

Caerphilly

Private

Landlord

Forum

CAERPHILLY PRIVATE LANDLORD FORUM

“NEWSLETTER” (Issue 4 –07.11.13)



The 6th Anniversary of Caerphilly Landlord Forum was held on Monday 21st October. This “Newsletter” is produced as a reminder of what was discussed on the night for those who attended and provides a summary of the evening for those who could not make it. For a dark dreary October night the forum was well attended and The Chairman – Greg Rowlands wishes to express his thanks to all the Landlords and Agents who turned out.

Jocelle Lovell from The Wales Cooperative Centre was the first speaker of the night.

Jocelle has presented to the forum previously, however, with the impending introduction of “Universal Credit” the forum invited her back to explain to Landlords how by utilising the services of a Credit Union can be a proactive step to ensuring the Housing Benefit part of their tenants “Universal Credit” will be used to pay their rent and not swallowed up in paying other household bills!

Jo who is a landlord herself fully appreciates the importance of protecting your rental income. Landlords were asked to consider signing themselves and their tenants up to a Credit Union Rent Account to help support their tenants through the Welfare Benefit changes in readiness for the changes!

Jo proceeded to explain about the Pilot being run by her team and CCBC and for a period of six months all Landlords who sign up to a “Rent Account” will not have to pay the £3.00 signing up fee or the £5.00 per month fee which is an admin fee charged per transaction! For more information on the advantages and how to set up a rent account, contact Tackling Homelessness through Financial Inclusion project team:

Tel: 029 2055 6195 or Email:
financialinclusion@walescooperative.org

Next to present was Donna Elliott of CCBC

Following on from Jocelle, Donna further updated the forum on the results of the Pilot Project gathered from her visits to tenants so far!

260 tenants have their LHA paid directly to their landlords. So far -

46 visits have been made. Of the 46 visited **31** tenants had signed up to a credit union rent account. Unfortunately out of the **31** visited only **6** landlords have committed to opening these accounts even though their tenants have indicated that it would be the best option for them!

The feedback from tenants is that THEY DO NOT WANT TO BE TEMPTED by receiving their housing benefit payment within their “Universal Credit” benefit. They would still much prefer their landlord to be sent the rent direct!

WHAT IS THIS TELLING LANDLORDS? Be proactive, think about the implication to you? Be smart and sign up to a Credit Union Rent Account

What have you got to loose we are offering you a saving of £33.00 for a six month trial!

Contact Donna if you wish to take advantage of this offer.

Tel: 01495 235378 or Email:
elliiod@caerphilly.gov.uk

DATE FOR YOUR DIARIES – OUR NEXT LANDLORD FORUM. Monday 20th January 2014

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LEE CECIL FROM THE NATIONAL LANDLORDS ASSOCIATION was present and outlined the Government's impending scheme – Welsh Agents and Landlord Licensing Scheme whereby all landlords with property to rent in Wales will have to be registered and accredited! Lee offered landlords on the night a discount on membership to the NLA.

THE MAIN EVENT OF THE EVENING WAS THE LAUNCH OF WALES' FIRST PRIVATE LANDLORD FORUM WEBSITE!!

Councillor Gerald Jones, Deputy Leader & Cabinet Member for Housing introduced him to the forum and outlined his support. He confirmed that he recognises that the shortage of Social Housing throughout the Borough only highlights the need to rely on the Private Rented Sector even more. He fully supports the Caerphilly Landlord Forum and the work that they do in providing up to date information to Landlords of any changes in their sector.



Would you like to advertise on the website?

The website can help you promote your business to local landlords, agents and tenants. There are two advertising options -

1. Custom-made banner to promote your business on each of the key areas of the site. We can tell you how many people have viewed your banner and clicked through to your website.
2. Upload your business card to our gallery on the 'Business Links' page.

For more information please contact [Sue Cousins](#) (Principal Housing Officer at Caerphilly County Borough Council).

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 – elliott@caerphilly.gov.uk or telephone 01495 235378 Who can arrange for the advert to be placed?

LANDLORD ACCREDITATION WALES

Thinking of taking the landlord accreditation course? Check out their website www.welshlandlords.org.uk

They have courses in:
Torfaen on 03.12.13
Cardiff on 04.12.13
Cardiff on 16.01.14
Cardiff 24.02.14

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