

“NEWSLETTER” (Issue 2 – 10.05.13)



The “Caerphilly Private Landlord” Forum was held on Monday 29th April 2013. Fifty-Two people attended made up of Landlords and Agents. Out of the fifty-two who attended – Ten were new landlords who had not attended a forum before! The Chairman wishes to thank all those who regularly attend, thanks to the new Landlords and a big thank you to the Agents who attended on the night – Parkman’s, Diamonds and JW Homes. Everyone’s support is invaluable to ensure the continued success of the forum.

This “Newsletter” is published to give a flavour of what was discussed on the night.

Presentation by Jocelle Lovell from the “Wales Cooperative Centre”

Jocelle was one of our speakers on the night and she presented a very informative piece on the “Welfare Reform Act” and what support is available to Tenants and Landlords on how to secure their payment of the housing benefit element of their tenant’s benefits towards housing costs once Universal Credit is introduced later this year! **The Credit Union Rent Account** was promoted as it will allow Housing Benefit payments to be ring-fenced for payment of rent and forwarded direct to the Landlord. Jocelle spoke professionally and as a Landlord herself with a portfolio of properties rented to tenants on benefits. A “**Credit Union Rent Account**” is something that Jocelle would highly recommend to Landlords who rent to tenants on benefit who will from October be receiving all of their benefit’s monthly via the “Universal Credit” scheme.

For more information on the “Credit Union Rent Account” contact Smart Money Credit Union on 029 2088 3751.

Steve Amos – representing a company called “SERS” gave a presentation on “The Green Deal” and “ECO” schemes.

“SERS” are specialists in the design and installation of energy saving solutions. Steve gave a brief presentation on their products and services concentrating on the schemes that were introduced in early 2013. “The Green Deal” covers areas of home improvement funding for – insulation, heating & hot water, glazing and micro generation (generating your own energy). The “ECO” Scheme provides heating and insulation improvements for low income and vulnerable households.

SERS will be opening a Green Deal Showroom shortly which will have an array of Green Deal Technologies for landlords and homeowners to view. Give them a call on 01443 808594 or 01443 821349. Why not get advice on what improvement options are available to you based on your needs!

As a result of Steve’s presentation at the forum 15 landlords have already contact him to discuss energy saving measures!

The Furniture Revival – Presentation by Ben Rogers.

Landlords were informed about the scheme and how they collect, clean & recycle old furniture and electricals. 10,000 people on benefits have been assisted so far via this scheme. Landlords were encouraged to promote their services to existing and new tenants as furnishing homes can be costly; this way the tenant is not over stretching themselves when budgets are tight! Warranties on items are given and all electrical items are pat tested.

For those Landlords who find themselves left with properties full of furniture, Ben offers a collection service and a Donation Box has been set up at Ty Penallta whereby you can take any unwanted furniture for collection.

For more information call 01685 846830

New services to Landlords

Landlords were informed that if they have served notice or received notice to vacate a property, why not let Donna Know about it? We could have suitable tenants looking for property in your area! So why not give us advanced warning that your property is going to become vacant! We will carry out an affordability check prior to referring them to you to ensure they can afford the rent and then it would be over to you! The decision to take them on as tenants still rests with you.

JUST A REMINDER!! We will advertise your property to rent free of charge on the Caerphilly County Borough Housing Website! Recently a property was advertised on this website and within a week the landlord was receiving calls. What have you got to loose give Donna Elliott a call – 01495 235378 with the details of your property to let.

LANDLORD ACCREDITATION WALES SCHEME

Donna announced that a one day accreditation course had been commissioned for Wednesday 17th July 2013 at the Tredomen Business & Technology Centre (next to Ty Penallta Council Offices). Go into www.welshlandlords.org.uk to book onto the course.

Your support would be appreciated! 78 landlords have already accredited – help me improve this number!

WELSH LANDLORDS OPEN DAY

WHEN? – Monday 20th May 2013

WHERE? – City Hall, Cardiff (CF10 3ND)

WHY SHOULD I ATTEND? – It is a FREE event and it is a great opportunity for Landlords/Agents to network and keep up-to-date with the latest on-goings in the industry!

Plus -you can claim 5 CPD points for this event!!

ANSWERS TO THE QUESTIONS RAISED AT THE FORUM – REGARDING UNIVERSAL CREDIT?

Question 1 – When UC is introduced, if a claimant has a query on their claim do they go to their Local Authority or the DWP?

ANSWER: This has not yet been determined. The general message is that the majority of interaction will be done on line.

Question 2 – Some landlords already have authorisation to discuss, would they require too obtain further authorisation from their tenants to discuss with the DWP?

ANSWER: Again this level of detail is still not available. We are expecting that more of the detail will be available later in the year.

PLEASE REFER TO OUR CCBC WEBSITE FOR UP-TO DATE INFORMATION ON UC PLUS IT WILL DIRECT YOU TO THE DWP AND OTHER SUPPORT WEBSITES.

ANSWERS TO THE QUESTIONS RAISED Re: CONTINUATION OF ACCREDITATION AND CPD POINTS?

Question – Accreditation lasts for 5 yrs. What happens to your accreditation status after that time? Do you have to go on another 1 day course?

ANSWER: No you do not have to sign up to and pay for another 1 day course. To continue your accreditation you have to obtain 12 CPD points per year (60 CPD points after 5 years). You then simply reconfirm your registration. E.G. re-declare fit & proper person and Code of conduct and submit your CPD evidence. You obtain 2 CPD points for every attendance at a forum!

As a point of interest: All accredited landlords can register their CPD points on their on-line accounts, this way it will keep an accurate track of how many points you have accumulated!

ARE YOU AN “ACCIDENTAL” LANDLORD?

HAVE YOU BEEN LEFT A PROPERTY WHICH YOU HAVE DECIDED TO RENT OUT? Do you find it daunting?

Why not down load a copy of The Landlord Handbook. Accreditation Network UK produced a very informative handbook in July 2012 which is useful for landlords/agents with some experience as well as the inexperienced. It is free to download – type in ANUK and take a look.

WARNING - If you are a landlord/agent who is still receiving invitations to our forum via the postal service our Chairman announced that this service is likely to stop! If you have an e-mail address please let Donna Elliott know. In addition if you change your e-mail address inform us! So much more information can be disseminated to you via this method.