

“NEWSLETTER” (Issue 3 – 30.07.13)



Caerphilly Private Landlord Forum was held on Tuesday 23rd July 2013. We had a good turnout considering many Landlords/Agents are likely to be taking their summer breaks! The Chairman – Greg Rowlands thanked everyone for their attendance. This is our third issue of this “Newsletter” and it will hopefully summarise the evening for those who attended and give a flavour of what was discussed on the night for those who could not make it.



Chairman’s statement

Greg’s opening speech abated the criticism that he had recently received from Landlords who feel that the forum is bias towards CCBC.

He confirmed that the forum is totally independent from the Council and he sees the local authority as being an asset rather than being a problem! He can call on Officer’s expertise as and when required and they give their time and support to enable the forums to be run.

Landlords would have to contribute financially themselves towards running a forum without the support of CCBC.

Anyone wishing to discuss this or any other matter please contact **Greg Rowlands on 01443 816712 or e-mail gregtyrowlands@me.com**

The first presentation of the evening was from Michelle Pedro from British Gas.

Michelle spoke about “The Affordable Warmth Scheme”. This is part of the Government’s overall ECO policy.

If you are a private homeowner, or a private renter who is in receipt of a qualifying benefit you could be entitled to a FREE boiler and/or cavity wall and loft insulation.

The scheme is already up and running and will continue until 2020. You do not even have to be a customer of British Gas to apply for this offer! Check out the OFGEM website for specific criteria.

Michelle is happy for anyone to contact her direct if they wish to apply or for more information.

Tel: 07557 614465 or e-mail Michelle.Pedro@britishgas.co.uk

IS YOUR PROPERTY AN HMO?

Tracey Jones one of CCBC’s Environmental Health Officers gave a brief summary of how many tenants in a property or how many floors to a property constitutes an HMO and whether or not it is licensable!

The presentation was very informative and Tracey is happy to provide a free service to those Landlords who are considering turning their property into an HMO for sharers. She would discuss with you the suitability of the property and what work and provisions would be required to the property to comply with the law. Contact **Tracy Jones on 01495 235058** or e-mail **jonestf@caerphilly.gov.uk** alternatively check out Caerphilly’s Housing website for more information on HMO’s. Legislation.

NEW LANDLORD WEBSITE The Chairman spoke about the launch of a new Website specifically for Landlords in Caerphilly! This should be up and running by October. The website could be used for advertising, a question & answer section and so much more! Further details on its launch in our October Forum.

UNIVERSAL HARDWARE SUPPLIES

Following on from the presentation regarding HMO properties, Richard Morris from UHS talked about the comprehensive range of products supplied by his company that comply with HMO requirements. Complete Fire Door sets complete with ironmongery can be supplied for as little as £218 + VAT! Landlords on the night agreed that UHS prices were extremely competitive so why not give Richard a call on 01792 700219 or e-mail - Richard@U-H-S.CO.UK.

As well as supplying Architectural Ironmongery UHS supply "Master Keys". With one single key a landlord can obtain access to all of his/her properties and your tenant's individual rooms too! A landlord no longer has to have multiple keys for his property portfolio – one key will fit all!! Too good to be true? Contact Richard Morris for more information.

Sue Cousins addressed the forum and brought Landlords/Agents attention to the following:

1. The concept of house sharing. A guide to "Preparing Property for Shares" is available on request

2. A fact sheet is available from Chartered Institute of Housing on what you need to know about Migrants'. Landlords should be aware of who would be eligible for help with housing costs? Download your copy from www.housing-rights.info

3. A Welsh Government White Paper sets out, for public consultation, the Government's proposals to improve the arrangements for renting a home in Wales. It proposes to introduce two types of tenancy agreements: A "secure contract and a "standard contract". To find out more visit Welsh Government Renting Homes website. To get involved in the consultation e-mail rentinghomes@wales.gsi.gov.uk

CAERPHILLY BOND & SUPPORT SCHEME – TEN YEARS ON!

Helena Preece Project Leader gave a presentation about their services and what they have achieved during the past 10 years since their inception! Evidently there have been some successes and some failures, however, on the whole with the support of a good team and a good relationship with over 300 Landlords and Agents the Bond Scheme have issued 737 bonds since September 2003 with a liability of £267,231!



Landlord accreditation wales

Donna thanked those landlords who attended the LAW course at Ystrad Mynach on the 17th July. Dates for future courses have been set for 14th August in Cwmbran, 15th August, 13th September and 5th November in Cardiff. See website for details. www.welshlandlords.org.uk