



# Landlords Together

May 2016 Issue 5

## Welcome to the Landlords Together newsletter!

Brought to you by Kirklees Council's Housing Solutions Service, we hope that this newsletter will improve the way that the council keeps you informed about issues affecting the private rented sector in Kirklees.

## PC Gardner's Top Landlord Tips

Here's Huddersfield's Town Centre Ward Officer PC Gardner giving some top crime prevention tips:



### Issue a security pack

When a new tenant moves into your property, it's a good idea to issue them with a security pack.

This could include keys to doors and windows and tips on how to keep things secure. For example, where to keep keys, not hanging keys up near the letterbox or open windows where they can be 'fished' for and

the importance of keeping keys out of sight and away from windows.

Some of the information might sound obvious but your tenants may be new to living on their own, and it's better to be safe than sorry.

### Get a professional check

You might think that your locks are in good working order but arranging for your local locksmith to come and review your security arrangements is a good idea.

Some types of locks may appear to be strong and safe but are actually are very vulnerable to 'lock-snapping'. This is a type of forced method of entry that burglars use to gain access quickly and with minimum effort. UPVC doors are mainly at risk so you might benefit from a lock upgrade if you have standard euro cylinder locks installed.

A locksmith can review all of your security arrangements around the property and make suggestions for areas that you could improve on. If your security doesn't need any upgrades, you will have the reassurance of knowing that it's been thoroughly checked by a professional.



## Building Services

### Shaping the Future

The Building Services team now provides a service to private businesses and wants to find out how the service can benefit landlords.

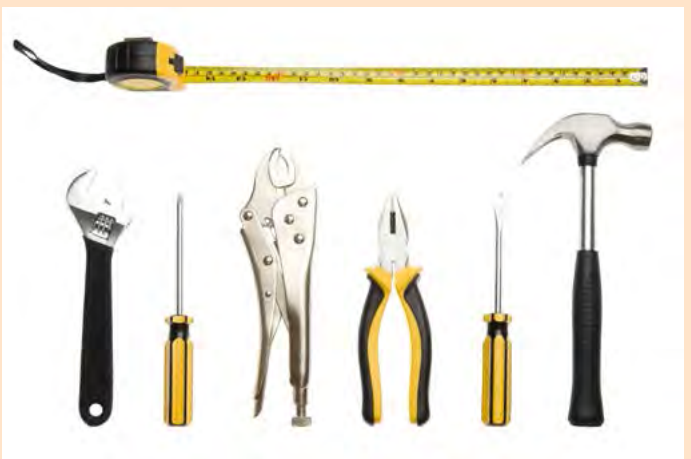
- **Where are the gaps in the general repairs/maintenance provisions?**
- **Would you benefit from having a complete planned maintenance and facilities management service?**
- **What problems have you experienced with reliability or emergency call-outs?**

From annual gas safety checks and electrical installation work to painting and decorating, Building Services can offer just about any service associated with repair and maintenance of properties. Bespoke packages can be provided, tailored to your specific needs with a clear charging structure.

To tell us what you want from such a service and find out how Building Services can help you keep on top of repairs and maintenance. Contact the Building Services team on:

e: [homemaintenance@kirklees.gov.uk](mailto:homemaintenance@kirklees.gov.uk)

t: **01484 225330.**



## Private Letting Service

Have you thought about letting your properties through Kirklees Private Lettings Service?

The advantages include:

- Provision of a bond guarantee so there is no need to use a tenancy deposit scheme
- Free property accreditation
- Advice and support from our Housing Solutions Service for the life of the tenancy
- No advertisement costs and reduced void periods
- Plus much more.

We are particularly looking for two or more bedroomed properties in:

Marsh • Newsome • Lindley • Dalton • Batley

Also three or more bedroomed properties across Kirklees.

Find out more: <http://bit.ly/1M1yICg>



## Smoke Alarms

There have been a number of household fires recently in and around Kirklees.

West Yorkshire Fire Service has asked us to remind you that as of the 1 October 2015 you are required to provide smoke alarms on every floor and carbon monoxide alarms where applicable.

For information and guidance:

[smoke and carbon monoxide alarms: explanatory booklet for landlords.](#)

## Results of the Landlords Together Survey

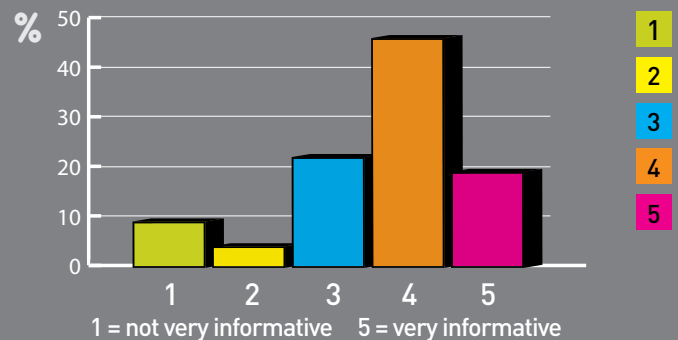
Thank you to all of you who completed the recent survey online. We thought you might like to see some of the results.

The survey was sent to over 360 landlords and agents and we received 52 responses which is around a 14% response rate.

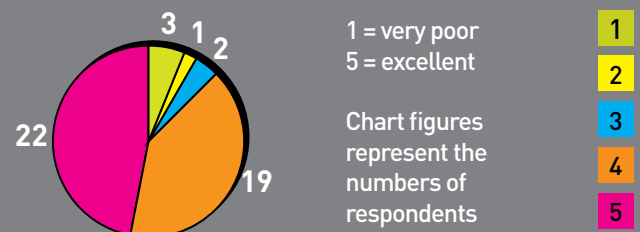
The results show that this newsletter is well received with 65% of respondents rating their overall satisfaction as either a 4 or 5.

Here are some other responses:

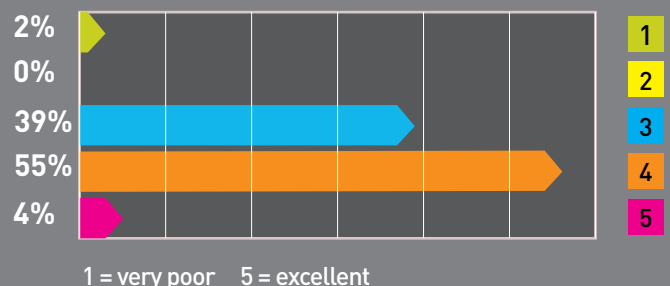
### How informative do you find the newsletter?



### What do you think about the content of the articles?



### What do you think about the overall look of the newsletter?



Don't forget you can contact us any time if you want to suggest content you'd like to see in future editions e: [housing.solutions@kirklees.gov.uk](mailto:housing.solutions@kirklees.gov.uk)

To contact the Housing Solutions Service:

e: [Housing.solutions@kirklees.gov.uk](mailto:Housing.solutions@kirklees.gov.uk)

t: 01484 221350