



# ISLINGTON

## Islington Landlords' Forum

WEDNESDAY 9 MARCH 2005

### MINUTES OF MEETING

#### Present:

Cllr Jyoti Vaja; Exec member for housing and community safety  
 Mr George Georgiou, Ashdale Services Limited;  
 Mr Harry Beharry +Mr Gregory Beharry, Atlas Property London Ltd,  
 Mr Messis, Hostel Fleming;  
 M. Chande, Holloway Art & Stationery;  
 Sunny Kaur Zaied+ Nick, Zavros. Star Estates & Lettings Ltd;  
 Mr T.C. Sakkas + Mr Philip Nicolau, Theophilos Properties;  
 Vassilis Mavrov + Marios Meocleous + Helen, Varosi Lettings;  
 Louis Tofaris + Cheryl Ishmael, Chrystal Accomodation;  
 Doulla Nicodemou, Tower Estates (lodge) Ltd;  
 Mr B. Uchendu, Capital Accommodation  
 Mr A. Koumi + Nicos Neodeous, The Property Co;  
 Mr Panie Stavrou, Nayland Rock Group  
 M Demos, Crest;  
 Mr Jacobs + Mr Brewer, Midas  
 Mr Christofi,  
 Mr Kelly,  
 Mr Pilalis;  
 Mr Hutchings,  
 Mr Swan;  
 Jennifer Berrisford, Pathmeads  
 Savvas Pannos + Abraham Dover, Equinox;  
 Bruce Martin, Single Homeless Project;  
 Kate Tobin, Homes for Islington

LBI Staff: Linda Wan, David Payison, Joanne Cameron, Kieran Gillen, Anne Brooks,  
 Tony Savory, Irna van der Palen, Jill Ellenby, Beverley Densham, Ian Marsh

#### Apologies:

Pauline Graham  
 Miss Lia–Maria Philiastides,  
 Anna Burford, University of Westminster  
 Simon Evans, Senior Energy Advisor  
 Mr & Mrs Tive-Hive  
 Jonathan Pawlak, Logica.

## **1. OPENING**

Cllr Vaja opened the meeting with some excellent news regarding three recent achievements, firstly the 'good' rating the council had received under the Comprehensive Performance Assessment carried out by the Audit Commission. The council had skipped from 'weak' in 2003, to 'good' in 2005, bypassing 'fair', and is now one of the fastest improving council in the country.

Homes for Islington, the council's Arms Length Management Organisation, received a 2 star rating with excellent prospects for improvement, which has resulted in £157 million being released, for refurbishment's to council properties to bring them up to the Decent Homes Standard.

The Public Protection department was awarded Chartermark status, for their excellent standards of service delivery and partnership working.

## **2. DEALING WITH TENANTS' CHALLENGING BEHAVIOUR; LINKING INTO SUPPORT SERVICES**

### **2.1 Single Homeless Project**

Bruce Martin from the Single Homeless Project spoke about the tenancy sustainment support service they run for tenants living in council, housing association and private accommodation in Islington, including those placed in temporary accommodation by the council.

The aim of the service is to help prevent evictions and homelessness, through providing tenants with support and advice on a range of issues, including paying rent, applying for housing benefit, completing forms, resolving neighbour disputes, paying bills. They also link tenants in with specialist support services, such as mental health, drug & alcohol, and community services. They also mediate in disputes between landlords and tenants.

They work with clients from 18 years upwards, and after an initial assessment of their needs, a support plan is agreed with the client, which is reviewed every 3 months.

The service is funded by the council from its Supporting People budget, so there is no cost to either the client or the landlord.

Referrals to the service can be made by clients themselves, landlords, or agencies or persons acting on their behalf.

There is a standard referral form, which needs to be completed, which can be posted, e-mailed or faxed.

Further details can be obtained from the Floating Support Team on 0207 700 4861, Tenant freephone 0800 783 2993

## **2.2 Equinox**

Savvas Pannos and Abraham Dover spoke about their support services for people with alcohol and drugs issues, mental health and complex needs.

Equinox provides outreach services, day centres and treatment programmes to homeless clients and rough sleepers in central London, including those living in temporary accommodation, aged 18 upwards.

They are funded by several sources, including the ODPM and Supporting People.

In providing their floating dependency service Equinox works in close partnership with council officers to help break the cycle of clients moving in and out of temporary accommodation and sleeping rough.

They work with single people, couples, and families, and accept referrals by landlords, clients themselves, or those advocating on their behalf.

Further details can be obtained from the floating support team on 0207 434 2822

## **3. EVICTIONS**

Kieran Gillen, Tenant Liaison officer at LBI, gave a presentation on lawful and unlawful evictions, including forfeiture clauses in assured shorthold tenancy agreements.

For a copy of Kieran's PowerPoint presentation please e-mail [kieran.gillen@islington.gov.uk](mailto:kieran.gillen@islington.gov.uk), or phone him on 0207 527 6386.

## **4. GRANTS POLICY 05-06**

Jill Ellenby, Service Manager Residential Environmental Health, informed the meeting that the decision on this had been deferred, and that she was hoping to be able to give an update at the next forum.

## **5. EMPTY PROPERTIES**

Linda Wan, Principal Commissioning Officer LBI, confirmed the council was well on course to achieve its target of bringing 125 empty residential properties in the private sector back into use for 04-05.

The grants budget had been fully committed, and 3 schemes were now available for owners of empty properties to take part in, to house homeless households and keyworkers.

6<sup>th</sup>-10<sup>th</sup> June will be the London Week of Empty Properties and the council will be promoting its work around empty properties at various points across the borough.

## **6. LANDLORDS' WORKING GROUP**

Linda announced that the next meeting of this group will be held on 06/04/05, at 6.00 pm in the Town Hall.

The group meets every 2 months, to discuss new schemes and issues affecting landlords, in detail.

The council has also set up a Landlords' Focus Group, for those landlords with 5 properties or less, to look at some of the specific issues affecting them.

The first meeting of this group will be held on 11/05/05, at 6.00 pm, in the Town Hall.

For further information on these groups, or on empty properties, please contact Linda Wan on 0207 527 6078, or [linda.wan@islington.gov.uk](mailto:linda.wan@islington.gov.uk)

## **7. TEMPORARY ACCOMMODATION TENDERS**

Irna van der Palen, Private Sector Partnerships Manager LBI, confirmed 4 providers had been selected to enter into new contracts with the council for the provision of private sector leasing schemes. Final contract negotiations were taking place.

8 providers had been selected for the new nightly booked temporary accommodation contracts.

Contracts were in the process of being drawn up.

## **8. CLOSE**

Cllr Vaja thanked all for coming, and the meeting closed at 8.40 pm

**DATE OF NEXT FORUM: WEDNESDAY, 8<sup>TH</sup> JUNE 2005, 6.00 PM, TOWN HALL**