

PRIVATE TENANT

£35,000 bill for Protected tenant

Paul Coleman wasn't eligible for legal aid, so to exercise what he thought were his basic rights as a Rent Act protected tenant, he represented himself in a case against his landlord's offer of 'suitable' alternative accommodation.

HAVING LIVED IN HIS HOME IN ARTHUR Rd in SW19 for almost 30 years, Paul was not going to roll over at the first efforts of his new landlord to get him out to convert the property into a super luxury home family.

The original house at 93 Arthur Rd contained nine self-contained flats. The landlord managed to evict the non statutory tenants, of the four remaining, one left, one died, one took up alternative accommodation, leaving the last tenant, Paul Coleman, as the sole occupant.

The landlord had already managed to convince Merton Council that the vastly redeveloped property would include five flats alongside the family home, and received planning permission on this basis; a scenario that seems rather unlikely. The original planning application was for 97sq metres extension but actually comes to 482 sq metres which, as Paul Coleman puts it, the landlord seems to have got away with.

Coleman said that despite this, he was not offered one of these flats - which might have proved ideal - but

others that the landlord had been buying up for the purpose of moving tenants on to.

The first flat offered was not far from where Coleman lived but was substantially smaller and in a built up area.

The second flat, although of a similar size and location was known to have a history of serious faults and leaks for a number of years caused by bad management. Coleman quoted the unreasonableness of the managing parties as reason for not accepting the offer.

Having lost the case - the Judge deeming that in fact both offers of accommodation were 'suitable', Coleman has now been forced to accept the original offer of the first smaller flat pending an appeal, as the second flat is no longer available.

The issue of suitable alternative accommodation is one that seems greatly subject to individual interpretation, there are few hard and fast rules on what can be considered 'suitable' alternative

accommodation. Very broadly speaking, it has to be comparable in terms of size and general location to the current accommodation, e.g., a tenant can't be expected to take a much smaller property, although moving from a three bed to a two bed flat for a single person may be considered acceptable. Similarly, if a tenant has enjoyed the use of a garden for 20 years as part of their accommodation, then they could argue that suitable alternative accommodation should include access to a garden.

It is a thorny issue though, and highlights the problem that there are no definitive guidelines on 'suitability', coupled with the fact that most working in the legal field are probably unable to understand the situation for Regulated tenants. This leaves their security at the whim of wealthy landlords with multiple properties.

A further problem that Coleman pointed out is that although he will retain his protected status as a tenant, if the new accommodation

continued on page 6

Conference

Regulated tenancies: where do we go from here?

Camden Federation is hosting a conference at

The Council Chambers, Camden Town Hall, Judd St, C1H 9JE

**11am to 3.30pm
on Saturday 20th Nov**

Speakers and workshops to be confirmed

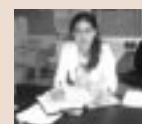
RSVP please book your place early as spaces will be limited

Refreshments will be provided - details and timetable will be provided nearer the date

Inside this issue ►►►

The right of quiet enjoyment	2
Landlord ousted	3
Housing Bill update	4
Camden Safety in Camden	5
News in brief	7

*Tenant
Research
findings*



The right of Quiet Enjoyment

THE RIGHT OF QUIET ENJOYMENT IS A legally binding promise by the landlord to the occupier that they will live undisturbed in their home for the period of the tenancy. A landlord is liable for the breach of the promise in civil and criminal proceedings. The breach of quiet enjoyment is a complex area of law and is often a contentious issue between landlord and tenant.

Where people feel that their quiet enjoyment has been disturbed they should always seek advice. Advisers will need to look at their rights of occupation and the circumstances of the case in order to provide full advice. With the exception of a licence the right of quiet enjoyment is an implied term into every contract. This means that it is an assumed right whether or not it is written into the contract.

There are a number of areas that can disturb the right to quiet enjoyment of a property:

- Noise nuisance
- Serious disrepair
- Building work
- Disconnections of the water, gas or electricity supply
- Acts that prevent the occupier from using part or all the property or the services in the common parts
- Harassment by the landlord or their agent

For example if the landlord interferes with a tenants access to shared toilets or kitchen facilities by locking the doors at certain times then this could be considered a breach of right to quiet enjoyment. Building works that create excessive dirt and dust could also affect the tenant's rights to quiet enjoyment, particularly where the landlord has not taken reasonable steps to prevent disturbance to the tenant.

The breach of quiet enjoyment can involve both civil and criminal remedies. Where an occupier has been illegally evicted it could be a priority to reinstate them back into

their home as soon as possible. Application for an injunction should be made. An injunction is an order of the court that requires someone to do or to stop doing something, e.g. to allow an occupier who has been evicted back into their home or to stop any acts of harassment. Applications for an injunction can be made either in the County Court or Magistrates Court.

Civil remedies

Cases for breach of quiet enjoyment are mainly heard in the County Court, where application and claims can be made for:

- An ex parte order for an interlocutory injunction
- Compensation for damages

The County Court has extensive powers to hear civil cases including ones where the landlord has unlawfully deprived or attempted to deprive the occupier of all or part of their home. In order to take civil action it is necessary to show that there has been a breach of contract or a "wrong doing". It is essential to get advice before starting any legal action to check that there are valid grounds to issue proceedings.

Criminal remedies

Unlawful eviction or harassment is a criminal offence the remedy for which is:

- An application for an ex parte order for an interlocutory injunction in the first instance, that will enable to the occupier to be reinstated into their home or serves to maintain the status quo, i.e. leave things as they are until legal action is sort.
- Compensation for damages. There are several types of claims for damages depending on the circumstances of the case.

Criminal proceedings can be started either by the police, the victim or the council. A defendant can choose to have the case heard in the Magistrates Court or Crown Court. In criminal cases an occupier

or tenant would need to be able to show "criminal intent" in order to get a successful outcome from any proceedings. Again where a tenant feels that they are affected by the breach they should always get advice on their position.

The penalties

A Magistrate Court can award a maximum penalty of six months imprisonment and or a fine not exceeding £5,000. The penalty in Crown Court cases is five years imprisonment and or an unlimited fine.

Case law

R (McGowan) v Brent Justices (2001)

In this case a sitting tenant occupied the first floor of a disused bank, which the landlord bought with the intention of converting it into a pub. Over a period of three years the landlord removed the staircase on two occasions, allowed dust into the flat, placed a noisy banner outside the flat and interrupted the gas supply. The tenant alleged that these acts were harassment and in breach of the Protection from Eviction Act 1977 and had caused her to leave.

The magistrates found that the landlord did carry out the acts complained of and that they did interfere with the tenant's peace and comfort. It was also found that the landlord did know or had reason to believe that his conduct was likely to cause the tenant to give up occupation of the premises.

The landlord applied for judicial review but the application was dismissed. The fundamental finding of the Magistrates was that the cumulative effects of the acts were such that the landlord ought to know or believe that the acts were likely to cause the tenant to leave her accommodation.

Goldie Properties Ltd v Lechouritis EWCA Civ 49, reported in the Legal Action Gazette November 2003. This case related to quiet enjoyment and

the issue of noise and dust. The court found that the landlord had taken reasonable steps in completing building works and that a landlord could not be required to take every possible precaution to prevent disturbance to a tenant.

In situations where major work is being carried out it is likely that there may be some disruption, such as dust or temporary loss of services. A landlord should always ensure that he takes reasonable steps to minimise the disruption and loss of services to a tenant. The best approach for a landlord is to keep the tenant informed of the building works and to give reasonable notice where there may be any loss of services or amenities.

A successful outcome to any court case is on dependant upon evidence. A tenant must be able to prove their case and be able to persuade a judge that the landlord's acts were carried out intentionally to interfere with the tenant's quiet enjoyment causing them to suffer damage or loss.

Camden's Tenancy Relations Service

The Housing Advice Service has a dedicated Tenancy Relations Officer (TRO) to assist occupiers within the borough who have suffered unlawful eviction or harassment. This officer is employed to first mediate between landlords and tenants but if necessary has the power to investigate the allegations and prosecute landlords.

Initially every attempt will be made to negotiate with the landlord to get the occupier who may have been evicted back into their home. In cases where there are threats of eviction the TRO will advise the landlord of the implications of their actions in order to prevent the loss of accommodation. If a tenant feels that their landlord is harassing them then they should contact the TRO and Housing Advice Service for help.

Each case has to be considered on it's own merit – disruption will not automatically be considered a breach ...

Marilyn Bramble-Lithchmore

Camden Housing Adviser

Landlord ousted

FIVE LEASEHOLDERS LIVING IN FULHAM obtained a court judgment against their landlord, Ravinder Sharma, enabling them to acquire the freehold of their building. This is a surprisingly rare example of the compulsory purchase provisions of the Landlord and Tenant Act 1987 being successfully employed by leaseholders.

The only other instance of which CARL is aware involved a block in Littlehampton, where our former Chair, Stella Evans, was able to obtain the freehold of her block – together with her fellow leaseholders – in 2000. Her landlord, Nicolas Higham, had previously been sentenced to five years in prison for the theft of their service charge funds. Despite this record, it took more than a dozen appearances before the leasehold valuation tribunal and the county court before Stella could gain freedom from her criminal landlord.

The court judgment over the block in Fulham came as the culmination of a battle lasting over six years and also involved several prior appearances before the leasehold valuation tribunal, including the determination of unreasonable service charges and the appointment of the leaseholders' own manager.

Once a manager has been appointed for two years, leaseholders may apply to the court to acquire their freehold.

The price of the freehold in these instances is set at its market valuation – without the fictional 'marriage value' mark-up that applies when leaseholders seek to acquire the freehold by compulsory purchase under the 1993 Act.

Judge Cowell, in his summing up in the Fulham case, identified three matters that in his view “amply demonstrate the fact that Mr Sharma is not an appropriate person to be a landlord.” These matters consisted of two unjustified forfeiture actions and the continuing interference by Mr Sharma in the management of the block. One of the forfeiture actions was for the alleged non-payment of ground rent of just £50, and due – if it was due – not to the landlord taking the forfeiture action but to the leaseholders' own manager.

If a judge takes the considered view that Mr Sharma is an unsuitable landlord, why therefore is he still permitted to own other properties as a landlord? Since there are many other landlords who use Mr Sharma's methods, why is there no regulator in existence to disqualify all unsuitable landlords?

Thanks to Nigel Wilkins of CARL for this piece.

You can contact the Campaign for the Abolition of Residential Leasehold at www.carl.org.uk

Camden Housing Advice Service

Free, expert advice for private tenants, leaseholders and people seeking accommodation. You can phone us, come in or email us.

Housing Advice Centre
North team
179 West End Lane,
NW6 2LH
Tel: 7974 8855
hacnorth.housing@camden.gov.uk

Opening hours

Mon, Thurs, Fri: 9.30 – 4pm
Tues: 9.30 – 1pm; 4 – 7pm
Wed: Closed

Housing Advice Centre
South team
Bidborough House
20 Mabledon Place, WC1H 9BF
Tel: 7974 5801
hacsouth.housing@camden.gov.uk

Opening hours

Mon, Tues, Thurs,
Fri: 9.30 – 3pm
Tues: 4 – 6 by appointment
Wed am: Somali speakers only



Camden

HOUSING



Awarded for excellence

Housing Bill update

The Government's housing bill, introduced on the 8th December 2003 is intended to help create a fairer housing market and to protect the most vulnerable in society by raising standards of management in the private rented sector.

The Bill is currently being considered in the House of Lords and several of the newest amendments are yet to be drafted. Therefore it is unlikely that any changes will be in force before at least late 2005.

The most important proposed changes for private tenants in Camden are likely to be

- a new housing fitness standard (with the jaunty title of the "Housing Health and Safety Rating System" or "HHSRS"),
- compulsory Licensing of Houses in Multiple Occupation (HMOs) but only those of 3 storeys and 5 or more occupants,
- allowing selective licensing in problem areas,
- the updating of the overcrowding definition and
- introduction of tenancy deposit provisions.

Further provisions relate to Park Homes, Home Information Packs (relating to home purchases), regulation of social landlords, disabled facility grants for caravan dwellers, grants to companies not registered as social landlords, for compulsory leasing of empty properties, and anti-social behaviour measures for local authorities that would result in extending an Introductory tenancy beyond the current 12 months, refusing a mutual exchange and preventing a tenant completing a right to buy application. In summary the Bill's main provisions for private tenants are:

1. Licensing of landlords

The proposal is that it will be compulsory for private landlords to be licensed, but only for Houses in Multiple Occupation, of 3 or more storeys with 5 or more occupants.

Local authorities will also have a discretion to set up selective schemes in some areas either for types of HMOs excluded from the main scheme, or where there is a serious anti-social behaviour problem and/or low demand for housing.

Landlords, or their agents, will have to apply to the local housing authority for a licence. A fee will be payable. A licence will only be granted if

- the applicant is a fit and proper person, ie the authority has to consider their history of management of tenancies and any problems there have been (including convictions for say illegally evicting a tenant(s))
- the property is reasonably suitable for the number of occupants proposed

There can be conditions imposed on the licence and especially important is the proposal for sanctions. For example if the property should be licensed and there is no licence and no application for one, then NO RENT WILL BE PAYABLE, the landlord will be committing a criminal offence and can be fined up to £20,000. If the licence holder allows more people to occupy than allowed in the licence s/he will be committing an offence and can be fined up to £20,000. For other breaches of a licence, the maximum fine proposed is £5,000.

And of course the licence can be revoked.

If a property which should be

licensed is not licensed, and it is not sorted out in 3 months the local authority must make an "Interim Management Order". For example if the landlord dies, up to 3 months is allowed for a further licence to be applied for, but after that, the authority would have to make an Interim Management Order.

Interim Management Orders ("IMOs") allow the local authority to manage to property, and can last for up to 5 years. They can take their running costs from the rental income, and the balance would still be payable to the landlord.

Special IMOs are proposed where there are health, safety or welfare concerns in relation to a single private rented property.

2. Tenancy deposit schemes

Government gave a commitment in May of this year for a tenancy deposit scheme to be included in the housing bill but as yet no amendment has been laid. So although the commitment has been made, there is no guarantee that this will be included in the current Housing Bill.

Housing campaigners have been asking for a single national tenancy deposit scheme operated by an independent third party (commonly called a custodial scheme). However it seems that the Government's proposals will not be for a national scheme but will allow different bodies to hold deposits.

The Government's current thinking is for any disputes to be settled in the County Court. However tenants' organisations believe that, if there is no national scheme, tenants will be better served if disputes are adjudicated by the Residential Property Services Tribunal.

3. Overcrowding provisions

The proposals for amendments to the now scandalously out of date (Dickensian) statutory overcrowding rules, will now be going out for consultation in October 2004.

4. Housing conditions – Housing Health & Safety Rating System

The Housing Health and Safety Rating System (HHSRS) is intended to replace the current housing fitness standard that is no longer considered sufficient for the task, and to amend the law on enforcement, demolition and clearance of unfit housing.

The “hazards” in a property will be assessed and categorised into

- **category 1** where there is a serious threat to health and safety of occupants and potential occupants and action must be taken by the local authority to make sure that the landlord or owner remedies the problems, and

- **category 2** where there are lesser hazards and the local authority has a discretion on what action to take.

Hopefully there will be amendments to the scheme as currently it is proposed to repeal the current enforcement mechanism in section 190 of the Housing Act 1985, and it is felt that the new scheme as drafted will have a detrimental effect on the local authorities’ powers to secure improvements in poor quality housing.

The problem is that the proposals don’t seem to cover the full range of housing disrepair, where it doesn’t create “hazards”. Examples of things potentially not covered would be where water and/or space heating is defective, but there is enough heat or hot water to avoid a health risk; or defective windows or doors which are not so bad that they pose a health risk. Action could currently be taken to require these problems to be remedied, but could not be taken under the proposed scheme.

Summary

It is regrettable that both the proposed licensing scheme and the tenancy deposit scheme are so limited.

For example, it is proposed that accommodation provided directly by universities will not be included and smaller HMOs will only very exceptionally be covered. Therefore a large group of tenants will not be protected and the it is proposed to repeal section 190 of the Housing Act 1985 which currently provides this group with some protection.

The campaign continues for a single national compulsory deposit scheme, particularly in the light of the poor take-up in the voluntary pilot scheme which landlords could not be persuaded to join. Such a scheme must be compulsory, and must detail the items which landlords can (and cannot) reasonably deduct from deposits.

Thanks to Ginny Haley and Wilma Morris of the Central London Law Centre for this update

Community Safety in Camden



This is the first of a series of articles on community and personal safety that we will be covering in The Camden Private Tenant as sponsored by the Camden Central Partnership.

Despite the often frightening news headlines, crime has actually reduced in Camden over the last few years. However, we cannot be complacent. Just by taking a few simple precautions, you can keep yourself safe and drastically reduce your chances of becoming a victim of crime.

Staying safe when you're out and about

Carry your bag close to you or across your body so it opens on the side facing you. Avoid carrying valuables in outside pockets. If someone grabs your bag, let it go. You are less likely to get hurt and your safety is more important than your property.

If you are walking home after dark,

make sure you have an attack alarm and carry it in your hand. A limited number of free alarms are available by e-mailing the Camden Council's Community Safety Team at communitysafety@camden.gov.uk.

If you think you are being followed, cross the street. If you are followed and still worried, get to a busy place and call the police.

Making sure your home is safe and secure

Make sure you shut and lock all windows and doors when going out, even for a short period of time. Fit spy holes and door chains and use them every time you answer the door. When no one is at home, use a timer switch to turn on lights and a radio to give the impression someone is in. Remember to lock doors and windows at night.

Bogus callers are rare, but will try any trick to get into your home. Follow these five steps to stay safe and sound:

1. Keep the door closed, ask who it is and what they want.
2. Have they got an appointment?
If YES – check any identity they can produce
If NO – do not open the door for any reason
3. If they say they are from a company, ask them for your password (if you have one). They will know this if they are genuine. If they don't know it, don't let them in.
4. Genuine callers will always be prepared to return by appointment at a time that is safe and convenient to you. Perhaps when you have a friend with you.
5. If in doubt, keep them out. Don't let them in. Dial 999 and tell the police.

Remember – no one has the right or need to enter your property unless you want them to. No appointment, no entry!

Camden residents aged over 60 are also entitled to a free home security check and free smoke alarms.

If homes are found to be insufficiently secured, door locks, window locks, spy holes and other equipment including smoke alarms can be fitted for free.

To request a check please contact the Mobile Repair Service on 0845 351 0642 or e-mail services@mobilerepairservice.org.uk

Mobile phones

Keep your mobile phone out of sight and never use it on the street. If your phone is stolen, immobilise it immediately by calling 08701 123 123 or your service provider.

Make sure you have your mobile phone number marked by a crime prevention officer. Make sure you know your IMEI number and keep it in a safe place separate from your phone. You can get your IMEI number by keying *#06# or looking behind your battery.

Vehicle crime

Most vehicle crime in Camden happens when a thief sees something on show in vehicle and breaks in. Don't tempt them – leave nothing in your vehicle. When you park your vehicle take everything out of it, empty the glove compartment and leave it open and empty the boot. If you're away from home and cannot empty your vehicle then remove everything from view.

Park in a well-lit area, close all the windows including the sunroof and lock all the doors. Invest in an immobiliser if your vehicle doesn't

already have one.

If you have a scooter use secure scooter bays wherever possible. Camden is currently investing in secure racking for existing scooter bays in the borough. Lock your scooter to a rack and cover it with a lockable scooter cover.

Reporting crime

Call 999 if a crime is happening now or anyone is in immediate danger. If you require police to attend a non-urgent incident call Camden's control room on 020 7404 1212. Minor, non-urgent crime can be reported on line at www.online.police.uk

Crime Prevention Officers

If you would like to arrange a visit from your local police crime prevention officer, please call:

Holborn	020 8733 6543
Albany Street	020 8733 6291
Kentish Town	020 8733 6070
Hampstead	020 8733 6605
West Hampstead	020 8733 6809

Camden Community Safety Partnership

To find out more about what Camden Community Safety Partnership is doing to reduce crime in Camden, please contact the Community Safety Team on 020 7974 2915, communitysafety@camden.gov.uk or visit www.camdensafe.org

Thanks to Mark Roe, Camden Community Safety Officer, for this article.

hasn't had a rent registered before, then it is liable for exemption from the cap under the Maximum Fair Rent (Rent Act) Order, and this could result in a substantial rent increase.

Coleman felt that the Judge presiding over the appeal was clearly irritated by the unusually large press presence and coverage, which might not have helped his case. The media coverage is uncommon in these cases, having caught the imaginations of The Metro and Evening Standard and even running for a few weeks. This may reflect, as Coleman wryly put it, that there couldn't have been any news for those two weeks. Or, it may be that those having no experience, cannot understand that Protected tenants moved into their homes many years ago when landlord/tenant law was very different, and that these people are not somehow 'lucky' to be in accommodation currently worth millions, in what is now a smart part of town and at what is seen erroneously as a knock down rent.

Paul Coleman is currently seeking advice on a possible appeal against the latest judgement, and having been lambasted with £35,000 costs and pretty much discredited in the most recent Standard article, is surprisingly philosophical about his situation.

STOP PRESS

Paul Coleman has had to abandon an appeal and has taken the alternative accommodation.

Administrator Wanted

Camden Federation of Private Tenants is a members' run voluntary organisation working on issues affecting private tenants; providing information, campaigning and influencing policy at a local and national level to improve private tenants' rights.

Salary c£19,000 pro rata to 17.5hrs pw; 25 days A/L pro rata.

Call on 020 7383 0151 or email: camfpt@lineone.net for an application pack, closing date midday Fri 15th Oct.

We are looking for a can-do administrator to develop and manage office systems.

If you have good typing, basic finance, and reception skills, are familiar with Word/Access/Excel and can develop/manage effective filing systems we would like to hear from you. Understanding of issues affecting private tenants an advantage.

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Leaseholders less rights than shortholders

Leaseholders are just long-term renters and have even less rights than assured shorthold tenants according to Shula Rich of the Leasehold Enfranchisement Association. Leasehold is also a 'fiction' says the LEA's honorary co-ordinator, which perpetuates the fallacy that the land and building can be separated.

At the forefront of LEA's campaign is to get rid of 'marriage value' and to encourage that tenure be made a 'material consideration' in planning decisions.

With more flats being built than houses, leasehold is on the rise, and likely to increase more as higher density housing is built to ease the housing shortages in parts of Britain.

For information and advice on leasehold visit LEA's website at www.leaseadvice.org

What's going on?

First he has his manslaughter sentence overturned on appeal due to 'insufficient evidence', then he wins an appeal against the murdered man's family over a £5m claim and £1m costs, now he says he is going to get his cronies off of their sentences for the killing of his business rival; is Hoogstraten untouchable?

Depressing news for the many tenants who know the sorry tales of his property business (mis-) management which made him the millions he now denies having.

Luxury overkill

It's patently clear that there is a glut of so-called luxury housing in Camden: The Circa in Chalk Farm, The Pulse in Finchley Rd, North Point in Camden Rd and now Visage (pretentious – moi?) in Swiss Cottage. The controversial Swiss Cottage development is now having trouble shifting a large number of its 'luxurious' flats – no big surprise at £540,000-£630,000 a pot for a two bed. One can only marvel at the spending power of buyers of such properties – and then perhaps gloat somewhat as prices inevitably fall.

Buy to let bubble bursts

1 in 10 Landlords put their properties on the market when tenancy agreements came up for renewal from May to July according to the Royal Institute of Chartered Surveyors. This is a substantial increase from last October despite rents rising, whilst potential buyers are holding back to see what happens to house prices before taking the plunge. All of which indicates that property prices may be coming in for even more of a bashing.

Tenant research findings

CFPT has published the final report on our tenant survey – Security of tenure and community engagement - a comparative study.

The findings establish a clear link between the two, and show that the least secure tenures (mainly Assured Shortholds) have a detrimental effect on those tenants' ability or inclination to become involved in their communities.

The same is also true when comparisons are made based on length of tenure, the shortest being, not surprisingly, the least likely to become involved.

The most worrying outcome, however, may be that Assured Shorthold tenants, and particularly those who had been in their homes less than six months, almost uniformly could not name a single local Councillor or often even their MP.

CFPT is using the research to urge the Law Commission to abandon its proposal to get rid of the six-month 'moratorium' on current Assured Shorthold tenancies. For copies of the findings, please contact our Offices on 020 7383 0151, or camfpt@lineone.net



Research Volunteer, Christina Tang, at Kentish Town Library helping to carry out our tenant survey

Did you know?

CFPT has a wide range of information leaflets on all issues relevant to private tenants and private leaseholders.

If you would like any of the following free information leaflets, please contact our offices (details on back pg) and we will send you the information free of charge:

- Assured and Assured Shorthold Tenancies
- Regulated Tenancies
- Repairs – a guide for landlords and tenants
- Unfair tenancy terms – don't get caught out
- Notice that you must leave – a brief guide for landlords and tenants
- Bothered by Noise – There's no need to suffer
- My Landlord Wants Me Out – protection against harassment and illegal eviction
- Right of first refusal – for long leaseholders and other tenants in privately owned flats
- Residential Long leaseholders – A guide to your rights and responsibilities
- Home repair assistance
- A Practical Guide For Protecting & Maintaining Your Home (Age Concern)
- Dealing With Your Debts (Rent)
- DIY Home Energy Check
- Have a warmer, healthier home – grants from the Government's Home Energy Efficiency Scheme

And many more from making a small claim to County Court Fees.

Contact us today for your copies.

Federación de Arrendatarios Privados en Camden (CFPT)

CFPT esta dirigida para y por arrendatarios privados. Trabajamos en todos los aspectos relacionados con inquilinos tanto local como nacionalmente. Tenemos relaciones laborales cercanas con otros grupos como Shelter y hemos trabajado con Departamentos gubernamentales en numerosos temas. Si te interesa contacta con nosotros. Si estás interesado en ver otros temas relacionados, por favor

háznoslo saber. Cartas, preguntas, comentarios y sugerencias son bienvenidas. Puedes hacerte miembro o suscribirte. Te pondremos en nuestra lista de correos y recibirás notificación de reuniones, talleres, eventos, reportajes especiales, así como nuestro boletín informativo por £7,50 al año.

También necesitamos voluntarios para trabajar en el boletín,

contribuyendo a la política de trabajo y consultas, atendiendo ocasionalmente casos legales y representándonos con otras organizaciones y comités.

Por favor contáctenos:
11-17 The Marr,
Camden Street,
London NW1 0HE
Tel: 020 7383 0151
Email: camfpt@lineone.net

Camden Federation of Private Tenants

needs you

CFPT is run for and by private tenants. We work on all aspects of tenant issues, providing information and resources, lobbying Government and campaigning on issues both locally and nationally.

We have close working links with other groups such as Shelter and have worked with Government Departments on a number of issues.

If you are interested in becoming involved, please contact us. If you would like to see other topics covered, please let us know.

We welcome letters, questions, comments and suggestions. You can become a member or a subscriber. This will put you on our mailing list

and you will receive notice of any meetings, workshops, events, special reports, etc., as well as our newsletter for £7.50 per year.

We also need volunteers to work on the newsletter, contributing to policy work and consultations, attending occasional court cases, and representing us with other organisations and committees.

Please contact us at:

11-17 The Marr,
Camden Street, London NW1 0HE

Tel: 020 7383 0151

e-mail: camfpt@lineone.net

This Mark means that we offer a Quality Assured Information Service.

**Community
Legal Service**



Camden Federation of Private Tenants is registered under the Industrial and Provident Societies Act as The Camden Federation for Private Tenants Limited
Registered No: 25086R

Why not become a member of CFPT?

As a member of CFPT you will be kept informed on current housing issues, legislation and campaigns. You will receive our quarterly newsletter to your door, as well as invitations to meetings and notice of relevant consultations. Your membership will also add valuable support to the Fed.

Name _____

Address _____

Tel no. _____

Email _____

1 I enclose £1 for membership plus £6.50 subscription fee*

2 I would like to donate £ _____ **3** Total enclosed _____

Signature _____ Date _____

Please fill in your details and send with payment to:

Camden Federation of Private Tenants
FREEPOST LON12470
London
NW1 2YW

I am an/a: (please tick)

Regulated Tenant

Assured Tenant

Assured Shorthold Tenant

Other

*We can waive the application fee in cases of hardship, please contact the office in complete confidence.