



York Landlord Conference

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About the National Landlords Association



- UK's Leading Landlord Association
- Founded in 1973 as Small Landlords Association
- Established to support landlords and to lobby local and national government on their behalf
- Local Landlords Associations – Affiliated to NLA
 - York Landlord Association
- over 13,000 members in every postcode area of the UK
- Five of the largest buy to let lenders are special corporate members of the NLA
- Over 50 local authorities are members of the NLA
- First successful campaign:
The introduction of the Assured Shorthold Tenancy Agreement

Tenancy Deposits The Landlord's View



The Landlord's view



- Money making scheme for Government.
- Government – professionalising the sector
- 50 Acts of Parliament
- 70 sets regulations

Affecting the letting of
Private Residential Property in the UK

Legislation



- The Housing Act does not allow anything other than money to be used as a deposit;
- Third party guarantees (e.g. from local authority or parents of students) still a legal alternative;
- A landlord seeking to circumvent the regulations by taking an item other than money from the tenant may be in breach of the law.

Landlord Actions



- Legislation applies only to new deposits taken on or after 6th April 2007. Deposits taken before this date will not need to be protected;
- If the tenancy continues as a periodic tenancy, no new AST will have been created, so the deposit will not need to be protected by a tenancy deposit scheme;
- So no new AST are being created (where possible).

Landlord Actions



- How can we get around the rules ?
- Do not take a deposit.
 - Leaves Landlord at risk.
- Charge double rent in 1st month.
- Charge a non-refundable administration fee to set up tenancy.
- Use Tenancy Deposit Solutions (www.mydeposits.co.uk)
 - Enables Landlords to continue to hold deposits
 - Requires tenant to initiate claim
 - Charge the tenant an admin fee to cover costs

Contact Details



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