

Welcome

Rotherham Landlord Forum

Monday 27th November 2017

Agenda



- **Introductions**
- **Homelessness Reduction Act 2017**
Kim Firth, Homelessness Officer, RMBC

Break
- **Legislative Update**
Carl Agar, Regional Representative, NLA
Paul Benson, Private Sector Housing Officer, RMBC
- **Private Rented Sector Q & A Session**
Carl Agar, Regional Representative, NLA
Paul Benson, Private Sector Housing Officer, RMBC

Homelessness Reduction Act 2017

Kim Firth, Homelessness Officer, RMBC
kim.firth@rotherham.gov.uk

Homelessness Reduction Act 2017



Act includes;

- Meaning of “threatened with homelessness”
- Duty to provide advisory services
- Duty to assess all eligible applicants’ cases and agree a plan
- Duties to those who are homeless or threatened with homelessness
- Deliberate and unreasonable refusal to co-operate: duty upon giving of notice
- Local connection of a care leaver
- Reviews of local housing authority decisions etc.
- Duty of public authority to refer cases to local housing authority
- Codes of practice
- Suitability of private rented sector accommodation
- General

Homelessness Reduction Act 2017



Further information;

- Homelessness Reduction Act 2017
 - <http://www.legislation.gov.uk/ukpga/2017/13/contents/enacted>
- Homelessness Reduction Act: new burdens funding
 - <https://www.gov.uk/government/publications/homelessness-reduction-act-new-burdens-funding>
- Consultation launched on Draft Homelessness Code of Guidance for Councils
 - <https://www.landlords.org.uk/news-campaigns/news/consultation-launched-on-draft-homelessness-code-guidance-councils>

Any further questions

Thank you.

Kim Firth, Homelessness Officer, RMBC

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Upcoming training courses

Paul Benson, Private Sector Housing Officer, RMBC
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Upcoming training courses



Fri 26 Jan 2018	NLA Landlord Foundation Course Location: Manchester Time: 09:30 AM - 05:00 PM Price: £135.00 (Non-member) - £105.00 (NLA-member) - £105.00 (UKALA-member)	Book Now
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Thu 8 Feb 2018	NLA Planning a Successful Investment Course Location: Sheffield Time: 09:30 AM - 05:00 PM Price: £135.00 (Non-member) - £105.00 (NLA-member) - £105.00 (UKALA-member)	Book Now
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Wed 21 Feb 2018	NLA Immigration Course Location: Manchester Time: 02:00 PM - 05:00 PM Price: £85.00 (Non-member) - £65.00 (NLA-member) - £65.00 (UKALA-member)	Book Now
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Wed 21 Feb 2018	NLA Deposits, Damages and Disputes Course Location: Manchester Time: 09:30 AM - 12:30 PM Price: £85.00 (Non-member) - £65.00 (NLA-member) - £65.00 (UKALA-member)	Book Now
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Tue 13 Mar 2018	NLA Portable Appliance Testing (PAT) Course Location: Leeds Time: 09:00 AM - 05:00 PM Price: £195.00 (Non-member) - £165.00 (NLA-member) - £165.00 (UKALA-member)	Book Now
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https://www.landlords.org.uk/events/product_course

10 minute break

Legislative Update

Carl Agar, Regional Representative, NLA
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National Landlords Association

NLA NEWS and LEGISLATIVE UPDATE

November 2017

www.landlords.org.uk



KNOW
your rights



MEET
fellow landlords



GAIN
a competitive edge



SAVE
on services



STRENGTHEN
our voice

■ Contents

1. What's Coming Up for the PRS?

- I. Letting Fees Ban – Draft Bill Published*
- II. Agent Regulation – Tackling Unfair Agents*
- III. Review of Home Buying – Ending Gazumping*
- IV. HMO Licensing – Will it happen?*
- V. Party Conferences – Incentives & Standards*

2. Autumn Budget 2017

3. Energy Efficiency – Minimum Standards

4. Tax Changes – Now in force!

5. Housing & Planning Act –Next steps

Draft Tenants Fees Bill Published

The main measures contained in the draft Tenant Fees Bill will:

- Ban all fees to tenants from letting agents *and* landlords
- An exemption for in-tenancy management charges arising because of the action of the tenant
 - *Such as repairs, replacing keys, or late rent charges.*
- Impose a cap on security deposits of **6 weeks' rent** and a cap on holding deposits of **1 weeks' rent**
- Create a civil offence with a fine of £5,000 for an initial breach of the ban on letting agent fees and create a criminal offence for repeat offenders.

■ Agent Regulation Consultations

The Government is consulting on plans to regulate property agents, including:

- Requiring all letting agents and managing agents to be members of relevant professional body (such as UKALA, ARLA or ARMA),
- Mandating Client Money Protection for all property agents that handle client money

■ Review of Home Buying

Government seeking views on how to make the home buying process “**cheaper, faster and less stressful**”:

- **Gazumping** – Buyers are concerned about gazumping, with sellers accepting a higher offer from a new buyer
- **Building trust & confidence** - Mistrust between parties is one of the biggest issues faced
- **Informing customers** - How to provide better guidance for buyers and sellers
- **Innovation** – You can now search for a home online, but the buying process is too slow

■ HMO Licensing Consultation

- Government had intended to
 - Remove the storey rule so all houses with 5 or more people from 2 or more households are in scope
 - Extend mandatory licensing to flats above and below business premises (regardless of storeys)
 - Set a minimum room size of 6.52sq-m in line with existing overcrowding standard (Housing Act 1985)
- Supposed to come into force Oct 2017 but Government not yet responded to consultation
- Likely to not come into force until **April 2018**

■ Conservative Conference

- Communities Secretary Sajid Javid laid out vague new PRS policies in his speech:



- All letting agents to be “regulated”
- Landlords will have to join redress scheme
- Consult on establishing specialist housing court
- Increasing Section 21 notice period to 3 months

■ Autumn Budget 2017

- £15billion extra funding for housebuilding over the next 5 years, with target of 300,000 per year
- Consultation to launch on the barriers to landlords offering longer tenancies to tenants
- Local authorities will be able to increase the council tax premium on empty homes to 100%.
- Changes to Universal Credit:
 - Removing 7 day waiting period at start of claim
 - Housing benefit recipients will continue to receive their award for first 2 weeks of Universal Credit claim

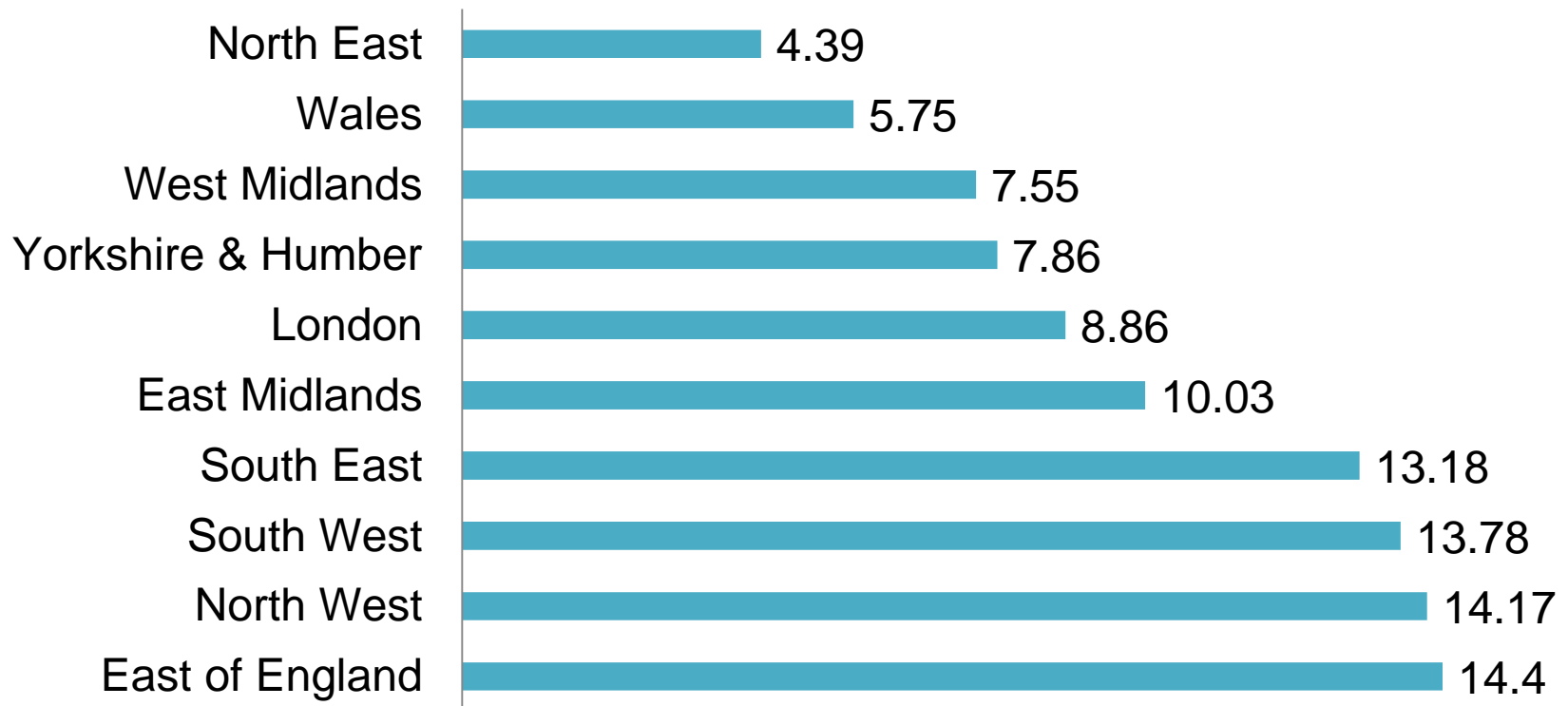
■ Minimum EPC Ratings

Minimum Energy Efficiency Standards will soon be coming into force, requiring a minimum EPC rating of E, otherwise a maximum fine of £5,000:

- From 1 April 2018 – Ban on new tenancies (including renewals and rolling over to periodic)*
- 1 April 2020 – Ban on all tenancies (e.g. existing tenancies)
- Will be some applicable exemptions, such as lack of tenant consent, and “no upfront cost”.

Poor Energy Efficiency across the UK – Check your properties.

PRS F&G Rated Properties - Regional Breakdown (%)



Source: DBEIS

■ Tax Changes now in force!!!!

- Restriction on the relief on finance costs to basic rate e.g. higher rate taxpayers will only be able to claim the lower rate
 - in 2017-18 the deduction will be restricted to 75% at higher rate and 25% at basic rate tax reduction.
 - in 2018-19, 50% / 50% split
 - in 2019-20, 25% / 75% split
 - 2020-21 all financing costs incurred by a landlord will be given as a basic rate tax reduction.
- The restriction will be phased in over 4 years, starting from 6 April 2017.

■ Housing & Planning Act

- We are still waiting for regulations to implement various elements of Housing and Planning Act, which will introduce:
 - A Rogue Landlord database
 - Banning orders
 - Civil penalties of up to £30,000
 - Extension of Rent Repayment Orders
 - A revised fit and proper person test
 - Wider availability of tenancy deposit data
 - A new abandonment process
 - New electrical safety standards in PRS

■ Thank You

I'll take your questions now.

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Private Rented Sector Q & A Session

Carl Agar, Regional Representative, NLA

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Paul Benson, Private Sector Housing Officer, RMBC

paul.benson@rotherham.gov.uk

Thank you



Future meeting dates

Rotherham Landlord Forum

Monday 26th March 2018

(Holiday Inn, Rotherham)

Rotherham & District Residential Landlords

Association meeting

Monday 29th January 2018

Monday 26th February 2018

(at Rotherham Cricket Club)