

January 2025

EASTERN **LANDLORDS** ASSOCIATION

Newsletter

A very warm welcome to our new look *monthly* newsletter. We decided at the end of last year to modify our quarterly magazine distribution by replacing it with a more regular update. This digital newsletter aims to better appeal to our members with useful news items and helpful advice, along with input from an ELA director each month in the segment **'A Thought from a Director'**. We have also incorporated a new feature called **'An Interview With...'** where we chat to someone connected to the ELA such as a landlord, housing association representative, council housing officer or someone else within the landlord and tenant community.



We hope you find this new revised newsletter both an informative and enjoyable read.

Our ongoing purpose for the Association will always be to prioritise the support we can provide and to help you with your landlord needs, but additionally in promoting

and fostering the landlord community through regular and easy engagement.

An Interview With...

... Jeannie! Jeannie joined the Eastern Landlord Association in 2006 and was happy to take part in our first interview.

Can you give us a brief overview of how you came to be a landlord and why?

"We fell lucky with being able to purchase a house and a flat before the banks realized they could use the second income and property prices went silly.

We then mortgaged the flat to pay for the house which we live in.

The house then became available to borrow on to put the deposit on two other rental properties.

The rentals were meant to be our pension. Unfortunately, because of a volatile financial climate and constant persecution from the government it is not going to happen as planned and it is now too late to change plans".

What do you feel makes a good landlord?

"Being accommodating to your tenants but not letting them take advantage of you.

Mending and fixing things immediately when needed and not being greedy."

What has been your biggest mistake?

"Trusting agents!"

How do you find good tenants?

"You don't. You sometimes get lucky and get a good one. All you can do is do your best by them and hope that the respect is reciprocated".

What would you say to your "younger" landlord self?

"Don't get hung up on the smaller details, concentrate on the bigger picture.

Talk less, listen more and hear what's being said".



If you would like to feature in one of our interviews, we would love to hear from you. Please contact Paula in the ELA office who will be able to arrange that.

ELA WhatsApp Group

By way of reminder, we recently created a new WhatsApp group specifically to engage with our ELA membership.

This is another communication channel we will use to make any Announcements we feel will be helpful to our members, but also has the flexibility to allow members to join the additional Chat option. This opens up the ability for landlords to chat to each other more directly and informally. The office team and directors at the ELA are also part of the group and will therefore be able to help steer questions or answers as necessary. This is entirely optional, and we will not replace our other forms of communication or advice service. We will always recommend you continue to check in with the office and touch base with the team to



verify any queries if necessary. If you missed the original email to sign up and would like to, please use the link below or call the office who will be

happy to help: [whatsapp acceptance form](#)

Our **AGM** will be held
at Wensum Valley on

Friday

16th May 2025

More details to follow

A Thought from a Director...

Another year has passed and what a year it had been for landlords. Firstly, the most recent budget with various tax implications will affect us all but more concerning and looming in the wings is the forthcoming Renters' Rights Bill. Its first reading in Parliament was on 11th September, followed by second reading on 9th October and committee stage 22nd October. Report stage and third reading will take place on 14th January 2025 before the Bill goes to House of Lords to start process all over again. So, whatever you have read so far may be subject to change and alteration.

What we do know for sure is that Section 21 will be abolished.

What this means is a rapid learning exercise for those of us who manage their own properties in order to be fully aware of the Acts contents and implications. This is where ELA membership becomes vital. To be a lone landlord without any such support could be fraught with danger. We are here to provide you with all the knowledge and advice you will need to successfully run and manage your properties. Whether you have just one or many properties this support is vital and also comforting to know that we are only a telephone call/email away. The website has now been revamped and is very informative for members with regular blog updates on

pertinent matters.

There are several scare stories out there regarding landlords selling up and leaving the sector. Whether this is true or not the facts are that there is already a shortage of rental property nationwide meaning the market is actually thriving with far more tenants than properties. Arguably, this may be a time to increase your portfolio in order to take advantage of this situation which is unlikely to change. There is no doubt that the level of bureaucracy over the years has increased considerably but providing you look upon property letting as a business and approach it from this angle and maintain a level of professionalism you will continue to flourish in today's market.

Despite the national doom and gloom, I take the view that now is the time to grow your business and hopefully take advantage of stagnant house prices.

Next year will no doubt bring its own challenges for landlords, we seem to have a government that is not particularly enamoured with us but so long as there is a housing crisis we will continue to play a vital part in accommodating tenants.

- **Paul Cunningham**

Directory

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Disclaimer: Advertising space is sold on a commercial basis and the inclusion of adverts in no way implies that the firms are recommended by the ELA, although we do try to select our associates with care.



Fosters
Solicitors

**The next legal surgery is on
Wednesday**

29th January 2025

To register for a **free** 15-minute legal surgery appointment, please contact ELA on 01603 767101 or email us info@easternlandords.org.uk

All appointments are by telephone with Chris Fielding or Tyler Clayton

4.00pm - 6.00pm

A reminder that if you recommend ELA you will receive a £25.00 M&S voucher upon their joining.

Just send them this article and use this QR code for direct access to the "ELA Join Us" page

