

# Minutes of the WB ELA Meeting 7.30 pm @ The Hatfield Hotel Lowestoft 21 January 2009



21 JANUARY 2009

ISSUE 01

## Appraisal of the Planning Process

**1. The meeting was opened by the Chairman Jason Taylor at 07.39 pm**

**2 Introduction of the guest speaker Mr Jerry Stone.**

**3. A roll call of all Wave-ney Branch ELA mem-bers was called.35 people attended:** Jason Taylor chairman of WB ELA, Rod Earp Minuteman, Jerry Stone, Christine & Neil Peek, Julia & Peter Waller, Steven Brough, Brandon Taylor Chairman of ELA, Richard Williams, Karim Jaffer, P & C Ashton, Chris Trindall, Kirstin Goddard, Mary & Gary Edwards, Bob Soames, Paul Neusome, John Smith, Greg Tallamy, Joni Larbalestier, Jan Corbett (guest), J Grant, Rachael Biggins, S Hemp, S. Burrows, J Drake, Steven Parker, Chris Hord, Alan Ramsden, Lynda Watson, Peter Mitchell, Danny Steel, Richard Williams.

**4. Apologies:** Steven Jones, M Elliotte, Richard Heyhoe, Norman Pearson, Mr Bent, S Wicks, Steven George, Hillary Turrell, Colin Hillier, Helen Morris.

**5. Minutes of the last meeting 22 October 2008**  
No matters arose Prop Brandon Taylor, 2nd Peter Waller



Picture of previous WB ELA meeting Rod Earp, Carl Johnson, Jason Taylor, and Mr Bent

### 6. Chairman's Report:

**Correspondence from Lee Butler** Some exchange of letters had taken place to do with what information the HB can reveal to the Landlord about claimants eg waiting for further details on new claim; if the Tenant has disclaimed his right to Data Protection the HB still refuses to pass simple information to the Landlord.

On the other hand Lee Butler said Landlords must provide all their information to do with Tenants Under the Crime Acts and Disclosure of Information to Prevent Crime and in the Collect of Taxes even if they claim Data Protection of their clients .

Jason said that if you can discuss with Tenants what is required for the HB claim and they agree to this what

is the difference if HB disclose minor details like what information is still required?

Butler agreed the Housing Benefits Manager could look into this.

**Housing Benefits safeguards:** If a Tenant is going to be 8 weeks in arrears then on the 7th week you can inform the HB office and they will then send the benefit direct to the Landlord on the 8th week acting on the 7th week in arrears.

**Review Dates:** When carrying out a review if the Tenant is changing payment back to the claimant - 12 months from when the Tenant makes a claim.

**Changes to Rent per Room:** Details will be given to Andy (ELA Norwich Admin) for issue to

### SPECIAL POINTS OF INTEREST:

- A big turn out to the Jerry Stone Planning Appraisal Process and much interest
- Lee Butler HB still truculent about letting Landlords have Tenants details even if they say they can.
- New Rent Office figures on the way from ELA Admin
- Cannabis Den's not explained to WB ELA Landlords by the police
- Corgy going Capita incoming for Gas Certificates for Landlords

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Landlords.

### **Joni Larbalestier Domestic Energy Assessor Anglian EPC**

#### **attended the meeting:**

Does EPC's for £40 per flat, £45 per house rates for multi houses on request. Tel 01502-476654 or 07879 496232 email: joni@anglianepc.co.uk  
Website: www.anglianepc.co.uk

#### **Questions from the members:**

Richard Williams: What are the penalties for not having an EPC?

Jason Taylor: £200

Peter Mitchell: The tenant can claim all the rent back

JT: It makes the Tenancy void if you apply to court .

PM: You do not need an EPC for flats above shops or holiday let or commercial property.

#### **Cannabis Den Production in landlords Property:**

Police are said to be reported as contacting Landlords but none has been contacted in Lowestoft in this organization. Jason said he'd write to the Journal .

Norwich Union is not going to pay out for claims involving these cannabis dens found in Landlords property.

Apparently the Tenants like to pay rent 6 months in advance but cause considerable damage to the property , knocking holes through ceilings and walls, by pass the meters, insulate the rooms, and lag the loft with water filled bags to avoid aerial surveillance.

**Standards Dept:** Picking up on Landlords classification on advertising their property regard Landlords as a trading business which has advantages to landlords (can avoid Inheritance Tax) but HM Customs and Excise regard it as Investment Venture Capital attracting IT. No response was received from Trading Standards.

#### **Questions:**

From the floor: asked if the Journal can ask for names to appear in the Landlords advert.

JT: It's their newspaper.

R.Williams: Puts his in as his own private property and has got away with that so far.

Rachael Biggins said she'd had funny phone calls because they recognized her as a female in the advert and this cause her nuisance phone calls albeit she had noted the telephone numbers of these unwanted callers.

JT: Thought this needed some attention and would discuss it with Derek Admin ELA Norwich.

**7. Mr Jerry Stone Planning and Development Consultant tel: 07971 457 050 Email: jerry-stone7@btopenworld.com** Gave a PowerPoint supported appraisal talk about the Planning Procedures at WDC and how Landlords can use them to their advantage if they understand them.

**No sign of electrical certification (perhaps it's died a death)?**

Planning Policy Statements– Decisions based on Gov't policy.

PPS 1-General

PPS 3 –Housing

PPS 25-Flood Risk

Local Plans soon to become LDF (Local Frame Work) made every 10 years.

PPS 3 Maximising density of housing.

H5 When building 3 or more houses 3rd must be for social housing.

H7 Redivision and division of large

plots

#### **Questions:**

Chris Trindall Asked about Porous Drive Constructions

JS Said they are not allowing concreting of whole areas now and this is one way round it.

Floor: Is there a minimum width for building a house?

JS They don't like back garden developments (Jerry showed pictures of some of his narrow developments)

JS Explained about the advantages of applying for Certificate of Lawful Occupation where you have conducted business on property for 5 years or more and can prove it.

Peter Mitchell Asked about how you avoid social housing if the site doesn't produce enough profit.

JS There is a thing called Open Book Accounting where you show the council your books.

Floor Asked Jerry whether he would pour foundations on the property he showed which had planning permission?

JS It's called Invoking Planning Permission once you pour foundations you invoke the planning permission and it's valid for life.

Floor If you build 3 houses on a piece of land does the 3rd one have to be social housing?

JS Yes however in some areas the WDC has stuck orders on large 5 bedroomed houses preventing conversion to multiple flats. Landlords in those areas can use the planning policy in their favour and argue that the WDC by doing this do not deem any social housing necessary therefore their developments over 2 houses do not need to be for social housing. It got passed.

Floor If you convert to 3 flats do you need to offer one as social ?

JS No

JT But if you convert to 4 flats you do.

JS Explained offsite provision– where you are building on a site and you can't or do not want to provide social housing– you can provide an alternate site elsewhere for it.

Peter Mitchell said houses or flats over shops or offices are not classified.

JS They are classed as Live and Work Units.

JT said he could not see this kind of building happening in Lowestoft. Areas like Whapload Road are normally not allowed to build residential properties.

All present showed their appreciation to Jerry for the talk and slide show by applause.

**8. A.O.B.**

**Parking Permits for Landlords**

Andy from Norwich ELA Admin said there were rumours that Generic Parking Permits were available in Norwich for all areas however this is a myth— parking can be purchased with £1 stamps and valid for an hour but only valid for specific areas.

Jason says no one in Waveney knows who runs it.

Jerry Stone said the council (when he worked for them) never gave him parking where he worked around the district.

He also said if you are going to illegal park go on double lines the fine is £30 but the residential one is £70.

Builders can go to the Depot in Rotterdam Road and get a permit to park see the car parking guy. They will not wear it if you say you are a builder landlord.

**Peter Mitchell** Are there any truth to the rumours there's a Landlord's Licence coming?

Andy Rudd Report

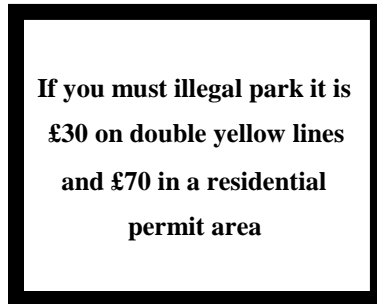
**Jason Taylor** Derek reports that some Letting Agents are unaccredited and unregistered and therefore some Tenancy Schemes will not accept them. Contact Derek ELA Admin if you have problems.

**Peter Waller** Any news on electrical certification?

JT No. When EPC's became compulsory the WDC suddenly realised they could not let to Tenants unless they were certificated, same with social housing, this may have something to do with why the Government has realised that the present regulation is enough as it will have ongoing implications for all councils and social housing too. Hopefully it has died a death.

**Christ Trindall Is it true Corgy is closing shop and Capita are taking over?**

JT Yes presumably they'll (gas fitters) all have to register with them now and have that sticker on their vans.



**9. Date of Next Meeting** sometime in March. Meetings are now every quarter but it would be too late for Alan Boswell to explain the new Postcode scheme coming in April so we're having a meeting in March to accommodate that.

The venue will be Waveney House Hotel Puddingmore Lane Beccles.

This meeting will also be this Waveney Branch ELA AGM. Think about if you want new officers to run your organisation for you.

**10.Meeting closed at 9.06 pm**

**These Draft Minutes are sign as correct only at the next meeting**

Signed.....

The Chairman

Dated.....

Eastern Landlords Association— Waveney  
Branch-Reg Company # 3468194

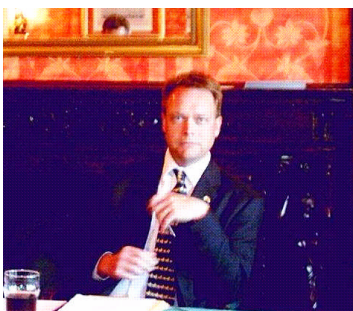
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