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EMPO Newsletter



Return of the EMPO Everything Property Network

2024 Dates Added!

Exciting news for property professionals and enthusiasts! EMPO Everything Property is back in 2024, and this time, we're expanding our horizons. In addition to the cities of

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Nottingham and Leicester, we're thrilled to announce the inclusion of Derby as our newest destination. Prepare for an unparalleled networking experience where letting agents, landlords, and industry experts converge to share insights, forge connections, and explore the latest trends in the property market.

Save the dates for this must-attend event, where knowledge meets opportunity and the future of property management unfolds.

[The Nottingham Everything Property Network](#)

Friday 8th March 2024

17:00 - 19:30

Fothergills, 5-7 Castle Road Nottingham NG1 6AA

[The Derby Everything Property Network](#)

Thursday 18th April 2024

17:00 - 19:30

The Hideout, 9-11 Market Pl, Derby DE1 3QE

[The Leicester Everything Property Network](#)

Thursday 25th April 2024

17:00 - 19:30

Knight and Garter, 14 Hotel St, Leicester LE1 5AW

UPCOMING TRAINING COURSES

Principles and Management of HMO's

Wed, 31 Jan, 09:30 - 13:00

An Introduction to Fire Safety

Thu, 8 Feb, 09:30 - 13:00

Letting to Students

Thu, 22 Feb, 09:30 - 15:30

Basic Law for Lettings

Fri, 23 Feb, 09:30 - 15:30

Inventories, Deposits and Disputes

Thu, 7 Mar, 09:30 - 15:30

Intermediate Law for Lettings

Fri, 15 Mar, 09:30 - 15:30

All EMPO training courses will be held at EMPO, 78 Lenton Boulevard,
Nottingham, NG7 2EN.

[Book EMPO Events Now](#)

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What is a Rent Repayment Order (RRO) and How do I avoid one?

A Rent Repayment Order (RRO) may be sought by a tenant or the council to recover rent or Housing Benefit that has been paid, if specific offences have been committed. For example, a tenant of the private rented property is within their rights to apply for a RRO if the property they are living in should be licenced, but isn't. The maximum amount that can be claimed is 12 months rent that has been paid. Other penalties include:

- A prosecution including an unlimited fine and a criminal record
- Being put on the '[National Rogue Landlord Database \(GOV.UK Website\)](#)'
- Being banned from working as a landlord (and losing the licence to rent anywhere in England) for at least 12 months, and in some cases indefinitely

How do I make sure I am compliant with the law?

Make sure you hold the correct licence for your property. Your local council's website can inform you of the type of licence you need, as well as provide details on how to apply.

Do I need training to get my licence?

Yes. In the Nottingham area, Landlord training is Mandatory to obtain your licence. EMPO offers a low-cost solution to help you meet your training requirement. Accessible from the comfort of your home or office, our Foundation Law for Lettings course can be completed within 1 hour. A certificate will be emailed immediately upon completion, which is compliant with Nottingham City Council's training requirements.

To sign up for just £65, click [here](#)

Changes to EMPO Membership Fees – Effective 1st February 2024

Effective 1st February 2024, there will be adjustments to the annual membership fees for the upcoming renewal period:

- **PIB-Insured Members: £70 per annum**
- **Non-PIB-Insured Members: £80 per annum**

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you with added peace of mind and financial protection in the event of a tax investigation related to your property holdings.

We kindly ask you to keep these changes in mind as you renew your EMPO membership for the year 2024. The updated fees will be reflected in the renewal process.

To get insured with PIB, follow the link [here](#)

For Information on how to update/change your EMPO Membership payment method, click the link below.

[Update EMPO Payment Method](#)

HMRC Warning as Thousands of Landlords Risk Missing Tax Deadline

HM Revenue and Customs says that its latest data - one week ahead of the January 31 Self Assessment deadline - shows 3.8m people yet to file their tax return. Many thousands are believed to be landlords.

HMRC says it's expecting more than 12.1m tax returns to be filed for the 2022 to 2023 tax year along with any payment that is owed. By the end of Wednesday January 24th, more than 8.3m online returns had been received.

The penalties for late tax returns are an initial £100 fixed penalty, which applies even if there is no tax to pay, or if the tax due is paid on time. After three months, additional daily penalties of £10 per day, up to a maximum of £900 are levied; after six months, there's a further penalty of five per cent of the tax due or £300, whichever is greater. After 12 months, another five per cent or £300 is charged, whichever is greater.

HMRC will consider a customer's reasons for not being able to meet the deadline. Those who provide a reasonable excuse may avoid a penalty.

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WHAT CAN WE DO FOR YOU?

- ✓ WRIT OF POSSESSION (RESIDENTIAL)
- ✓ SECTION 21 NOTICE
- ✓ DEBT RECOVERY
- ✓ FORFEITURE OF LEASE
- ✓ CRAR (COMMERCIAL RENT ARREARS RECOVERY)
- ✓ WRIT OF CONTROL (CCJ)
- ✓ TRAVELLER & SQUATTER EVICTIONS

WHY APPOINT STRIKES?

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- ✓ BENEFIT FROM LEGAL ADVICE

If you require more information or no-obligation advice
please do not hesitate to contact us on:

Number 01676 640000

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8 Ways Landlords Can Make More Money

FREE Webinar with ForTheLandlords



This Workshop is for you if;

- You are a Landlord, or you want to be.
- You want to LEARN the 8 PROFIT levers.
- You are an ACTION taker, ready to move the dial.
- You want to INCREASE your property portfolio
- You want MORE money, LESS hassle, and your OWN TIME back!

Join ForTheLandlords for their FREE webinar titled “**8 Ways Landlords Can Make More Money**” in conjunction with EMPO. Make sure to register your spot for the webinar on **Thursday 1st February, 5:30 - 6:30pm** online and in-person at the EMPO Nottingham office.

To find out more, or to sign up, click the link below

<https://webinar.forthelandlords.com/empowebinar>

How to Avoid Damp and Mould in Homes This Winter

It's a common issue for landlords around the country – dealing with tenants who are reporting issues with damp and mould.

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new research shows eight tips for the 73% of Brits experiencing condensation on their windows and nearly half (48.1%) who suffer from mould outbreaks in their homes during winter. These problems are caused by excess moisture in the air, which condenses on cooler surfaces and creates the perfect breeding ground for mould, which can be toxic.

Stuart Smith, an indoor air quality expert at ventilation and heating manufacturer Zehnder, offers these tips on how to keep your home healthy this winter:

- **Keep extractor fans turned on** – they work to reduce moisture in the air and are not a source of cold. Check and clean the vents regularly – a Hoover and dust once or twice a year to keep in good working order
- **Maintain a consistent climate** – keeping a steady temperature throughout the property is key to avoiding condensation and outbreaks of mould. Avoid drying clothes indoors where possible and use extractor fans in kitchens and bathrooms to remove steam from cooking and bathing
- **Upgrade home ventilation** – check the age of the extractor fans in your home. If they are over 10 years old they might need replacing. Fan technology has improved and you might find a newer model will give better performance and efficiency
- **Give your radiators some love** – like a boiler, the rest of your home heating system needs annual maintenance too. When the heating is on check all radiators are hot from top to bottom. Cold at the top and they might have air inside and need bleeding, cold at the bottom and they might be full of sludge and need flushing by a professional.

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What Will 2024 Bring for Landlords?

Turning the Page on 2023

As 2023 draws to a close, it's time to look ahead at what 2024 has in store for us.

Whether 2023 has been your hardest or most successful year to date, turning the page and starting a new year can feel like a welcome fresh start.

2023 has felt like a mixed bag for many in the private rental sector. While an unstable economy has put a lot of financial strain on landlords, the rental market has been buoyant, offering plenty of opportunities for those willing to take them.

Despite economic challenges, there's still plenty of good news for landlords when we look ahead. The rental market is set to continue thriving throughout 2024, and house prices are dropping, which could provide excellent opportunities for landlords who want to expand their property portfolios.

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2024 will also be a pivotal year for legislative changes in the rental sector. The long-awaited [Renters Reform Bill](#) should come into effect towards the end of the year, and landlords will need to plan and prepare for it accordingly.

Here at Landlord Vision, we've been busy peering into our crystal ball and are now ready to reveal what 2024 holds for landlords. In this article, we'll explain the key economic and legal changes coming to the rental sector in 2024, helping you plan and prepare effectively for the year ahead.

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