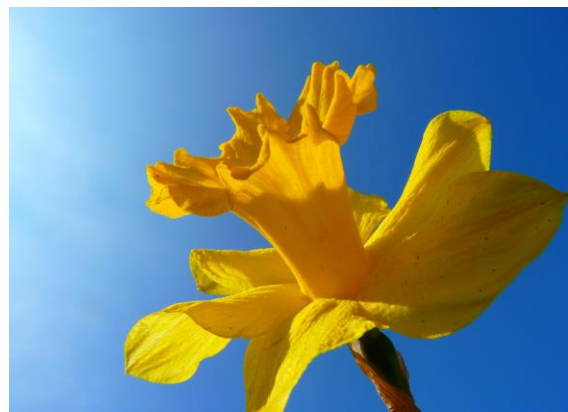


Hello and welcome...

to the April edition of the Private Landlords Newsletter. In this edition you will find some important dates for upcoming events we are holding, as well as some useful up-to-date information.



Meet The Team.

Below are the staff who make up the Private Sector Team. We have had some staff changes over the last few months but now work with a full team. Kirsty Gilmartin is currently on maternity leave but will be returning to her role.



Vicky Ledger
*Private Sector
Housing Manager*



Kirsty Gilmartin
*Private Sector
Housing Manager*



Danielle McNulty
*Senior Private
Sector Housing Officer*



Lynne Dempsey
*Rent Deposit
Guarantee Officer*



Abby Henderson-Rowan
*Private Sector
Housing Officer*



Kate Stewart
*Private Sector
Housing Officer*



Kirsty Douglas
*Private Sector
Housing Officer*



Amy Niles
*Technical Housing
Assistant*





How To Rent Guide.

The latest version of the guide was issued by the Ministry of Housing, Communities and Local Government on **24th March 2023**. Updates include:

- Approved Identity Service Providers for UK/Irish citizens under Right to Rent
- Mandatory requirement to have Smoke and Carbon Monoxide Alarms in a property where there is a combustible gas appliance.
- Changes to the Code of Practice on Right to Rent Civil Penalty Scheme for agents and their landlords.

Energy Bills Support Extended

The Chancellor has announced that millions of households will receive more support for high energy bills as the Energy Price Guarantee is kept at £2,500 for another three months, from April to June, saving the average household £160.

[Energy bills support extended for an extra three months - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/energy-bills-support-extended-for-an-extra-three-months)

The National Residential Landlords Association is the UK's largest membership organisation for private residential landlords, with over 100,000 members. They have a website with an array of information which landlords can access as well as a dedicated landlords helpline, a suite of documents, forms and guides and access to eLearning courses and webinars. Membership to the NRLA is also one of our PLAN scheme benefits. For help with tenancies and general landlord advice, please visit their website.

[NRLA - The Home For Landlords](https://www.nrla.org.uk/)

Smoke and Carbon Monoxide Regulations 2022.

The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 are now law and came into force on 1st October 2022. All landlords must now ensure a carbon monoxide alarm is provided in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers). All landlords will be legally obligated to ensure smoke alarms and carbon monoxide alarms are repaired or replaced once they are informed and the alarms are found to be faulty.

PLAN – Property and Landlord Accreditation Northumberland - is the new relaunched Private Rented Sector Accreditation Scheme that aims to support landlords who offer good quality housing in Northumberland. The Scheme is voluntary, free and recognises the valuable role that the private rented sector plays by delivering good quality, much needed housing to the residents of Northumberland.

What are the benefits of joining PLAN?

- ✓ Landlords will have a dedicated single point of contact from the Private Sector Team
- ✓ One years free membership with the National Residential Landlord Association (NRLA)
- ✓ 4 weeks free advertising for accredited properties on Northumberland Homefinder
- ✓ Advice and assistance for all property and tenancy related issues
- ✓ Free training opportunities
- ✓ Access to an enhanced tenant vetting service
- ✓ Plus many more.....



Landlord Updates

For new legislation and information for landlords, the Direct Gov website has an A-Z of Owning and Renting a property. Please follow the link below

[Owning and renting a property - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Dates for Your Diary

Local Landlord Forum - The next local forum will be held at Blyth Civic Centre on Thursday 18th May at 5pm. There will be a light buffet and time for networking at the end of the presentations. If you would like to register your details, please contact a member of the team. Invitations will be sent out closer to the date.

Annual Countywide Forum – This years Countywide Forum will take place on Thursday 21st September at Blyth Town Football Grounds. This will be an all-day event and there will be a range of speakers, trade stands and a buffet lunch provided. More details regarding speakers will be announced closer to the date. Any suggestions for speakers or trade stands would be welcomed, please contact the team.

Selective Licensing

We are currently in development of a selective licensing scheme. The proposed scheme is set to cover Croft ward within Blyth and would apply to any property that is privately rented and not in need of a HMO license. If the scheme is given permission to proceed, it would last for 5 years and would mean that any landlords within the designated area would need to apply for a license in order to rent their property out. We are in the initial stages and development of the proposal which would then be used to provide evidence and information about the scheme, once the proposal has been completed and confirmed this will go to a public consultation during which time all residents, landlords and businesses in the area will be able to provide feedback and raise any concerns they may have.

Mental Health & Wellbeing

Looking after your mental health is very important and the NRLA now have a dedicated page on their website to direct landlords on where to go for help, should they feel they need it. Letting properties can be very stressful on its own without the added financial issues or the impact from the pandemic to go with it.

NRLA carried out a recent survey which showed 40% of landlords felt the 2020 pandemic had a negative or very negative impact on their mental health. Remember you are never alone. Please see the NRLA website for more information

<https://www.nrla.org.uk/advice/mental-health>

Contact The Team

The team are currently working from home and the office, answering calls via mobile phones and emails. Email privatesectorhousing@northumberland.gov.uk.

Amy Niles: 07825242741

Abby Henderson-Rowan: 07966323987

Danielle McNulty: 07966330948

Kate Stewart: 07767003116

Kirsty Douglas: 07966330972

Lynne Dempsey: 07833083978

Vicky Ledger: 07795854900

