



# Christmas Edition

## RCT Landlords Forum Newsletter



**Official Newsletter to the Landlord Forum**



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The Landlord forum would like to thank and are proud to introduce our new sponsors, Pinnacle. Right is a photo of the team.





*from All of Rhondda Cynon Taf's  
Housing Strategy Team.*

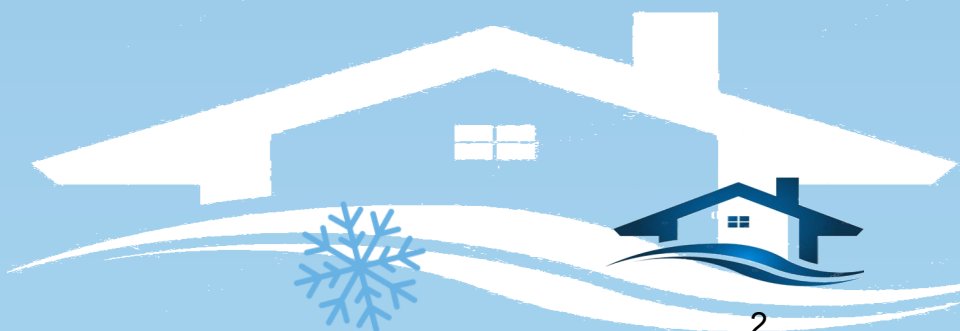
I would like to start this newsletter by saying a big **THANK YOU**.

Thank you for supporting the forum over the past 12 months, it really wouldn't have been as successful without you.

Thank you for the great attendance at the forums and the engagement throughout the year. It's been a great year and I hope that we as a forum will be able to develop further in order to make being a landlord in RCT easier.

We are close to 1000 members and are building a real sense of community. The aim for the new year will be to grow the membership base and develop new ways to engage with you, so watch this space !!!

Finally, I hope you enjoy the rest of the Newsletter and would also like to wish you and your family's a very Merry Christmas and A Happy New Year from Rob and all of the Housing Strategy Team.





# ENERGY EFFICIENCY ADVICE

Hi! I am Penny!

I am the face of the Energy Team within Rhondda Cynon Taf Council. I am here today to explain how you, as a landlord can help us achieve a more energy efficient and prosperous RCT. By helping your tenants become more energy efficient, they can save money on their bills, therefore in turn be in a better position financially.

We provide services like RCT Switch, work with Nyth Nest to help make Wales cosy, Dwr Cymru Welsh Water and their community fund and Smart Energy GB for the role out of smart meters plus many more.

We also have grants for improving the energy ratings of homes with in RCT.

If you have any questions about how you can make your properties more efficient please contact us at [heatandsave@rctcbc.gov.uk](mailto:heatandsave@rctcbc.gov.uk) or can call one of the team on 01443 281136.

We also have our own news letter and once you or your tenant have introduced yourself to us, we can add to our mailing list so you can keep updated!

See you soon!!



**Helps you save money on your energy bills!**

- Impartial advice provided by the Council's Energy Efficiency Service
- Provides advice and assistance on energy bill debts
- No obligation, no fuss, no hassle service
- Other general energy advice also available
- Free of charge for RCT residents

We can help if you are having difficulty paying or would just like to see if there are cheaper deals available please contact us for further information.

Telephone: 01443 281136 or email: [heatandsave@rctcbc.gov.uk](mailto:heatandsave@rctcbc.gov.uk) to register your interest

Making Wales COSY



# Nyth Nest

# Dŵr Cymru Welsh Water



# Planning



## HMO Supplementary Planning Guidance in RCT.

Houses of Multiple Occupation provide a vital option for the accommodation needs of both students and single person households.

In Rhondda Cynon Taf, HMOs are heavily clustered around the University of South Wales campus in Treforest. This high density of HMOs provoked growing concerns in regards to increasing detrimental social and economic pressures and a subsequent breakdown of community cohesion. These negative impacts resulted in an growing imbalance in the local housing market and in-turn increases in incidents of anti-social behaviour and associated crime.



In response to these concerns, the Council determined it necessary to prepare new Supplementary Planning Guidance (SPG) to specifically control applications for new HMO's in RCT.

The HMO SPG, which was adopted in May 2018, sets out a number of key criteria that planning applications for conversions, or new build HMO's need to accord with. This is for both C4 and larger 'Sui Generis' HMO's (greater than 6 individuals).

Foremost, is the threshold set in the Treforest ward area for the numbers of HMO's allowed in a given area. No more than 20% of all residential properties in a 50 metre radius area of the application address should be an HMO. If the proposed HMO would result in this threshold percentage being exceeded, it would be considered unacceptable in principle, and permission then refused. It should be noted that there is very little, or no scope for new HMO properties or conversions in Treforest that would comply with this element of the SPG, given much of the village already has percentages of HMO greater than 30%.

Prior to the adoption of the SPG, the Council deemed it necessary to refuse applications for HMO's in Treforest throughout 2016 and 2017; however, they were later overturned and allowed through the Planning Appeals process. Since the adoption of the SPG, the Planning Inspectorate, (who determine Planning Appeals), have dismissed appeals determined to date for HMO's in Treforest. The SPG therefore gave considerable weight to these decisions.

We would finally like to emphasise that we continue to welcome investment by landlords in properties in RCT, to provide good quality, affordable rental opportunities. However, we would also like to take this opportunity to remind landlords that they need to ensure that they seek appropriate planning permission for conversions of properties to HMO's, and this in accordance with the SPG.

The SPG may be viewed on our website;

<https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/LocalDevelopmentPlans/SupplementaryPlanningGuidance.aspx>



# Planning



As of the 16<sup>th</sup> March 2016 the Welsh Government requires all Local Planning Authorities to provide a statutory pre-application service.

As well as offering a statutory pre application advice service Rhondda Cynon Taff Council offers an enhanced pre application advice service

A range of charges will be payable for pre-application advice which will vary depending on the size and scale of the development. These fees are:

	Statutory Advice	Enhanced Advice
Householder	£25	£50
Single Dwelling	N/A	£100
Minor Development (1-9 dwellings or < 0.49 hectare)	£250	£300
Major Development (10-24 dwellings or 0.50 -0.99 hectare)	£600	£700
Large Major Development (Development exceeding 25 dwellings or on a site of 1 hectare or more)	£1000	£1,200

It is worth noting that with every **Enhanced Pre Application Advice** the fee includes a meeting with a case officer. After the first meeting then you can opt to pay for more meetings with the fees for this being laid out below:

	Additional Officer Meeting
Householder	£25
Single Dwelling	£40
Minor Development	£150
Major Development	£300
Large Major Development	£600

Request pre-application advice by completing a pre-application advice form from the councils website at [www.rctcbc.gov.uk](http://www.rctcbc.gov.uk) and emailing to it to [planningservices@rctcbc.gov.uk](mailto:planningservices@rctcbc.gov.uk) or by sending to Regeneration & Planning, Sardis House, Sardis Road, Pontypridd, CF37 1DU. Cheques should be made payable to RCTCBC or the fee can be paid by phoning (01443) 281135





## Are you a landlord of an empty property in the Treforest area?

HomestepPlus are looking for empty properties in the Treforest area.

If you are a Landlord with a property you would like to sell please contact the HomestepPlus Team on the contact details below.



Please contact Peter Lewis, Rhondda Cynon Taf on **01443 281136** for further details

E-mail – [homestep@rctcbc.gov.uk](mailto:homestep@rctcbc.gov.uk)

GWEITHIWN I GYFLWYNO CARTREFI WEDI'U HADDASU I BRYNWYR AM Y TRO CYNTAF  
WORKING TOGETHER TO BRING FIRST TIME BUYERS REFURBISHED PROPERTIES





## 2019 HMO ADDITIONAL LICENSING SCHEME- PUBLIC NOTICE.

### *Houses in Multiple Occupation (HMOs) - Additional Licensing Public Notice*

Notice is hereby given that on the 27th November 2018 Rhondda Cynon Taf County Borough Council has confirmed the designation of an additional licensing scheme in respect of Houses in Multiple Occupation covering all electoral wards in Rhondda Cynon Taf. This scheme will be known as Rhondda Cynon Taf County Borough Council Additional Licensing (Houses in Multiple Occupation) Scheme 2019 ("The Scheme"). The confirmation of the designation is in accordance with Section 56 – 60 of The Housing Act 2004 and Regulation 9 of The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006. The Scheme to which the designation applies has General Approval of the Welsh Assembly Government under the Housing Act 2004 (Additional HMO Licensing Wales) General Approval 2007 that came into force 13th March 2007. The Scheme applies to all Houses in Multiple Occupation (HMOs) within the area described above, except those exempted by the relevant sections of the Act and those licensable under the Orders and Regulations made pursuant to Section 55 (2)(a) of the Housing Act 2004 (Mandatory Licensing). **The Scheme will be effective from 1st April 2019 and unless revoked beforehand or extended will cease to have effect on 31st March 2024.** The Rhondda Cynon Taf County Borough Council Additional Licensing (Houses in Multiple Occupation) Scheme 2014 shall be revoked on the 31st March 2019. All licences issued under this scheme that remain in force at 31st March 2019 shall transfer to the new scheme and remain valid until they expire or are otherwise revoked by the Council or are surrendered. Any landlord, person managing or tenant in Rhondda Cynon Taf should seek advice from the Housing Standards Team of the Public Health and Protection Service of Rhondda Cynon Taf County Borough Council as to whether their property is affected by the designation of this Scheme. A person having control of or managing a licensable HMO in the designated area must apply to Rhondda Cynon Taf County Borough Council for a licence. **Failure to apply for a licence is an offence under Section 72(1) of The Housing Act 2004 for which a person may be fined up to £20,000. An application may also be made to the Residential Property Tribunal to make a Rent Repayment Order requiring the repayment of up to 12 months' rent collected during the time the property was unlicensed.** An application to license a HMO must be in a prescribed format, must contain certain particulars and must be accompanied by the requisite fee. **Information relating to the designation of the new scheme is available on the Council's website [www.rctcbc.gov.uk](http://www.rctcbc.gov.uk) or by contacting The Housing Standards Team, Public Health and Protection, Ty' Elai, Williamstown, CF40 1NY or telephone (01443) 425001 or e-mail [publichealthhousing@rctcbc.gov.uk](mailto:publichealthhousing@rctcbc.gov.uk)**



*“My grandmother started walking five miles a day when she was 60. She’s 97 now and we don’t know where she is.” – Ellen DeGeneres*



<u>Meeting Date</u>	<u>Registration From</u>	<u>Start</u>	<u>Finish</u>
Wednesday 23rd Jan 2019	17:45hrs	18:05hrs	20:00hrs
Wednesday 15th May 2019	17:45hrs	18:05hrs	20:00hrs



**Venue: Pontypridd Rugby Club: Sardis Road, Pontypridd, CF37 1HA (X306797 Y189962)**





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## Finding your tax predicament taxing?



### What is the Section 24 tax relief change?

In 2015 the Government made an announcement: Landlords who were high-rate or additional-rate taxpayers would no longer be able to deduct mortgage interest from their rental income and could only secure relief on the interest at the basic tax rate rather than the higher level they had enjoyed up to this point.

Many landlords are now facing up to the reality of increased tax bills, with the reality that potential changes will create issues for basic-rate taxpayers too in the future.

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### When does this take effect from?

Although this was implemented on 6th April 2017, the loss of relief will not disappear automatically. Relevant tax returns can be submitted any time between then and 31st January 2019, so there is a few years until the force of the changes will be fully felt by the concerned.

How this might affect individual landlords can be seen below with the disallowed costs and their corresponding dates:

- 25% - 2017 to 2018
  - 50% - 2018 to 2019
  - 75% - 2019 to 2020
  - 100% - 2020 to 2021
- 

## Who will this effect?

Landlords who were high-rate or additional-rate taxpayers would no longer be able to deduct mortgage interest from their rental income and could only secure relief on the interest at the basic tax rate rather than the higher level they had enjoyed up to this point.

This applies to landlords who own personal property as well as those letting property in a partnership, but they have yet to be applied to furnished holiday lets or properties held in a company.

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## Are there any other effects?

Sadly, yes. These may be:

- Losing your personal tax allowance
  - Losing child benefits
  - It could also effect child support payments
-

## Who will this not effect?

Landlords who own their properties outright will not see any difference to their tax bills. Additionally, landlords circumstances will only change if they are currently a higher or additional-rate taxpayer.

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## What can you do to be as tax efficient as possible?

By looking at the last year of property accounts, a tax expert will be able to confirm if a landlord will be affected and by how much. You would then be able to look at mitigation and strategic planning to minimize the effects of these tax changes whilst looking at succession planning to provide the right solution for each client.

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## What options may be available to me?

- Creating partnerships
  - Using spouse's tax allocation where they earn less than £45,000 per year
  - Creating trusts
  - Personal pension scheme
  - Add limited company formation
  - Reviewing your exit strategies
  - Capital gains planning
-



## What are the benefits of the above?

- Companies are exempt from restrictions on finance cost relief
  - Incorporation can limit or remove capital gains
  - Partnerships can enable you to utilise nil-rate tax payers and basic-rate tax payers
  - Making your exit strategy as tax efficient as possible
- 

## What should you do?

- Speak to a professional about tax planning and your personal strategy - we can help you with this
- Consider all your options and implications, and act promptly in line with this
- Consider rent increases based on your own personal property/ properties to minimise the impact