

## Don't give criminals the "green light"

**W**est Yorkshire Police are appealing to local landlords to keep their property in good repair and avoid giving criminals the "green light" to vandalise their property.

Crime Prevention Officer Paul Corah has given Let's Talk a simple checklist of measures to try and combat vandalism to rented homes in the district.

He said: "We are asking landlords firstly to consider tackling repairs at the earliest opportunity, and not allowing things like broken windows, gates and fences to remain in a bad state for a long time.

"We have found that the more a place looks neglected and run down, the less people treat it with respect. How many buildings start off with one broken window and end up being completely boarded up?

**Big changes in housing laws are on the way - and they will affect you!**  
Find out more at the next Landlord's Forum, Thursday March 14, 2pm, Shipley Town Hall.

ہاؤسنگ (مکانات) سے متعلق قوانین میں کافی تبدیلیاں واقع ہو رہی ہیں جو کہ آپ پر اثر انداز ہوگی۔ لینڈ لارڈز فورم کی آئندہ میٹنگ جو شپلی ٹاؤن ہال میں بروز جمعرات 14 مارچ 2002ء بوقت 2.00 بجے بعد دوپہر رکھی گئی ہے میں تشریف لا کر ان تبدیلیوں سے متعلق مزید جانکاری حاصل کیجئے۔



"When damage to a home is not repaired, this shows criminals that no one really cares if the odd window gets broken, and this in turn gives them the green light for further acts of damage.

"Of course, no one can ever guarantee eradicating the problem of damage to property, but with a few simple and fairly inexpensive measures you can reduce the likelihood of having to spend more money on costly repairs." Paul also advises landlords to:

■ Look at your property, particularly any area where damage has been caused. Is it secluded, dark, not overlooked and therefore offering a criminal chance

to do damage without being spotted?

■ Consider fitting extra lighting – this will greatly improve security around your property. The best kind costs only pennies to run and is a simple bulkhead light fitted with a dusk until dawn sensor and a low energy light bulb (pictured above). This gives constant, low level lighting which is preferable to expensive high intensity halogen floodlights.

■ Discuss overgrown gardens with your tenants – they offer criminals the chance to go unseen. The police recommend that plants are kept below 1m high, and that any boundary fence allows some of the property to be seen from the roadside.

Paul added: "If you are considering improving the security of your properties, please get in touch with your local crime prevention officer for tailor made advice."

You can contact the Crime Prevention Officer at your nearest police station.

**Above, Paul Corah hears about the importance of security for tenants as well as landlords.**

**News for landlords from Bradford Council's Department of Housing**



## Forum selects officers



Let's Talk congratulates landlords Michael Patchett (above left) and Denise Thomas on their election to the posts of secretary and chair of the Landlord's Forum.

As the Forum chair, Denise aims to develop ways in which landlords, tenants and the local authority could work together for everyone's benefit.

She said: "I'm looking for a common goal, something to which we can all contribute equally. Landlords want to be heard by local government, and we also want good landlords who are trying to improve their property to be recognised and rewarded." Denise and Michael were voted into office at the last Forum in October.

### Stay in touch

You can e-mail us at [letstalk@bradford.gov.uk](mailto:letstalk@bradford.gov.uk) & check out our website at <http://www.bradford.gov.uk> Click on 'council services' then 'housing' in the left hand column, then 'private sector housing', again in the left hand column where you can find minutes of the landlords forum and back issues of 'Lets Talk'

# Help meet the demand for student homes

Landlords in the Bradford district are being offered a free service to put them in touch with a potential 8,000 new tenants each year.

Unipol, a not for profit organisation which finds homes for over 19,000 Leeds University students every year, is coming to Bradford.

Set up in 1973, Unipol will be extending its highly successful service by opening an accommodation bureau in Bradford University's Sports Centre, Great Horton Road on March 1.

And Unipol has just launched its virtual accommodation bureau on a website, making its services and local properties accessible to prospective tenants anywhere in the world.

Students can make their own searches through the property database to find houses which match their requirements.

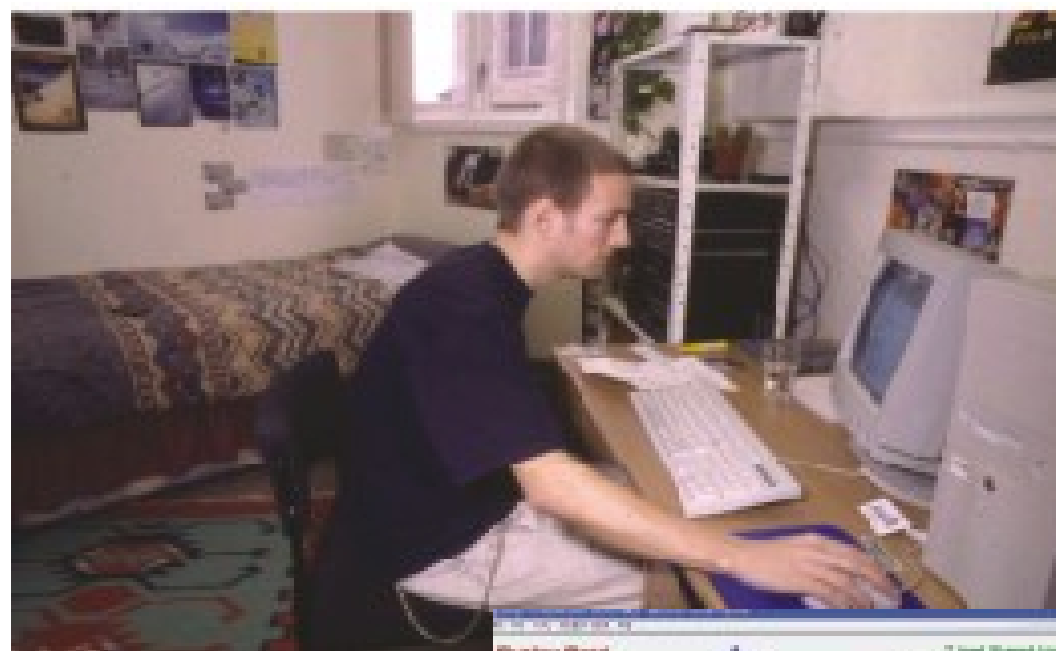
Unipol's website, [www.unipol.leeds.ac.uk](http://www.unipol.leeds.ac.uk) is acknowledged nationally as a market leader, and has received a glowing review from The Guardian newspaper: "A great accommodation service for Leeds and the local area. Every University should have a site like this."

Unipol's services will be free to all landlords letting properties to Bradford students until March 2003 thanks to funding received from the University of Bradford.

Landlords register their properties with Unipol and get a full page colour entry on the web site, plus a paper based display in the accommodation bureau. You can also have a colour photograph of your property displayed on the web page.

Unipol advertises whole shared houses, rooms in shared houses, self-contained flats, bedsits, private halls of residence and lodgings.

Consumer Services Co-ordinator



Unipol will be helping connect thousands of students with local landlords who register, either from its new bureau at Bradford University, or via its website, [www.unipol.leeds.ac.uk](http://www.unipol.leeds.ac.uk). Right, an example of a page advertising a property on Unipol's website.



Alison Taft said: "We are delighted to be extending our services to Bradford.

"We'll be working closely with the Students' Unions, the University & College, the local authority and all other interested parties to benefit students living in private accommodation in Bradford.

"As well as providing a reliable source of accommodation, we encourage students to be aware they are living in the community,

and we issue every tenant with a checklist on being a good neighbour.

"We're currently setting up a landlord consultative group and we would like to hear from landlords interested in attending. If you wish to join please contact us (details right)."

Landlords renting properties to students in Bradford are welcome to drop into the accommodation bureau from March 1 and see the services provided for themselves.

## UNIPOL Student Homes

If you wish to advertise your properties with Unipol, or require any further information about any aspect of student housing in Bradford please contact:

Alison Taft, Consumer Services Coordinator, Unipol Student Homes on 0113 205 3401 or Maureen Wightman and Jennifer Andrew, University of Bradford on 01274 234 886

Fax: 01274 235 505

Email: [bradford@unipol.leeds.ac.uk](mailto:bradford@unipol.leeds.ac.uk)

Accommodation Bureau (from March 1, 2002)  
Unipol Student Homes  
The Sports Centre  
Great Horton Road  
Bradford BD7 1DT

Recorded Information Service:  
01274 235 899

Unipol Student Homes (Head Office) 8-12 Fenton Street, Leeds, LS1 3EA

## Fair rents - who decides ?

Fostering good relations with landlords is a key role for Rent Officers.

Now part of the government agency The Rent Service, rent officers have the job of working in the private rented housing sector to:

- carry out rental valuations for housing benefit purposes i.e. to determine whether housing benefit claimants (and prospective claimants) are being asked to pay more rent than their landlords might reasonably be expected to obtain in open market conditions

- make fair rent determinations
- advise local authorities about the effects on rent of housing renovation grant applications by landlords

- carry out rental valuations and provide information on a more informal basis for a variety of customers within the public and private sector.

The Rent Service was created in 1999 to replace the previous arrangement which involved 77 different registration areas throughout the county.

In order to come up with a fair rent, officers collect information on market rents from local landlords, estate agents and other sources.

IF YOU have any specific queries about the Rent Service, contact Senior Rent Officer Steve Mullarkey on 0113 243 9438 or e-mail him on [Stephen.Mullarkey@therentservice.gov.uk](mailto:Stephen.Mullarkey@therentservice.gov.uk)

