

Landlords Newsletter

February 2023

Landlord forum

The next forum is due to be held on Tuesday 21 March 2023 at 2pm at The Gateway, Sankey Street, Warrington, WA1 1SR. Presentations will include an update from the council's benefits team, information on how the Green Doctor service can assist you and your tenants with energy efficiency advice, plus an update from the National Residential Landlords Association on changes in the private rental sector. A formal invitation will go out separately.



Rising energy bills

As you will be aware the energy price cap has increased. This is extremely worrying for many people, with fears this will affect the ability of low income families to pay their bills. If your tenants are struggling to pay their energy bills they should contact their supplier to access the help available.

How can you help?

- Ensure your walls, floors and loft spaces are well insulated
- Draught proof windows and doors
- Consider if it is time to upgrade your boiler – new boilers often have an eco-mode
- Replace defective single glazed units with double glazing
- Install a smart meter – this enables households to understand what drives their bills up and how they make small changes to save energy and money
- Use LED lighting – fitting LED lights could save £40 a year – this is significant considering the rising utility costs
- Install radiator foil to help keep heat in – this can save between £60 to £120 a year

There is support available to help people with the cost of living crisis. Visit warrington.gov.uk/cost-living-support to find out more.

Right to rent checks

As of 6 April 2022, the government introduced legislative changes that will affect how landlords conduct right to rent checks. You can use the online checking service at gov.uk/view-right-to-rent to view the immigration status of existing and prospective tenants, and conduct your right to rent check. The service is simple, secure, free to use and enables checks to be carried out by video call.

Contact details

Private Sector Housing:

Housingplus,
The Gateway,
85-101 Sankey St,
Warrington,
WA1 1SR,

Reception is accessed from Springfield Street 9am-1pm and 2pm-5pm on Monday, Tuesday, Thursday and Friday 9am-12noon and 2pm-5pm on Wednesdays.

Phone:

01925 246 868 for housing services reception
01925 248 482 for the enforcement team

Email: private-sector@warrington.gov.uk



WARRINGTON
Borough Council

Changes to landlord legislation

Rules on carbon monoxide alarms

Previously, your rental property needed a carbon monoxide alarm fitted in every room where there was a solid fuel burning appliance. However, since October 2022, those rules have been extended to include any room used as living accommodation where there is a gas boiler or fire.

The Renters Reform Bill

The Renters Reform Bill has been labelled the biggest change to the private rented sector since the 1990s and has been in the pipeline since the Queen's speech in 2019. The Bill has been delayed but is likely to gather pace in 2023. The three main aspects are:

1. The end of no-fault evictions

'No-fault' evictions and section 21 notices of the Housing Act 1988 would be scrapped, meaning you would need to regain possession of your property through the court system or a specialist 'tribunal'. The Bill includes plans to also reform the section 8 eviction process, reforming landlords' grounds for possession and improving the court system.

2. Lifetime deposits

The Bill proposes that tenants should be able to transfer their security deposit from property to property, meaning they don't have to save for a new deposit when moving rental homes.

3. The landlord database

The government's database of rogue landlords would be made available to tenants, agents, landlords and professional bodies under the Bill. Consideration is also being given for a landlord register.

Housing affects our health

Good housing is fundamental to public health and poor quality housing costs the NHS in England around £1.4billion each year.

Environmental health practitioners help to make sure that, at the very least, homes are safe and in good repair. If you are aware of any properties in a state of disrepair and you have concerns for an occupant's wellbeing, you can report this anonymously at privatesector@warrington.gov.uk.

