

## “NEWSLETTER” (Issue 1 – 18.03.13)



The first “Caerphilly Private Landlord Forum” of 2013 took place on Monday 18<sup>th</sup> February. Over fifty landlords/agents attended and the evening was a great success and we thank you for your continued support. For those Landlords/Agents who could not join us and to summarise the evening for those who did a “Newsletter” will be published after each Landlord Forum. I hope this first edition proves to be informative.

### Chairman’s statement on “Universal Credit”!

Sent out with the Forum’s agenda was a statement from Greg Rowlands on Universal Credit. This evoked a discussion on the night and Landlords were made aware of the possible “pit falls” landlords may encounter when their tenants are in receipt of this monthly payment. Awareness presentations on UC had been given at previous forum’s and Landlords are encouraged to visit the DWP website to familiarise themselves with the concept of “Universal Credit” which will start to be introduced in October 2013.

Following on from the discussion on “Universal Credit” a presentation was given by Richard Beasley, Caerphilly’s UC Pilot Project Manager.

Richard was able to explain about the pilot being run in Caerphilly and provide landlords with a better understanding of how this “welfare reform” could impact on individuals on benefit.

Update: By Kenyon Williams, Private Sector Housing Manager - CCBC

### WELSH AGENT AND LANDLORD LICENSING SCHEME

A brief update was given on this impending scheme.

Cardiff Council will be the administrators of the scheme. It is likely that Landlords will have to register within 1 year of the date of inception of the scheme and become licensed (accredited) within 2 years. Substantial penalties will be imposed for noncompliance.

A major publicity campaign will be run in due course.

**THOMAS CARROLL GROUP** – A presentation was given by Vanessa Williams. Contact Vanessa on 029 2085 8611 for a business quote. A saving of 25% of your current premiums could be made. Vanessa was able to assist a few landlords on the night to achieve these savings!

### SMART MONEY CREDIT UNION.

Andrina Davies was on hand to answer any questions regarding their services. Again this service has been widely promoted via the Forum and is felt that they can provide an affordable solution to Landlords who offer accommodation to tenants in receipt of benefits to secure their rent and for tenants to ensure the most important payments, like rent and council tax, don’t fall behind. For more information contact:

Smart Money Credit Union on 029 2088 3751 or e-mail: [info@smartmoneycreditunion.co.uk](mailto:info@smartmoneycreditunion.co.uk)

### LANDLORD ACCREDITATION WALES COURSES

The one day LAW course being run at Ty Penallta Council Offices was full. 17 Landlords had signed up for the course. One day courses are being run in Barry on the 20<sup>th</sup> March and 5<sup>th</sup> April and 13<sup>th</sup> May in Cardiff. Visit [info@welshlandlords.org.uk](mailto:info@welshlandlords.org.uk) for more information. Any landlord who would be interested in signing up to a course in Caerphilly – Contact Donna Elliott 01495 235378 to register your interest.

### EXCITING SPEAKERS LINED UP FOR OUR NEXT FORUM!!

Jocelle Lovell from Wales Co-operative to talk about ways for Landlord’s to receive their rents direct.

Ben Rogers from The Furniture Revival Centre South Wales’s Largest Furniture and Electrical reuse shop.

### DO WE HAVE YOUR E-MAIL ADDRESS?

Do you usually receive your invite to our Forum via the postal service? If so please could you contact Donna Elliott with your e-mail addresses for ease of contact?

Contact Donna – [elliiod@caerphilly.gov.uk](mailto:elliiod@caerphilly.gov.uk) or telephone 01495 235378

**DID YOU KNOW!** If you have a property to rent you can advertise it free of charge on the Council's Housing Website? Contact Donna Elliott – [elliiod@caerphilly.gov.uk](mailto:elliiod@caerphilly.gov.uk) or telephone 01495 235378 who can arrange for the advert to be placed.

### EXCITING NEW SERVICE TO LANDLORDS!!

**Do you have a property becoming vacant? Why not let Donna Elliott know about it! CCBC may have suitable tenants looking to take up tenancies in the Private Rented Sector? This could reduce your properties void time?**

### Do you have a tenant who claims Housing Benefit or who is considering applying?

Are they aware that:

The CCBC website now has the option to make new claims for Housing/Council Tax Benefit online. There is also the option to report changes of circumstances/change of address online. This is a faster process than completing a paper form!

### Is being a Landlord becoming a burden?

Why not consider using "Seren Living" to manage your properties?

"Seren Living" offers a full property management service. Call them on 01633 678545 to find out more.

### Cartrefi Hafod Leasing Scheme.

This scheme was established in April 2011 and they have 25 years' experience of managing leasing scheme properties throughout the South Wales area. "Cartrefi Hafod" manages private rented sector properties on long term leases to provide temporary accommodation for the homeless. They offer leasing arrangements lasting between 1 and 3 years. They would be happy to hear from Landlords particularly those who own one and two bedroomed properties in the Caerphilly County Borough area who would consider leasing as an option? Contact them on Tel: 029 2077 9841 or email: [cartrefi.admin@hafod.org.uk](mailto:cartrefi.admin@hafod.org.uk)

### Housing Benefit 4 Weekly Payment Dates

Thought this would be useful to know?

Payment Date	Period of Payment
14.01.13	27.12.12 - 14.01.13
11.02.13	14.01.13 – 11.02.13
11.03.13	11.02.13 – 11.03.13
08.04.13	11.03.13 – 08.04.13
06.05.13	08.04.13 – 06.05.13
03.06.13	06.05.13 – 03.06.13
01.07.13	03.06.13 – 01.07.13
29.07.13	01.07.13 – 29.07.13
26.08.13	29.07.13 – 26.08.13
23.09.13	26.08.13 – 23.09.13
21.10.13	23.09.13 – 21.10.13
18.11.13	21.10.13 – 18.11.13
16.12.13	18.11.13 – 16.12.13

### DIGITAL FRIDAYS! INFORM YOUR TENANTS!

Caerphilly is running open access, drop in sessions at various locations throughout Caerphilly for anyone who would need support to get online or use technologies. The sessions are suitable for beginners and improvers and are relaxed and informal. If you feel your tenants are digitally excluded and would need support when "Universal Credit" hits – inform them of "Digital Fridays". See CCBC website for more information.

**DATE FOR YOUR DIARIES – OUR NEXT LANDLORD FORUM. Monday 29<sup>th</sup> April 2013**