



# PRIVATE TENANT

## No access to Justice

LSC heads sinking ship as 'advice deserts' loom

In a disturbing message from the Chair of the Housing Law Practitioners' Association in the HPLA June newsletter, Solicitor Andrew Brookes stated that with current trends "there will be no private practice solicitors at all doing housing work within five years".

In a discussion with Roger Hamilton, Director of the Policy and Legal Department at the Legal Services Commission, Mr Brooks raised the issue of advice deserts. Mr Hamilton accepted that there were areas where there were no specialist housing contracts but argued that there was 'over provision' within inner cities, particularly London. This contradicts the Regional LSC's own report that there is desperate need for more housing advice even in inner London.

Camden Federation of Private Tenants has become increasingly concerned over the apparent serious decline in housing legal aid, and has been aware for some time of anecdotal evidence that many current local providers have 'closed their books' to new clients, as they are simply over-subscribed. Alerted by Central London Law Centre to

the almost crisis like situation, CFPT invited Ruth Wyatt of the Legal Services Commission and Wilma Morris of CLLC to address members and others on the issue at its recent AGM.

Ms Morris asserted, as most housing law practitioners would seem to agree, that we are facing a very serious situation that can only worsen without pro-active intervention to reverse this decline. With 45% of areas in the UK where there is no legal aid or where it has significantly dropped, this would overwhelmingly seem to be the case.

Ms Wayte, Deputy Director of Policy at the LSC, argued that this was an exaggeration of the problem and cited two new initiatives that would also help. The Housing Possession Pilot provides a Duty Solicitor Scheme for London whereby clients will be given advice just before a case comes to court. The Telephone Pilot is a legal advice line which Ms Wayte said had proved very successful and will be rolled out nationally. But Ms Morris stands by her claims saying that CLLC has had to reject referrals when they haven't had the capacity to take further cases on. She says it has become increasingly more difficult to refer on in Camden as elsewhere, taking usually 2-3 weeks. In possession cases where time is of the essence, this has meant that clients have had to fall back on the Duty Scheme, whereas earlier more timely intervention might have prevented court action being necessary at all.

Camden Solicitor and Councillor for Gospel Oak, Raj Chada, claimed in a recent article that 'the original idea, introduced by the Atlee

Government, that there should be some parity between the legally aided and private client is all but dead". Cllr Chada went on to say that public sympathy for lawyers is traditionally low.

But maybe law practises have some responsibility. Having spoken to a Solicitor of a large Camden firm who wished to remain nameless, it transpired that senior partners' were reluctant for the firm's solicitors to take on legally aided cases as these brought in less money. The same Solicitor indicated that client self-representation could help the situation as they produced notoriously more lengthy cases and would clog up the courts, thus bringing the Government and LSC to their senses!

However, Government cost cutting under the guise of improved efficiency seems to be at the heart of the decline, where obsessive fears that legal aid providers are not offering value for money is defeating the object of delivering legal aid to those who need it. It must prove some humiliation for the Legal Services Commission to oversee the decline in legal aid provision under the once promising auspices of Access to Justice. [More on page 2.](#)



Ruth Wayte, second left, with Wilma Morris, left, and CFPT Chairman and Secretary, Martino Cartella and Mary O'Donnell at the 2003 AGM.

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# You need to walk a million miles, for ... access to justice – never mind a smile

**Well maybe not a million miles, but people are having to travel a very long way to find free legal advice. There are whole counties, for example Kent, with no free housing lawyers. The Legal Services Commission (LSC) have divided the country up into 421 areas, 45% of those areas do not have any specialist housing advisers.**

While you may not have to go quite so far for advice if you live in Camden, it is becoming increasingly difficult to access housing legal advice. In the 3 months from March to June 2003 in London, 13 housing law providers dropped out of the system that is to say in March 2003 there were 240 housing providers and by June only 227.

Over the country in the past 3 months there has been a reduction of 25% in advisers providing specialist housing legal advice under the legal aid scheme. This is all happening at the same time as the Legal Services Commission (the old Legal Aid Board) is overhauling the £1.9 billion legal aid budget because of the 22% surge in the bill for criminal legal aid. The civil legal aid budget has been hugely cut over the past few years – by £88 million from 2000 to 2002 and is likely to be reduced further.

We hear that people are stopping doing legal aid housing cases because of the bureaucracy, the failure for years to increase the amount they're paid for each hour spent and the frustrating restrictions on the time they are allowed to spend on advising and dealing with cases.

## **Where will the help come from?**

At the moment it is still possible to turn to the voluntary sector, e.g. Law Centres, Citizens Advice Bureaux or

independent advice centres.

However, this sector is under-funded and also regularly under financial threat. The chances of expansion to fill the gap are highly unlikely.

This year the Law Centres at Central London, Hammersmith & Fulham, North Kensington and Paddington, were all threatened with closure purely on financial grounds, but were saved by the skin of their teeth following a massive campaign and fantastic support from individuals and organisations such as the Camden Federation of Private Tenants.

The local authority Housing Advice Centres provide a useful service, particularly for those people who are just over the eligibility limits for free legal advice. However once again they are very unlikely to be expanded to fill the increasing deserts in advice provision.

The Legal Services Research Centre has found that there are a huge number of people who have been unable to obtain free legal help and it is increasingly likely that there will be no-one able to help them.

In summary there is not enough help available, and no indication that this will get any better in the near future.

## **What does this mean for you?**

**If you were faced with a serious housing problem, where would you go for help?**

Currently the cuts provision in Camden appear to be less than elsewhere but it seems likely that the trend will continue and it will become increasingly difficult to access the advice you need. It already takes numerous phone calls and often a wait of 2-3 weeks to get a first advice appointment – so don't delay, make that phone call today.

If your landlord has locked you out, your ceiling has fallen down or you've received a notice that the

court bailiffs are coming to evict you in 2 weeks, you need that advice immediately.

You will have seen in your copy of the summer edition of *The Camden Private Tenant*, the article on the Pears family, named last year as the UK's worst landlords by a BBC consumer programme. This family have numerous properties in Camden, one of which is Froggnal Court. Even where the tenants had legal help, they had a long and nasty protracted legal battle.

If you were in that sort of position in the future, there could very well be no legal help for tenants and think just how much more difficult that would be for you. If the reductions continue at the current rate and the voluntary sector remains under-resourced and constantly under threat, there may not be any specialist housing advisers within 5 years or so.

## **What can you do?**

1. Lobby the Government – Officer of Deputy Prime Minister
2. Support your local providers/ voluntary sector
3. Lobby Camden Council to ask them to increase their funding for housing advice
4. Get involved with Camden Federation of Private Tenants and Residents Association campaigns both local and national

Your access to justice is being undermined. The simple principle of legal aid is that everyone should have access to legal advice regardless of their ability to pay. This has been recognised as a fundamental right in a civilized society from the dawn of democracy. Surely it must remain a litmus test for a democratic society that everyone has access to legal advice. What is the point in having

rights, which people are not able to enforce?

**Thanks to Ginny Halley and Wilma Morris**

Housing Unit – Central London Law Centre

Camden Federation of Private Tenants wants to hear from tenants who have had difficulties in accessing legal advice, please contact the office on 020 7383 0151 with your stories or if you would like to join in a campaign to reverse the decline in legal aid.



CFPT at Fitzrovia Festival, from left to right – Amanda Ali with her husband, Camden Mayor, Nasim Ali, Celia Nicholls, Festival Committee member, Martino Cartella, CFPT Chair, and Westminster Deputy Lord Mayor Ronnie Raymond-Cox with his wife Pip.

# Law Commission Report

## – reducing security of tenure ... and where's the Deposit Scheme?

CFPT, Shelter and other housing organisations felt great dismay at the Law Commission's determination to do away with the six-month moratorium of assured shorthold tenancies.

The Report, based on the findings of the consultation paper circulated in 2002 – Renting Homes: Status and Security, proposes to replace all existing tenancies (including private, council and housing association) with just two types of tenancy. The Type I will have high security of tenure, which is envisaged will be mostly used for council and housing association tenants. The other, Type II, will be reserved for the poor relation private tenants who would be forgiven for thinking that the possibility of having to move on every six months was bad enough, let alone three!

There are some sensible ideas in the report, not least the introduction of compulsory written tenancy agreements – and the simplification

of housing law in itself is worthy of applause. It also appears, as CFPT argued for, that Rent Act tenants would be exempted from the changes. This would be a very welcome move for the majority of regulated tenants, but less satisfactory for those who otherwise might benefit from the improved succession rights.

The main sticking point of course is the issue of introducing three-month tenancies. The Law Commission blithely asserts that landlords will still be able to offer longer tenancies, but what would be the incentive? There is a terrible paranoia at the heart of this issue; landlords are obsessed with the idea that they can't get tenants out of properties quickly enough, that tenants might be able to get away with living rent free for months and months whilst stringing their landlords along. But this is not true

*continued on page 6*

# One step forward, two steps back

## Commonhold and Leasehold Reform Act report from CARL

The Commonhold and Leasehold Reform Act, which received its royal assent eighteen months ago, is being put into effect by the government at a snail-like pace. The "right to manage" provision in the Act was finally implemented at the end of September – seven years after the then Labour spokesman on housing (Nick Raynsford) insisted in the House of Commons that the Conservative government of the day should introduce emergency legislation to implement this very measure.

Although there is no doubt that the vast majority of leaseholders can maintain their own properties to a far superior standard and at a much lower cost than existing landlords and managing agents, the "right to manage" will only be

exercised by those leaseholders who are prepared to carve their way through all the red tape involved, and at the same time face down the inevitable hostility of their landlord.

The landlord can resist the leaseholders' application to manage their own property on a number of grounds through the Leasehold Valuation Tribunal. In most blocks of flats, leaseholders will have to set up a "right to manage" company in order to take over the running of the building. Those leaseholders who have already been forced to understand landlord and tenant law will find that getting to grips with company law is an even bigger challenge. Moreover, the legislation also reintroduces the villain by the back door, since the landlord will still be a member of the "right to

manage" company and have a right to sit on its board.

Leaseholders often experience intimidation from their landlords, with the courts and tribunals unwittingly assisting in that process. To allow the landlord to have such a direct involvement in the management of the building will negate the very freedom of the leaseholders to manage their own affairs. It must be remembered that however the blocks of flats are managed, a lease is still a declining asset, with the result that leaseholders have an insecure form of home ownership.

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

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# If your landlord offers you

## alternative accommodation

FOR RENT ACT PROTECTED TENANTS (usually called Regulated tenants), and many assured tenants, seemingly the only sure-fire way a landlord can legally get vacant possession of their home is by offering suitable alternative accommodation. Apart from a tenant's natural reluctance to move, or wariness of any changes proposed by their landlord, the issue of what actually comprises a suitable alternative is often contentious and only soluble via the courts.

The test of alternative accommodation's suitability is a pretty inexact science, but problems between landlord and tenant may be minimised if both parties understand the legal and practical issues. The tenant's first step should be to seek assistance from Camden's Housing Advice Service.

Each individual case must be assessed on the circumstances and reasonable needs of the tenant and his family (further references here to the tenant includes the tenant's family). If the landlord is seeking possession in order to sell or redevelop the building at considerable profit, he may be in a position to be generous – and he is required to give the tenant sufficient time to assess any offers of accommodation. Tenants should bear in mind that alternative accommodation is a ground for possession and where a court is satisfied that it is suitable, it will be bound to make an order. Of course, in most legal cases the right of appeal is available to either party.

The landlord should only succeed in court if the judge is satisfied that the accommodation really will be available to the tenant when a possession order takes effect, that it offers similar security of tenure and that it is suitable for the tenant's means and needs. The court must be satisfied that the new home is genuinely comparable – in terms of size and facilities, rent, and

local features, such as proximity to the tenant's workplace. If furniture was provided under the tenancy then similar furniture must be provided.

Camden's Housing Advice Service would first advise the tenant that a formal agreement should be entered into before moving. A document should set out the terms agreed by the parties and that the accommodation is being offered as suitable alternative accommodation under a protected tenancy. It is essential to establish that the landlord granting the alternative accommodation – either within the same building or elsewhere – is the same landlord who has full title interest without restrictions and is entitled to grant a protected tenancy of that accommodation. This can best be established by obtaining a copy of the entry for the premises from the local Land Registry (usually a cheap and simple process).

**To cite an example: a protected tenant with mobility problems occupies a two-bedroom property. The landlord makes a number of offers, one of the offers might appear to be suitable as it is located near the tenant's present home and has the same number of rooms. However, the overall size of the new letting might create restricted mobility for the tenant, who may be wheelchair bound.**

When considering suitability in terms of the size, affordability may also become a factor. The landlord may offer a single tenant who presently occupies a studio, a larger flat. If the property has an unregistered rent, the rent restriction on the first registration would not be applicable and this could cost the tenant dearly. If a tenant is ineligible for housing benefit, they could reasonably argue that the offer doesn't meet means or needs.

It is in the tenant's interest to show good will and reasonableness

– and this applies equally to the landlord. The tenant should make every effort to view the offered accommodation and communicate any reasons for refusal in writing to the landlord. Where negotiations fail and court action becomes inevitable, the tenant should seek a declaration that the new tenancy will be a protected tenancy.

Camden's Housing Advice Service can help to draft re-housing agreements free of charge to the landlord and tenant. We provide advice to tenants about their rights and will seek to facilitate the transaction by giving the landlord good practice advice. However, the primary interest of the Housing Advice Service is to preserve the rights and security of the tenant.

**Case Law** – The court in making its decision will have reasonable regard to the environment and standard of living as well as consideration of space, size, nature and character of the accommodation under offer, *Hill v Rochard* 1983 CA and *Redspring v Francis* 1973 CA. However, in *Siddiqui v Rashid* the court decided that the tenant's needs as regards to character and environmental issues could only be taken into consideration as it relates to the property itself and does not extend to the location of the tenant's friends or place of worship. In *Islington LBC v Metcalfe* 1983 Clerkenwell CC, the size of accommodation was too large and therefore deemed unsuitable. In *Rosemary Estates Ltd v Connolly*, 1987 Clerkenwell CC, it was held that one of the properties offered by the landlord would not be suitable 'as regards to proximity to place of work'. The Defendant's evidence was that it currently only took 3-4 minutes to wait for a bus to work but that it would take 16-17 minutes longer in the new location.

**Our thanks to Camden Housing Adviser Marilyn Bramble-Litchmore**

## Stick to your guns and you'll win the battle says Camden private tenant

Regulated tenant Nicole Charlet successfully challenged her landlord on four unsuitable offers of alternative accommodation.

Representing herself in the Central London County Court, Nicole held out against the offers primarily because none were subject to the rent cap and would have been substantially more expensive (see The Camden Private Tenant Summer 2002).

Nicole had pressed for a dismissal of the case on the grounds that her landlord had failed to offer suitable alternative accommodation. However, the District Judge decided to allow a six-month adjournment for landlord Elghanian to come up with suitable alternative accommodation for Nicole, failing which the case would be dismissed.

Elghanian did make a further offer of accommodation, and after much successful negotiation of terms, Nicole was delighted to accept the offer of a studio flat in Belize Park Gardens.

Nicole had formerly lived in her tiny Belsize Lane bedsit for 23 years, her current landlord Elghanian bought the property in 1996, deciding in 2001 to apply to convert the bedsits into a family home. Nicole says that before she was made the first offer of alternative accommodation she had been subject to abusive behaviour by employees of Elghanian – witnessed by her then neighbour Lady Mary Stirling.

*Before accepting the current accommodation, Nicole, assisted by a Camden Housing Adviser, set out a series of 'demands'.*

**These included amongst others:**

- That her rent inclusive of Council Tax and hot water as in her previous contract, would be fixed until 1st Jan 2005; thereafter subject to the same terms and conditions of the Maximum Fair Rent Order 1999.

- That the tenant install her own locks on the flat door
- That a bath be installed prior to her moving in
- That the landlord would not hold a mortgage on the flat
- That the landlord fix a broken extractor fan and make repairs to the balcony
- That the landlord paid £600 to the tenant for inconvenience and moving costs

Nicole is very satisfied with her current accommodation and feels she was right to stick to her guns, sometimes against the opinion of others.

**Always seek advice first if you find yourself in this situation.**

## 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

## Could you live with yourself?

**On 24th November, The London Fire Brigade launched a London-wide campaign to target older people who are most at risk from fire related accidents.**

The campaign is two-fold. The LFB can provide fire-fighters from local stations to attend as many venues as possible to talk about the dangers of fire and what to do in the event of fire in the home. So if you work with or provide a service for older people and would like to participate, contact Mike Logan on 07717 517309 or at [mike.logan@london-fire.gov.uk](mailto:mike.logan@london-fire.gov.uk). The LFB will send a uniformed officer to talk to your group, who will provide leaflets and show a short video on fire safety. Translators and other language leaflets can be provided.

Fire-fighters will also take referrals from individuals or organisations for home visits to install high quality long life battery smoke alarms absolutely free. If you would like the security of a smoke alarm whose batteries don't need changing for ten years then contact Mike Logan on the above number! The visiting fire-fighter will also carry out a brief and unobtrusive home fire safety risk assessment for you.

If you are an older person and do not have a smoke alarm in your home, call on **07717 517309** to get one fitted – **FREE OF CHARGE!**

**SMOKE ALARMS SAVE LIVES**



**FREE SMOKE ALARMS**

# Swedish Tenants Union visits CFPT

DELEGATES FROM THE SWEDISH UNION of Tenants paid us a visit as part of a fact-finding mission organised by Magnus Hammar of the International Union of Tenants.

The seven delegates met with staff, volunteers and committee members to find out about the UK's private rented sector, an area Mr Hammar believes to be neglected.

The team also met with Spitalfields Housing Association, Federation of Black Housing Associations, the Housing Corporation and representatives of TPAS and TAROE, both serving council or housing association tenants – so they were very keen to find out about private tenants.

The visitors had no previous knowledge of private renting in the UK, or related tenant's organisations and were quite amazed to find out that Camden Federation of Private Tenants is one of only a handful serving private tenants in Britain. They were also quite impressed with the work that such a small organisation could do giving much praise for The Camden Private Tenant newsletter!

Sweden still operates a largely regulated housing market, with

'negotiated' rents throughout the sectors offering generally affordable housing, with the private sector having to use municipal housing negotiated rents as reference points in its rent setting.

Sweden has almost 1.6 million rental dwellings, about 710,000 are owned by private landlords. The SUT has a staggering 545,000 households as members accounting for well over two thirds of overall renters, but this reflects the power that tenants have in negotiating with their landlords and how important Swedish tenant unions are. However, there are major problems facing Swedish housing that do not sound a million miles from our own experiences in London.

A lack of investment in and building of new municipal housing, coupled with growing urban populations, has produced an acute lack of housing in many Swedish cities. Stockholm, for instance, is growing at a pace of 7,500 people per year, but during the 1990's only 1'800 flats were built annually. In November of 2002 there were 80,370 on the Stockholm waiting list for 69 available flats. These figures will bring scant comfort to Camden

Council with its own 13,000 long housing register. The situation in Sweden has brought about a ban on the selling of public housing stock to tenants – reminiscent of the UK's Right to Buy.

What is really worrying the Swedish Union of Tenants though, is the political challenge to the regulated housing market. Magnus Hammar, Co-ordinator of the IUT based in Stockholm, says that deregulation has been 'a hot issue for many years'. Tenants there fear that if the Swedish Social Democrats lose power to a coalition of the three right wing parties then deregulation is very likely; we in the UK know what deregulation and a lack of Government investment brings about, and if this were to happen in Sweden they had better start building more homeless hostels.



Staff member, Grace Wheatley, with Magnus Hammar, third left, and other Swedish Union of Tenants delegates.

*continued from page 3*

of assured shortholds; there is an accelerated possession proceeding for cases of rent arrears, which is a mandatory ground for possession of these types of tenancy. And if this were the issue then speeding up and strengthening the possession process would surely be the answer.

This leads to another issue; there is a glaring omission in the shape of rent deposits which gets a mere four-line mention under 'Exclusions' in the report. Many assured shorthold tenants would say that they generally hold back their last month's rent in lieu of their deposit. Sometimes this is in agreement with their landlord; more often than not though, it will be because the tenant fears that they will not get their deposit back whether there is a claim on it or not. A national mandatory tenancy deposit scheme

with independent arbitration is the only fair and sensible way of handling rental deposits, which is why it has been adopted in countries like Australia and New Zealand.

The report itself admits that there would be a danger of greater homelessness, as tenants would be evicted because of housing benefit delays. It refuses to recognise, however, that reducing security of tenure in itself would create more homelessness, or the attendant problems of being unable to put down roots; not being on the electoral register, not being registered with a dentist, or a doctor or a library. Or what about not contributing to the local environment or agenda; not responding to planning applications, or local consultations, or even knowing what services might be available? By default, all new private tenancies will be

assured shortholds, or if the Law Commission has its way, Type II tenancies. This is a growing sector; do we want to envisage a society where approximately a quarter has absolutely no stake in their local community or who can reasonably be expected to contribute to the political agenda?

It's hard to understand the true rationale behind the proposals to get rid of the six month 'moratorium', although cynics might suggest it has been thrown in as a 'sweetener' to a landlord lobby notoriously opposed to any regulation of the private rented sector whatsoever.

*Renting Homes, Law Com No 284* is 174 pages long – it can be downloaded from [www.lawcom.gov.uk](http://www.lawcom.gov.uk). Or there is an Executive Summary at a merciful 10 pages, again you can download this from the same site or we can provide you with a copy – 020 7383 0151.



## Four Pads becomes Three as Two Jags gives up key

John Prescott has finally given up the fight to stay in the RTM union owned two bed flat in Maritime House, Clapham. After 33 years, and paying a peppercorn rent of only £220 per month, the Deputy PM made way for the RTM to develop the site into 'affordable housing'.

## Council staff cannot afford Camden

As CFPT has been warning for some time, its now official – Camden Chief Executive Moira Gibb has stated that the Council's biggest challenge is staffing as 'with house prices rising it is harder and harder to keep staff'. Almost a quarter of Council staff live in Camden but many are being priced out.

## Housing Bill

CFPT joined Shelter and Citizens Advice's Tenancy Deposit Scheme campaign for the mandatory introduction of a national TDS. Housing organisations are hoping that the Queen's Speech on 26 November will announce a Housing Bill which will include provisions for a scheme for the holding and return of tenants' deposits.

## Short of Ten Bob and over 60?

Minimum Income Guarantee was replaced by Guarantee Pension Credit on 6 October 2003. Under new Pension Credit (PC) regulations, thousands should become entitled for the first time, and many should get more than before.

For the over 60's, if one partner is less than 60, then PC is still payable. If a single person has no savings or income, then the minimum income should be £102-10 per week. This is called Guarantee Credit (GC). If there are disabilities or care responsibilities, or various types of Service Charges, then higher amounts could well be payable.



Kings Cross Festival – CFPT Chairman, Martino Cartella with a young volunteer!

If you get GC and you have no savings or other income, Housing and Council Tax Benefit should be paid in full. The old rule that you should have no more than £16,000 for entitlement to these last two benefits has been abolished for those getting GC.

For the over 65's PC introduces a new benefit called Savings Credit (SC). Depending on your circumstances you may be entitled to one or both elements of PC. If you have some savings or income (e.g. an employers pension), then unlike in the past these will count in your favour rather than against you. Again, some Housing and Council Tax benefit could also be payable. Obviously the changes are not a free lunch – there are limits to how much income or savings you can have.

The calculations are rather complicated; but Age Concern, Citizens Advice Bureaux or Independent Advice organisations give confidential free advice – at their offices, and sometimes in your home or over the phone. Contact Camden Age Concern on 020 7837 3777 or Camden CAB on 0845 0505152. Or for the computer whizzos there is an anonymous calculator on the Pensions Service website [www.thepensionsservice.gov.uk/pensioncredit/calculator/home.asp](http://www.thepensionsservice.gov.uk/pensioncredit/calculator/home.asp) Claims are even back-dated nowadays, so stand up for your rights in Law and crack-on!

**FREE Low Energy Light-bulbs – contact us today 020 7383 0151**

## 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

And many more from making a small claim to County Court Fees. Contact us today for your copies.

# La Fédération des Locataires Privées de Camden (CFPT) a besoin de vous

La CFPT est géré par les locataires  
privés pour les locataires privées.

On travaille sur tous les aspects  
des problèmes concernant les  
locataires privées.

Nous fournissons tous les  
renseignements et informations dont  
vous avez besoin et nous mettons nos  
ressources à votre disposition.

Nous faisons du lobbying du  
Gouvernement et des campagnes de  
pressions concernant les problèmes  
d'intérêt locale et nationale.

Nous avons beaucoup de rapports  
très étroits avec les autres groups

qui opère dans le secteur du logement,  
comme SHELTER et on a aussi travaillé  
avec le Ministère de l'Ambiant e des  
Régions.

Si vous êtes intéressés à nous  
rejoindre et à participer à nos  
activités, nous vous prions de nous  
bien contacter.

Si vous voulez qu'on parle d'autres  
sujets pas couverts déjà, on vous prie  
de nous le dire. Nous sommes toujours  
heureux de recevoir vos lettres, vos  
questions et vos suggestions.

Vous pouvez devenir un membre de  
la CFPT en payant £7.50 par an.

Vous seriez enregistré dans notre  
liste d'abonnées.

L'adhésion vous donne le droit  
d'être notifié de toutes les réunions,  
ateliers, évènements, reports spéciaux  
et de recevoir notre bulletin.

On a aussi besoin de bénévoles  
pour contribuer à notre formulation et  
consultations politique, assister de  
temps a autre a causes d'intérêt au  
Tribunal, et nous représenter près des  
autres Organisation et Comités.

Veuillez trouver ci-dessous les  
détails pour se mettre en contact avec  
nous.

## 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.