

Landlord Forum Newsletter



Message from our sponsors:

The first quarter of 2017 started as 2016 ended - with record highs and a buoyant property market for both the sales side as well as the rental and property management.

Property plus has truly become an international business with clients from as far removed as New Zealand, Australia, Singapore and various other countries around the world who have chosen to use our expertise and knowledge within the property industry. This knowledge has been acquired by successful investing and managing multimillion pound property portfolios, with most of our new clients coming from referrals made by our existing successful and satisfied clients. We have active partnerships within local authorities where the long term goals are to provide better standards of living for tenants. We offer high levels of service and support for both Landlord and Tenant throughout the tenancy and beyond. Tenant applications have exceeded 2,500 in the first 4 months alone and are at an all time high. Indeed in many areas demand outstrips

supply and waiting lists for properties are getting longer.

Current demands imposed on new landlords include new tax and licensing laws to name but a few and this means that finding the right tenant has never become more important. The aim is to always find the right tenant and not the first tenant that comes along. A good tenant will look after the property and pay the rent on time every time.

If you are an existing landlord who has decided that it is now time to sell your property or portfolio or if you would like to invest in property and become a landlord then look no further than Property Plus. Our team at property plus are here to help you and your business: because our success is built on the success of our clients.

If you would be interested in sponsoring the RCT Landlords forum or advertising through this newsletter then please contact:
Rob Antonio
RCTCBC Private Rented Sector Officer
Tel: 01443 425638
E-mail: RCTLandlordsForum@rctcbc.gov.uk

"This issue is packed full of saving advice, discounts and free products"

Inside this issue:

Free Tenant Finder Service

Treforest Property Accreditation Scheme

RCT Resettlement Scheme

Tylorstown Housing and Health Action Area

Local Housing Allowance

Empty Property Loans



Free Tenant Finder Service!

If you have a property for let, we may have prospective tenants ready and waiting.

For further details or to advertise your property please contact the PRS officer:

Tel: 01443 425638

E-mail: Robert.Antonio@rctcbc.gov.uk or

E-mail: RCTLandlordsForum@rctcbc.gov.uk

Treforest Property Accreditation Scheme

“Raising the standards of rented accommodation and supporting good landlords to attract and retain tenants”

The Treforest Property Accreditation Scheme has been introduced as a means of raising the standards of rented accommodation and supporting good landlords to attract and retain tenants.

The scheme is supported by the University of South Wales and Rhondda Cynon Taff CBC who recognise the positive contribution private landlords are able to

provide both to their tenants and the local community, through the provision of good quality well managed rented accommodation. Accredited properties will be promoted by the University by means of priority listings and landlords will be able to benefit from discounts in the cost of HMO licence applications and renewals. The scheme is also endorsed by the Residential Landlords As-

sociation who provides a discount on the cost of RLA membership to landlords of 5 Star Accredited Properties.

For full information on the scheme and the accreditation standards you are able to access the [Treforest Property Accreditation Scheme](#) or call the Private Rented Sector officer on 01443 425638 or email

RCT Re-settlement Scheme

RCT council require 2 and 3 bedroom houses in the Pontypridd town, Porth town and Tonypany town areas.

We are able to provide:

- **Rent guarantees**
- **Enhanced support services**
- **Long term tenancy arrangements**

The properties will be used as family accommodation and will need to be of good quality with a garden suitable for young children.

For further details Please contact the scheme co-ordinator

Janine Thomas

Tel: 01443 425673 or 01443 570095

Email: Catherine.J.Thomas@rhondda-cynon-taff.gov.uk

“Rent guarantees, enhanced support services and long term tenancy arrangements”

Tylorstown Housing and Health Action Area



The role that housing can play as a catalyst to improve health and wellbeing is well documented. Where we live impacts not only on our wellbeing but also our relationships and overall life chances. Poor quality housing often leads to ill health while accidents in the home cost the NHS millions of pound a year in treatment costs.

The Housing and Health Action Area approach has been developed as a means of addressing the risks of poor quality accommodation and safeguarding the health and wellbeing of both tenants and owner occupiers within a specific community. The scheme was first implemented in Tylorstown in February 2015.

*“Improving the living
standards of 123
households in
Tylorstown”*



The key aims of the Housing and Health Action approach are to:

- Reduce the number of category 1 and 2 hazards, in relation to:
 - *Excess cold*
 - *Damp and Mould*
 - *Trips and falls*
- Reduce the number of empty properties in the area
- Enable tenure balance and promote sustainable communities
- Improvement in health and wellbeing.

Every home in the Housing and Health Action area is entitled to a **FREE** “Healthy Homes” check which focuses on improving the overall health and safety of the property. Tenants of surveyed properties are provided with a **FREE** “Healthy Homes Pack” containing advice, information and goodies worth over £40.

The scheme has been instrumental in improving the living standards of 123 households in the Tylorstown area, through measures such as free energy efficient boilers and the removal of potential hazards in both the private rented and owner occupier sectors.

For a free Healthy Homes Pack and to book your “Healthy Homes” survey, please contact:
Housing Strategy & Standards Team
Telephone: 01443 425678
E-mail: publichealthhousing@rctcbc.gov.uk



ARE YOU A LANDLORD INTERESTED IN...

- IMPROVING THE ENERGY EFFICIENCY OF YOUR HOMES? ✓
- PROVIDING SUSTAINABLE TENANCIES? ✓
- REDUCING CONDENSATION AND MOULD ISSUES IN YOUR HOMES? ✓
- HELPING TENANTS IN FINANCIAL DIFFICULTY? ✓

THEN PENNY THE POWERSAVER SUGGESTS...

Find out if you are eligible for the Welsh Government's NEST Scheme
Tel 0808 808 2244



Refer your tenants to the Council's Housing Energy Efficiency Service
Tel 01443 425725

NEST IS CHANGING SO ACT NOW

There are proposed changes due in the near future whereby private rented properties may no longer be able to receive assistance via the NEST scheme. Contact NEST without delay to find out if you are eligible to receive assistance (based on your tenant's income)

Are there any restrictions on applications to the Nest scheme?

- ✓ A private landlord can refer a maximum of 3 properties to the Nest scheme
- ✓ A private landlord must be registered with Rent Smart Wales and be able to provide us with their registration number and certificate
- ✓ Private tenants must have resided in the property for a minimum of 6 months prior to a Nest application

✓ Private tenants must have a valid tenancy agreement with 6 months left to run, as a minimum

✓ Private tenants will need to show proof of residency/address to the whole house assessor to demonstrate they have been in the property for 6 months prior to application (e.g. utility bill or council tax bill) and a valid tenancy agreement

✓ A private landlord will need to produce their valid gas safety record and send to Nest once a property has been referred

✓ Nest will only accept residential properties. The property cannot have been used for business purposes or invoicing 12 months prior to the application



Housing Energy Officer

Did you know that the Council also provides an Energy Advice Service which may help your tenants save money on energy bills by helping them with energy debts and changing tariffs. This is turn can have an impact upon them sustaining their tenancy for longer and also help with homes that are currently under-heated and the subsequent impact of this with property conditions.

Advice is also offered on condensation and mould problems and helping tenants with lifestyle factors that can influence these. We can also help identify tenants that may also be eligible for further grant assistance for energy efficiency measures. Telephone 01443 425725 where a member of the team can provide further assistance.



Switch

Helps you save money on your energy bills!

- Impartial advice provided by the Council's Energy Efficiency Service
- Provides advice and assistance on energy bill debts
- No obligation, no fuss, no hassle service
- Other general energy advice also available
- Free of charge for RCT residents

We can help if you are having difficulty paying energy bills, are in debt or would just like to review your tariff to see if there are cheaper deals available please contact us for further information.

Telephone: **01443 444511**
or email: **heatandsave@rctcbc.gov.uk**
to register your interest

heat & save

PRINCIPAL OFFICE | PRINCIPAL OFFICE
RHONDDA CYNON TAF
RHOSELYN - RHONDDA CYNON TAF

Rent Smart Wales Update

Rent Smart Wales was introduced in November 2015 by the Welsh Government to raise standards of private rented sector. Figures from Rent Smart Wales revealed that as of May 2017, over 4800 landlords have completed their registration.

Rhondda Cynon Taf County Borough Council are pleased with the landlords' co-operation.

Any queries please contact 01443 425001
or email: publichealthhousing@rctcbc.gov.uk

“ Rhondda Cynon Taf County Borough Council are pleased with the landlords' co-operation ”



Peidiwch ag oedi, cofiwch gydymffurfio
Don't delay, comply now





The Houses into Homes Loan Scheme is approaching 5 years since it was first launched so it is a good time to illustrate examples of the success of the scheme. In 2012 The Welsh Government launched the 'Houses into Homes' Empty Property Loan Scheme with the announcement of £5 Million investment in Wales. This was soon increased to £10 Million with the potential success of the scheme identified.

In Rhondda Cynon Taff we have now issued loans to the value of £1,700,000 creating over 75 renovated units of accommodation. Repaid loans from completed renovations are being recycled to new projects therefore the scheme is proving to be a regular source of cash flow for new and returning developers.

Once these empty properties are renovated, returned to use and the loan repaid the money will be recycled to bring other empty Homes back into use.

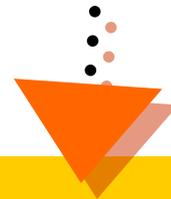


If you are interested in applying for the interest free renovation loan contact the Empty Homes Officer who can discuss the merits of your project.

Summary of the loan scheme:

- The Property must have been empty 6 months or longer.
- Interest free loan up to Max £25,000 per unit towards renovation costs.
- 3-5 year payback if property for rent. 2 year payback if property for Sale.
- An individual or company can borrow Max £250,000 at any one time e.g. renovate 10 units.
- Loan can not exceed 80% of current market value, including current mortgage.
- Secured as charge against property which is removed when loan repaid.

Applications for loans to convert empty commercial properties into residential accommodation can also be considered. At the moment applications are being dealt with on a first come first serve basis, however empty properties in areas of high housing demand may receive preference.



For an application pack or an informal discussion contact:
 Owain Griffiths,
 Environmental Health Officer (Empty Homes),
 Public Health & Protection,
 Ty Elai,
 Dinas Isaf East,
 Williamstown,
 Tonypany,
 CF40 1NY
 01443 425565
PublicHealthHousing@rctcbc.gov.uk

Don't miss out on these Forum Member benefits!

TradePoint

RCT Landlord Forum have partnered with TradePoint and agreed negotiated pricing for all members on thousands of key products from the TradePoint catalogue, against the standard trade price.

TradePoint supply products needed day in day out for building and maintenance, with trusted brands at competitive prices all under one roof.

Whenever you shop at TradePoint ensure you always scan your RCT registered TradePoint card.

Only this card is loaded with your negotiated pricing.

- 12,000 products at low trade prices
- 4000+ items picked from behind the TradePoint counter
- Bulk delivery to site
- 60 days payment card
- Additional discount on B&Q shop floor items
- Trusted trade brands
- Buy in store, online & by phone

As an additional benefit to members, TradePoint will provide the first 10 applicants with a FREE CO2 detector

To apply for your RCT Landlord Forum Registered TradePoint Card Email: RCTLandlordsForum@rctcbc.gov.uk



Discount Electrics Pontypridd

Discount Electrics will give a 10% discount on two or more large appliances bought from them by registered landlords.*

They are open Tues/Weds & Fri/Sat

Discount Electrics,

4 Church Street,

Pontypridd CF37 2TH

Tel: 07379 520566

E-mail: discountelectricsponty.co.uk

Web: www.discountelectricsponty.co.uk

(* Proof of Landlord Registration Required)

DISCOUNT ELECTRICS
PONTYPRIDD

Discount Electrics Pontypridd

Local Discount Store

Huge Savings on Domestic Appliances

Local Housing Allowance Rates

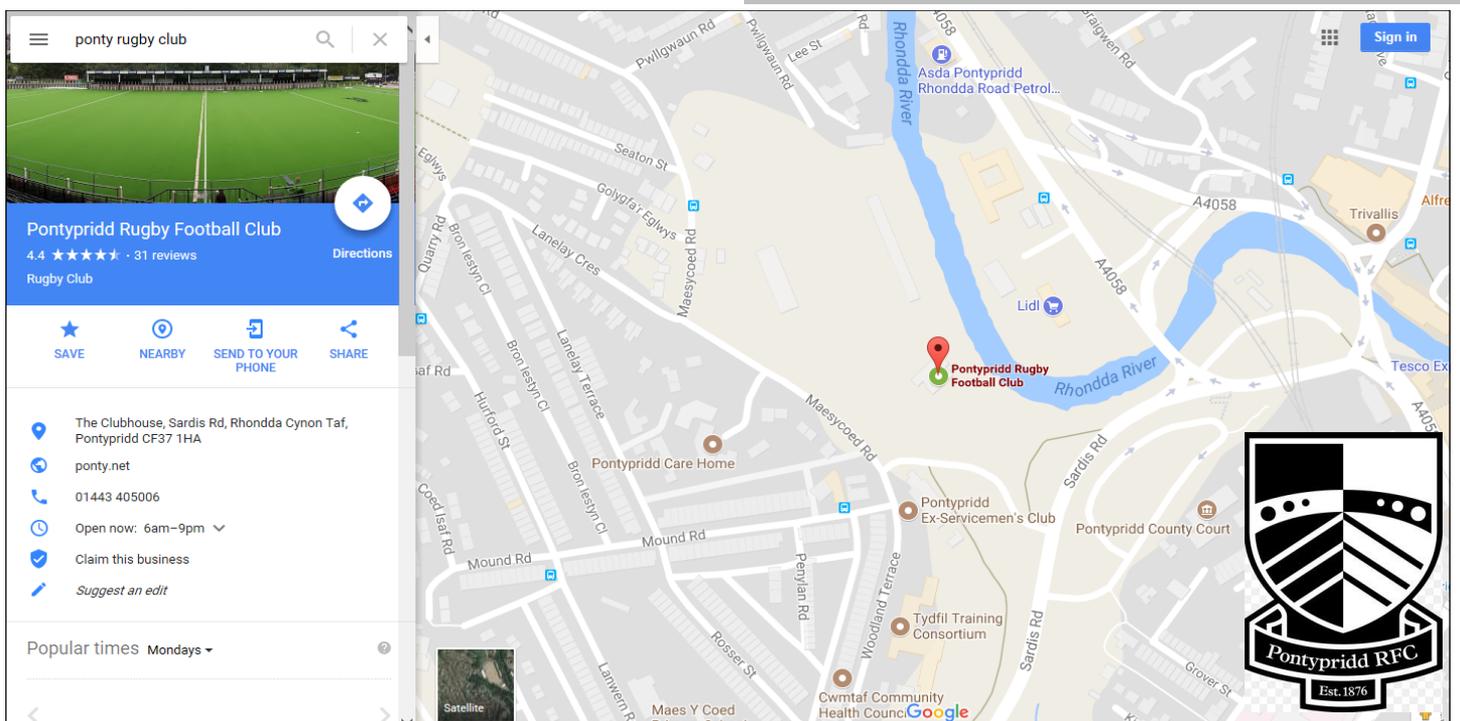
Merthyr / Cynon	PCM	Per Week
Shared Accommodation	208.57	48.00
1 Bedroom	294.43	67.76
2 Bedroom	350.01	80.55
3 Bedroom	381.29	87.75
4 Bedroom	498.31	114.68
Taff / Rhondda	PCM	Per Week
Shared Accommodation	208.57	48.00
1 Bedroom	293.30	67.50
2 Bedroom	374.99	86.30
3 Bedroom	398.94	91.81
4 Bedroom	550.02	126.58

New Venue for the Forum Meetings

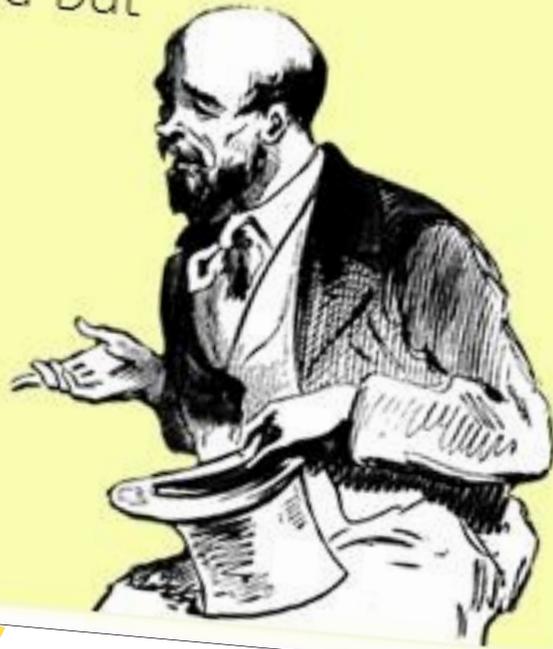
We have secured a new venue and dates for the RCT Landlords Forum meetings. Pontypridd Rugby Club is located in Pontypridd, close to the train station with easy access to all parts of Rhondda Cynon Taff. Free Parking is available.

Forum meeting dates

21st September 2017	5:30—8:30pm
24th January 2018	5:30—8:30pm
16th May 2018	5:30—8:30pm



Always pay your rent
with a smile. I tried but
my landlord
wanted money!



Raising your Business Profile in Rhondda Cynon Taff

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