



Hello and welcome...

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

PST Update

In November, The Private Sector Team welcomed Jack Brown as a new Private Sector Housing Officer.



Dates For your diary in 2024....



- **Thursday 1st February 2024,**
Local Landlord Forum, Blyth Civic Centre, 5pm
- **Thursday 23rd May 2024**
Local Landlord Forum, Blyth Civic Centre, 5pm
- **Thursday 10th October 2024**
Annual Countywide Forum, Blyth Town Football Club, all-day event.

**All dates and venues are subject to change.*

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)

PLAN – Property and Landlord Accreditation Northumberland

The Private Sector Team launched PLAN just over 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.



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.

Selective Licensing Update.

We have now finished the consultation phase for Selective Licensing in the Cowpen Quay area of Blyth. Thank you to everyone who provided feedback and/or attended the consultation events.

We are busy collating the final responses and preparing a consultation report with recommendations, this will be reviewed by members prior to being published.

Following the outcome of the consultation and review by members, a decision will be made as to whether the team progress with the official application for the scheme.

We will continue to release updates but for anyone wishing to, you can join our mailing list. Please send your details to - selectivelicenseconsultation@northumberland.gov.uk

Or for further information on the scheme proposal please contact:

Danielle.McNulty@Northumberland.gov.uk

The Kings Speech

In November we heard the first King's Speech in more than 70 years, and the last before the next general election. Housing remained high on the Government's agenda with three announcements likely to interest landlords.

The Renters (Reform) Bill was carried over and will continue its journey through parliament over the coming months. King Charles confirmed that "renters will benefit from stronger security of tenure and better value, while landlords will benefit from reforms to provide certainty that they can regain their properties when needed."

Further housing reforms were announced including the Leasehold and Freehold Reform Bill, which is set to fulfil (in part) a manifesto commitment to deliver a more equitable housing market. However, the plans focus largely on improving redress and protections for future, rather than existing, leaseholders. More encouraging are plans to "build on" provisions within the Building Safety Act to prevent freeholders and developers from evading liability for safety failures. The Government also confirmed it will publish proposals to reform welfare, with the aim of getting more people into work.

New Empty Homes Charges.

An empty homes council tax premium is charged on properties which have been unoccupied and substantially unfurnished for more than two years. Since April 2021 the following council tax premiums have applied:

- 100% for properties which have been empty and substantially unfurnished for 2 years or more, but less than 5 years. This means 200% council tax is payable.
- 200% for properties which have been empty and substantially unfurnished for 5 years or more but less than 10 years. This means 300% council tax is payable.
- 300% for properties which have been empty and substantially unfurnished for 10 years or more. This means 400% council tax is payable.

From April 2024, an empty homes council tax premium will be charged on properties which have been unoccupied for more than **one** year.



Private Landlord Steering Group

Would you like to be part of our Landlord Steering Group? Meeting every three months to discuss and plan landlord forums, comment on reports and help steer the way to working with some great landlords. If you are interested, please contact the PST on the email address below.

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

Jack Brown: 07736623776

Kate Stewart: 07767003116

Kirsty Douglas: 07966330972

Lynne Dempsey: 07833083978

Vicky Ledger: 07795854900



**The Private Sector Team
would like to wish all our
landlords a very Merry
Christmas and we hope you all
have a lovely New Year too.
See you all in 2024!**

Merry Christmas!