

USEFUL CONTACTS & PUBLICATIONS FOR LANDLORDS

Gas Safety

- Smell gas? Call: 0800 111 999; website: www.nationalgrid.co.uk
- Find or checkout a Gas Safe registered engineer online at www.gassaferegister.co.uk or call 0800 408 5500/5577
- The Health and Safety Executive (HSE) website: www.hse.gov.uk Tel: 0845 345 0055

Electrical & Furniture Safety

- The National Inspection Council for Electrical Installation Contracting (NICEIC) Tel: 0870 013 0382; www.niceic.org.uk
- Trading Standards; website: www.tradingstandards.gov.uk

Energy Performance Certificates

- Energy Performance Certificate Information: www.campaigns.direct.gov.uk/epc
- For free, impartial advice on energy efficiency improvements call 0800 512 012 or visit www.energysavingtrust.org.uk
- Further information is also available at: www.communities.gov.uk/epbd

Tenancy Deposit Scheme

The three government approved scheme providers are:

- The Deposit Protection Service (DPS) www.depositprotection.com Tel: 0844 472 7000
- Tenancy Deposit Solutions Ltd (TDSL) www.mydeposits.co.uk Tel: 0844 980 0290
- The Tenancy Deposit Scheme (TDS) www.tds.gb.com Tel: 0845 226 7837

Further information is also available from:

- The Dept. of Communities and Local Government website: www.communities.gov.uk
- The DirectGov website: www.direct.gov.uk/tenancydeposit
- The Tenancy Deposit Team; Email: tenancy.deposits@communities.gsi.gov.uk
- The Dispute Service: www.thedisputeservice.co.uk

Tenancy Agreements

Tenancy Agreements and Rent Books can be obtained from:

- Some of the websites listed in the “Useful Websites” section below.
- OYEZ Stationary Ltd., 144 - 146 Fetter Lane, London EC4. Tel: 0870 737 7370

Housing Advice

- Enfield Council: John Wilkes House, 79 High Street, Ponders End EN3 Tel: 0208 379 1000
- Barnet Council: Threshold Housing Advise, 36b Woodhouse Road, North Finchley N12 ORG Tel: 0208 446 2504
- Citizens Advice Bureau (CAB): to find your nearest CAB visit www.adviceguide.org.uk

Lettings & Tax

The following publications are available from HM Revenue & Customs Tel: 08459 000 444, website: www.hmrc.gov.uk or through your local tax office:

- *Rent a Room Scheme – Help sheet IR223*
- *Taxation of Rents: a guide to property income - IR150*
- *Property Income Manual – PIMCONT*

General Literature

The following booklets are available on the Communities and Local Government website at www.communities.gov.uk

- *Letting rooms in your home – A guide for resident landlords*
- *Letting your Home*
- *Assured and assured shorthold tenancies – a guide for landlords*
- *Licensing of Houses in Multiple Occupation in England - a guide for landlords and managers*

Useful Websites

- www.communities.gov.uk
- www.directgov.co.uk
- www.landlords.org.uk
- www.shelter.org.uk
- www.letlink.co.uk
- www.landlordlaw.co.uk

