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**A. The Landlord Association**  
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**Q. Which landlords association has the most comprehensive support, located on the number 1 site for landlords in the UK and is free to join?**

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Welcome to LandlordExpert.co.uk - Home of The Landlord Association  
 The leading free information site for all UK residential landlords.

LandlordExpert.co.uk is now established as Google's number 1 'Landlord Information' site in the UK. We are also Google's leading supplier of landlord related news with no less than 1,000 news stories provided to Google News to date. We are the fastest growing association for landlords and have more pages of information, help, resources and news than any other landlord association website. We are the only landlord website currently featured on PrimeLocation.com and Findaproperty.com. For more information about The Landlord Association and this website please read below or visit the 'About Us' link via the main menu above.

Each month, up to 10% of all UK property investors (estimated to be 500,000) utilise the services on this website. LandlordExpert.co.uk is free to use by ALL landlords, not just members of The Landlord Association. However, some pages are accessible to members only. Use of our services are unconditionally FREE, as it is to become a full member. Please 'Register' FREE in the 'Member Panel' above/left to receive the significant benefits such as email support as-well-as unlimited access to the restricted areas on this site including the free document zone and interactive help KITS.

The Landlord Association knows that all landlords are different. Some landlords rent just a single, second property and some landlords have large portfolios of up to 100 properties or more. Some even rent their residential homes to cover mortgage payments in current market conditions. No matter what type of landlord you are, common concerns and problems arise and so all landlords are equally as important to us.

We believe that The Landlord Association has the most comprehensive support, education and equipment for any private residential landlord. We, and our members, believe that LandlordExpert.co.uk is the best website for landlords in the UK today. For example, where can you download free landlord documents and free landlord forms such as a tenancy agreement (AST) or a Notice to Quit in the middle of the night? Where can you find free eviction kits or free tenancy advice for landlords on a Sunday morning? Which landlord association can you turn to at any time for FREE and impartial support and for the vital back-up you need as a landlord?

To find out more 'About Us' visit the link on the main menu above. By joining now to become a member you will receive the following benefits:

- **FREE email support for The Landlord Association members who have fully completed profiles. Receive professional support from our experienced landlord team on tricky issues relating to your duties as a landlord, however virtually every question you may have can be answered without waiting and simply browsing this website so you can answer you query yourself and refer back to it whenever you want**
- Unlimited FREE access to the very first and original 'Document Zone' providing high quality, ready to use free landlord documents, free landlord forms, free tenancy agreements, free AST's, free notice to quit and a selection of free section notices, to name but a few.
- **Our comprehensive Directory Of Companies (DOC©) listing over 2,500 landlord serving companies.**
- The 'Landlord Answers' facility providing FAQ's on property knowledge, laws, regulations and legislations
- **DAILY landlord and property investment related news posted every morning and afternoon. Every news story we post is used by Google News for their RSS feeds making us the number 1 landlord and property investment news vendor in the UK.**
- The most comprehensive landlord guides that you will find on the internet covering topics such as: Landlord Law & Regulations, Home Information Packs, Tenancy Deposit Schemes, Letting Advice and HMO's to name but a few.
- **Our impartially compiled Properties for Sale catalogue showcasing the majority of the current investment opportunities from around the UK and the rest of the world. This facility is located in the menu above.**
- The Landlord Shows & Events calendar detailing planned landlord shows, landlord events & landlord seminars
- 'Government Watch' provides first hand announcements and press releases of changes in regulations, legislation and law.
- The 'Market Research' Zone containing incredible research content for the UK housing, UK Property market and UK rental property sector from sources ranging from our own government, leading organisations, professors and research specialists
- **Our respected Monthly Update Memo (MUM©) Landlord Newsletter providing our members with email assisted up to date news, latest legislation changes, important updates, the latest landlord products and services and much more.**
- Free Kits that guide you through otherwise costly solutions. Kits available: Eviction Kit, Home Inventory Kit, our well used Snagging Kit, the Landlord Starter and Manage Your Own Property Kit's. All of which are free to view and use whenever you need them

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 Microsoft Windows  
 2000/XP/Vista

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Posted: 2:46 pm, 5th February 2009

Electrics can be a tricky and confusing subject for Landlords, but with new energy saving products on the market, now is the time to save energy and money. There is more and more legislation that both tenants and Landlords should be aware of in both the residential and commercial world. So what can you do to make sure that you're not left in the dark?

Electrica is a highly skilled electrical engineering company. Being based in Central London they have seen a vast range of electrical problems. Even the smallest property can benefit from good electrical practice.

They have put together 9 bright suggestions for the commercial industry:-

1. Regulations – ensure that as a Landlord you have an electrical landlord certificate for your distribution board. Electrical Systems should be checked annually and Landlord certificates need to be updated every 10 years for residential and 5 years for commercial property and should comply with the IEE regulations.
2. Associated Trade Bodies – if you are thinking about having electrical work carried out, look for a company that carries a trade association badge. Trade associations such as the ECA or NICEIC, work with companies that have been tested to a high standard and will comply with regulations and good practices. Choosing someone with this recognition will provide you with a guarantee on the standard of work and that all relevant paperwork is given. Visit [www.eca.co.uk](http://www.eca.co.uk) for more details.
3. Carbon Trust - According to the Carbon Trust, you can save up to 20% on your energy bills by managing energy successfully. The Energy Saving Trust also has specific recommendations for residential landlords. Suggestions from the Carbon Trust include the following:-
  - Are your thermostats working and set at the lowest comfortable temperature? Reducing the temperature by just 1C can save up to 8%.
  - Are there any cold draughts from windows and doors?
  - Recent air conditioning units provide both heating and cooling and in most cases can be more efficient to run than a boiler. However, if you have an air conditioning unit that carries over 2.5kg of gas make sure you are covered for the F Gas Regulations.
4. Less can be more – Landlords may find it tempting to buy appliances that produce more energy for their retail price. Yet this isn't always cost effective. For example, although it may look cheaper to buy a higher wattage heater for the same price as a low one, it is important that the wattage doesn't exceed the maximum load of the circuit board. If it is does exceed the maximum load of the circuit, then this could cause damage and tripping to the circuit.
5. Use good quality materials and products – Although all cable may look the same they can differ in price and quality. Try and ensure that the products and materials used are of a good quality; as this will last longer and be more efficient. You can look out for the EU ratings, energy gradings and standards.
6. Energy Performance Certificate - An Energy Performance Certificate (EPC) is required when a building is constructed, sold or let. There are examples within the industry whereby landlords have been able to charge more rent for more energy efficiency properties. This is because theoretically the tenants fuel bills will be less than perhaps a low graded property. In the future it is predicted that the energy grading of a building will have a more dramatic effect on it's rental and selling profitability. In the city areas higher graded properties are more likely to be in demand. The energy saving trust can provide help and information on Energy Performance Certificates.
7. Financial Help - There are loans, grants and claimable schemes from the ECA and the carbon trust for low energy products installed. Visit [www.carbontrust.co.uk/loans](http://www.carbontrust.co.uk/loans) and [www.eca.gov.uk](http://www.eca.gov.uk) for more details. Landlords Energy Saving Allowance that can be into force in 2006 enables landlords to claim upto &#163;1,500 for certain energy saving modifications. Visit [www.hmrc.gov.uk](http://www.hmrc.gov.uk) for more details.
8. PAT Testing - Electrical items that Landlords leave in the property for tenants to use (for example fridges etc) and are portable need to be PAT tested. Having your electrical equipment tested is vital to you and your tenants safety. Faulty equipment could start a fire. To avoid doubt have your appliances PAT tested every six months (the legal requirement is yearly.) Any new installations should also be tested by a competent qualified electrician.
9. Lighting Schemes – some lighting schemes are now becoming obsolete as more and more energy efficiency lighting becomes available. There are new conversion lamps that fit old fittings and reduce energy. They are available from most electrical outlets and DIY stores. New lighting systems can also reduce energy usage by up to 40%.

If you would like any more electrical advice or free fact sheets, please either; call 02073757145, visit [www.electrickaukld.net](http://www.electrickaukld.net) or email [info@electrickaukld.net](mailto:info@electrickaukld.net).

Communication Centre

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