

## Newcastle Private Rented Service

### Landlord News March 2009

#### North East Regional Landlords Conference 2009

Welcome to the fourth Annual North East Regional Landlords Conference! This event organised in association with North Tyneside and Gateshead Council and the National Landlord Associations, aims to provide information and update on all that is needed to be known about the rental market, new regulations and good practice guidelines. It is an excellent opportunity to learn and also meet and network with other landlords and organisations.



**Please visit our stall and find out about all the services that we can offer you.**

#### Are you a Good Landlord?

Newcastle City Council are promoting its services to landlords who want to show that they are responsible and would like to be recognised as following good practice.

Landlords make sure you have obtained a copy and have signed up to the 'Good Landlord Code of Practice' so you can benefit from our services including our regular Landlord training.

- Sign up to the Good Landlord Code!
- Access all the free services from NPRS
- Take part in our landlord training



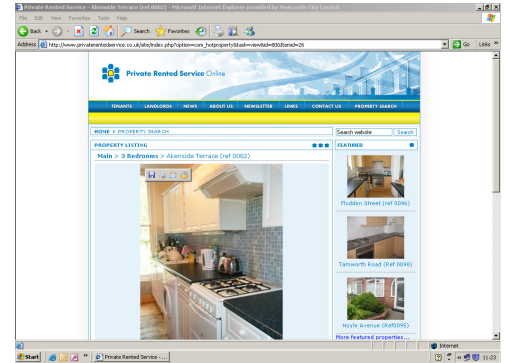


## Property to Let Services on Website [www.privaterentedservice.co.uk](http://www.privaterentedservice.co.uk)

Many of you will already know about and have used the Service's advertising to help find tenants for your properties. We are now able to advertise for FREE any properties within Newcastle on our fantastic website!  
[www.privaterentedservice.co.uk](http://www.privaterentedservice.co.uk)

The new Property Search section on our website was launched in April 2008. It makes it easier for tenants looking for properties online to find good properties to rent. We have advertised over 230 properties since the website was launched and we get about 1800 interest a week for the properties advertised.

We take photos of the properties we advertise. The service is still FREE and we hope that landlords taking advantage of this will see a marked increase in enquiries about their properties. To advertise your properties and to find out more please contact Ian Teasdale or Kobir Ahmed on 0191 273 6103.



Please note that any properties that you wish to advertise with us would require:


- a viewing by a member of the team at the Private Rented Service
- an up-to-date Gas Safety Certificates and
- an Energy Performance Certificate (EPC).



## Launch of our New Maintenance Register

We are pleased to announce that we have now re-vamped and improved our Maintenance Register. The Register is an essential tool for any landlord looking for a contractor to complete building works or to find an Energy Performance Assessor as it contains the contact details of a range of services that are of interest to landlords.

The Maintenance Register is a tool that we have offered landlords for some time but decided that it needed to be updated and improved. We consulted landlords last summer about the Maintenance Register and you told us that you really valued the fact that companies were recommended by other landlords. Following on from your feedback we have introduced a Star Recommendation system to the Maintenance Register which is very simple.

- Any contractor or company can have their details put onto the Register provided that they complete a registration form.
- Companies on the register are awarded one star  for each recommendation received from their customers.

This will encourage companies and contractors to complete work to a high standard so that they can improve their star status on the Register and therefore attract more business. For full information please read the Maintenance Register Code of Conduct.

Please click on the link below to be re-directed to our website and the Maintenance Register.

[http://www.privaterentedservice.co.uk/site/index.php?option=com\\_content&task=view&id=144&Itemid=76](http://www.privaterentedservice.co.uk/site/index.php?option=com_content&task=view&id=144&Itemid=76)

## The Newcastle Private Rented Service is delighted to invite you to attend our Landlord Development Programme

### **A Landlords' Guide to Good Practise and Legislation: Full Day @ £30**

When can I gain access to a property? How can I raise the rent? What can I put in my tenancy agreement? What type of agreement should I use? How can I get my property back? How do I register a deposit?

Meet other landlords and network

*Know your rights, know your responsibilities!*

**Next dates: -**

**1<sup>st</sup> April 09, 9<sup>th</sup> June 09, 7<sup>th</sup> September 09**

### **An Introduction to Lettings and Record Keeping: Half Day\* @£15**

(\*half day is AM - 9 till 1)

Advertising your property, How to vet and choose your tenants, Completing Tenancy Agreements, How to complete an inventory, Managing rent accounts and preventing arrears. Meet other landlords.

*Getting things right from the start!*

**Next dates: -**

**20<sup>th</sup> April 09, 6<sup>th</sup> July 09, 23<sup>rd</sup> September 09**

***Can't make the sessions during the day? Let us know as tea time/ evening sessions can be arranged!***

For more information, or to book your place,  
contact Emma Knowles at Newcastle Private Rented Service  
tel: 0191 273 6103 or email: [emma.knowles@newcastle.gov.uk](mailto:emma.knowles@newcastle.gov.uk)