

PROPERTY MANAGEMENT NEWS LETTER APRIL 2008

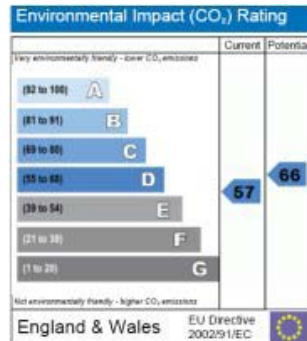
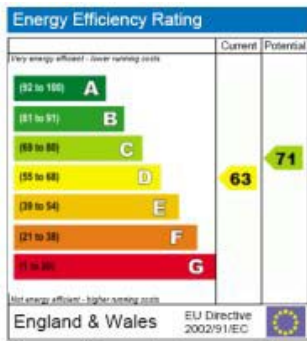
2008 will see some important changes brought in by Government legislation that will change the way that we deal with property management.

We have redrafted our Landlords Guide and would highlight the significant points

EPC October 2008.

Within the Home Information Pack legislation is a clause to require all properties let after October 2008 to have a Energy Efficiency Rating Certificate **before** it can be re-let.

These reports are to comply with European directives and are to be produced in a standard format which will rate each property from A - G. There will be a charge for obtaining these reports according to the size of the property but are likely to cost @£75 plus VAT. It is understood that the EPC will last for 10 years.



After October we will not be able to let a property unless we have an EPC and this could delay the speed at which we can turn around tenancies as it is currently taking about 14 days to get the EPC charts which will then have to be placed on the "To Let" leaflet & advertisements after October.

To avoid such delays we have decided that from April 2008 we will be start arranging for EPC's on all property becoming available to let.

LOCAL HOUSING ALLOWANCE April 2008

The country has been divided up into Broad Rental Market Areas, there are 5 in Mid Beds & most of the houses managed by Lane & Browns will come under the Bedford BRMA. The rent officer service will from time to time set the allowance rates for housing types according to number of bedrooms. As at February 2008 the monthly allowances for the Bedford BRMA are:-

1 Bedroom £450.02; 2 Bedroom £574.99; 3 Bedroom £694.98; 4 Bedroom £1000.00; 5 Bedroom £1199.99

The tenant's family circumstances entitle them to receive Local Housing Allowance according to the size of their family, one bedroom being allocated for every adult couple; any other person aged 16 or over; any 2 children of the same sex under 16; any 2 children regardless of sex under 10; any other child. If the Local Housing Allowance rate is more than the rent, the tenant can keep up to £15 each week of the difference. If the rent is higher than the Local Housing Allowance the tenant must make up the shortfall. The allowance is normally for a period of up to one year and is not reviewed within this period.

The most significant change is that LHA will **only be paid** directly to the tenant and only if the tenant goes into 8 weeks arrears can the LHA be paid directly to the landlord or agents. Also it is not a requirement that the Landlord or Agent be informed by the Council that the tenant is in receipt of LHA .

Lane & Browns have held meetings with Mid Beds Housing & Aragon Housing Association who have offered to provide additional support to circumvent any possible change over difficulties. Our credit reference & rent guarantee company Letxsl are happy to continue with their rent guarantee and we have altered our letting terms so that the tenants pays on the 1st of each month & makes the guarantor liable to pay the rent if the tenant goes into arrears.

We have redrafted our Management Terms & Conditions, a copy of which is available upon request or online at www.lane-browns.co.uk