

Repairs

Members of the Frome Landlords Association are happy to discuss your repair and upkeep needs – see contact details overleaf. You can also find endorsed tradespeople through online sites such as checkatrade.com; mybuilder.com; and ratedpeople.com.

Wessex Resolutions works in partnership with Mendip District Council to provide loans to landlords for property repairs. See www.wessexresolutions.org.uk.

You or your renter may also be eligible for assistance to improve the energy efficiency of your property through the **Centre for Sustainable Energy (CSE)**. See www.cse.org.uk/advice

Frome Landlords Association

Launched in January 2019 by Fair Housing for Frome to:

1. Provide training and information for landlords
2. Create a forum for information-sharing, collaboration and cooperation
3. Promote a better public understanding and image of private landlords
4. Support prospective landlords
5. Foster positive relationships between renters and landlords
6. Help landlords understand and address the housing crisis in Frome

Open to all private landlords in Frome: for more information see:
www.fairhousingforfrome.org.uk

Fair Housing for Frome (FHfF)

A local non-profit organisation set up in 2018 to explore solutions to the housing crisis in Frome and surrounding villages. Projects include: **Zero Nights shelter for homeless people**; **Frome Landlords Association**; **Frome Tiny Homes Action Group**; **Frome & Area Community Land Trust**.



Website

www.fairhousingforfrome.org.uk

Email

info@fairhousingforfrome.org.uk

Facebook

Fair Housing for Frome



Supported by the Tenancy Deposit Scheme Charitable Foundation

FAIR HOUSING FOR FROME



Information for Landlords



Introduction

The UK is in the grip of a housing crisis, and private landlords have a vital part to play in addressing this. 4.5 million households live in the private rented sector in England - nearly one in five of all households. Around 20% of these are in receipt of Universal Credit.

Here in Frome we believe that landlords can be a force for good, providing stable and good quality homes for individuals and families at all income levels. Please support our work at the [Frome Landlords Association](#), especially if you are a prospective or 'accidental' landlord, or are self-managing your property. We are confident that through meeting and working together we can gradually bring about positive change.

Finding a renter

It rarely takes long to find a renter in Frome. Here are some options:

Commercial letting agencies (Check they belong to a recognised trade body and are part of a national redress scheme)

- The [Frome Housing Noticeboard](#) at the library, plus other noticeboards around town
- Online forums (see FHfF's Tenants leaflet for a full list)
- Local Facebook pages (but be warned: you'll be deluged with responses)

Please consider taking a renter on Universal Credit. Many people on low incomes need homes in the town, and the following agencies can match you with a renter (of any age) and provide ongoing support:

- [Mendip YMCA](#): also provides deposit guarantees and rent advances www.mendipymca.org.uk
- [Keyring Lettings](#): our local social letting agency www.keyringlettings.co.uk

Landlord checklist

Both you and your renter will suffer if you don't get things right from the very beginning. This is especially important if you are self-managing your tenancy, but you still carry legal responsibility even if you use a letting agent. Here's a very brief checklist: joining a Landlords Association will help you to comply fully.

1. **Move-in documentation**: have you supplied a Gas Safe record; EPC, the current How to Rent Guide and deposit Prescribed Information?
2. **Contract**: if you're using an AST template, is it up to date?
3. **Inventory/Schedule of Condition**: is this complete and signed by both parties?
4. **Deposit protection**: have you registered the deposit within 30 days of receipt?
5. **Annual checks**: are you up to date with gas (mandatory); electricity; chimney etc?
6. **EPC**: Does your property have a rating of E or above?
7. **Alarms**: Are there functioning smoke alarms on every floor? Do you need a CO2 alarm?

8. **Insurance**: do you have all the cover you need?

9. **HMOs**: are you aware of the regulations for Houses in Multiple Occupation (Sharers)?

10. **HMRC**: are you keeping clear records and claiming all your discounts?

Support for Landlords

Joining a Landlords Association is a highly recommended way to stay informed about your legal responsibilities, which will be constantly changing. Some also offer template documents, group discounts, tenant referencing and legal support.

Local:

- [Frome Landlords Association](#) (see overleaf)
- [Mendip District Council Private Sector Housing Team](#) (privatesectorhousing@mendip.gov.uk; Tel 0300 303 8588)
- [Mendip Landlord Forum](#): bi-annual training events (contact: CPlenty@mendipymca.org.uk)

Regional:

- [ALL Wessex](#) - Association of Local Landlords Wessex
- [SW Landlords Association](#)

There's also a wide range of national associations to choose from, such as the [Guild of Residential Landlords](#), the [Residential Landlords Association](#) and the [National Landlords Association](#).