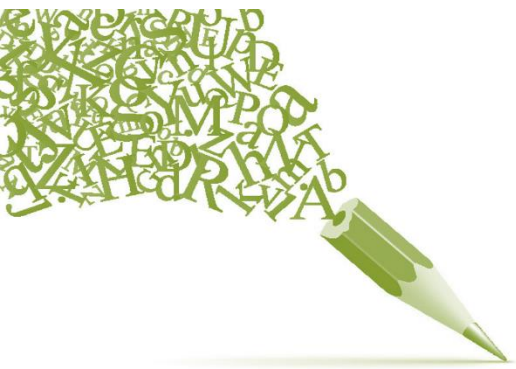


Another month passes and we see continuing changes on the property landscape. We have also been making our own changes at ELA and we will share with you our modernised image very soon, although the colours are coming through with each publication so it hasn't been the best kept secret!



We have received some positive feedback for both the 'new look' newsletter and its regularity. If you have a business and would like to use the space to advertise regularly, or know anyone that would like to, we look forward to hearing from you.

We have issued various Blogs around the subject of the Renters' Rights Bill and will continue to update you by extracting the relevant information and passing this on to you in a helpful format. There is a brief summary a little further down the newsletter.

This month in '**A Thought From...**' we hear from North Norfolk District Council who welcome the collaboration between private sector landlords and appreciate the difficult position you often find yourselves in and the

challenges faced.

In the feature **‘An Interview With...’** we had the pleasure of interviewing a long-standing landlord who had some interesting tales, some for print, some not so much. He has a wealth of experience and knowledge and with interesting insights, we hope you enjoy a snippet of his story.

The ELA team will be attending the Safe Suffolk Renters event on Tuesday 11th February at Ivy House Country Hotel Oulton Broad, then again on Wednesday 26th February in Ufford Park, Melton.

The event is extended to membership of the ELA and bookable through Eventbrite as spaces were limited.

FREE events for landlords and letting agents

Guiding you Through the Renters' Rights Bill and more ...



Tuesday 11th February
Ivy House Country Hotel, Oulton Broad

Wednesday 26th February
Ufford Park, Melton

Find out more and book your **FREE**
place at one of these events now:
safesuffolkrenters.org/events



If you have already managed to book a ticket ensure you pop over to see us but if not use the link below as we are advised there were some spaces left.

[Events- Safe Suffolk Renters](#)

An Interview With...

Our interviewee this month describes himself as the 'Aged Agent'. He has been a member of ELA since 2020 and has been involved in the property industry since the early 1960's. He shares some interesting insights into the changes, from the perspective of the historic landlord up to the present.

Background

"I have been involved in the property business all my working life. Mainly as an agent, but more latterly as a site finder for a long-standing client, and an off market dealmaker."

How have you seen changes over the years?

"I purchased my first tenanted property around 1965, situated in West Norwich and it had a sitting tenant who paid a rent of £11.00 per quarter! In the 1960's Norwich City Council embarked on a program of Improvement Areas where grants were available. Hence the addition of new bathrooms and hot water systems, rewiring and general updating. To coincide with this, legislation changed and rents could be increased."

Did you find yourself attracted or drawn to certain properties and why?

"My budget was limited early on. Over time I built up a small portfolio of terraced properties in good areas around Norwich."

Bear in mind that property values then were much more affordable, and it seemed easier to buy in those days. Of course, it's been more challenging today with values being so much higher now and legislation and restrictions complicate matters. Housing is much more political these days!"

Did you see any time specifically when you offloaded any of your properties?

"The last property I purchased was several years ago and I have continued to change the size of my portfolio over time. I tried student rental for a while but moved on from that as it suited me better to have tenants who saw the property as a home."

What have been the main contributing factors to your decisions over the years?

"As you get older what you want from your property portfolio changes. In recent years successive Governments have taken a short-sighted view of landlords. Very recently a reduction in the capital gains tax allowance has persuaded many landlords to sell up, now we are finding less rental property on the market, and rents rise. Probably not what the Government had in mind."

Based on your aforesaid experience, what would your advice be to newer landlords today?

"I believe that new landlords have purchased for a reason. I suggest sticking with it taking on a longer-term view. What

will the property values and rents likely be, in say, 5 years' time? That thought should be encouraging."

For those that are "sticking with it", in your words, what positive insight can you share?

"I do think there is real value in being a landlord and I am still one, and plan to continue with the portfolio I have. I would say that it would be important to remain mindful of the demands of the tenants when they move in. There are thousands of good landlords and thousands of good tenants. You only hear of the bad ones which is where the negative narrative comes from. But to be a good landlord is a positive and beneficial position to be in. Contributing to the private rental sector is key for the market."

And your quick-fire top tips?

"Take pride in your rental property. Ensure it looks good at the outset and don't cut corners with maintenance etc. Good properties will normally attract good tenants. Remember to drive by from time to time, and if you are uncertain, make an appointment with the tenant for a full inspection. I personally have always used managing agents. They deal with any problems and issues on your behalf. If you don't have a managing agent please bear in mind many will have an

‘intro only’ service. Meaning you employ them to find and check a suitable tenant for you.

And finally.... my yard stick... would my family or friends find the property attractive? If the answer is yes, you can move forward with confidence.”

If you would like to feature in our interviews, please contact Paula in the ELA office who will be happy to arrange that.

Renters’ Rights Bill Update

The RRB has now completed in the Commons and has gone to the House of Lords, with it’s second reading on Tuesday 4th February 2025. In layman’s terms this means that amendments can still be made to the Bill and we will keep you updated. The ELA sent a 6 page open letter to Parliament last week outlining our concerns regarding the impact of the RRB changes on the PRS.

More information about the content of the letter will be shared on the Blog later this week.



A Thought from NNDC...

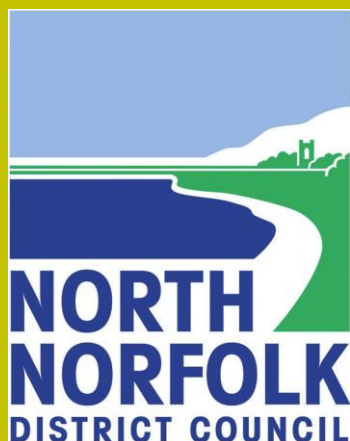
Working with you to prevent homelessness

North Norfolk District Council is committed to preventing people from becoming homeless. To do this more effectively with tenants in the private rented sector, we need to work in partnership with landlords to remove any barriers that exist and reduce homelessness.

Do you have a tenant living in North Norfolk, who is struggling to maintain their tenancy? We might be able to help. Before you consider serving notice, please contact the Council's Housing Options Team.

The earlier the Council can intervene in situations where people are likely to lose their home, the better chance there is of preventing this from happening.

Email: housing@north-norfolk.gov.uk or Tel: 01263 513811 and an officer will call you back.



Directory

Abacus Accountants	01508 333040
Balanced Financial	01603 961618
Drayton Insurance	01603 954054
Easy Law Training	easylawtraining.com
Fosters Solicitors	01603 620508
Lovewell Blake	01603 663300

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

Friday

16th May 2025

More details to follow



The next legal surgery is on

Tuesday

25th February 2025

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

All appointments are by telephone with Chris Fielding or Tyler Clayton

4.00pm - 6.00pm

Suppliers and Services



EPCs for Domestic properties covering Norfolk & North Suffolk.

Contact Minera Easton MA DipDEA, at Easton Energy Surveyors on 07747 453323

email: minera@eastonenergy.co.uk

web: www.eastonenergysurveyors.co.uk

We are improving this area and there will be advertising space available – please contact info@easternlandlords.org.uk

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.