

## **Hello and welcome...**

to the August 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.



## **PLAN – Property and Landlord Accreditation Northumberland**

The Private Sector Team launched PLAN almost a year ago!

PLAN 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.

Since the launch in October 2022, 21 Private landlords have joined the scheme and over 150 Properties have been accredited.



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

Please email the team if you would like more information or if you would like to join PLAN.

## Dates For your diary...



### ***NCC Countywide Landlord Forum - Thursday 21<sup>st</sup> September***

#### ***Blyth Town FC***

Come along to our annual event aimed to give landlords a packed day full of useful information with speakers and trade stands to browse. Free entry, refreshments and lunch provided. To book a space follow <https://www.eventbrite.co.uk/e/countywide-landlord-forum-tickets-700730041417?aff=oddtcreator>

### ***North East Landlords Property Event – Monday 18<sup>th</sup> September***

#### ***Britannia Hotel, Newcastle Airport***

A full-day event with numerous speakers and trade stands to browse. To book a place follow [North East Landlords Events | Eventbrite](#)

### ***NRLA Landlord Conference – Tuesday 24<sup>th</sup> October 2023***

#### ***Birmingham***

Award-winning journalist, Clive Myrie will host this years NRLA Landlord Conference which promises a wealth of information and practical guidance on the renters reform bill, housing market trends and more. To book a space follow [NRLA Landlord Conference 2023 - FOUR reasons to attend | NRLA](#)

### ***NCC Local Landlord Forum – Thursday 9<sup>th</sup> November***

#### ***Blyth Civic Centre***

Join the Private Sector Team for an update from the NRLA's John Forth. Speakers to be confirmed . To book a place email [privatesectorlandlords@northumberland.gov.uk](mailto:privatesectorlandlords@northumberland.gov.uk)

## Renters Reform Bill

On 17<sup>th</sup> May 2023, the Government introduced The Renters Reform Bill to parliament. The Bill sets out the government's plans to fundamentally reform the private rented sector and level up housing quality, aiming to apply a decent homes standard to the private rented sector. The bill confirms plans to abolish Section 21, meaning landlords will only be able to evict tenants under reasonable circumstances. In place of Section 21, there will be a proposal to strengthen section 8, to allow landlords to end a tenancy agreement early if they have a reason to do so. Landlords will also be able to apply a Section 8 to a tenancy if they are wishing to sell the property or if they wish a family member to move into the property, which can be applied after the tenancy has ran for more than 6 months. The bill will need to pass through parliament before becoming law. For more information, please follow this link [Renters \(Reform\) Bill: Your complete guide | Goodlord](#)

## Selective Licensing Update.

In our last newsletter we gave some detail on the current development of a selective licensing scheme set to cover Croft ward within Blyth. The scheme would apply to any property that is privately rented and not in need of an HMO license. The scheme 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. The public consultation for the scheme has started and will run until 31st October, during which time all residents, landlords and businesses in the area will be able to provide feedback and raise any concerns they may have.

You can complete our survey and view the proposal [here](#).

We have planned the following consultation events which are free for anyone to attend:

24 August - 1-3pm

7 September - 5-7pm

5 October - 1-3pm

19 October - 5-7pm

All events will take place at Blyth Civic Centre, NE24 2BX.

For further information contact:

Danielle.McNulty@Northumberland.gov.uk



## 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 \(www.gov.uk\)](https://www.gov.uk)

## National Residential Landlords Association

The NRLA 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)



## 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](mailto:privatesectorhousing@northumberland.gov.uk).

Amy Niles: 07825242741

07966323987

Danielle McNulty: 07966330948

Kirsty Douglas: 07966330972

Vicky Ledger: 07795854900



Abby Henderson-Rowan:

Kate Stewart: 07767003116

Lynne Dempsey: 07833083978