

NLA and Rotherham Metropolitan Borough Council

Monday 26th November 2018

Holiday Inn Rotherham, West Bawtry Road, Rotherham, S60 2XL

Event Overview:

This event has been jointly organised by the NLA and RMBC

6.30pm Doors open/refreshments

7.00pm Welcome and Introduction

7.10pm Legislative Update

Ruth Millington, Yorkshire and Humber representative, NLA

Don't get caught out by new and upcoming legislation. Ruth will tell you all you need to know and answer your questions.

7.25pm Rotherham Metropolitan Borough Council / local presentation

Matthew Finn – Community Protection Manager, RMBC

Matthew will inform private landlords of the changes to the Houses in Multiple Occupation (HMO) legislation and the impact it will have on landlords with HMO properties in Rotherham.

Additional detail regarding the HMO amenity standards, guidance and application forms can be found on the Council's website

https://www.rotherham.gov.uk/info/200077/private_housing/489/housing_licensing

Nigel Coleman & Dawn Nicklin – Department for Work and Pensions

Nigel will offer a presentation on Universal Credit (UC); offering an overview to the background of UC, verification of housing costs, alternative payments, managed payments to landlords (UC 47 Process) and disclosure.

Information and guidance on Universal Credit for landlords can be found at the following link

<https://www.gov.uk/government/publications/universal-credit-and-rented-housing--2>

8.00pm Networking Break

8.15pm How To Maximise the Commercial Benefits of Running a Professional Property Business and How To Stop The Tax Tail From Wagging the Planning Dog.

Nigel Tollit & Gordon Spence – Business Planning Consultants, Less Tax 4 Landlords

How you own investment property will directly affect the amount you can borrow and how much tax you - and eventually your heirs - will have to pay.

And if you own rental property in personal names, are a portfolio landlord and a higher/advanced rate tax payer, then you're almost certainly paying too much tax on your property income.

In this informative seminar, Nigel and Gordon will cover some of the different structures by which you can own property - and what maximising the commercial benefits of running a recognised professional property business really means.

In addition, we will look at:

- What S24 will cost you if you do nothing
- The PRA requirements for portfolio landlords
- What you can achieve by running a recognised professional property business

Yes the tax and mortgage changes are now upon us, and whilst time is rapidly running out to successfully offset the onslaught, don't let the tax tail wag the planning dog – the goal is to make money and tax is a consequence of that.

Come to the seminar and learn more, see if we can help.

8.45pm AOB

9.00pm Finish

If you have any suggestions for topics, speakers or the format of future meetings please do drop your NLA Representative a line using

ruth.millington@landlords.org.uk