

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

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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 Confidence Grows with Increasing Tenant Demand

According to the latest Landbay landlord survey, fewer landlords are pessimistic about their buy-to-let business prospects, with a notable increase in neutral sentiment. Only 27% of surveyed landlords expressed negative feelings, down from 37% last year. Meanwhile, 40% remained neutral, and nearly 33% reported positive outlooks.

Landlords feeling positive attributed their optimism to steady or increasing tenant demand. One landlord remarked, 'While global uncertainties persist, the demand for residential properties and accommodations remains robust.'

The most optimistic responses came from landlords managing portfolios of over 20 properties. In contrast, those with smaller portfolios, particularly between four to 10 properties, were more likely to feel negative. Landlords with 11 to 20 properties had mixed sentiments, evenly split between positive and negative.

Among HMO landlords, over 43% expressed positivity about their businesses, while just under 30% felt negative.

The survey, which explores various aspects of landlord attitudes and intentions, sheds light on the challenges and perspectives within the buy-to-let market. Concerns among negative respondents centered on political uncertainties and potential rental reforms, particularly the proposed abolition of 'no-fault' evictions (Section 21).

Anti-landlord sentiment was also highlighted as a growing issue. One landlord commented, 'There's a prevailing anti-landlord sentiment. Despite the housing affordability crisis, landlords are often unfairly targeted.'

However, amidst these concerns, some landlords adopted a more optimistic view, suggesting that current policy trends could eventually favor landlords in the long run.

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SMITH PARTNERSHIP

SOLICITORS

This week's Possession Update event with Smith Partnership was a resounding success! Attendees enjoyed a fantastic evening filled with insightful presentations and engaging discussions on critical topics such as serving valid Section 21 and Section 8 Notices, the latest developments in Landlord and Tenant law, and key considerations for preparing possession claims. The event also addressed anticipated changes to the possession process following the abolition of Section 21 and the introduction of the Renters (Reform) Bill.

We extend our heartfelt thanks to all who participated and contributed to making this event so valuable and enjoyable.



Looking ahead, we are excited to announce that we have three more engaging events lined up with Smith Partnership this autumn. See below for further details and join us as we continue to provide essential updates and networking opportunities in the field of property management and law.

Event Highlights:

Property Law Insight Series: Derby & Leicester

Hosted by: Liam Kreibich and Claire Twells, Smith Partnership

Course Schedule:

1. Possession Update

Leicester: 18th September 2024

Gain a comprehensive understanding of serving Section 21 and Section 8 Notices, stay updated on the latest landlord and tenant law developments, and prepare for the upcoming changes following the abolition of Section 21 and the introduction of the Renters (Reform) Bill.

2. Wills and Inheritance Update

Derby: 25th September 2024

Leicester: 20th November 2024

Keep your estate planning robust and up-to-date with the latest insights on drafting wills, recent legal changes, and navigating inheritance laws.

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- Benefit from the knowledge of top legal professionals.
- Stay current with the latest property law developments.
- Network with fellow EMPO members and industry experts.
- Convenient evening format to fit your schedule.

Don't miss this chance to enhance your understanding and stay ahead in the field. Click the link below to register for the free seminars in Derby and Leicester.

[**Register Now!**](#)

Exclusive Member Benefit:

As an added advantage, EMPO members are eligible for 15 minutes of free legal advice from Smith Partnership. This is a perfect opportunity to get expert guidance on your property law concerns.

For even more training offerings tailored to all landlord and property owner needs, be sure to check out the EMPO Eventbrite page. Stay informed, connected, and ahead with our wide range of educational events and resources.

[**Visit EMPO Eventbrite**](#)

General Election News: What's next after 4 July 2024?

Smith Partnership



Conservative manifesto:

“We will pass a Renters Reform Bill that will deliver fairness in the rental market for landlords and renters alike. We will deliver the court reforms necessary to fully abolish Section 21 and strengthen other grounds for landlords to evict private tenants guilty of anti-social behaviour”

Labour manifesto:

“We will immediately abolish Section 21 ‘no fault’ evictions, prevent private renters being exploited and discriminated against, empower them to challenge unreasonable rent increases, and take steps to decisively raise standards, including extending ‘Awaab’s Law’ to the private sector”

We are excited to announce that Liam Kreibich from Smith Partnership will be hosting a webinar this July, date TBC. This session will provide important updates in line with government announcements following the general election.

Liam's extensive expertise in Landlord and Tenant law ensures that this webinar will be highly informative, offering detailed insights into the latest legal developments and practical advice for navigating the changes. The exact date is to be confirmed, so please stay tuned for further details.

We encourage all members to attend and take advantage of this valuable opportunity to stay informed and prepared for the upcoming changes in the possession process.

Landlord Fined £34,640 Highlights Importance of Licensing Compliance



Landlord Darren Jarman, faced significant consequences for operating eight unlicensed Houses in Multiple Occupation (HMOs) in Taunton. Jarman was fined a staggering **£34,640** after admitting to breaching housing offences at Taunton Magistrates Court. His appeal to overturn the conviction was dismissed by a judge at Worle Crown Court, who emphasised the gravity of operating properties without the necessary licenses and continued non-compliance without a reasonable excuse.

This case serves as a poignant reminder of the strict enforcement measures taken by councils across the UK to ensure compliance with housing laws. It underscores the importance for landlords to stay informed about and adhere to licensing requirements to avoid substantial fines and legal repercussions.

Still yet to licence your properties?

At EMPO, we understand the challenges landlords encounter in navigating regulatory complexities. Our comprehensive online training courses, priced at just **£65**, are meticulously crafted to provide landlords with essential knowledge and practical tools. From mastering licensing requirements to implementing compliant practices, EMPO's

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Not having adequate training and subsequently being denied a licence could result in fines equal to or greater than those faced by non-compliant landlords, highlighting the critical importance of staying informed and compliant.

Ensure your compliance and safeguard your rental properties—enrol in EMPO's courses today!

[Read More](#)

Stay Ahead: Essential Training for 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.*

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invalidable 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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ELECTRICAL BREAKDOWN COVER

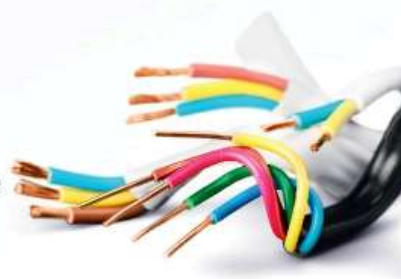
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Upcoming EMPO Events in Leicester

We are excited to announce a series of upcoming events in Leicester, organised by our new Area Manager, Hannah Cleaver. These events are designed to provide valuable insights and support for our members, covering a range of essential topics. Here are the details for our upcoming events:

- **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.

- **4th September 2024**

Leicester City Council, Attenborough Hall

Time: 6:00 PM - 9:00 PM

Engage with key stakeholders and discuss important issues impacting the Leicester landlord community.

- **24th October 2024**

Webinar with Legal Updates

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

- **7th November 2024**

Everything Property at Knight & Garter

Time: 7:00 PM

Dive into all aspects of property management and investment, with Tradepoint confirmed as our sponsor.

- **10th December 2024**

Christmas Party at Feast of India

Join us for a festive celebration to wrap up the year with fellow EMPO members.

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](#)

Study Reveals: Half of HMO Landlords Depend Solely on Property Income

A recent study by Landbay reveals that approximately half of surveyed landlords who own houses in multiple occupation (HMOs) rely solely on their property or portfolio for income. Among respondents, nearly 30% were HMO landlords, with 72% of them owning these properties through limited companies. Half of these landlords indicated that their property investments constitute their primary income, without another job.

Despite the challenges involved in managing HMOs, the survey revealed that almost half of these properties are self-managed by landlords. Interestingly, a significant portion of landlords (33%) manage portfolios comprising over 20 properties, though the most common portfolio size ranged from 4 to 10 properties (34%).

Geographically, London and the South East host the largest proportion of HMOs (47%), followed by the East Midlands.

The study highlights sustained confidence in the HMO market despite regulatory reforms and local licensing initiatives. Falling utility costs have boosted net rental incomes, potentially facilitating increased borrowing against property values.

Additionally, recent changes in council tax assessments have streamlined administrative burdens for HMO landlords, treating properties similarly to single dwellings.

The study suggests that prospective investors should conduct thorough research before venturing into HMOs, emphasizing their potential for attractive returns amid ongoing housing shortages and robust demand for well-managed shared accommodations.

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