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We produce a comprehensive Landlord Brochure which contains detailed information on all our services, together with information on essential legal requirements.

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ISSUE 2

JUNE 2015

CB LETTINGS

LATEST NEWS

This month we welcome a new member of the team. Sami Bickford has joined the company as an Administrator. Sami brings a wide range of administrative and customer service experience to the position.

Sami is looking forward to her new role and will normally be your first point of contact when contacting the Agency.



INTRODUCTION

Now that the General Election is over the previous uncertainty surrounding the private rented sector has passed. Before the election in May there was a very real possibility that Labour would have a significant say in the next Government. They made no secret of their desire to impose further regulations on the rental market, and in particular on landlords. Indeed they also proposed further regulations for Letting Agents.

However more regulation is expected in the coming months as the Conservatives are also looking closely at the private rental market. In the main such regulation is to be welcomed and will help to further improve the Lettings sector.

It is even more important that Landlords are aware of their legal responsibilities and that when engaging a Letting Agent, they chose an Agent regulated with an Approved Body such as The National Approved Letting Scheme.

Legislation Update

Deregulation Act

Under the Deregulation Act all deposits must be protected in one of the approved deposit protection schemes by 23rd June.

Failure to do this could result in a fine and also difficulty in gaining possession of the property.

Smoke Alarms and CO Detectors

These will be required to be fitted in all rented properties from 1st October.



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IN THE COURTS

Edwards v Kumarasamy

The Court of Appeal in the case above have increased the scope of the landlord's repairing obligations. In this case a tenant tripped on a step near the communal bin area of a block of flats. The landlord claimed that as it was a communal area, he had no obligation to repair it.

The Court of Appeal considered section 11 of the Landlord and Tenant Act 1985 and held that the pathway formed part of the structure and the exterior and that the landlord's easement over the pathway was enough to constitute an 'interest'. That meant he had an obligation to repair it.



SAFE AGENT AWARENESS WEEK 1st - 5th June

SAFEagent (Safe Agent Fully Endorsed) is a reliable mark denoting firms that protect landlords and tenants money through Client Money Protection schemes.

Set up 'by the industry, for the industry' and recognised by the Government, it is supported by Government, Citizens Advice Bureaux, The Property Ombudsman, Ombudsman Services: Property, the Property Redress Scheme, My Deposits, TDS and DPS.

All agents registered with **SAFEagent** are part of regulatory organisations/ accreditation schemes in the Private Rented Sector

and Client Money Protection Schemes which reimburse consumers in the event of misappropriation of clients' funds.

There are several schemes in the sector operated by **NALS, ARLA, the Law Society, RICS and UKALA** to which agents voluntarily belong.



CB LETTINGS is a registered **SAFE Agent** with the National Approved Lettings Scheme

CB Lettings is committed to a high quality of service to all its clients.

All client money is kept in a designated client account and is fully protected by an independent Client Money Protection Scheme.

If you would like any more information please do not hesitate to contact the office on 01752 349740