

April 2025

EASTERN LANDLORDS ASSOCIATION

Newsletter

Last Thursday saw the whole ELA team, staff and directors, welcome some of our members to join the 'Brand Re-Launch' event held at the office in Norwich. With delicious food supplied by Katherines Kitchen, the team enjoyed meeting members, old and new, and putting a face to the name.

If you missed it this time don't forget that if



you are passing the office, the team extend an 'Open Invite' to show hospitality to all members. Please do feel able to pop in for a chat, coffee, or both – we would

like to be a welcome break in your busy day.



We are here Monday to Friday 9.00am-5.00pm.



New Times, Old Message

During the rebrand process, we found ourselves reflecting on the old imagery of the ELA to see the journey the Association has been on, and how it continues to be a

Norfolk and Norwich Landlords' Association

Chairman: TERRY MITCHELL Secretary: MALCOLM TURTON Treasurer: CHRIS KEW
Please reply to: Secretary's Office, 33, Daneshover Lane, Blofield, Norwich, NR13 4LP.
Telephone: 01603 715251

TO: All Members

August/September 1996.

There will be a General Meeting of the Association on **Thursday 26th September at 7.00 p.m.** The venue will be the Caister Hall. **PLEASE NOTE THERE WILL BE NO MEETING IN AUGUST.**

Despite the lack of a meeting in August a lot is happening, the two main events being the inaugural meeting of the open Norfolk Private Rented Sector Forum and preparations for our annual dinner.

Details of the Forum meeting are given with the enclosed invitation. Remember this is a rare opportunity for our Association to put its concerns direct to David Curry, the Housing Minister (subject to last minute changes in his itinerary), and also to explore ways of working co-operatively with other non-landlord organisations. The Forum represents a major achievement especially because it has achieved such a high profile in a short space of time. It also reflects well on our Association not just because of our membership but because it was our initiative that started the group. Your chairman and his committee request every member, if able, to attend. Other non-landlord representatives will be there and it is important with David Curry present, that we show landlords are concerned enough about their lettings to take a few hours to listen and possibly air their views. If we do not we cannot expect a sympathetic hearing from Government. So please take time to spend the morning of Monday 9th September at the UEA.

Bookings for the Annual Dinner are now being accepted. Again details and an application form are enclosed and this year, by popular request, we have entertainment. Guests are most welcome but, because of limits on numbers, priority will be given to members and partners should we near maximum numbers. As they say, book early to avoid disappointment! Partners will be charged at members' rate NOT guests' rate, and a raffle prize from each group would be very much appreciated.

Members will be pleased to hear that Tim Harber has successfully stopped a Court action by Norwich City Council to recover overpaid rent. This follows legal precedent as advised to Tim by the Association. Although the judgement is clear, N.C.C. at this stage are 'considering their position'. Tim is also putting forward a trial case requesting back payment for Housing Benefit in lieu of notice. This case is based on the same judgement which states that the tenant's liability to pay rent is unavoidable. It follows that Housing Benefit is payable since Housing Benefit is to be paid where a tenant is liable to make payment in respect of a dwelling in Great Britain which he occupies as his home. The Housing Benefit Regulations state that a person should be treated as occupying two homes where a person has moved into a new dwelling for a period not exceeding four weeks. If any member wishes to discuss this with Tim Harber please telephone him on 01603 219304 as he is co-ordinating the problem on behalf of the Association. You may find you have monies owing to you of which you are unaware.

We have received a good response from our rent survey but we still need more information if we are to build up a credible base. If you require more forms please let your secretary know and remember you are free to send them in anonymously if you so wish. They will be forwarded to the rent officer marked 'private and confidential' although obviously he is able to trace the owners through the land registry. Summary details will be retained for the Association data base.

cont.

successful and valuable support to landlords. We will feature some of these old logos in a future newsletter as it has been fascinating to correlate the images with the changing times.

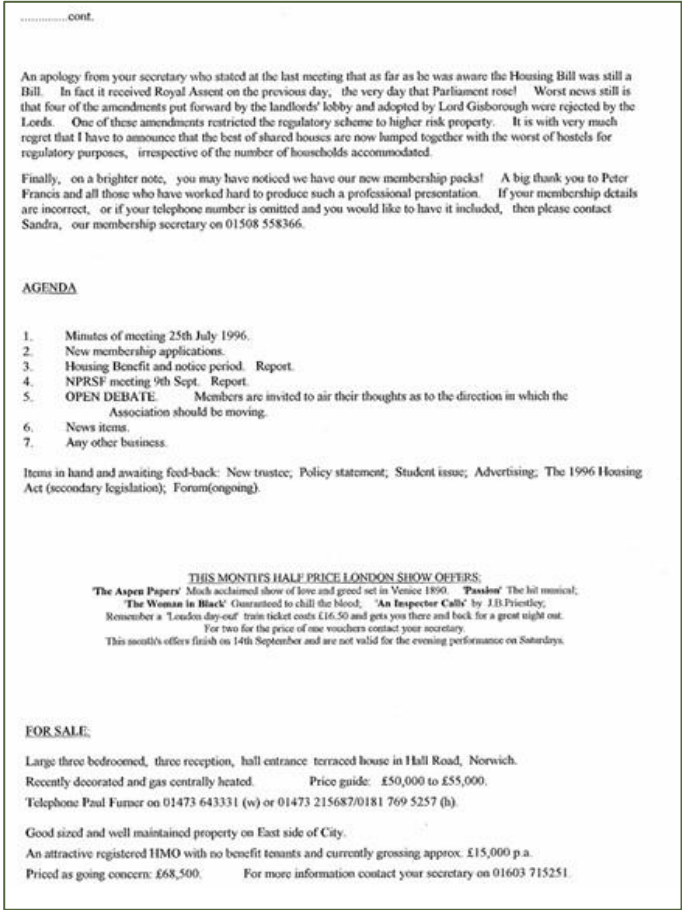
It was also interesting to read how, despite moving into an entirely new century from the Association’s humble beginnings back in 1989, that there are still very similar issues being faced in 2025.

We appreciate you won’t be able to read the pictured News Bulletin featured here which was issued in 1996, but an extract addressing the current membership of the time, had this to say:

‘Your chairman and his committee request every member, if able, to attend. Other non-landlord representatives will be there and it is important with David Curry present (a former House Minister) that we show landlords are concerned enough we cannot expect a sympathetic hearing from Government’.

It has been interesting to reflect that the difficulties reaching the ears of Government was then, and continues to be, a confronting issue. In addition, although the political and property landscape constantly evolves through various measures such as policies, taxes or regulations, the fundamental issues for landlords have remained the same. They must still deal with maintaining their properties, managing tenants, keeping up with market trends, and navigating the ever changing and complex legal frameworks. However, it seems too that those with the endurance to ride the storm will be those that continue to prosper, in one form or

another, notwithstanding the stresses they face against the varying Governments along the way and it’s evidenced that successful property portfolios and investments can still be maintained.



Could this have been your 3-bed property for sale in Hall Road, Norwich for £50,000 back in 1996, cited for sale at the end of the news bulletin?



The next legal surgery is on
Wednesday
30th April 2025

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

Appointments held with Chris Fielding or Tyler Clayton
3.00pm- 6.00pm

An Interview With...

Janet kindly volunteered this month to be interviewed after coming to receive help from Andy in the office (*we didn't let her leave until she said yes!*)

How did you become a landlord and why – please share your story with us?

"All the properties were accidents of history. The first house I had was my family home for 11 years I re-married and the property was too small for our now enlarged family. We tried to sell it but the bottom had dropped out of the market. A friend suggested we rented it, so we did. Over the years we had many tenants who all in turn left for many reasons.

The second property we acquired was in Ambleside.... Our daughter had gone to university in the Lake District and needed accommodation. There was nowhere suitable available, so we ended up buying a property. At the end of her four years she left and we tried to sell, but again the bottom had fallen out of the market. Hence property two rented out. We had many happy working holidays in the property a lovely part of the country. We rented to students during term-time and to Norwich holiday makers in the summer holidays. The return on our investment was very good but the journey to and from Ambleside became too much as our age increased.... We sold it at a profit.

The third property was to help out another daughter who had moved on in her life and she didn't have the funds to continue paying the mortgage. She found she was in a negative equity situation because of the fall in the market.

So we purchased the property that is our portfolio."

Did you have a master plan when you set out on the journey and if so, has it gone to plan?

"We did not have a masterplan – it all just happened."

How are you planning to prepare for the RRB changes?

"I am sure if we have any problems with the RRB changes we will get all the help we need from ELA."

What have you found the most challenging part of being a landlord?

"We had sailed through the years from 1981 without too many challenges until this last year. All previous tenants had left of their own volition from all our properties. We had to ask the tenant to leave and so the problems started. That is when we joined ELA and with their help and guidance helped us to sort the problem."

Have you made any mistakes that you wish you could change now with hindsight?

The mistake we have made was to trust management companies to fulfil their obligations and help us. We had in the past managed everything ourselves and had always had a good relationship with our tenants. We were invited to visit one couple in Zurich and another couple rang us every week during lockdown (after they had bought their own house) to check we were okay....

*We always like to pass on landlords experience to help others so what would your advice be to other landlords, particularly those new to the scene?
"Be lucky....."*

And any last thoughts?

"It can be a good income if you put the work in, there will always be people wanting to rent. Until the government does more to stop the unscrupulous landlords we will all suffer."

Because of our experience in renting, we were able to help a close relative to rent his property so he could live independently at a local care home until his death."

Instagram

If you have not started following our Instagram yet, please do look us up and follow to keep informed with ELA News and Industry updates.

You can find us:



https://www.instagram.com/easternlandlordsassociation?utm_source=qr&igsh=bWt1Z29vdW5ub290

Annual Conference and AGM

We are holding our annual conference next month at Wensum Valley Hotel, Taverham, Norwich, NR8 6HP on Friday 16th May 2025. The day will start with our ELA AGM held in accordance with our constitution and rules. During this meeting, finances, board elections and other matters affecting the organisation will be discussed. This will be

followed by various talks by those sponsors on topical issues

We are delighted to have the following sponsors who will be speaking at the conference on variety of topics throughout the day. We will be able to disseminate more information and a timetable of events shortly.

Our sponsors this year will be:

- Lovewell Blake
- MD Wealth Management
- Fosters Solicitors
- Drayton Insurance
- Balanced Financial Services
- Birmingham Midshires

Numerous trade stands will also be in attendance and complimentary, tea, coffee and lunch are provided. The afternoon session will conclude with a Q&A with a panel of experts including the sponsors and ELA staff who will be able to take questions from the floor.

The day offers an opportunity for networking and property insight. To book your space please visit the Eventbrite link below or contact the office who will be happy to secure your space.

<https://www.eventbrite.co.uk/e/eastern-landlords-association-conferenceexpo-2025-tickets-1269071961399?aff=oddttdcreator>



EASTERN LANDLORDS ASSOCIATION
ANNUAL CONFERENCE AND EXPO
FRIDAY 16TH MAY 2025

Safe Suffolk Renters

We are pleased to be attending the upcoming landlord, letting agent and property managers event being held in Exhibition Hall Two, Newmarket Racecourse on Tuesday 29th April. This will be another opportunity for old and new members to attend a free training event held by Safe Suffolk Renters. ELA have attended these insightful days previously and found they have proved to provide valuable help and guidance, signposting landlords to supportive enterprise schemes, grant availability, damp and mould specialist help along with an industrious opportunity to network.

If you missed out on the previous events or are more local to Newmarket, please do log in to their booking facility to secure a space. The link is below.

<https://www.eventbrite.co.uk/e/guiding-you-through-the-renters-rights-bill-and-more-tickets-1274321964299?aff=oddttdtcreator>

FREE event for landlords and letting agents

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



Tuesday 29th April
Newmarket Racecourse

Find out more and book your
FREE place at this event now:
safesuffolkrenters.org/events



Suppliers and Tradespersons

Directory

We will soon be moving suppliers and tradespeople contacts over to the new page on the website

Agents

Champion Property Letting Agents

01603 339046

Buildings Maintenance

Alpha Electrical 01603 662270

(Emergency call out-07885 787848)

Building Maintenance Glenn Branford

07947 133303

Carpenter Dean Bannan

07901 275661

DHG Electrical 07923 412259

Howard Line Electrical 07773 365247

Painter / Decorator Julian – Brit Pol Maintenance

07951 857508

Pink Plumbing 07539 486426

Rubbish Clearance 07711 953922

Finance and Insurance

Abacus Accountants 01508 333040

Balanced Financial 01603 961618

Drayton Insurance 01603 954054

Lovewell Blake 01603 663300

Legal

Easy Law Training easylawtraining.com

Fosters Solicitors 01603 620508

We are continually improving this area and full advertising space is available – please contact info@easternlandlords.org.uk

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