



# PRIVATE TENANT

## Housing Benefit sanctions climb down

**The Department of Works and Pensions has capitulated in the face of overwhelming opposition to its proposals to introduce Housing Benefit sanctions for anti-social behaviour.**

It is not often that Camden Federation of Private Tenants is in broad agreement with the landlord lobby, but many housing and landlord groups were unified in their condemnation of the proposals. It is also not often that CFPT is billed as the Camden Federation of Private Landlords, as listed in an annexe to the DWP's report on the consultation responses to Housing Benefit and Anti-social Behaviour. Our response must have made curious reading for those believing CFPT to be a landlord interest organisation.

However, all of the main points CFPT argued were upheld in the report including the fact that 'There are already a wide range of powers to tackle anti-social behaviour'.

The consultation drew a hefty 487 responses ranging from local authorities to individual members of the public. Overall, 75% were against the proposals, with 90% of charities and public bodies and 67% of landlords opposing. Of those in favour most were tenants and residents, not surprising given that they are at the coalface in terms of being affected by anti-social behaviour.

Although the majority of those responding recognised the terrible problems caused by anti-social

behaviour, it was ultimately thought that the measures forwarded by the DWP were unworkable.

You have to feel almost sorry for the DWP, as all their hard work on this is shot down in flames. Some comments on the ideas mooted in the paper were less than kind – 'ill-conceived' and 'ill-thought out', – whilst CFPT suggested economics were the driving rationale behind the proposals. Why was the DWP given the unenviable task of trying to tackle anti-social behaviour?

In Minister Chris Pond's covering letter to the consultation analysis it is clear that some face-saving for the DWP is going on.

Refusing to admit utter defeat, the letter states that in spite of deciding not to proceed with a sanction, they 'do not rule out other means in the future'. We fear they may have ways of making us talk!

Lastly, in a line strangely reminiscent of those uttered by The League of Gentlemen's creation, Tubs – 'victims and local people were particularly supportive of the measures'. As one is left to wonder whom the 'local people' might be, one is reminded of Tub's philosophy: "If you live in London, you're local to London. If you live in Plymouth, you're local to Plymouth ... Everybody's local to somewhere".

The Housing Benefit Sanctions and Anti-Social Behaviour Analysis of consultation can be downloaded from [www.dwp.gov.uk/consultations/2003](http://www.dwp.gov.uk/consultations/2003)

*More on page 5*

## Short lets hazard

**Short-term lets are eroding London's housing stock according to a new report.**

AS IF THE LAW COMMISSION NEEDED more evidence of the foolhardy-ness of reducing the so-called six-month Assured Shorthold moratorium to just three months, a report by Westminster City Council provides further proof.

The study was commissioned by the council to investigate the amount of its housing stock taken out of the residential pool by landlords exploiting the lucrative market of short lets to tourists and visitors. The findings published in a report reveal what CFPT have been arguing for years – that short-term tenancies damage communities.

In interviewing local residents, the researchers of the Central Cities Institute found that 'noise, late night comings and goings, overcrowding and a lack of care of common areas and rubbish' were seen as common problems directly linked to the short lets.

Westminster says that this is a growing concern with at least 3,000

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# Disrepair – in despair –

## does the protocol solve the problem?

**Many of you unfortunately know the horror of living in bad housing conditions caused by landlords' failure to carry out repairs or taking too long to do them properly.**

Always remember the importance of taking photographs and keeping any damaged property if possible. You're going to need this for evidence of your claim.

However the introduction on the 8th December 2003 of the Protocol for Housing Disrepair should help to speed things up for people who have disrepair problems.

**The aims of the Protocol specifically include the following:**

- promoting speedy and appropriate repairs which are the landlords' responsibility
- helping tenants receive as soon as possible any compensation due to them
- trying to avoid the need for people to go to court
- trying to keep legal costs down

This Protocol has become part of the court rules (Civil Procedure Rules(CPR) and works by encouraging both you and your landlord to take early action.

### Protocol at a glance

- Early notification letter (example at Annex A of the Protocol)
- Letter of claim – more detailed than the early notification letter (Annex B)
- Limitation of claim period
- Landlord's response – to early notice letter and letter of claim

- Experts – how to find one
- single or joint?
- time limits
- urgent cases
- access
- costs

### The steps to take are:-

#### 1. Write an "Early notification letter" to your landlord

**Your letter should contain:**

- A list of the repairs that you think are needed
- Details about the date you first asked the landlord to have the repairs done
- A request that your landlord send you copies of relevant documents which they have (and you should send with your letter, copies of your previous letters and any other documents (such as cards left by surveyors that visited the property and then nothing else happened)
- A request that your landlord jointly appoints an independent expert (eg surveyor or environmental health officer) within 14 days. You are supposed to give them names of two possible experts.

**The problems of course are going to be:**

- how are you going to find an expert and
- how are you going to pay for it?

Therefore at this stage it might be a good idea to seek housing advice from the Camden's Housing Advice Service or your local Law Centre (contact details on page 5).

One big advantage of seeking help at this stage is that the costs of

the expert's report may be covered by legal aid. **If you decide to do it yourself :**

- you can look at the Protocol itself on the Court Service website ([www.courtservice.gov.uk](http://www.courtservice.gov.uk)). The Protocol includes drafts of the letters you will need to send
- you can find details of experts from the Health & Housing Group, the Chartered Institute of Environmental Health, Royal Institute of Chartered Surveyors and the Law Society.

#### 2. The Letter of Claim

This is the more detailed letter which should include the history of the problems, the effect on you and on your belongings, and of how much it has cost you so far. Annex E of the Protocol is a "Special Damages Form".

#### 3. Limitation period

Don't delay. You must start your claim within 6 years of the problems first arising. If your health has suffered, this will usually be restricted to 3 years from when you become ill.

#### 4. Landlord's response

They should reply within 20 working days of getting your early notification letter or letter of claim. They are treated as receiving your letters 2 days after you posted it first class. **Their reply should say:**

- In a reply to an early notification letter – whether they agree to use one of the joint experts you suggested, and if so which one, and they should give you copies of all the relevant documents. Note that if you do use a "single joint expert" then you and the landlord will have to pay half the cost each.

### **In a reply to a letter of claim, they should in addition say:**

- what repairs they agree need doing (make sure you get a list of the works) when they plan to do them and when they think they will finish
- whether they agree that you told them about the need for the repairs to be done, or not, (or whether they say you would not give them access to do the repairs)
- whether they will give you any money
- whether they will pay for any costs you have had in chasing them to do the repairs (such as your part of the cost of the joint expert)

### **5 Experts**

It may not be necessary to use an expert, e.g., if your landlord immediately agrees to do all the work requested, and does it quite quickly. Don't forget you may still need that photographic evidence for any damages claim. Remember that the local authority's

Environmental Health Officer can also be used.

If an expert is required, then they have to put in their report all the things they see at the inspection, not just the things you think are necessary.

If you and the landlord have agreed to use a single joint expert, then you have to agree the wording of the "letter of instruction" (the Protocol includes an example at Annex C).

#### **What happens next?**

The inspection should take place within 20 working days (usually 4 weeks) of the landlord's reply to your first letter. Within 10 working days after that the expert will let you and the landlord have her/his report and this will include a list of repairs, the "Schedule of Works", and a timetable.

If there is no agreement about using a single joint expert, then the next best thing is to try to agree a "joint inspection", that is you use an independent expert, and the landlord is free to send their own expert along at the same time. These two experts try to agree a

schedule of works and the timetable. The timescales are the same as for a "single joint expert"

### **6 Costs**

If the repairs are done, and the landlord offers to pay you compensation, make sure it includes all your costs. Remember to include the cost of using an expert.

### **Conclusion**

The Protocol should help tenants to get their repairs done more quickly. In some other parts of London social landlords (councils and housing associations) have been following the draft of the Protocol which has been around for over 2 years, and it does seem to have speeded repairs up quite considerably.

It is always a good idea to get some housing advice as soon as possible if you are having any problem with your landlord.

*Thanks to Ginny Halley and Wilma Morrison from the Housing Unit of the Central London Law Centre for this article.'*

*continued from page 1*

residencies across the borough operating as illegal short-lets. Westminster Council's Unitary Development Plan prohibits such lets under the Greater London Council (General Powers) Act 1973. It is particularly worried about the effect on retaining key workers – in a report from its website, Westminster Cllr Alexander Nicoll states that 'the last thing we need is the existing stock being taken out of the reach of the very workers that keep the capital running.'

CFPT asked Westminster spokesman John Taylor why the council had decided to commission the research. He told us that the impetus for the research came from local residents themselves who had been reporting their concerns to their councillors. Mr Taylor said at that time it was not known if the problem was merely anecdotal or widespread but that the findings seemed to confirm what officers had been thinking.

We asked Camden Council what sort of problem short lets proved in Camden. Spokesman Jason Grimsley said, perhaps unsurprisingly, that it was not perceived as much of a problem in Camden, that Camden also relied on local residents to flag up such problems but that Camden's policy was also to resist short lets (those under 90 days).

Mr Taylor admitted that this kind of short letting was more of a problem in inner city areas of high density and was more specific to geographical areas such as Bayswater and Queensway. He continued, that although he imagined it would probably affect Kensington and Chelsea more than Camden, it 'could well be a lurking problem not well understood'.

The lucrative returns on such lets, which can be inflated to 50% higher than traditional assured shorthold tenancies, must prove tempting for landlords and agents even with the knowledge that they go against local council policies.

Westminster are currently creating a leaflet to warn landlords of the restrictions in place. Camden may want to follow suit.

Camden Federation of Private Tenants vigorously opposes any further reduction in tenure for Assured Shorthold tenancies, not least because it will undoubtedly increase cases of homelessness – a view very much backed by Shelter. We will be carrying out our own local research looking at how short-term tenancies impact on individuals' ability or inclination to engage in their communities and make use of local services. We will also continue to petition the Law Commission and Government on this issue.

We welcome your comments – contact details on back page.

*Study by The Central Cities Institute of the University of Westminster you can access a report on Westminster Council's website @ [www.westminster.gov.uk/news](http://www.westminster.gov.uk/news).*

# Legal Band-Aid?

SINCE OUR LAST ISSUE OF THE CAMDEN Private tenant the problem of delivering legal aid to those that need it in the light of the decline in providers has been very much on the front burner. The Legal Services Commission itself seems to be under scrutiny to see if it can shore up an ailing system as MPs begin an enquiry into whether legal aid can survive.

The job of proving it can falls to new LSC Chief Executive Clare Dodgson. Ms Dodgson believes that the advice sector has a large role to play, including mediation and alternative types of dispute resolution, and that gaps in provision can be partly filled by telephone and Internet advice. The non-for profit advice sector is obviously cheaper than the private sector and is capable of providing a much larger element of advice – given the funding! However, where specialist advice or representation is needed the private sector is usually the stronger.

And with housing, whereby people's homes may be at stake, then prompt legal advice and representation is key. London is seen as an area that is over provided for in comparison with other, particularly rural, areas. But housing advisers are finding it increasingly difficult to refer clients on to legal aid solicitors within London, also, of course, there is really no way of knowing how many potential clients who never get to the stage of seeking advice. Generally speaking, if you have fewer cinemas, it follows that fewer people will visit the cinema. The principle as applied to advice provision is surely the same.

A sub-regional housing strategy group made up of Camden, Islington, Brent and Westminster City Councils are currently carrying out some hard data collection to back up the anecdotal evidence that there is under-provision or gaps in the regions housing advice services.

## London's housing lottery

Both the Ham & High and The Observer recently have run pieces on the woeful lack of tenants creating terrible problems for the poor buy to let landlords.

The Observer had the ridiculous header telling us that a shortage of tenants was driving landlords into the arms of corporate letting (14/02/04). A line fairly much reiterated by the H&H in its 'Lettings latest' (27th Feb)

### Stop!

There are thousands of potential tenants who are desperate to find accommodation in Camden as elsewhere in London. Camden alone has 14,500 on its housing register, 1,329 of which are statutorily homeless. All of who would dearly love to find decent accommodation – but can't afford London prices.

Let's be clear about this – there is no shortage of tenants. There is a shortage of tenants who can

afford the ridiculously over-inflated costs of accommodation in boroughs like Camden, which have been driven by a house buying boom latterly exacerbated by a dearth of buy to let landlords – landlords keen to exploit what they have been encouraged to believe is a fail-safe scheme to long term riches.

It now seems that the buy to let market has reached its peak in London, as rental yields are barely covering mortgages, which let's face it, is the bottom line for most landlords – with some beginning to choose to sell up. Coupled with the fact that there are now apparently no first time buyers due to prohibitive costs, it looks like the housing market could finally be in for a bit of a slide. This would 'restore the balance' it seems. Maybe this would encourage all those middle-earning young professionals who have been leaving London in their droves for cheaper pastures to return.

## Housing Tribunals

CARL is becoming increasingly concerned about the inherent bias in the membership of the leasehold valuation tribunal panels, which deal with a wide range of disputes between landlords and tenants. A similar issue arises with the rent assessment panels, which handle disputes over the level of rents charged to tenants.

Whereas employment tribunals make a consistent effort to ensure that their members include a fair balance between employer and employee representatives – to ensure that there is no appearance of bias – no conscious effort of this kind is made with housing tribunals. The result is that landlord interests predominate over tenant and leaseholder interests.

Most housing panel members are chartered surveyors, and even the "lay" member on many panels is a chartered surveyor. The problem with this is that chartered surveyors receive the bulk of their work from landlords – even though tenants and leaseholders usually end up paying the bills. At the same time, many of the managing agents whose conduct comes under scrutiny at tribunal hearings are also chartered surveyors. It is doubtful whether this complies with Article 6 of the European Convention on Human Rights, which guarantees the right to a fair trial.

This is a time when the impartiality of our system of justice has come under increasing scrutiny. The lack of balance in housing tribunals is a major cause of concern, and it is surprising that this issue was not addressed earlier.

Also the question whether we need such tribunals at all remains unanswered. The creation of an independent housing regulator and a parallel housing ombudsman scheme would handle most outstanding landlord and tenant disputes much more efficiently and much more effectively. Thanks to the Campaign for the Abolition of Residential Leasehold for this piece.

**Contact CARL at PO Box 26369, N8 7ZL or visit [www.carl.org.uk](http://www.carl.org.uk).**

## Filling up the empties



**THE EMPTY HOMES AGENCY HAS** had a very busy and fruitful year. With the introduction of increased council tax on empty properties and local campaigns to bring them back into use, government figures revealed a drop in empty homes of 11,000 nationally.

The EHA has spearheaded many campaigns to reduce the blight of empty properties and is now calling for compulsory leasing of empty private properties alongside the harmonisation of VAT between new build and refurbishment to further tackle the problem.

But, although the national figures seem positive, the London figures are positively pitiful. Only 11 properties were brought back into use from 2002 to 2003, and with the largest regional number of empties at just under 100,000, there's still a long way to go. This seems quite shocking, but if Wayne Hemmingway's column in Inside Housing (30th Jan 04) is anything to go by, then more understandable.

For serious property investors who can easily afford the luxury of leaving their investments untenanted, a reduction in the council tax discount is hardly an incentive to letting one's property.

As Hemmingway puts it **'Two hundred per cent council tax for empty properties anyone?'**

## That's the way to do it

**Brownie points for Camden as they implement two anti-social behaviour orders (ASBOs) without docking housing benefit.**

The latest orders bring Camden's total to 59, including a homeless crack addict, and a Hampstead resident – the first in an NW3 postcode – for abusive and threatening behaviour. Camden also closed down a crack house in Mornington court frequented by the crack addict in question.

Camden is one of the most

prolific Local Authority users of ASBOs, and seems determined to tackle the issues head on, although in the case of the Hampstead resident the Order took 5 years in the making, apparently driving at least one local resident out of the area in the meantime. If Mr Banchemo of Elisabeth Mews breaches the conditions of the ASBO he can face arrest and a prison sentence.

But of course, it is easier for local authorities to deal with their own tenants as often anti-social behaviour can breach tenancy terms, but ASBOs can be successfully applied to those in the private sector as well, most importantly – without housing benefit sanctions. **More on ASBOs in our next issue.**

**Are you concerned about anti-social behaviour in Camden**

### **Do you have views on how it should be tackled?**

If so, a new scrutiny panel set up by Camden Council wants to hear from you. Over the next five months the panel of eight councillors will be looking into how anti-social behaviour is tackled in the borough and taking evidence from council officers, police, experts and the community. The panel will make recommendations for action by the council in September.

To contribute to the panel's work by providing written evidence or completing a questionnaire, or to find out more please contact Rachel McEvelly on **020 7974 3200/ [rachel.mcevelly@camden.gov.uk](mailto:rachel.mcevelly@camden.gov.uk)**.

## Camden Housing Advice Service

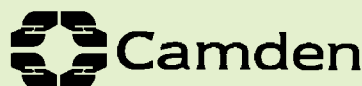
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[hacnorth.housing@camden.gov.uk](mailto:hacnorth.housing@camden.gov.uk)

**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](mailto:hacsouth.housing@camden.gov.uk)

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# Land Tenure System in Hong Kong

BEFORE COMING TO BRITAIN IN 2002, I completed a degree in Surveying in Hong Kong, working in the field there for some years. Last December, I joined Camden Federation for Private Tenants as a voluntary researcher. In these few months, I attended lectures and discussed the Law Commission Report No. 284 with staff. I became more familiar with the land tenure system of England and I am drawn to the differences and similarities between the tenure systems of the UK and Hong Kong. In this issue of the newsletter, I am delighted to have the opportunity to share with you the tenure system of Hong Kong.

Hong Kong is made up of Hong Kong Island, Kowloon Peninsula (Kowloon and New Kowloon) and the New Territories. Before 1 July 1997, it was a British colony. In those days, only Hong Kong Island and Kowloon were ceded to Britain. The remaining parts of the territory (i.e. the New Territories and New Kowloon) were leased to Britain for 99 years from 1 July 1898 to 30 June 1997.

## Leasehold system

Differing from the UK, Hong Kong is under a leasehold land tenure system. Except for a piece of cathedral land, all land is held by the Government. The Government grants land (at a premium) to private landowners by way of leases, who become Government lessees. Lessees are covenanted to pay rent to the Government in return for the right to hold and occupy the land for the term stipulated in the lease document.

The colonial background of Hong Kong attributed to the evolution of distinctive types of lease terms across the territory. In Hong Kong Island and Kowloon, leases granted in early days were for terms of 75, 99 and 999 years and were subsequently standardized to a term of 75 years. In the New Territories and New Kowloon, leases were for the residue of a term of 99 years less three days from 1 July 1898. Nominal rental was payable on these leases.

On 27 May 1985, Britain and the People's Republic of China (PRC) signed the Sino-British Joint Declaration. In it Britain agreed to return the sovereignty of the whole of Hong Kong to PRC, instead of only the New Territories and New Kowloon. Also, provisions were made on land tenure for the run up to 30 June 1997. In essence, leases expiring before 30 June 1997 were automatically extended up to 30 June 2047 and normal land grants across the territory were made for terms expiring not later than 30 June, 2047. Nominal rental was still payable until 30 June 1997, after which date an annual rent equivalent to 3% of the rateable value of the property would be charged.

Since 1 July 1997, new land leases, in general, are granted for a term of 50 years at premium and subject to payment of an annual rent equivalent to 3% of the rateable value of the property.

## Security of tenure

Part IV of the Landlord and Tenant (Consolidation) Ordinance ("the Ordinance") governs the domestic tenancies in Hong Kong. It does not impose controls on increases in rent, yet offers security of tenure to tenants who are prepared to pay prevailing market rents to renew their tenancies.<sup>1</sup>

In security of tenure, Part IV tenants have a similar protection enjoyed by assured tenants in the UK i.e. unless ordered by the Lands Tribunal or they voluntarily vacate the premises, they do not have to give up possession even if the tenancy agreement has come to an end. However, unlike in assured tenancies, the Tribunal has no jurisdiction to terminate a Part IV tenancy before its fixed term. It can only, upon application, decide whether a new tenancy can be granted. The basis of decision is the six grounds to oppose to a new tenancy specified in the Ordinance (see box below). The Tribunal will only refuse to grant a new tenancy, i.e. terminate the tenancy if it is satisfied that one of these grounds is justified.



Lily Kwong, CFPT volunteer researcher

The rent and the terms of the new tenancy may be agreed between the landlord and tenants or determined by the Tribunal. The Tribunal will determine the rent to be the prevailing market rent of the premises and decide the terms with regard to those of the current tenancy and to all relevant circumstances.

## Six Grounds to Oppose the Grant of a New Tenancy

- (a) **the tenant has not paid the rent or has broken some other terms of the tenancy;**
- (b) **the premises are required by the landlord for occupation as a residence for himself, his father, his mother or any son or daughter over 18 years of age; provided that the refusal to grant a new tenancy will manifestly not be just and equitable to the tenants;**
- (c) **the landlord intends to rebuild the premises;**
- (d) **the tenant has caused unnecessary annoyance, inconvenience or disturbance which has continued after a warning in writing served by the landlord;**
- (e) **the tenant has used, or has permitted the use of the premises for an immoral or illegal purpose;**
- (f) **the tenant has sublet the premises and does not occupy any part of the premises as his dwelling.**

<sup>1</sup> Parts I and II of the Ordinance provided both security of tenure and controls on rent increase to domestic tenancies. However, they expired on 31 December 1998 and all domestic tenancies are now governed by Part IV of the Ordinance.

## No Tenancy Deposit Scheme in Housing Bill

The fight is on to include a Tenancy Deposit Scheme within the Housing Bill.

Despite an early promise by then Housing Minister Hilary Armstrong, that if a voluntary scheme didn't work, a mandatory TDS would be introduced, the Government is still dragging its heels over one of the most contentious issues in landlord/tenant law.

CFPT is backing the NUS and Shelters' campaigns to include a scheme within the current Housing Bill. Government is reluctant to include it, indicating that it might come within the scope of the controversial Law Commission proposals in Renting Homes Paper 284.

CFPT have argued that the Law Commission barely acknowledges a TDS in its paper, making merely a one-line reference to it in 176 pages. Coupled with the fact that Law Commission papers very often fail to make it to Parliamentary Act stage, then this doesn't seem the vehicle for a scheme that is universally backed by all apart from the landlord lobby.

Write to your local MP at House of Commons, Westminster, SW1A 0AA to include a Tenancy Deposit Scheme in the Housing Bill.

To look at the Housing Bill visit [www.parliament.the-stationery-office.co.uk](http://www.parliament.the-stationery-office.co.uk)

## Do you have a legal query?

From the next issue we will be running a new feature. Barrister Judith Maxwell, a member of CFPT's Management Committee, will be writing a column dealing with legal queries from private tenants. She will not be able to give individual legal advice but will deal with general queries relating to legal problems for private tenants. Please send us your queries you would like to be covered by Judith. You can email or write,

please see contact details on back page.

## Charity walk

Judith Maxwell will also be undertaking a charity walk along Hadrian's Wall at the beginning of May and is looking for sponsorship. The charity concerned is COUNSEL AND CARE (Reg. Charity no.203429) which has a base in Camden. The charity assists people over 60 with advice and access to their rights and lobbies government about issues concerning the elderly. It also gives grants for equipment, repairs and holidays and aims to improve the quality of life of the over 60s. This is a very important charity, established for 50 years, which is trying to raise more funds to continue its work. Judith will be grateful to be sponsored for any amount to be used to help COUNSEL AND CARE continue its important work.

Please contact Judith or send donations via CFPT offices – details on back page.

## MBE for Fair Rent campaigner

Congratulations to Helen Holdsworth who was finally awarded an MBE in the New Years Honours List for her enormous contribution to the campaign for Fair Rents.

Notwithstanding her other good works in the local community and even internationally, Helen's name became synonymous with the Campaign for Fairer Fair Rents which she has chaired for many years.

CFPT worked closely with the CFFR in campaigning for a rent cap which became the Maximum Fair Rent (Rent Act) Order 1999, and nominated Helen for an honour in 2001.

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## 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
- Long Residential Tenancies – your right to security of tenure
- Long Leaseholders
- 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
- Leasehold flats – your right to buy the freehold of your building or renew your lease
- Lease running out? Security of tenure for long leaseholders
- Applying to a Leasehold Valuation Tribunal – service charges, insurance, management
- 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

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CFPT 是一個由私人物業租客所組成的組織。我們成立的目的是為私人物業租客提供服務。服務範圍包括：提供有關租住物業的資料，和就著地區性和全國性的租住物業政策，游說政府及組織各類型的活動。

我們和很多社會團體，例如：Shelter 都有著緊密的聯繫。另外，我們亦會在很多事項上與不同政府部門合作。

如果你有興趣成為我們的一份子，或想知道有關租住私人物業的資料，請與我們聯絡。你可透過以下的通訊方法，寫信、致電或寄電郵給我們。我們樂意解答你的疑問和接受你的建議和評語。此外，你更可以成為我們的會員，定期收到我們的會訊，報告和各項會議、活動及工作坊的舉辦詳情。會員的年費為 7.5 英磅。

我們亦招募義工去製作會訊、參與政策研究、旁聽法庭審案和代表我們出席活動。

聯絡方法：

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

電話：020 7383 0151

電郵：camfpt@lineone.net

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## 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 \_\_\_\_\_

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

**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