guide you through the process
• We will work with you to ensure letting your property in Waltham Forest will be as easy as possible
Further information

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