



PRIVATE TENANT

Law Commission challenged MP Frank Dobson says 'Don't bop 6 month tenancies'



Frank Dobson MP with Martino Cartella, CFPT Chairman.

AS PROMISED IN THE LAST ISSUE OF the Camden Private Tenant, Camden Federation of Private Tenants recently carried out local research into how security and length of tenure affect community engagement. This was done largely in response to the Law Commission's proposals to do away with the Assured Shorthold tenancy six-month 'moratorium'. If implemented this would take away the already limited security for almost all new private sector tenancies.

The findings were launched at a meeting with Frank Dobson MP and panellists Sue Regan, Shelter's

Director of Policy, Wendy Backhouse, local housing Solicitor with Hodge, Jones & Allen, and Helen Carr, Project Lawyer with the Law Commission.

185 people took part in the survey which was carried out by volunteers from University College London through a mixture of face to face interview in local Camden venues* including libraries, cafes, bars and shops, and through targeted mailings.

The results show overwhelmingly that length and particularly security of tenure have a direct correlation with individuals' ability or inclination to engage in their community or environment. Without exception, all Assured Shorthold tenants and those resident for six months or less scored consistently lower in all categories of the questionnaire. Particularly shocking was that only 7% of Assured Shorthold tenants knew even one of their local Councillors, and of people who had lived in their homes for less than six months only 8% could name their MPs as opposed to 65% who had lived there more than 12 months.

Of all of those responding to the survey 61% believed that a six-month tenancy was too short, with 37% believing it to be about right

and only 2% believed it was too long. The majority believed a tenancy should be between 12 and 18 months.

Helen Carr put on a brave show to defend the Law Commissions proposals in removing the six-month minimum operating at present, arguing that it would be in landlord's interest to offer longer term tenancy contracts. But Sue Regan of Shelter argued that it would undoubtedly cause more homelessness, as currently the ending of an Assured Shorthold tenancy is the second greatest cause of homelessness, and that many landlords would simply let on the shortest possible terms as presently. Ms Regan added that Shelter believes security is about having a home and praised CFPT for the research.

Wendy Backhouse was concerned as housing associations would also be able to issue what would become under the proposals Type 2 tenancies, replacing the current Assured Shortholds, and that this would affect many, including families and vulnerable single people. Ms Backhouse flagged up the perennial problem of housing benefit arrears, saying that if landlords know there is not even a

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London Elections Special Gearing up for June 10th

As outgoing head of the London Housing Federation Sue Elenby criticises the Mayoral front-runners for ignoring affordable housing, we present their views here on private sector and general housing issues – see pages 2-6 inside.

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London Mayor Elections Special

LondonElects, the organisation created to promote the London elections, describes the June 10th election as the 'most complicated and largest single electoral event ever in the UK' and they are not kidding.

Each Londoner has up to 5 votes, but don't worry, you don't have to use them all if you don't wish to.

These comprise of

- A first choice for Mayor
- A second choice for Mayor
- One vote for a Constituency Member of the London Assembly
- One vote for a London-wide Member of the London Assembly
- One vote for a Member of the European Parliament

The elections take place between 7am and 10pm on June 10th. You should receive a polling card by Camden Council, but don't worry if you don't receive yours, you can still vote by giving your name and address. In this case to find out where your polling station is contact the Council on 0207 282 4444 and ask for elections.

CFPT invited Mayoral candidates to give their views on housing issues, particularly in the private rented sector. Given time restraints we were not able to contact all of the candidates, of those we did and who responded we publish their views on the next few pages. This may be the only opportunity to find out the main candidates' proposed policies on one of the most important issues in London today.

Other candidates are **Frank Maloney**, UK Independence Party, **Julian Leppert**, British National Party, **Ram Gidoor**, Christian Peoples Alliance, **Dr Tammy Nagalingam**, independent, and **Lorna Reid**, Independent Workers Association. To look at their manifestos visit www.londonelects.org.uk.

Everyone should be able to live in an affordable, secure and decent home – but London's unbalanced economy and housing market make this impossible for a great many Londoners.

At the same time, current economic and planning policies fuel the overheating of London's economy at the expense of other regions, causing unmanageable housing pressure on London and population loss in other regions. We advocate a more balanced approach to regional development, which will relieve housing pressure on London.

Urgent action is needed to improve housing for Londoners – including greater re-use and renovation of unused buildings and the building of sustainable new homes which meet Londoners' needs, not the interests of property developers. Greater action is also required to tackle London's chronic homelessness problem and to provide appropriate housing for people sleeping rough in the capital.

These problems can only properly be addressed by a co-ordinated, London-level approach.

The Green Party advocates:

- A GLA Housing for London Authority to ensure the provision of high quality, truly affordable homes for Londoners, which will work to end homelessness, bring empty properties back into use
- oversee the renovation of substandard estates and housing
- ensure sufficient new home-building to tackle the housing crisis
- enable those who wish to move across London to take up available social housing
- Support for individuals and co-operatives involved in self-build schemes and environmentally sustainable developments
- Retention and expansion of council housing, and an end to privatisation and "right to buy"
- Higher targets for more sheltered and accessible housing
- Borough-level targets to match supply with need across the full range of tenures and household sizes
- A London-wide Affordable Warm Homes initiative - to end fuel poverty by providing insulation and energy conservation for low paid, unwaged and older people, thus reducing fuel bills
- New requirements for all new housing developments to say they must:
 - include at least 60 per cent truly affordable housing, even in small-scale sites
 - be built sustainably and have solar panels to make them carbon neutral
 - have secure parking for bicycles
- Ambitious targets for car-free housing, giving more space to house people, less for car-parks

Darren Johnson

Green Party



Providing more housing – especially more affordable housing – is vital for London. It is critical to the capital's economic future and to the quality of life of Londoners who need new or better quality homes.

That's why one of my top priorities has been to use my influence – and also my powers over planning policy – to increase investment in more low cost, affordable homes for Londoners. With the support of the Labour government we have made some very real progress.

New house-building is now at its highest for several years; my London Plan now requires that 50 per cent of all new homes should be affordable; and the government has more than trebled the amount of public money available to build affordable housing – up from £260 million in 1999/2000 to £886 million in 2005/6.

This year we are on course to complete more than 10,000 affordable homes for the first time for very many years – up 4,000 on four years ago. But we still need to do more. Building on this record of progress our target is at least 60,000 new low cost, affordable homes built for Londoners over the next four years.

For the first time my London Plan also gives priority to new low cost homes for those on moderate incomes – up to £40,000/year. And there are now additional resources to help key public sector workers – nurses, teachers and police – to find homes in London they can afford.

The report of the Housing Commission I established which was chaired by Chris Holmes concluded we needed to tackle all the different aspects of housing problems in London given the scale



of the task we faced. That included modernising and developing the private rented sector so that standards were raised and the sector made a real contribution to providing decent homes for Londoners.

That's why I have made sure the Greater London Authority has been a key member of the London Private Sector Housing Partnership (a group of 13 boroughs and two universities) working on these issues. Specific contributions we have made include:

- Major sponsor and support for both London Landlords' Day 2003 and 2004
- Funding for the London Landlords' Guide, produced in 2003
- Funding/support for setting up the London Landlords' Accreditation Scheme
- Funding and support for the London Students' Housing Guide

In addition the Authority supports and is secretary to the Housing Forum for London private sector sub-group, which takes a leading role on developing and implementing the private sector agenda in the London Housing Strategy (this includes modernisation and expansion of the private rented sector and conditions in private housing stock – including owner-occupied).

This work includes:

- Providing funding and support for a conference in July 2004 to consult private sector

stakeholders on the London Housing Strategy

- Working with a British Property Federation taskforce to develop and test models for private sector investment in London, taking account of proposed tax changes for Property Investment Funds (PIFs).
- Involvement in setting up and monitoring the Houseproud initiative, to assist elderly and disabled households to improve the physical condition of their properties
- Monitoring private sector rent levels in London

I am committed to keeping housing at the top of the Mayor's agenda for London and to a continued programme of work and support on issues affecting private tenants.

By contrast Steven Norris' plan to abolish the 50 percent affordable housing rule for new homes will massively cut back the options for Londoners needing a home.

I want to see the Mayor having more power in this area taking overall responsibility for the London Housing Strategy as well as the London Plan. At present too many different agencies are responsible for housing in the city. The Barker Review recommended that "Regional Planning Bodies and Regional Housing Boards should be merged to create a single body". In London that should mean overall responsibility passing to the Mayor.

Ken Livingstone

Labour



Last year
99,781 homes
were officially
empty in London

There is, correctly, great outcry when the children of country dwellers are priced out of their local area, but nowhere is this problem more acute than in London. Only the children of the very rich or very fortunate can live near their families when they grow up. Housing in London has now reached a full-blown state of crisis. But it is a crisis to which there are solutions. There should be an emergency programme of council home building by the Greater London Authority and local authorities to provide decent, secure and affordable accommodation.

The government is willing to give hundreds of millions to local authorities to get them to privatise their council housing. Why won't it give the same money directly to councils to build much needed social housing? And where are the receipts from past sales of council housing, which were promised for new housing but have not been released?

Fewer council houses are being built than at any time since the Second World War, and more council homes have been transferred or sold to the private sector by the present New Labour government than under eighteen years of the Conservative government. We, along with the campaigning organisation Defend Council Housing, support the 'fourth option', which will allow councils to raise capital for building new homes.

It is a breathtaking scandal that alongside the housing crisis there were last year 99,781 homes officially empty in London. We believe that homes kept empty for over a year for purely financial gain should be taken into public ownership and used to house people in need.

Private rents should also be pegged at fair not 'market' levels. And there should be an old style rent tribunal for tenants to appeal to, with powers to adjust rents, and tenants should have proper security of tenure. Office building should be taxed to pay for affordable housing. There should be a tax on second homes and on 'buy for rent' which is pricing first time buyers out of the market.

We are firmly opposed to privatisation or sell-off of council estates whether under stock transfer, PFI, ALMO or any other such scheme.

Lindsay German
Respect – The Unity Coalition

London lacks decent housing



One of the greatest problems facing London is the lack of decent, affordable housing. This issue affects large numbers of people who live in the capital, but is particularly serious for those who work in our hospitals, schools and emergency services. It is now virtually impossible for anyone with an income of less than £35,000 to be able to afford it.

Ken Livingstone's ambition was to build 33,000 homes every year in London and to make 50% affordable. But the reality has been very different. Only 8,000 houses have been annually built in the last four years as this target has made too many projects uneconomic for their developers.

I want to ensure that brick gets placed on brick and so homes get built. The only way to ensure that is to adopt a far more flexible approach. I believe that 35% is a far more realistic target but only when decided on a case-by-case and site-by-site basis.

Instead my priority will be to take practical steps that will allow those on low wages to get their first foot on the property ladder as well as increasing the amount of affordable housing built in the capital:

- I will set up a “Greater London Building Society” to help key workers and those living in council or housing association properties to take out a mortgage so that they can buy part of their own homes. In addition, I will support new housing developments where significant numbers of homes are to be provided on a part-rent, part-buy basis.
- In recent years, the private rented sector has improved considerably, though more progress is needed. I will take the lead in backing innovative new schemes, such as the recently introduced Real Estate Investment Trust, that boost the amount of money invested in social housing
- I will ensure that the green and open spaces in London are fully protected and that new developments are built on “brownfield” sites.
- I believe that local people have a better idea of what kind of developments are most likely to improve their own communities. As a result, I am determined to give local people and councillors much greater influence over planning decisions rather than trying to bulldoze through unpopular plans like the current Mayor.

For most people, however, the single most important issue affecting the quality of their daily lives are rising violent crime and anti-social behaviour. This will be my first priority. I will insist that the Metropolitan Police puts hundreds more of London’s 30,000 out on patrol on our streets to deter and prevent crime before it takes place. We also need a zero tolerance approach to crime on our inner city estates. Working with the council and local community and residents groups, I will want to “build out” crime through better design of estates, improved lighting and CCTV cameras.

Steve Norris MP
Conservative

London's Housing crisis no secret



The enormity of London's housing crisis is no secret. It is well known that the capital requires 33,600 new homes per year. Of this over 25,000 houses need to be in the affordable bracket if individuals on lower incomes are able to afford their own accommodation. This severe shortage of supply has caused London house prices to rocket by 51% in the past three years alone.

With so many first time buyers now priced out of the housing market, the private rented sector has an increasingly important role to play. London's population is characteristically fluid, comprising students and young professionals who want to retain flexibility rather than tying themselves to one area.

Never has it been more opportune, therefore, to ensure the private rented market is providing high quality, safe accommodation. The long-term answer, of course, lies in vastly increasing London's general housing stock. Extra supply will stabilise house prices, remove obstacles to purchasing, alleviate demands on the rented sector and necessitate private landlords to become more competitive by reducing rents, improving standards and encouraging them to fully meet their legal and moral responsibilities.

I have already begun to approach retail and transport companies to identify unused urban space on their sites, with a view to building thousands of homes on a fast track programme. Supplementing this will be a purge on London's empty properties. It is scandalous that the current Mayor has allowed an

estimated 100,000 homes to lie unoccupied.

To specifically increase the supply of private rented accommodation, I would like to see the initiation of some more innovative schemes. I would encourage, for example, joint ventures between Registered Social Landlords and the private sector, in which homes to let can be built at a profit.

There is also much that can be done to improve conditions within London's private rented sector. I have already pledged to encourage Borough colleagues to establish a register of approved private sector landlords and their properties. These lists will effectively monitor landlords' activities, securing quality accommodation and more informed tenant decisions.

There are a host of additional initiatives that I am seeking to roll out across Boroughs. Islington, Camden's neighbouring Liberal Democrat Borough, has demonstrated exemplary working with the private rented sector, developing codes of practice for houses of multiple occupation and establishing a grant system for renovations whereby low-income private landlords and tenants can access funding for improvements to sub-standard properties. It has also constructed a landlords' charter, which serves tenants by reminding landlords to fulfil their legal obligations and assists landlords by providing an advisory and support service. This constructive partnership approach could be copied and customised for all Boroughs and would be an ideal compliment to approved landlords registers.

In short, facing up to London's housing crisis is one of my top priorities. It is my goal as Mayor to maximise London's prosperity and the quality of life for all residents. This can only be fulfilled by tackling head on problems of standard and supply of accommodation involving co-operation with everyone concerned in the housing market - private and public sectors, tenants, and homeowners alike.

Simon Hughes
Liberal Democrats



Lily Kwong – volunteer researcher, Sue Regan, Frank Dobson MP, Wendy Blackhouse, Helen Carr and Martino Cartella.

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six-month minimum tenancy then it will be more difficult for those in arrears. She asserted that the six-month assured shorthold tenancy was introduced under the Conservatives and that this new move would seem to make things worse.

Frank Dobson also added his concerns over the proposals, saying that while he welcomed much of the Law Commission's report, Renting Homes 184, which is due to form a Bill sometime this Summer, he was extremely surprised the Commission would want to 'bop' the six month Assured Shorthold tenancy. Emphasising the importance of security in all aspects of people's lives, he said he couldn't understand why they would

propose reducing basic security of tenure further and wanted the Commission to reconsider this.

The meeting became particularly lively at the point when Belsize Cllr Johnny Bucknall, landlord and former Chair of the Small Landlords Association, asked Mr Dobson why the Government had allowed property prices to surge unchecked, a question which the MP for St Pancras and Holborn deftly ducked, causing a small ruckus at the back.

For a copy of CFPT's presentation on the survey findings contact the office – details on back page.

*Thanks to The Bean and Cup Cafè, Eclipse Hairdressers, Channel 22 Videos, Liberties Bar, Kentish Town Library, Crowndale Centre, Swiss Cottage Library and Chalk Farm Library

Anti-social behaviour

CFPT were recently called on by Camden's Anti-social behaviour Scrutiny Committee to give 'evidence' at a meeting in a series to gather information on tackling anti-social behaviour (ASB) and its use of Anti-Social Behaviour Orders or ASBOs.

We highlighted the fact that few private tenants seem to bring claims of ASB. We argued that this is particularly true of assured shorthold tenants who are typically offered 6–12 month tenancies who are perhaps more likely simply to move than complain.

Research and anecdotal evidence shows that private tenants on the whole are less likely to use council services, and they should be encouraged to exercise their rights by using the ASB services, not least because they can help back up claims by others such as council tenants and home owners. With increasing numbers in the private rented sector, it is imperative to engage this group for national or local policies to work.

Broadly speaking, ASB is where a person's or persons' behaviour causes harassment, alarm or distress to the community. This can include intimidation or threats to neighbours, persistent or unruly behaviour by an individual or group designed to intimidate others, persistent harassment based on race, sexuality, age or disability, or antisocial behaviour due to drugs or alcohol misuse. Anti Social Behaviour Orders are given under the Crime & Disorder Act 98, whilst noise nuisance is dealt with under the Environment Protection Act 90. However, a breach of Noise Abatement Notice can result in the Council applying for an ASBO.

If you are suffering from persistent noise nuisance call on 020 7974 974 2090 Mon-Fri 9am - 5pm, or 0207 278 4444 Fri and Sat nights 10pm - 4am. For other antisocial behaviour contact Camden's Anti Social Behaviour Action Group on 0207 974 3215 during office hours.

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



Awarded for excellence

Housing Bill amendments

Good news at last on rent deposits and empty homes as years of campaigning by housing groups may finally pay off. Minister Keith Hill has announced that the Government will table new amendments to tackle both tenant deposits and empty homes.

Compulsory leasing of empty properties and a mandatory scheme to protect private tenant deposits will be addressed in last minute amendments to the Housing Bill. Under the proposed Empty Homes Management Orders, local authorities would be given powers to compulsorily take over long-term empty properties and rent them out, whilst owners would retain legal ownership and be entitled to income from their rental. Maggie Jones, Chair of the Empty Homes Agency, believes that new measures will encourage owners to bring properties back into use voluntarily helping to ease the acute housing shortage.

Shelter also have reason to be very pleased as they have spearheaded a concerted campaign alongside Citizens Advice Bureaux supported by Camden Federation of Private Tenants and many other housing groups to introduce a mandatory Tenancy Deposit Scheme. It is estimated that landlords and agents currently hold £800m worth of rent deposits whilst 20% of tenants say that they have had a deposit withheld with no good reason.

Landlord licensing Scot's style

In a new twist on tackling anti-social behaviour without resorting to docking tenant's benefits, the Scottish Executive is proposing to include a registration scheme for the private rented sector as part of the Anti-Social Behaviour Bill.

Landlords will have to undergo 'character checks' to determine whether they and their agents are fit to manage a property, something CFPT members argued for in the Licensing Bill currently going through Parliament.

Homelessness soars in North

Property speculators buying up cheap private sector homes in the so-called 'affordable' North are being blamed for soaring levels of homelessness. Barrow-in-Furness has seen homelessness rise by 300% since property prices there began to boom four years ago.

Meanwhile, London Housing Federation's outgoing Director Sue Ellenby has criticised the London Mayoral candidates for ignoring affordable housing (see this issue pgs. 2-6) as a YouGov poll shows that a quarter of London's under-30s saw affordable housing as the most important issue for the Capital's economy.

Affordability

The 'average' UK house price has hit £150,000 for the first time, squeezing out first time buyers almost entirely in parts of the Capital, South East and West, and now increasingly in the North.

The Chartered Institute of Housing, Association of London Government and the National Housing Federation estimates that £4 billion is needed to meet the demand for affordable housing. The groups are calling on Government to invest £8.4 billion over the next three years, half of which would be used in London to ease the crisis.

ARLA masterclasses for Landlords

The Association of Residential Letting Agents are providing classes for buy to let landlords in response to complaints about expensive courses cashing in on the buy to let boom.

ARLA are using senior executives and expert speakers from a range of services and companies to take delegates through each step of the buy to let process.

The subjects cover all aspects of finance, health and safety and other legal requirements.

Visit www.arla.co.uk or call on 0870 607 0711 for more details.

Camden Home-seekers take note

Those seeking housing from Camden Council have to use their Home Connections scheme to be housed. Home Connections is Camden's Home Based Lettings scheme, those applying have to 'bid' for available homes, which include council and Housing Association properties. Contact Camden on 020 7278 4444 for more details.

Shelter launches biggest campaign in 40 years

The Million Children Campaign focuses on the invisible victims of bad housing and homelessness, as Shelter put the overwhelming case of the effects of the flip side of the housing boom.

One million children suffer from mental, physical, educational and emotional problems caused by bad housing. There has been hitherto no argument that bad housing has a detrimental effect on children's well-being and development; what Shelter has done is reveal the sheer and severe extent of the problem.

Homelessness amongst families has increased by 17% since 1997 (you know, when the 1996 Housing Act came into effect which reduced security of tenure in the private sector and right to buy took off in earnest).

The main problem of course, is simply that not enough new homes have been built, creating a serious shortage of affordable homes. But Shelter also cite private landlords as playing a big part in bad quality housing. It claims that half of housing provided by private landlords is substandard, whilst tenants don't complain for fear of being evicted, a situation that is exploited by landlords.

Register your support for Shelter's campaign, it doesn't cost you anything, just visit www.shelter.org.uk or call on 0845 458 4590. Look out for Shelter's Million Child postcards and send yours back today.

فدرالية كامدن لمستأجري المساكن الخاصة

منضمنتنا تعمل لأجل حماية مصالح مستأجري المساكن الخاصة محلياً ووطنياً.

لدينا علاقات وطيدة مع مؤسسات أخرى مثل Shelter كما اننا عملنا جنباً إلى جنب مع بعض المؤسسات الحكومية لحل بعض المسائل العالقة.

نحن نرحب بكل من يود الإلتحاق بنا أو معرفة المجالات الأخرى التي تغطيها مؤسستنا كما نرحب برسائلكم، أسئلتكم وكذا تعليقاتكم. و إن كنتم تقضلون الإشتراك فهذا ينحكم الأولية في الحصول على المعلومات الخاصة بأي إجتماعات، دورات تدريبية، ندوات، وكذا التقارير الدورية. كل هذا بمبلغ سنوي وقدره £7.50 فقط.

نحن بحاجة ماسة إلى متطوعين للعمل على مجلتنا السنوية، تحسين النظم الداخلي لمؤسستنا و كذا حضور بعض الجلسات في بعض المحاكم وفي نفس الوقت تمثيلنا لدى مؤسسات و منظمات أخرى.

عنواننا كالتالي:

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 _____

*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