



PainSmith Solicitors Legal Update

24 August 2007

New Consultations

There are two key consultations which Landlords and the Agents may wish to respond to at the moment.

The first of these is by the Law Commission which is considering how to reduce problems relating to poor housing quality and harassment of tenants. Their current view is that all landlords should either be licensed or forced to use an approved Letting Agent. All Agents are strongly advised to make their views known on this controversial topic. More information can be found at the Law Commission website on www.lawcom.gov.uk/housing_renting.htm.

The DCLG has also published a consultation that will be of interest to Agents who deal with block management issues. This relates to planned changes to the Commonhold and Leasehold Reform Act and specifically to the rules on provision of statements of account to leaseholders and on the keeping of payments in designated client accounts. From a managing agent point of view the proposals regarding client accounts which largely clarify the current position should be of significant interest and worth providing positive feedback to. Further details including a downloadable version of the consultation can be found at www.communities.gov.uk/pub/26/RegularStatementsofAccountandDesignatedClientAccounts_id1512026.pdf.

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