

Viewings	0121 726 9417	enquiries@pcealettings.co.uk
Property management	0121 726 9418	propertymanagement@pcealettings.co.uk
Accounts and payments	0121 726 9419	accounts@pcealettings.co.uk
Tenancy applications and renewals	0121 726 9420	tenancy@pcealettings.co.uk
Reports and administration	0121 726 9421	admin@pcealettings.co.uk
Valuations and landlord queries	0121 726 9422	enquiries@pcealettings.co.uk

30th March 2020

Dear Landlord

I hope that this email finds you and your family & friends well.

I last emailed you on 24 March following the Prime Minister's broadcast announcing Lockdown across the country. Since then, the Coronavirus Bill has had Royal Assent and The Coronavirus Act is now law.

The following is a list of the key points from the Act, the service we are aiming to deliver to support you in these unprecedented times, and our thoughts on some other matters not yet addressed by Government:-

RENT

1. We appreciate that our landlords rely on the rental income for their property for very many reasons. Some but not all landlords will have a mortgage, others may need the income to pay nursing home fees or support adult children through tertiary education, and for some the rental income is to supplement pensions etc. Where landlords have a buy- to- let mortgage provision has been made by the Government for a 3 month payment holiday. This is NOT 3 months free. Payment is simply deferred. Generally the amount due will be added to the principal with interest applied on top. Please contact your lender. As at the time of emailing, there is no financial support for landlords who do not have a mortgage.

2. There is NO rent holiday for tenants. Where tenants are employed, provision has been made for them to be financially supported through the Coronavirus Job Retention Scheme provided their employer claims the necessary grant. This allows 80% of employment costs to be paid up to £2,500 per month. Broadly equivalent support is available for tenants who are self-employed. However, we are advised that devising a system to effect this has been very tricky and not all self-employed will qualify. We are also advised that any money due to self-employed tenants is unlikely to reach them before June. There is nothing a self-employed tenant can do to speed this up. HMRC will get in touch with them based on tax returns/accounts already submitted. For very new self-employed businesses there will be no accounts. Tenants in this category will need to make alternative applications for support through Universal Credit etc. That could take some time.

In these very difficult times we anticipate that rents may be late and/or short. We will identify and secure rents as soon as practicably possible. We will be contacting both tenants and landlords to understand each party's situation. It is clear from the Government's guidance that they are expecting the parties to work together to agree, where necessary, realistic payment plans.

NOTICE FOR POSSESSION AND COURT ETC PROCEEDINGS

3. It is still possible to serve notice for possession. However, the standard 'no fault' section 21 notice and the section 8 notice (often used in cases where rent is more than 2 months in arrears) are now both three month notices. Both notices are simply an entry ticket to commence legal proceedings. Currently, where a tenant gives notice, the notice period remains as before at one month (subject to fulfilling the initial fixed term etc).

4. As at the time of emailing, the courts have provisionally suspended possession proceedings for 3 months and all cases will be adjourned. We understand that some courts are already returning paperwork meaning it will need to be relodged at a future date to be confirmed.

5. Where a possession order has been granted, it is also understood that evictions are suspended for 3 months.

If you have any URGENT queries on securing possession of your property please email tenancy@pcealettings.co.uk with COVID 19 - URGENT in the subject line

LEGAL OBLIGATIONS- REPAIRS ETC

6. Although agency is not deemed an 'Essential' activity under Government guidance, nonetheless we will continue to support you by ensuring that all Section 11 repairing issues and the statutory Landlord Gas Safety Certificate (LGSC) are actioned as far as practically possible. It appears that each case will, of necessity, have to be dealt with individually and, where access proves to be difficult, we will protect your position by ensuring that detailed records are made.

7. As at the time of emailing, a landlord is still expected to bear the costs associated with a void period such as Council Tax and utilities. If we become aware of that position changing, we will update you.

END OF TENANCIES- INSPECTIONS AND DEPOSITS, for applicable landlords

8. In normal times we carry out our final 'check out' inspection the working day immediately after the date the tenancy ends. During the current pandemic, our deposit scheme provider, the Tenancy Deposit Scheme, are relaxing their rules and giving up to 4 weeks for our inspection to be made. Wherever possible we will get our inspection done within 4 working days of the end of the tenancy and report to you. In the event of there being a claim against the deposit, as our ability to get contractor estimates is compromised, we will negotiate with the parties based on the work required and what is reasonable. We ask for your support and cooperation with this to allow us to deal with the deposit as quickly as possible.

TENANCY RENEWALS, for applicable landlords

9. We are very much continuing our regime of contacting both parties to establish intentions. As it is currently impossible to secure possession and extremely difficult to move home, with no guarantee of when this situation will alter, we anticipate that in most situations the parties will be looking for the tenancy to continue. To ensure that we can adhere to renewal dates and get the Agreement executed in good time, please reply to our 'Renewal Intentions' email as soon as possible.

Finally, if you have emailed us in the last few days and not yet had a response, we will come back to you as soon as possible. In the meantime, please check our website www.paulcarrlettings.co.uk regularly for updates and all Landlord letters. The full details of the Government's guidance for Landlords and Tenants is available by clicking this

link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876500/Consolidated_Landlord_and_Tenant_Guidance_COVID_and_the_PRS_v4.2.pdf

Thank you for your trusting us with your property interests
Kind regards

Fiona Barbour
General Manager of Residential Lettings

"With you every step of the way"

The largest independent estate agent in the West Midlands with offices in:

Aldridge – Brownhills – Burntwood – Erdington – Four Oaks – Great Barr Great
Wyrley – Hamstead- Kingstanding – Streetly – Sutton Coldfield – Walmley



www.paulcarrlettings.co.uk

Paul Carr T/A Paul Carr Estate Agents. Paul Carr is a member of ARLA.

Introductions only to Openwork Ltd, which is authorised and regulated by Financial Conduct Authority



3 times winner
Estate Agent of the Year

