

Thanet Landlords' Focus Group

Working for landlords in partnership with Thanet District Council



Meeting

Wednesday 24 January 2018

Austen Room, Thanet District Council, Cecil Street, Margate, Kent, CT9 1XZ

Agenda

Start: 2.00 pm

1. Welcome and introductions
2. Minutes of last meeting
3. Empty Properties update
4. Universal Credit – discussion with Tony March (DWP)
5. Housing Options update
6. Housing benefit/Council tax update
7. Matters for discussion raised by:
 - (a) Joanna Cornford
8. Landlord Event 2018
9. Private Sector Housing update
10. HMO & Residential Property Licensing Reforms
11. Any other business

Finish: 4.30 pm

Chair: Teresa Bartlett

Please direct any enquiries to:

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Matters for Discussion

(a) Raised by Joanna Cornford:

For the summer meeting I asked for an agenda item on Council Tax being liable by landlords in between tenancies.

When this change of policy came into being I was informed the idea behind it was to encourage the building trade and ensure that long term empty properties were brought back onto the housing market, to provide much needed, suitable accommodation.

This may well be the thinking behind the demand for council tax between tenancies however it is a one size fits all policy and actually encourages, less aware, landlords to re rent substandard accommodation.

Landlords are business people and profit is generally their concern therefore the quickest turnaround possible is their goal. Previously there was a period of three months to allow for general maintenance but without at least a month tenants are faced with increasing repair issues and yet are expected to pay a premium for their premises.

Having requested this issue to be put on the agenda last Summer I was then unable, through ill health, to attend the meeting, I understand the Chairman touched on the subject however I hope that other landlords, who feel the seamless payment of council tax from tenancy end to tenancy start date is discouraging for property maintenance and costly for the District Council who frequently must have to calculate minute sums of money, would be keen to discuss the subject in full at our next meeting on the 24th January.