



Wolverhampton Landlords Forum

NRLA Representative, Sandra Towers

www.nrla.org.uk



What's Included?

1. Increased 'Security' & 'More Stability'

- Abolition of S21
- Open ended tenancies
- Two months' notice to end a tenancy (tenants)
- Written statements

2. New Grounds for Possession

- Mandatory grounds for selling, moving in or repeated rent arrears
- Expansion of discretionary ASB ground

3. Improved Dispute Resolution

- Rent Increases and First Tier Tribunal
- PRS Property Ombudsman / Mandatory for Landlords

4. Better Compliance

- PRS Property Portal / Mandatory for Landlords

5. A Positive Renting Experience

- Legal right to request pets



**THE RENTERS
(REFORM) BILL**

The biggest shake up for
landlords in over 30 years

Everything you need to know, every step of the way

What's the NRLA calling for?

- An end to anti-landlord rhetoric – time to back responsible landlords and the PRS.
- Address issues in the student market – ensuring landlords can provide homes for students on a cyclical basis.
- Establish a definition of 'low-level' ASB and develop guidance for the courts on when possession is reasonable.
- Reform the courts **BEFORE** Section 21 powers are removed.
- Review the need for licensing once the property portal is introduced.
- A full review of property taxation and pro-growth measures.



Priority Areas

Anti-Social Behaviour (ASB)

- Absence of S21
- Guidance for the courts
- Difficulties in HMOs

Student Lets in the PRS

- Cyclical market
- Lack of certainty
- Two tiered PRS

Court Reform

- Increased pressure on court system
- Delay in accessing justice
- Reform needed pre-implementation



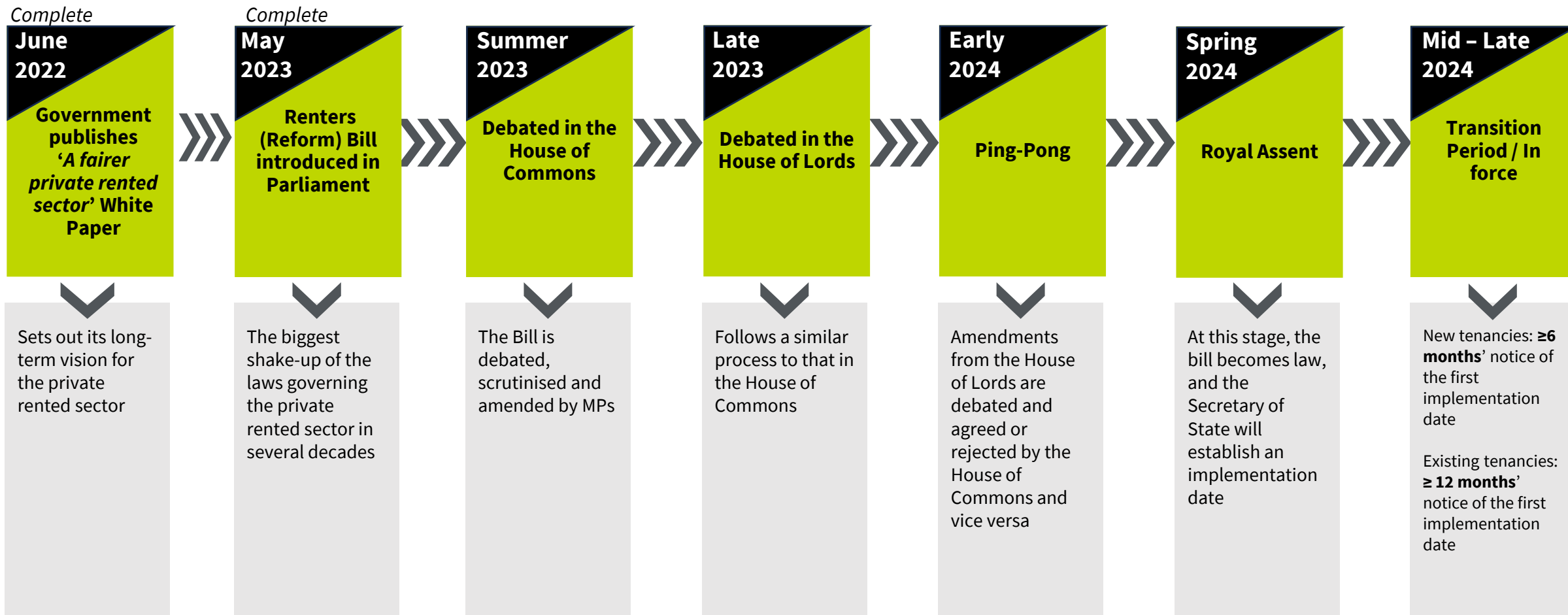
Government has committed to giving landlords more powers to evict tenants in cases on ASB



Anti-landlord reforms will stop students going to university, ministers warned

Making all tenancies open-ended will bring an 'inevitable' reduction in student housing

Expected Timings



Our Renters (Reform) Bill Hub

- Access more information about the Renters (Reform) Bill on the NRLA's rental reform hub. It provides:
 - A summary of the Bill and its key provisions
 - FAQs
 - Updates on the progress of the Bill
 - Information on webinars and events
- Scan the QR code on the slide to access the hub.
- Stay up to date on the progress of the Renters (Reform) Bill and developments relating to it through our e-news, monthly bulletins and social media.

SCAN ME



Updated: How to Rent Guidance

Reminder

- The updated version **must** be served at the start of any new tenancy or on renewal, for tenancies in England.

What's been added?

- The requirement for carbon monoxide alarms to be fitted in every room with a fixed fuel-burning appliance.
- The requirement for Electrical Installation Conditions Reports to be provided to the tenants.
- Information on fitting smart meters and requests for reasonable adjustments for tenants with accessibility needs.



HMO Disaggregation Consultation

- DLUHC has announced a public consultation on HMO disaggregation.

What is 'disaggregation'?

- The VOA can 'split' a HMO into single units for CT purposes, meaning landlords are liable to pay CT per room, rather than for their property as a whole.

Campaign success?

- DLUHC has recognised the difficulties that disaggregation can cause, and is proposing amendments to the council tax regulations to tackle this.



Making Tax Digital

- Initial proposals targeting landlords gross rental income > £10k
- Campaign success: implementation date pushed back and income thresholds increased:
 - New compliance date now 2026 gross rental income > £50k
 - New compliance date now 2027 gross rental income > £30k
 - Gross rental income <£30k do not need to use the MTD system



Fire Safety Regulations

- What are they?
- Who will they affect?
- How do the regulations differ depending on height?



Right to Rent

- From 1 October 22, landlords will no longer be able to perform a covid-adjusted right to rent check
 - Landlords will not be able to verify a tenant over video call by looking at scanned copies of their identification.
- Instead landlords will have to perform checks by either:
 - Meeting the prospective tenant in person and checking an original version of their document(s)
 - Inputting the prospective tenants share code and date of birth into the online right to rent check
 - Using a certified provider of Identity Document Validation Technology (IDVT) to perform a digital check.



Smoke & Carbon Monoxide Regulations (England)

- What are they?
- Who will they affect?
- For more see: <https://www.nrla.org.uk/news/what-you-need-to-know-smoke-and-co-alarms-in-properties>



Department for Levelling Up,
Housing & Communities



Wales Rent Control Consultation

- The Welsh Government's has published its Green Paper on fair rents and adequate housing.
- It intends to consult on people's experience of the cost of renting a home in Wales.
- Of note, it will seek opinions on the different approaches to rent control and wants to understand more about the possible mechanisms that could be used in Wales.
- For NRLA members active in the Welsh private rented sector, we are calling on you to make your views known.
- To respond to the consultation, you can submit a response using the following link; <https://www.gov.wales/node/55228/respond-online>



Llywodraeth Cymru
Welsh Government

Building Safety Act – Cladding Remediation

Who does this affect?

- 11 – 18m Buildings to receive cladding remediation.
- Owners of 1 – 3 properties (+ 3 excluded).
- No protection for buildings under 11m high.
- Building Safety Fund covers buildings over 18m high.



Building Safety Act
2022

Minimum Energy Efficiency Standards

The Government's Proposals

- Raising the energy performance standard to Energy Performance Certificate (EPC) Band C
- A phased trajectory for achieving the improvements for new tenancies from 2025 and all tenancies from 2028
- Increasing the maximum investment amount, resulting in an average per-property spend of £4,700 under a £10,000 cap
- Introducing a 'fabric first' approach to energy performance improvements.
- Govt has committed to net-zero carbon emissions by 2050 and is working to reduce emissions in housing ahead of this deadline.



Minimum Energy Efficiency Standards

The NRLA's Proposals



More targeted funding that isn't related to property value.



Tapering the cost cap for MEES to reflect local market conditions.



Reduce cost through tax efficiency.



Building Renovation Passports to replace EPC system.





THE LANDLORD CONFERENCE 2023

24th October 2023

8.15am – 5pm

National Conference Centre | Birmingham

£150 Member
Price

£240 Non-Member
Price

VISIT

www.nrla.org.uk/events/landlord-conference-2023



Hosted by: Clive Myrie





Journalist, Newsreader, and Presenter







NRLA

PORTFOLIO

Are you ready for hassle free property management?
Manage properties, admin, tenants, and compliance all in one place

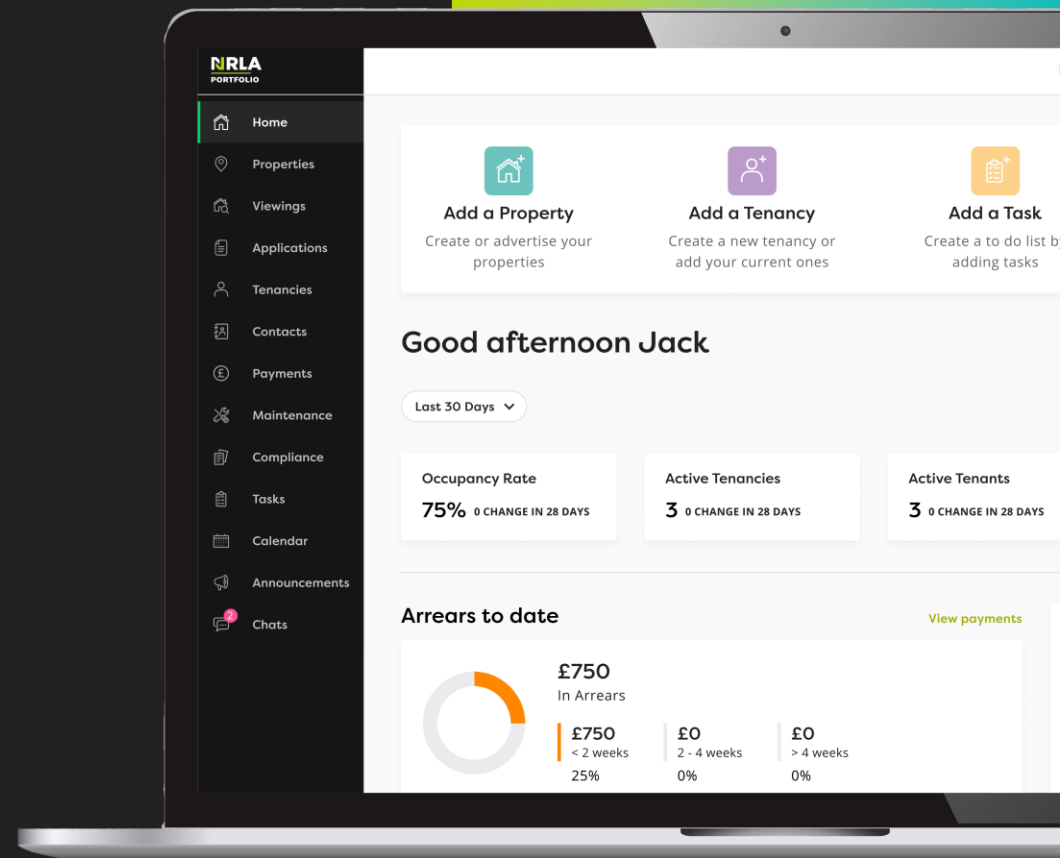
-  Viewing and enquiry service
-  Add and manage existing tenancies
-  Digitally generate and sign compliant ASTs
-  Property compliance, guiding you through all the regulation

-  Manage all tenant communication in one place
-  Key date reminder service for documents and certificates
-  Track deposit/rent payments as well as expenses
-  Reports and analytics

FREE and exclusive to members

Start for free!

Try it now at nrla.org.uk/portfolio



Our Mission



We will campaign for landlords and our sector, selecting issues based on our members' needs and a long-term vision for a strong, healthy private-rented sector



We will serve landlords wherever they invest throughout England and Wales, helping them to deliver a sustainable rented sector which meets local needs



With a thorough understanding of the challenges and opportunities facing landlords, we will provide the tools and knowledge they need to successfully manage tenants

**To support
private
residential
landlords in all
that they do**

Member Benefits

- ✓ FREE landlord advice - online & telephone support
- ✓ FREE webinars, podcasts, & networking events
- ✓ FREE unlimited resources, including documents, guides, tenancy agreements, & templates
- ✓ FREE comprehensive licensing support
- ✓ FREE award-winning property magazine
- ✓ Network of regional representatives
- ✓ Active lobbying and representation
- ✓ Discounted training & accreditation

NRLA
NATIONAL RESIDENTIAL
LANDLORDS ASSOCIATION



Exclusive Member Discounts

- ✓ FREE Tax Investigation Insurance worth over £100!!
- ✓ 15% off at Carpetright
- ✓ 10% B&Q TradePoint discount card
- ✓ 10% discount at LOFT Interiors
- ✓ 5% discount on compliance checks
- ✓ 1 month FREE boiler & home emergency cover
- ✓ Exclusive discounts on mortgages, tenant referencing, and more

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carpetright



**TRADE
POINT** 



Joining Options

Landlord membership

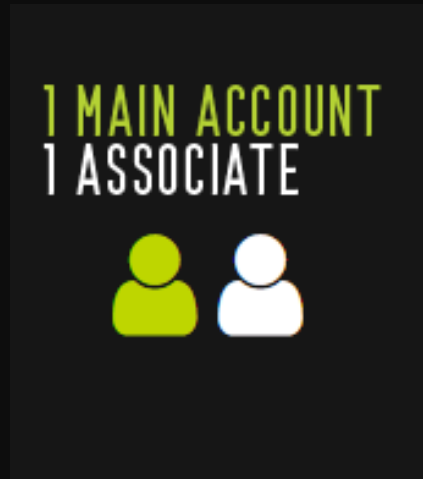
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Business membership

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with 4 associates



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Code 139
takes £15
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first year***



The NRLA In Numbers



Over

100,000

members



Average score

4.9/5

2,665 Trustpilot reviews



Over

110,000

advice line calls



Over

38,000

attended online meetings



Completed

3,116

e-learning courses



Downloaded

495,812

documents and guides



Join today by visiting:
www.nrla.org.uk/join

