

WRIGHT RESIDENTIAL LANDLORD EVENT

MAY 2023

EXPERT ADVICE ON LETTINGS & PROPERTY MANAGEMENT

Successful Landlord Event :- Insights & Expert Advice !

We are thrilled to share the resounding success of our recent landlord event held on the 25th of May, 2023, at The Cycle Hub, Quayside, Newcastle Upon Tyne. The event brought together both new and experienced landlords from the North East, aiming to provide valuable guidance and insights into the intricate world of lettings.

Our team of experts led engaging sessions designed to equip landlords with essential knowledge and facilitate an interactive learning experience. Here's a glimpse of what transpired during the event:

Buy-to-Let Mortgages with Paul Hampton from Approved Mortgage Solutions:

Paul Hampton, a seasoned professional from Approved Mortgage Solutions, imparted invaluable advice on navigating the realm of buy-to-let mortgages. Attendees gained insights into various aspects, including [mortgage options, and investment strategies. Learn how to maximize your returns and optimize your financial planning].

Tax Talk with Martin Wardle from Robson Laidler Accountants:

Martin Wardle, an expert from Robson Laidler Accountants, conducted an engaging and interactive session on taxation. Landlords delved into crucial topics, such as [effective accounting practices and strategies to minimize tax liabilities].

EXPERT SPEAKERS

Paul Hampton

Approved Mortgage
Solutions

Martin Wardle

Robson Laidler
Accountants

Gwen Smith

Newcastle City
Council Licensing

Gavin Teasdale

PGS Law LLP

Licensing Department Insights with Gwen Smith from Newcastle City Council:

Gwen Smith, representing Newcastle City Council's Licensing Department, provided a comprehensive overview of how licensing fees contribute to addressing issues such as anti-social behavior, housing misuse, and regional concerns. Attendees gained valuable insights into the initiatives taken to tackle these challenges.

Essential Paperwork and Certificates with Gavin Teasdale from PGS Law:

Gavin Teasdale, a legal expert from PGS Law, shared essential advice on the importance of maintaining well-organized paperwork and certificates. Landlords received guidance on ensuring compliance and the benefits of having everything in order, especially in circumstances where a tenancy may need to be terminated.

**If you
missed the
event, don't
worry!**

**Stay tuned
for updates!**

The event proved to be an enriching experience for all participants, with attendees actively participating in the question and answer sessions that followed each talk. We are immensely grateful to our esteemed speakers for their valuable contributions and their commitment to empowering landlords in our community.

We extend our heartfelt appreciation to all those who attended the event. Your presence and enthusiasm played a significant role in making this event a resounding success. We will continue to organize more informative events to support you in your journey as landlords.

Thank you once again for your participation and continued support. We look forward to welcoming you to future events and providing you with even more resources to thrive in the world of lettings.

CHANGES TO LEGISLATION

The Renters reform bill – currently with parliament

Section 21 enables private landlords to repossess their properties from assured shorthold tenants without having to establish fault on the part of the tenant. Hence it is sometimes referred to as the 'no-fault' ground for eviction.

Private tenants, their representative bodies, and others working in the sector argue the ability of landlords to end an assured shorthold tenancy at short notice has a detrimental effect on tenants' wellbeing.

Research shows evidence of tenants who are reluctant to exercise their rights to secure repairs and/or challenge rent increases due to the ease with which landlords can evict them. Respondents to a 2018 consultation on, overcoming the barriers to longer tenancies in the private rented sector, said they felt unable to plan due to housing insecurity, with knock-on effects on children's education and residents' mental health.

The white paper outlines proposals to abolish section 21 evictions and introduce a simpler, more secure tenancy structure. A tenancy will only end if the tenant ends it or if the landlord has a valid ground for possession.

The grounds for possession will be reformed to ensure landlords have effective means to gain possession of their properties when necessary. New grounds will be created to allow landlords to sell or move close family members into the property. Grounds covering persistent rent arrears and anti-social behaviour will be strengthened.

Full document available
<https://researchbriefings.files.parliament.uk/documents/CBP-8658/CBP-8658.pdf>

Quotes from Attendees:

Really Informative

Excellent Event

Good Speakers



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