

Landlord Forum



NEW BEGINNINGS!! SEPTEMBER 2019

At OUR RCT LANDLORD FORUMS we like to announce POSITIVE NEWS!

NOT ALL DOOM AND GLOOM

We are seeing old tired run down properties being renovated by current and newbe landlords both local AND from across the pond. Local tradesman are being utilised and put to work, younger apprentices are up and down carrying the bags of plaster!

This reminds me of the 2006 era where potential new landlords are sniffing around the valleys for great deals. What I am saying is *"it is not all doom and gloom"*.

We, as a society and business have to learn to move with the times, and we have to be better at being great landlords. With that, comes responsibility.

We need more creative investment in our run down stock from the Welsh Government, and they need to respect what we do - house local people.

CALL FOR TAX CONCESSIONS I SAY

I would like to see a tax concession for landlords who rent to vulnerable tenants. I would like to see more landlords willing to help vulnerable tenants as long as there are *"concrete safeguards in place for a year"*. How about a year long scheme guaranteeing rent? We take a chance, you take a chance?

ANTI SOCIAL BEHAVIOUR

In your tenancy agreement there should be a paragraph about this. Send letters out to your tenants if you, or members of your local community are witnessing this. It is important that your tenants respect their neighbours, and send a warning letter letting tenants know that it may be a breach of their tenancy if they cause anti social behaviour. Don't be afraid to contact the council and police as well!

THANK YOU TO ROB ANTONIO

We were very lucky to have such a committed and passionate Private Rented Sector Officer as Rob Antonio. Every year it will have got more difficult for the local authority to deal with quick changing housing legislation, and even harder for us landlords. Rob, always emailed new legislation out as it came in, and always was on hand for advice for us, and our tenants.

"THANK YOU ROB, WE WISH YOU LUCK IN YOUR NEW POSITION IN CARDIFF HOUSING SOLUTIONS!!"

NEW BEGINNINGS

I am looking forward to working alongside the new officer will be, we can only do this as a "team approach". Without these strong relationships, our landlords will suffer, which leads to poor communication, with landlords and tenants not up to speed on what their responsibilities are.

As good landlords we endeavour to work solidly and educate ourselves going forward so that the RCT Landlords Forum members can be positive of a bright future!

See you all soon!



Kevin

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New Locality Based Floating Support Service

The RCT Supporting People Team commissioned a new multiple needs floating support service in April 2019.

We offer a free housing related support service in the Rhondda, Cynon and Taf area for people aged 16 and over, regardless of the type of accommodation they live in and their lead need.

This service helps prevent homelessness by building people's confidence and helping with the skills they need to live independently and successfully manage a home.

We can provide support with:

- Managing money and benefits
- Preventing homelessness
- Settling into a home and making friends in the neighbourhood
- Arranging appointments and accessing other helpful services
- Filling out forms, reading mail and writing important letters
- Accessing leisure, skills and employment opportunities
- Support to stay independent



Trivallis.



How does it work?

We will visit a person at home (or at another agreed location) to talk about their support needs and agree on any goals that they want to achieve. This is called a support plan, which is specifically tailored to the individual and will be regularly reviewed.

We work in partnership with other agencies to make sure people can access the services or expertise they may need.

How to access this support

If you or anyone you know would benefit from this support, contact the Supporting People Team today:

Telephone 01443 425473 / 01443 425306

Email SupportingPeopleTeam@rhondda-cynon-taff.gov.uk

This floating support service will be delivered by **Hafod** in the **Rhondda** area:
e mail rhonddasupportservice@hafod.org.uk or call 0800 024 8968

This floating support service will be delivered by **Llamau** in the **Cynon** area:
e mail cynonfloatingsupport@llamau.org.uk or call 01685 874561

This floating support service will be delivered by **Trivallis** in the **Taf** area:
email safe@trivallis.co.uk or call 03000 030 888.

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Renting Homes (Fees etc) (Wales) Act 2019

The Renting Homes (Fees etc) (Wales) Act means it is now an offence to charge a tenant any payment that is not specified as a 'permitted payment' by the legislation. This means tenants cannot be charged for such things as:

- An accompanied viewing
- Receiving an inventory
- Signing a contract
- Renewing a tenancy

Letting agents and landlords are now only permitted to require a payment for :

- Rent
- Security deposits
- Holding deposits
- A breach of contract
- Payments relating to council tax, utilities, television licence, communication services

The Law also caps holding deposits paid to reserve a property to the equivalent of a week's rent.

Fixed penalty notices of £1,000 may be issued against anyone seeking a prohibited payment. If penalties are not paid, alleged offences can be prosecuted. Most offences carry a fine which is not subject to any statutory limit. Rent Smart Wales will be notified of any prosecution, which they can take into account when considering suitability to hold a licence – without which an agent or landlord cannot let or manage properties in Wales.

The 'Tenant letting fees: detailed guidance' is available with Welsh Government by visiting <https://gov.wales/tenant-letting-fees-detailed-guidance>



Llywodraeth Cymru
Welsh Government

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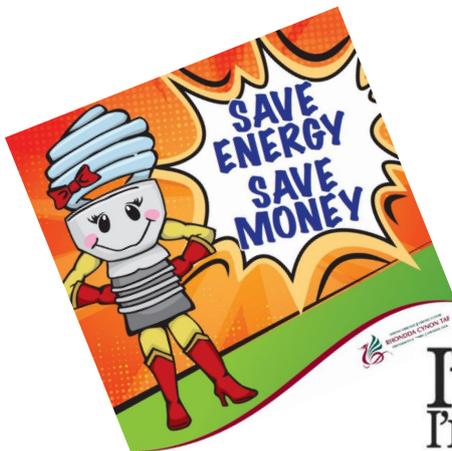
ECO FLEX 3

RCT private rented tenants are now able to apply for funding under the 'Local Authority Flex category of ECO funding'. This funding can provide either partial or discounted energy measures to homes in RCT. If any of the following apply your tenant may be eligible;

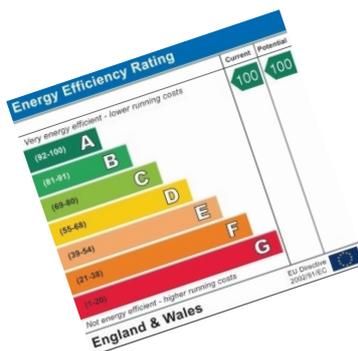
- Household income under £30,567 (tenant's household circumstances not landlords)
- E rated home (Energy Performance Certificate or properties that are F or G (or unrated) can only apply for renewables or solid wall insulation

Measures do not include replacement or repair of a broken heating system.

For further information or to apply please telephone the Council's Heat & Save Team on 01443 281136 or email heatandsave@rctcbc.gov.uk



I'm not lazy
I'm just on my
energy
saving mode



**Any measures offered will be subject to survey. The Local Authority has no control over levels or availability of funding or measures offered. Any shortfall in funding is the responsibility of the Landlord and not the tenant. If tenant's are eligible surveys can be provided free, with no obligation.*

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Tyfu Tai

On 25th September, the Tyfu Tai team, part of Chartered Institute of Housing Cymru will be attending the Landlords Forum to discuss the research we carried out earlier this year looking at private renting and mental health in Wales.

Our research found that:

- One in three support organisations feel there is 'never' enough mental health support for tenants renting privately
- 62% of landlords have had, or currently have a tenant with a mental health problem
- Almost half of private landlords felt they 'never' had enough support or information to support tenants living with mental health problems
- Landlords would like to access more information and support
- Early intervention is key to helping people maintain their tenancy

There are suggestions that people with mental health problems sometimes face discrimination when trying to access private rented sector housing.

Private landlords told us that the solution to the problems are straightforward; that there should be better advice available online for what landlords and tenants can do to access support. The landlords who were best able to manage the tenancies were those who had their own experience of mental health problems within their families and knew how to access support.

More information is in our report; 'Private renting and mental health: A way forward'.

We now want to talk to landlords about the support services that are available and to find out more about your experiences of supporting tenants with mental health problems in your area.



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**cyngor ar
bopeth**

**citizens
advice**

**Rhondda
Cynon Taff**

We provide free, confidential and impartial advice and campaign on big issues affecting people's lives. Our goal is to help everyone find a way forward, whatever problem they face.

We're an independent charity based in Rhondda Cynon Taff and we are part of the Citizens Advice network across England and Wales.

People come to us with all sorts of issues. They could have issues with their money, benefit entitlement, housing issues or employment problems. We value diversity, promote equality and challenge discrimination wherever we see it.

We have two main offices in Mountain Ash and Pontypridd, we have 24 community locations across the county.

For more information on our opening times and our advice projects please

<http://www.carct.org.uk/>

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