

Hello and welcome...

...to the August edition of the Private Landlords Newsletter. The Private Sector team have put together some useful information and up-to-date legislation for you to read through as well as some useful links and contact details.

Meet the team

The Private Sector Team have said farewell to some old colleagues and welcomed some new colleagues to the team during the last 6 months.

The new team are Left-Right:

Kirsty Gilmartin, Vicky Ledger, Kirsty Douglas, Lynne Dempsey, Abby Henderson-Rowan and the two newest members of the team Kate Stewart & Amanda Jobling.



Working arrangements

The Private Sector Team continue to work from home, following Government advice by only attending the workplace when essential and minimising contact with others. We have been unable to run our usual forums and events however the team are currently looking into bringing these to you virtually with the first virtual forum scheduled for Thursday 14th October. Invitations will be sent out nearer the time with information on speakers and presentations. However, if you would like your say on what information is presented at any future forums and would like to provide the team with an idea, please email privatesectorhousing@northumberland.gov.uk.



Accreditation Scheme Review & Selective Licencing

Throughout the Covid-19 pandemic the Private Sector Team have continued to run Northumberland County Council's Private Rented Sector Accreditation Scheme. We have made adaptations to inspections to ensure everyone's safety whilst ensuring properties are still meeting the required standards. This has mainly involved landlords self-certifying their properties with help of the standards of the scheme.

The team are currently reviewing the accreditation scheme which will have more benefits for landlords to join. There is also a proposal to introduce selective licensing to a part of Northumberland. This is in the very early stages and we will be able to update further once we have final approval.



Private Sector Strategy

The team have been working on a new Private Sector Strategy which will be the baseline of work for the team for the next 5 years. The draft policy will go to cabinet for approval in September.

Landlord Steering Group.

The Landlord Steering Group meet virtually via Teams every few months to discuss forums, policies, new legislation and any upcoming events. At this months meeting, one landlord warned everyone about a very important issue where a scammer had hacked into their personal email to send an email to a colleague requesting a large sum of money to be transferred over to a bank account. Luckily the scam was noticed before any money was transferred but this shows how easily mistakes can happen through scams. If you ever come across any scamming emails please email all details to the Police through report@phishing.gov.uk.

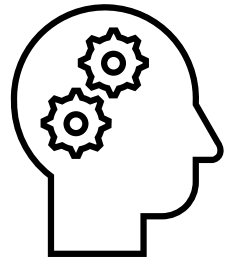
If you would like to be part of the steering group, we are always looking for new members, please email a member of the team for more information.

Mental Health & Wellbeing

Looking after your mental health is so important and 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 current covid-19 impact to go with it.

NRLA carried out a recent survey which showed 40% of landlords felt the recent 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>



Evictions Ban comes to an end

The eviction ban put in place during the pandemic has now come to an end meaning landlords can now take back possession of their properties. The notice period landlords need to give has now been reduced from six to four months as of 1st June 2021.

If unsure it is always best to seek professional legal advice and for more information please click [here](#).

Contact The Team

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

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