



# Home Lets

## BULLETIN

Welcome to the first 'Home Lets Bulletin'. Broxtowe Borough Council's newsletter for private-sector landlords.

This quarterly publication is designed to inform landlords renting domestic property in Broxtowe. Please read on to take advantage of the news, information and assistance available to you.

### BROXTOWE BOROUGH COUNCIL Local Housing Allowance Rates 2016 Confirmed April 2016 to March 2017

	Room Rate	Weekly LHA	Monthly LHA
	Shared house	£66.74	£289.20
	1 Bedroom	£90.90	£393.90
	2 Bedroom	£108.26	£469.12
	3 Bedroom	£120.29	£521.25
	4 Bedroom	£151.50	£656.50

## YOUR NEW SOCIAL LETTINGS OFFICER



A NEW Social Lettings Officer has been appointed to head up an initiative to work in

partnership with landlords from the Private Rented Sector.

Jyoti has been settling into her new role and is keen to hear from landlords with properties in the following areas: Awsworth, Beeston, Bramcote, Brinsley, Chilwell, Cossall, Eastwood, Kimberley, Nuthall, Stapleford Trowell and Watnall.

Private landlords are now able to advertise their properties on Homesearch free of charge. As well as advertising, Broxtowe Borough Council may be able to offer a Deposit Guarantee Scheme and direct payment of Housing Benefit.

**For further information please contact [hyps@broxtowe.gov.uk](mailto:hyps@broxtowe.gov.uk) or call 01159 917 3412**









# BRILLIANT NEW SERVICE FOR NEW LANDLORDS WITH EMPTY PROPERTIES

## PROPERTY OWNERS

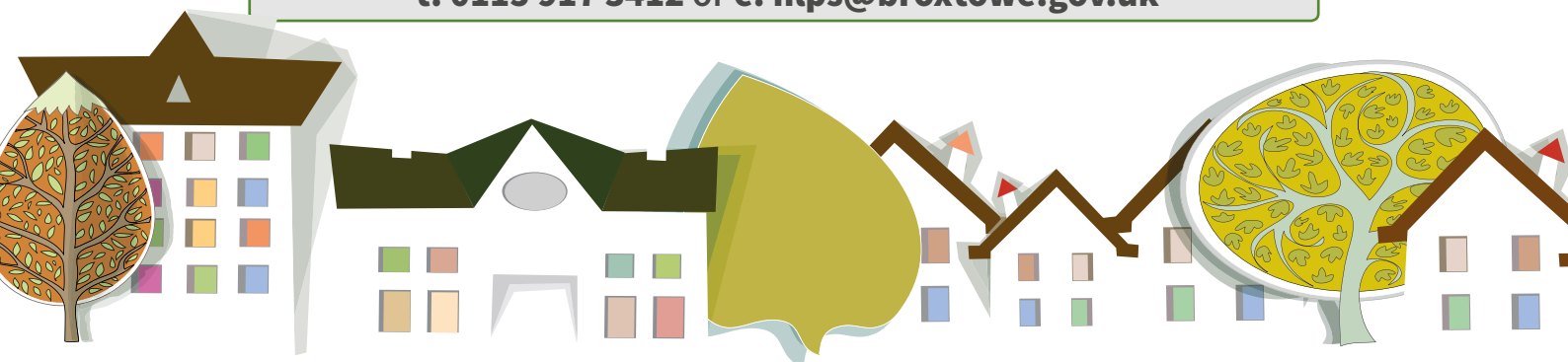
Do you have an empty house costing you money? Not sure what to do with it?

## LET US HELP!

Our new service HomeLets takes your empty property and turns it into an asset that can guarantee long term monthly revenue for you. It's a simple process, where we will:

-  1. Inspect your property free of charge
-  2. Give you accurate quotes for necessary property works
-  3. Arrange all agreed works
-  4. Advertise your property and conduct all viewings
-  5. Prepare the tenancy agreement
-  6. Fully manage your property

For further information please contact Jyoti Jadav on  
t: 0115 917 3412 or e: [hpls@broxtowe.gov.uk](mailto:hpls@broxtowe.gov.uk)



# East Midlands Property Owners Expo 2016

**The Expo has become the biggest landlord event of its kind in the Midlands attracting over 600 visitors in 2016.**

Essentially it provides an excellent platform for property investors to seek the advice, guidance and tools necessary to succeed in the development and management of their rental property businesses.



Home Lets were one of the many stallholders at the event and we were able to talk in detail to landlords about the range of services we can offer.

Pictured here is competition winner Garreth Willcock who was one of the many landlords we spoke to on the day who expressed an interest in working in partnership.

## LANDLORD NEWS . . . .

### Selective Licensing Scheme Set to Hit Nottingham

Nottingham City Council is proposing to introduce a selective licensing scheme across Nottingham from as early as January 2017. The Scheme if implemented would mean that a further 23,000 properties across the city would have to be granted a licence before they could be rented out to tenants. There has been no indication what a licence may cost as yet, but it could be as high as £910 for a five year licence, the price currently charged under the existing additional licensing scheme.

The Council will meet on the 17th of October 2016 to vote on whether to approve the scheme. If approved these will then follow there will then be a 10 week consultation period, meaning that the scheme could come into effect on the 1st January 2017.

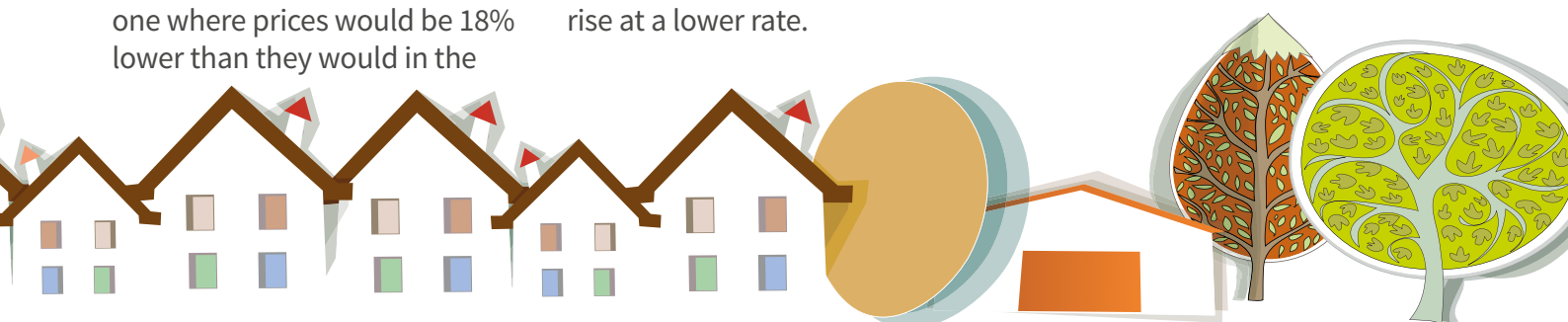
It is too soon after the result for any hard and fast data to be available. Prices softened in June but were a long way short of falling. Many Estate Agents reported a lot of deals falling through in the immediate aftermath of the vote.

## UNCERTAINTY OVER HOUSE PRICES IN THE WAKE OF BREXIT

One of the arguments used by the remain side in the referendum debate was that house prices would fall in the event of a leave vote.

This argument was based on a Treasury forecast that offered a variety of scenarios, including one where prices would be 18% lower than they would in the

event of a remain vote. That isn't to say that they would actually fall; rather they would rise at a lower rate.



# HELLO LANDLORDS

SOME KEY FACTS AND  
QUESTIONS FOR YOU

FACT



Over **12 MILLION**  
people now rent  
privately



OPPORTUNITY



More  
**OPPORTUNITY**  
for landlords

FACT



The more tenants  
there are the more  
have, or will have  
**FINANCIAL OR OTHER  
DIFFICULTIES**



RISK



If you are not equipped  
to deal with these you  
will face **PROBLEMS  
THAT COULD BE  
COSTLY**

FACT



At some point you will  
get a **BAD TENANT**,  
rich or poor



QUESTION



Would you know what  
to do? How to **PROTECT  
YOURSELF?**

FACT



**GOVERNMENT  
REGULATIONS** will  
continue to **INCREASE**



RISK



If you don't keep up you  
risk being **FINED, SUED  
or PROSECUTED**

QUESTION



Are you equipped to  
deal with the changing  
rental market?  
**RISKS?**



OPPORTUNITY



If "**NO**" or "**NOT SURE**"  
then you need to  
**TALK TO US!**