



Private Rented Sector

GNHP – working with you

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Introduction

The projects are specific to private rented sector housing. In particular, projects that achieve the following three aims:

- Prevent homelessness.
- Improve the quality of private rented sector housing.
- Improve landlord relationships.
- Increase access by homeless or vulnerably housed households to the private rented sector.



Issues directly affecting the Greater Norwich area

- Our research found that communication and lack of information is the main barrier between Local Authorities, landlord and tenants, e.g.
 - Fear of the PRS.
 - Hostel staff perception.
 - knowledge of rights and responsibilities missing.
 - Difficulties regarding where to find information.
 - Uncertainty about the help and support from Local Authorities and other organisations.



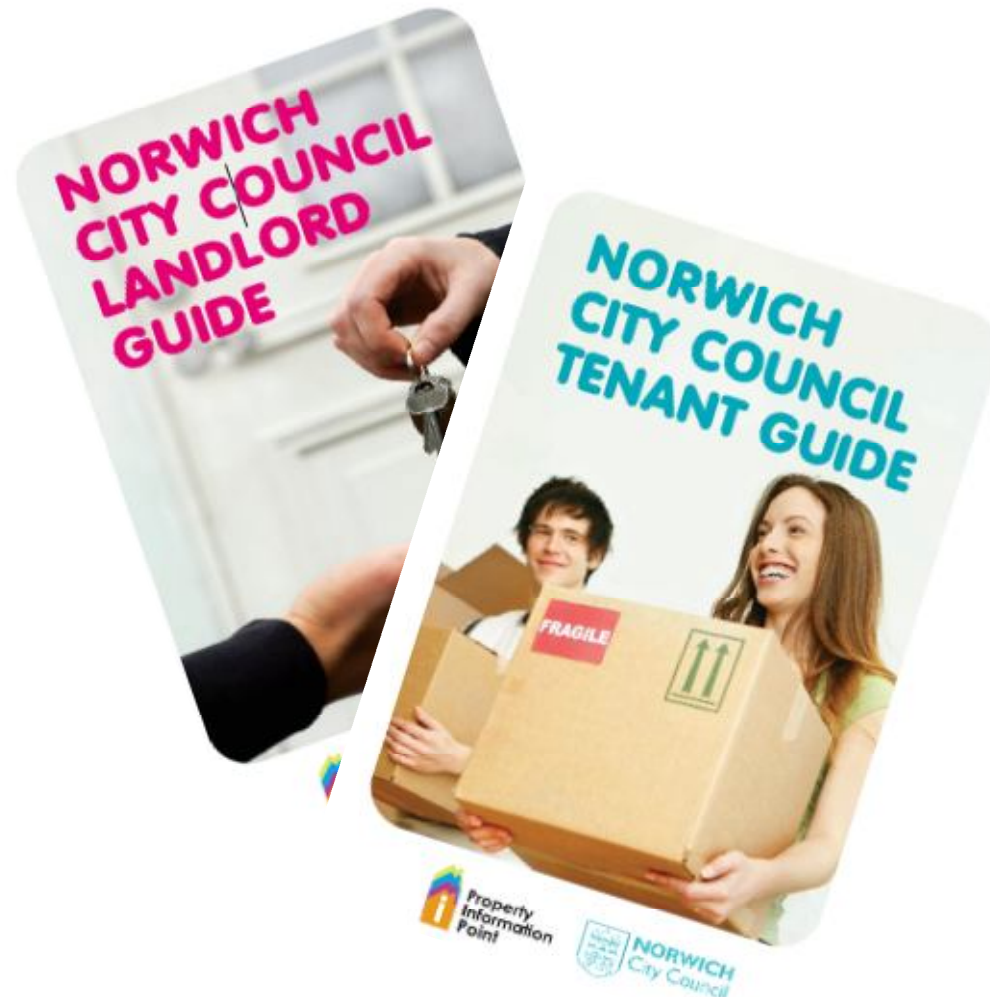
How the GNHP aim to help

Developing tools to help the private rented sector:

- Landlord guide and tenant guide
- Accredited Landlord scheme
- Forum's
- Website
- Let NCC
- Homes Direct



GNHP Landlord guide & Tenant guide



- Gives information on common issues.
- Can be used as a quick guide for plain English info.
- Ensures both landlords and tenants have basic understanding.
- Landlords can hand the tenant guide out as a goodwill measure.
- Will be mainly supplied to accredited landlords.

Accredited Landlord scheme - GNHP

- Encouraging and increasing high standards of property and tenancy management.
- Building relationships.
- Free advertising, training and other landlord incentives.
- Reliable list of landlords to work with for future homelessness schemes.
- Now offering Home Run members free membership.





Forum's - GNHP

FREE NORWICH LANDLORD FORUM

Helping all landlords to succeed
Norwich City Council, in association with the Greater Norwich Housing Partnership (GNHP), would like to invite you to the 2009 landlord forum.

LOCATION

18 February 2009, Council Chambers, Norfolk County Hall,
Marshside Lane, Norwich, NR1 2SF. 4.30pm refreshments, talks 5pm - 8pm

WHO IS IT FOR?

This event is for landlords (large and small), letting and managing agents, housing professionals and anyone interested in finding out more about the private rented market within Norwich.

PROGRAMME

Confirmed speakers

Money Counts
The availability of buy-to-let mortgages and how the small landlord can exploit their portfolio.

Norwich City Council's home energy specialist
Find out further information regarding energy efficiency certificates.

Norwich City Council's expert housing advisers
Free services and advice specifically for landlords.

Eastern Landlord Association
How landlords can manage their rental properties effectively in the current economic downturn.

Norwich City Council's private sector projects officer
Find out how the going to help landlords improve their business.

CONTACT: To reserve your free place, please email landlordforum@norwich.gov.uk or phone 01603 212847 and give your name and business.



- Ensure all stakeholders regularly meet.
- An opportunity for landlords to voice opinions.
- Be kept up-to-date with current issues
- Meet with market leaders.



Website – GNHP

www.propertyinfopoint.co.uk



Find information about your rights and responsibilities, services and advice when privately renting or letting



- About Us
- Landlord Zone
- Tenant Zone
- Home owners
- News & Comments
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- Government to set up tenant website and hotline - 04/02/2010
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- Local Authorities to crack down on HMOs - 28/01/2010
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Welcome to the Property Information Point

This site aims to help private landlords and tenants with queries and issues surrounding renting and letting within the Greater Norwich area.

Landlords

If you're a landlord or letting/management agent that needs quick and simple advice surrounding housing standards, housing management, housing law and general housing advice; then this is the site for you.

Our objective is to ensure that we provide you with some basic knowledge to become a successful businessperson.

Tenants

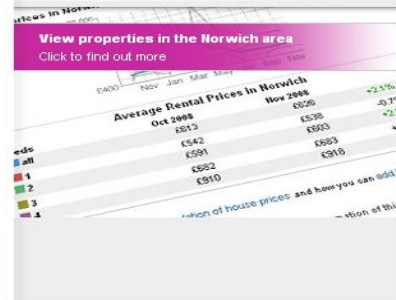
If you're a private sector tenant or looking to become one, and would like to know your rights and responsibilities surrounding issues such as tenancy agreements, deposits and notices; then look no further than here.

We aim to give you the advice you need to feel happy and secure when renting privately.

If you can't find the answer you require through the site or the links provided, then [contact us](#) and we will direct you to the right place.

Upcoming Events [See all events](#)

GNHP Landlord's Forum
17/02/2010



Let NCC – Norwich City Council



- Let NCC is the name for our private sector leasing scheme.
- Great for accessing the PRS for vulnerable people
- proven successful when building relationships with landlords.
- Competitive levels of rent
- Is now part of LEAP



Possible future work - *Homes Direct*

What is it?

- NCC are investigating possible new ways of working with landlords and helping the homeless.
- Tenant finder scheme and rent deposit bond scheme combined.
- Aimed at Accredited Landlords and vulnerable homeless people.
- Partnership between support services to utilise all available services.



Homes Direct

How will it work?

- Incentivises accredited landlords.
- Finds ready to move on people in housing need.
- Supports landlords and tenants through the letting process and the tenancy.
- Advocates longer sustainable tenancies.



Homes Direct

What are the benefits?

Landlords

- Finds tenants for free.
- Free administration, stationary and services.
- A bond guarantee.
- Support service.
- Direct LHA payments to landlords in most cases.

Tenants

- Allows those that can not access social housing to obtain a home.
- Reduces homelessness through offering another form of accessing the PRS.



Contact Us

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