

EMPO Newsletter



UPCOMING TRAINING COURSES

Fire Safety

Fri, 20th September, 9:30 - 15:30

Management and Licensing of HMO (1/2 day)

Wed, 25th September 09:00 - 12:30

Serving notice & gaining possession (1/2 day)

Wed, 25th September 13:00 - 16:00

Inventories, Deposits and Disputes

Wed, 16th October, 09:30 - 15:30

Basic Law for Lettings

Wed, 6th November, 09:30 - 15:30

Intermediate Law for Lettings

Wed, 13th November, 09:30 - 15:30

Fire Safety - Advanced

Fri, 22nd November, 9:30 - 15:30

Book EMPO Events Now

Landlord's Appeal Against Rent Repayment Order On Unlicensed Property Fails

A landlord's appeal against a substantial rent repayment order has failed, leaving him with a £13,643 bill. John Campbell was initially ordered by a tribunal in April to pay £15,900 for failing to license his rental property. Campbell argued he wasn't given sufficient opportunity to present his case and claimed he was incorrectly identified as the landlord. However, the tribunal noted he had previously identified himself as the landlord.

Campbell, who directs Hackney 4 Ltd, also claimed ignorance of the licensing requirements due to lack of publicity. The tribunal, however, highlighted concerns about the property's standards, including persistent damp, mould, and a malfunctioning boiler. Despite Campbell's claims of exaggeration by tenants and legal errors by the tribunal, the judge found no basis to overturn the ruling, confirming Campbell's responsibility for managing an unlicensed HMO.

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Get Social with EMPO

by UK Homes Network. This recognition highlights the great value and opportunities our events offer to property professionals. Join us at our upcoming events to see why we're celebrated as a key networking platform in the property industry.

Read the article [HERE](#)

Upcoming EMPO Networking Events

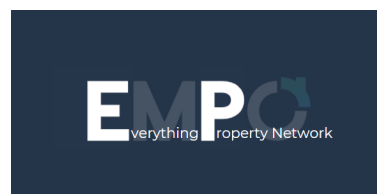


[Leicester City Council - Landlord Event](#)

City Hall, Leicester City Council
Wednesday, 24th September 2024 at 18:00

[The Nottingham Everything Property Network](#)

Fothergills
Thursday, 10th October 2024 at 18:00

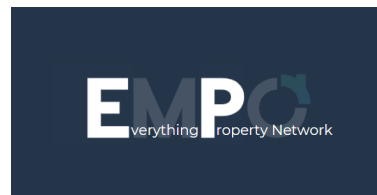


[Landlord Forum - Leicester](#)

Peepul Centre
Thursday, 17th October, 2024 at 18:30

[The Leicester Everything Property Network](#)

Knight and Garter
Thursday, 7th November 2024 at 18:00



[EMPO AGM](#)

NBV Enterprise Centre
Wednesday, 27th November, 2024 at 10:00

Feast of India
Tuesday, 10th December 2024 at 18:00

Registration opens 1st October



EMPO Nottingham Christmas Party

Browns Nottingham
Thursday, 12th December 2024 at 18:00

Registration opens 1st October

Nottingham Council Unveils Plan to Shift Students from HMOs to Purpose-Built Accommodation



In a bid to balance local communities and meet the evolving needs of students, Nottingham Council has approved a ground breaking plan to transition students from traditional Houses in Multiple Occupation (HMOs) to purpose-built student accommodation (PBSA). The initiative aims to provide students with enhanced living experiences while addressing community concerns over the concentration of student housing in certain neighbourhoods.

Rising Demand for PBSA

The council's decision follows a significant rise in students opting for purpose-built student flats over private rented housing. Major investments from build-to-rent firms, including the US giant Greystar, have fuelled this trend, with properties like York House setting a new standard for student living in the city.

Nottingham's new planning document outlines clear guidelines for developers to ensure that new student flats cater to the changing preferences of the student population. A key aspect of these guidelines is the requirement that at least 80% of bedspaces in new student builds must be cluster flats. These cluster flats, which feature multiple bedrooms within a shared apartment, allow students to maintain the social aspects of shared housing while enjoying the benefits of purpose-built accommodation. The remaining 20% of bedspaces can be studio flats.

Enhanced Living Standards

The council's plan goes beyond basic requirements, focusing on enhancing the overall student living experience. New PBSA developments are expected to meet minimum standards for room sizes and include social spaces designed to foster community interaction.

Implications for Landlords and Letting Agents

The shift towards PBSA is likely to impact landlords and letting agents who have traditionally catered to student tenants in HMOs. With the council promoting purpose-built accommodation, there may be a decline in demand for traditional student housing. Landlords and letting agents will need to adapt their strategies to remain competitive in the changing market.

Investment Opportunities

For developers and investors, the new guidelines and rising demand for PBSA present significant opportunities. The council's clear direction provides a roadmap for creating high-quality student accommodation that meets the needs of modern students. This makes Nottingham an attractive location for investment in the growing build-to-rent sector.

[Read More](#)

EMPO and PIB Insurance Brokers Announce Webinar for Landlords



As the insurance market undergoes significant shifts, landlords are increasingly seeking reliable solutions to protect their investments. This webinar provides a timely opportunity to explore new options with PIB Insurance Services, a trusted name in the industry known for its comprehensive and tailored insurance solutions.

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The upcoming webinar is a must-attend event for landlords looking to navigate the evolving insurance landscape. Participants will gain valuable knowledge about the latest insurance products and services designed to meet their unique needs. With many landlords facing the possibility of being unable to renew their current policies, the webinar will offer alternative solutions and guidance on transitioning to new providers seamlessly.

Event Highlights

Introduction to PIB Insurance Services: Attendees will learn about the extensive range of insurance solutions offered by PIB, specifically designed to cater to landlords' needs.

Opportunities for Leicester Landlords: The webinar will highlight a unique opportunity for Leicester landlords to join PIB Insurance Services and benefit from personalised support.

Expert Insights: Phil Walker, a representative from PIB Insurance Services, will share his expertise and answer questions from participants, providing valuable insights into the current insurance market.

Webinar Details:

Date: 14th August 2024

Time: 6:30 – 7:30 PM

Registration Link: <https://www.eventbrite.co.uk/e/949642645717?aff=oddtcreator>

Book Now

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We are delighted to introduce a new supplier – Sills & Betteridge Incorporating Campions Solicitors of 4 George Street, Hockley. Nottingham. NG1 4BE. They are a full practice law firm with 18 offices across the East Midlands and Yorkshire.

Their offer to EMPO members:

Landlord / Tenancy Disputes and Issues – 15 mins free telephone advice. Please call Rob Pearson on 01159 411469 or email RPearson@sillslegal.co.uk

Residential Conveyancing – £100 discount from our legal fees. Please call Claire Parker on 0115 941 1469 or email CParker@sillslegal.co.uk

East Midlands Office Locations - Lincoln | Nottingham | Derby | Leicester | Northampton.

Understanding Renter Satisfaction: Insights from the 2022/23 English Housing Survey

In a revealing set of findings from the latest English Housing Survey, it has become evident that private renters are significantly more satisfied with their accommodation compared to those in the social rented sector. The survey, covering the year 2022/23, provides a comprehensive look into the state of housing satisfaction across England.

Key Findings

Private Renters Lead in Satisfaction:

A striking 82% of private renters reported being satisfied with their accommodation. This contrasts with 74% of those in the social rented sector, highlighting a noticeable difference in contentment between these two groups.

Landlord Services Matter:

Satisfaction with housing services provided by landlords also showed a disparity. Among private renters, 76% expressed satisfaction with the services they received from their landlords. In comparison, only 64% of social sector tenants felt similarly.

What Contributes to These Differences?

The survey results prompt a deeper consideration of what drives higher satisfaction rates among private renters. Several factors may play a role:

- **Flexibility and Choice:** Private renters often have more flexibility and a wider choice of properties, allowing them to find accommodations that closely match their preferences and needs.
- **Landlord-Tenant Dynamics:** The relationship between private landlords and tenants can be more responsive and personalised, potentially leading to better service and higher satisfaction.
- **Property Condition:** Private rental properties may sometimes be newer or better maintained compared to social housing, contributing to overall tenant satisfaction.

Implications for Housing Policy

These findings have significant implications for housing policy and the management of social housing. Understanding the factors that lead to higher satisfaction among private renters can inform improvements in the social rented sector. This could include:

- Providing more options and flexibility within social housing allocations.

Looking Ahead

As housing remains a critical issue in England, continuous monitoring and analysis of renter satisfaction are essential. The insights from the English Housing Survey offer valuable guidance for policymakers, landlords, and housing organisations aiming to enhance the living conditions and satisfaction of all renters.

For a detailed look at the survey results, you can read the full report [here](#).

English Housing Survey 2022 to 2023

Landlord Takes Action Against Delayed Universal Credit Payments

Landlord Mick Roberts is making headlines for his proactive stance on the ongoing issue of delayed Universal Credit (UC) payments. Roberts, who manages a substantial portfolio of properties rented by benefit tenants, has faced significant challenges as UC housing element payments have been consistently late for the past three months.

Despite the government's pledge to enhance housing support starting 1st April, many landlords, including Roberts, are still receiving payments based on outdated rates. This delay is causing severe hardship for tenants who rely on these payments to cover their rent.

Roberts has highlighted the distress faced by his tenants, particularly one who is now at risk of eviction. This tenant, recently moved to a Birmingham refuge hostel, remains liable for rent at her previous Nottingham address. Roberts has submitted multiple forms and appeals for backdated payments for May and June but continues to face delays, putting his tenant in imminent danger of eviction.

In response to this crisis, Roberts has created a template letter to help tenants address UC payment issues. This template is intended for use by tenants who are required to provide proof of rent or whose tenancy agreements do not reflect current rent levels. Roberts is encouraging other landlords to share this template with their tenants to help expedite resolutions with UC officials.

The Department for Work and Pensions (DWP) has advised tenants to consult their work coach for assistance with their UC claims, but many are finding this process insufficient in addressing the immediate financial strains caused by the payment delays.

[Read More](#)

Upcoming EMPO Seminars and Webinars in 2024

- **July – Date TBC**

Webinar with Smith Partnership on Legal Updates

Stay updated on the latest legal developments affecting landlords. More information on the date and time will be shared soon.

- **14th August 2024**

PIB Insurance Webinar

Explore new insurance solutions tailored for landlords and offer guidance on transitioning to PIB Insurance Services amidst recent industry changes.

- **18th September 2024**

Possession Update with Smith Partnership

This event provides in-depth insights into the latest updates in possession law, including practical guidance on serving Section 21 and Section 8 Notices and preparing for upcoming legal changes.

- **19th September 2024**

Introduction to Property Taxes Seminar with Rogers Spencer

This seminar with Rogers Spencer will offer essential guidance on navigating the complexities of property taxation, including key strategies and updates for effective tax management.

- **25th September 2024**

Wills and Inheritance Update with Smith Partnership

This seminar will deliver crucial insights into recent changes in estate planning, will preparation, and inheritance laws.

- **24th October 2024**

Webinar with Legal Updates

Another opportunity to get up-to-date legal advice and information from industry experts.

- **20th November 2024**

Wills and Inheritance Update with Smith Partnership

These events are an excellent opportunity for you to gain valuable insights, network with fellow landlords, and stay informed on important topics. Don't miss out—head over to the EMPO website to book your place today!

[Book Now](#)

Housing Minister Hints at Devolution for Licensing Schemes

Housing Minister Matthew Pennycook has suggested that councils may soon gain the authority to implement large-scale landlord licensing schemes without needing government approval, aligning with Labour's broader devolution goals.

Currently, any new or renewed licensing scheme in England that covers more than 20% of a local authority's private rented sector (PRS) stock or geographical area requires central government approval. This restriction has been in place since 2015.

In response to a Parliamentary question from Labour MP Dan Carden about the future of landlord licensing powers, Pennycook indicated that while local authorities can introduce selective licensing in targeted areas, the 20% threshold will be reviewed as part of ongoing devolution discussions.

Since 2015, 11 schemes in ten councils exceeding the 20% threshold have received government approval, with councils such as Peterborough, Brent, Nottingham, and Southwark among those given the green light. Blackpool Council is currently awaiting approval.

The Levelling Up, Housing and Communities Committee has advocated for removing the requirement for Secretary of State permission, recommending that local governments should independently determine the best approach to enforce housing standards.

Compliance with Council Licensing Requirements

In the realm of property management, keeping on top of licensing requirements is not just a necessity—it's mandatory. A recent reminder from Nottingham City Council underscores the importance of this obligation for landlords: those who hold licences must undertake training in line with their licensing conditions. Not doing so can lead to severe penalties and disruptions in managing your properties effectively.

Council Training Requirements:

The Council has stipulated that licence holders who have not attended relevant training in the past three years must complete approved training on the law and legal requirements relating to managing privately rented housing within 12 months of their licence being granted. Additionally, licence holders must be prepared to submit copies of their training records within twenty-eight days upon the Council's request.

How EMPO Supports Your Compliance:

EMPO is proud to be recognised as a provider of courses that support compliance with these licensing conditions. Our Foundation Law for Lettings course is specifically designed to meet the needs of landlords and letting agents, ensuring you stay compliant with the latest requirements.

Priced at just £65, this online course offers a quick, cost-effective way to fulfil your training obligations in less than an hour. It covers all the crucial aspects of property law, tenant interactions, and the specific legalities of privately rented housing. EMPO's training not only helps you meet council regulations but also equips you with the knowledge to manage your properties more effectively.

Why Choose EMPO?

Speed and Convenience: *Learn at your pace and complete your mandatory training in under an hour through our accessible online platform.*

Affordability: *At only £65, our course is designed to be budget-friendly while still providing invaluable content.*

Compliance Assurance: *Completing our course ensures that you meet the Nottingham City Council's licensing requirements, safeguarding you from potential fines and legal challenges.*

Enrol Today:

Don't wait for the Council's demand for compliance. Be proactive and ensure you are fully compliant by enrolling in our Foundation Law for Lettings course today. Visit EMPO's training portal to secure your spot and stay ahead in the evolving landscape of property management.

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

Foundation Law for Lettings



£65.00

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