

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

East Midlands City Expands HMO Licensing Scheme

West Northamptonshire Council plans to extend its additional licensing scheme for smaller Houses in Multiple Occupation (HMOs) in Northampton. Since 2020, the scheme has regulated HMOs with three or more residents, supplementing the mandatory licensing for properties housing five or more unrelated individuals.

The current scheme, which covers parts of Northampton's city centre and charges landlords £1,269 per HMO, is set to expire in January 2025. After a ten-week consultation, the council announced a new, broader scheme that will begin in February 2025 and run for five years. The council's decision stems from concerns about issues such as fly-tipping, noise, and antisocial behaviour, which it attributes to poorly managed smaller HMOs.

However, direct links between these problems and HMOs were not explicitly outlined. The cost of the new licenses remains undisclosed, but it is expected to increase to cover the additional staff required to manage the expanded scheme.

[Read More](#)

Get Social with EMPO

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

EMPO Leicester Christmas Party

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

Rising Selective Licensing Costs for Landlords - Key Findings

Recent research from Direct Line reveals a significant increase in selective licensing schemes across England, adding financial pressure on landlords.

Key Findings:

Expansion of Schemes: 47 councils now have selective licensing, up nearly 10% from 2022. New schemes have been introduced in areas like Peterborough and Birmingham.

Cost Variation: The average licence fee is £700, with Leicester City Council at the highest rate of £1,290, and Ashfield District Council at the lowest of £350.

Revenue Impact: In 2023, selective licensing generated over £20 million, with Liverpool City Council alone contributing £5 million.

Enforcement: Non-compliance can lead to hefty fines, with Burnley Council imposing penalties up to £10,000. Councils raised £2.5 million from fines in 2023.

Scheme Closures: Seven councils, including Hartlepool and Sheffield, have closed their schemes since 2020 due to improved market standards.

Landlords face increasing costs and potential fines. Staying informed and compliant with local licensing requirements is crucial to avoid penalties.

EMPO and PIB Insurance Brokers Announce Webinar for Landlords



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.

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.

Why Landlords Should Attend

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=oddttdtcreator>

Book Now

EMPO's Meeting with Leicester City Council's Housing and Licensing Teams

The Private Rented Sector team, the homelessness team and the licensing team are working with landlords to try and assist those qualifying tenants with sustainment interventions and negotiating new rents with landlords. The homelessness team are trying to increase the amount they are able to offer to landlords, which currently sits at NHA & 35%, they can also offer rent guarantee, incentives and support throughout tenancies to the landlords.

The licensing team are in their enforcement stage. This involves council agents going door to door and are issuing the tenants with 'Justice for Tenants' leaflets and advising them on the rent repayment orders if the property is unlicensed and being rented out. Justice for tenants is a non-profit organisation, which offers support landlords and tenants to get the properties licensed, improvement notices met, than see them face prosecution.

Selective licensing numbers have increased, but there are still a number of landlords who have not yet applied for a licence.

Some figures to digest:

- There are 8500 licensable properties across the city.
- The council have issued 3656 Final Licenses. Of these, 534 have been issued a license pending final inspections.
- There are 480 licenses in progress (with the council inspectors) and there are 38 licenses waiting to be allocated to inspectors.
- Of those which have applied, 4002 have been passed for inspection by the council.

The council have taken the approach that they would prefer to educate the landlords and support them with ongoing applications rather than enforce civil penalties, so have, up to this point, potentially been more lenient than other councils. Now that they have entered the enforcement stage, they will be looking to issue civil penalties, which will give the landlord 'Criminal Landlord' status and invalidate any 'fit and proper person' status that they may have.

The council are holding selective licensing surgeries and these dates will be published on their website. You will be able to book a slot to discuss any queries you have on your selective licensing. Keep your eye out for dates on this.

More information about Selective Licensing and how to apply for a licence can be found at: [Selective licensing \(leicester.gov.uk\)](https://leicester.gov.uk/selective-licensing/)

Landlord Ordered to Repay £15,700 for Unsafe and Unlicensed HMO

A landlord has been ordered to repay £15,703 to former tenants after a tribunal found that he neglected his responsibilities in maintaining an unlicensed House in Multiple Occupation (HMO) in Lewisham, London.

tenants, who rented the property from October 2019 to November 2022, reported serious issues including missing fire doors, dangerous gas pipework, lack of carbon monoxide alarms, and persistent problems with leaks and mould.

The tribunal criticised the landlord for "cutting corners" and disregarding his legal obligations, which put the tenants' health and safety at significant risk. He has one month to appeal the decision.

[Read More](#)

Potential CGT Changes Could Cost Landlords £11,000

Landlords in the UK could face an average loss of £11,000 if capital gains tax (CGT) rates are adjusted to align with income tax rates, according to recent research. Currently, homeowners enjoy private residence relief, which exempts them from CGT when selling their primary residence. However, landlords and owners of second homes are liable for CGT on profits from property sales.

Presently, basic-rate taxpayers pay 18% CGT, and higher-rate taxpayers pay 24%. If CGT were aligned with income tax rates, these rates would rise to 20% and 40%, respectively.

Although recent political speeches have not addressed this potential change, it could be part of broader efforts to address a significant funding shortfall. Experts suggest that if CGT rates were increased, there might be a rush of property sales as landlords seek to sell before any new legislation takes effect. This could temporarily boost market activity and prompt investors to reassess their property portfolios in favour of other assets with more favourable tax treatments. Until any official plans are announced, experts advise against making hasty decisions based solely on speculation about future tax changes. However, these potential adjustments highlight the significant impact such policies could have on property investors.

Upcoming EMPO Seminars and Webinars in 2024

- **14th August 2024**
[PIB Insurance Webinar](#)

transitioning to FID 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

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

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](#)

Labour Confirms Minimum EPC Band 'C' Requirement for Rental Homes by 2030

Labour has announced that by 2030, all private sector landlords will be required to upgrade their properties to achieve a minimum Energy Performance Certificate (EPC) rating of band C. This policy aims to reduce fuel poverty and lower energy bills by ensuring warmer, more energy-efficient rental homes. Miatta Fahnbulleh, the Energy Security and Net Zero Minister, emphasised the government's commitment to reducing the number of fuel-poor households in England, highlighting that over 3 million people currently live in fuel poverty.

At present, properties being built, sold, or rented in England, Scotland, and Wales must have an EPC rating of at least 'E'. Landlords are required to provide a valid EPC, which is effective for ten years, when letting to new tenants.

However, Labour has distanced itself from the previous government's proposal to mandate the replacement of gas boilers, assuring that no one will be forced to remove their existing boiler as part of their energy efficiency plans.

[Read More](#)

Landlord Faces Ban After Licensing Lapse

Essential Training Available via EMPO Online Portal

A landlord has been fined £5,088 and risks being banned from the sector after failing to renew their licence for ten months. Operating multiple properties, the landlord did not renew the required licence when it expired, eventually completing the process nearly a year later.

Under current regulations, landlords must hold a valid licence, complete mandatory training, and adhere to a strict code of practice. Licences typically last five years and must be renewed immediately upon expiry. Despite obtaining a new licence, the landlord has been warned that future renewals may be difficult due to this lapse, as maintaining a licence requires meeting the 'fit and proper' standard.

To avoid such penalties and ensure compliance, landlords are encouraged to keep up-to-date with licensing requirements. The EMPO Online Training Portal offers the Foundation Law for Lettings Course for £65, which meets the mandatory criteria for licensing training. This course is an essential resource for landlords seeking to maintain their licences and avoid potential legal issues.

Why Choose EMPO?

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

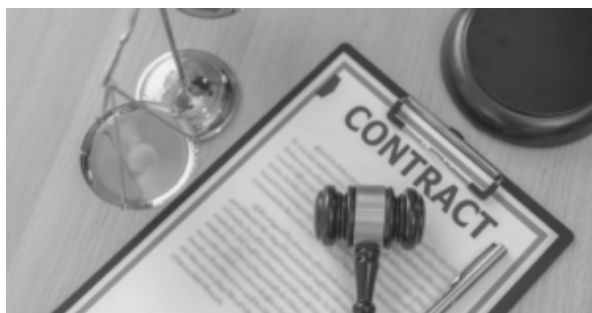
Compliance Assurance: Completing our course ensures that you meet the Nottingham City Council's licensing requirements, safeguarding you from potential fines and legal challenges.

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

View

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