

Landlord Letting Network

**Claire Turner (MA, CIHCM)
Director
Landlord Letting Network (LLN)**

Claire Turner - A bit about me

- Worked in housing for 29 years
- MA in Housing policy and practice and Corporate member of CIH
- 17 years direct HB experience at Sheffield CC
- 3 years in rent recovery at Sheffield Homes three-star ALMO
- 5 years as Head of Network services at a housing consultancy
- Set up Landlord Information Network training and events and membership organisation
- Private Landlord
- Set up Landlord Letting Network which is a local letting agency specialising in letting to tenants on benefits

A bit about Landlord Information Network (LIN)

- Training, events, policy tracking, best practice membership organisation
- For both **social and private rented sector landlords/Letting agents**
- Improved **knowledge, skills and expertise** in the areas of **Housing and Welfare Benefits**
- Welfare reform and impact analysis for tenant and landlords income
- Bespoke training/events designed to maximise income and minimise arrears for both tenants and landlords



Claire Turner – Private landlord

- Housing Benefits to rent arrears
- Self employed for past 15 years
- Small LA private pension
- Extensive housing knowledge
- Extensive knowledge of the benefits system
- SCU and SADLA board member
- Low cost local houses – let to both working and DSS tenants
- Unique referencing systems tested and developed
- Ethical – Driven by images like the one below



A bit about Landlord Letting Network (LLN)

- Ethical property management company – no tenant fees charged – No public office
- Property sourcing, refurbishments, letting and management services
- Specialists in maximising income to minimise arrears for both tenants & landlords
- Unique tenant referencing & rental management process
- Local Housing Allowance, Housing Benefit, Universal Credit & Welfare Benefit experts
- Experienced professionals in tenancy sustainment
- Fees:- £299 tenant find fee, 10% rent collection only, 12% full management



How do we compare?

- Management fees are more expensive but no hidden costs
- We look for the best tenant for each property, regardless of status
- Majority of our landlords come to us for the ethical way our business is run and the support tenants receive
- Gives both tenants and landlords security
- Referencing - No-one born in debt
- Budgeting/Money management/Benefit support
- Our tenants don't have arrears
- LLN first port of call for tenants
- Patch size 1-50 maximum
- Profitable yet ethical business model



Contact details

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