

Wrexham Landlord's Forum, 4th March 2010

The Spring Landlord's Forum was a great success in terms of number of attendees and quality of the content covered. In total there were over 88 people catered for of which around 75 were thought to be either landlords or property agents. The Housing Standards team at Wrexham Council thank Allington Hughes Solicitors for part-funding the food and drink for this event.

The speakers were warmly received both in their introduction talks and later in the Foyer during the buffet. The Housing Standards team were inundated with 'standards' related requests and questions and were on hand to speak to landlords. In the foyer, there were stall holders and information providers who reported that the response from the landlords was very favourable.

A brief run-down of the content of the talks is given below:

Paul Fletcher of the RLA spoke about how a landlord (or group of landlords or property owners) can maximise their profits through a series of small tax related improvements.

John Partington of Allington Hughes Solicitors gave an excellent account of best practice with regards to regaining possession of your property. A concise description of both Section 8 and Section 21 notices were discussed and it was also mentioned that with the correct use of a tenancy agreement prior to letting the property, accelerated possession of a property can occur.

John spoke of the many horror stories surrounding incorrect use of the 'Notices to Quit' and discussed how landlords should conduct themselves in order to protect their interests from pre-tenancy, up to the point that they require possession of their property.

John was accompanied by Ruth Storry who was able to take questions on a one-to-one basis in the foyer during the buffet.

Lynda Powell of Glyndwr University kindly updated the forum with student accommodation requirements with predictions of future numbers attending the University. The update concerned how growth in numbers has been observed year-on-year and how international students have been recruited successfully. There is still a huge demand for both domestic and international student accommodation. The university will soon be using the studentpad.co.uk web register.

Sarah Townend of Barnardo's alerted the forum to the Bond-Scheme currently in operation in Wrexham. Sarah works alongside landlords in providing accommodation to young people aged 16 to 25 who are either on a low income or in receipt of benefits. Barnardo's take an active role in safeguarding the Bond held with each landlord so that the property and tenant is well managed and provided with support. Landlords are urged to contact Sarah if they have property which could be suitable for Barnardo's.

Julie Woolfenden of the NLA again closed the forum with specific and up-to-date property information. On the agenda was the use of rental properties for the use in Cannabis production – landlords to be on the alert in Wrexham. Julie spoke of how in England, it is a requirement for landlords to go through the planning process in order to change a use of a property to be occupied by 3 or more unrelated people – one of the basic definitions of a House in Multiple Occupation (HMO).

Next Forum 8th July 2010