

Welcome to the Autumn 2019 newsletter

The newsletter contains information that you need to be aware of as a landlord or agent. If you have any news or views that you would like included in future editions please let us know!

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ENERGY PERFORMANCE CERTIFICATES

Changes to Energy Efficiency Standards in the Private Rented Sector

Homes in the private rented sector are some of the least energy efficient in Scotland. To tackle this, the Scottish Government has announced that minimum energy efficiency standards will be introduced for privately rented housing from April 2020.

Increasing the energy efficiency in our private rental stock will:

- Manage the energy costs of tenants, including some of the most vulnerable
- Improve the condition of properties and help reduce maintenance costs
- Improve health outcomes associated with cold and damp homes
- Help reduce carbon emissions helping us meet our climate change targets.

You can get more information about the minimum EPC standards here.



WHAT ACTION CAN I TAKE NOW?

As a registered landlord you will already have an Energy Performance Certificate (EPC) when the property was let to comply with current regulations.

When an owner of a property gets an EPC they also receive a recommendations report, which offers further information on the building and the generic measures that can be applied to the property to improve its energy efficiency and environmental impact ratings. The report shows the improved ratings that would be achieved from applying these measures in the order they are presented.

Could any of these recommendations be applied?

BE EFFICIENT PLAN AHEAD

Greener Scotland
Scottish Government

Glasgow Landlord Forums

Glasgow City Council will be holding forums throughout the city to provide landlords with more information about what you can do to meet the EPC requirements.

The forums will be commence in the New Year and dates and further information will be in the newsletter issued in February 2020.

FIND OUT MORE INFORMATION ABOUT THE CHANGES



Legionella – Risk assessment

What is required?

From 16 September 2019 landlords who newly register or renew their landlord registration are required to answer additional questions – one of which is ▸▸

This is not a new condition of being a landlord, however responses have highlighted that landlords require some additional support, around what is required to answer positively to this questions.

A risk assessment can be carried out by a competent person and you get can full details on what is required on the Glasgow City Council Website. You will also find a risk assessment template.

HAS A LEGIONELLA RISK ASSESSMENT BEEN CARRIED OUT ON EVERY RENTAL PROPERTY AND HAVE ANY SAFETY CONCERNS BEEN ADDRESSED?

Letting out your property

Make sure you are meeting your landlord responsibilities.

There is a lot to think about when letting out a property so to assist you a checklist is available on the GCC website.



FURTHER SUPPORT

Private Landlord Support Officer for advice on the Private Rented Sector.

Julie Williams **0141 418 1366**

Email plsupportofficer@glasgowgov.uk

Research - Private Residential Tenancy (PRT)

We would like to introduce an opportunity to you to take part in research into your experience of the Private Rented Sector, including the PRT.

The charitable foundation, Nationwide Foundation, has commissioned Indigo House consultants to undertake a major research study over the next three years to investigate in detail the impact of the changes that have been made over the past few years to the private rented sector tenancy regime, including the introduction of Private Residential Tenancies in late-2017.

This is expected to be a high profile piece of research that will engage tenants, landlords, letting agents and other s takeholders in considering the impact of the changes made and what this means for future policy and practice the private rented sector in Scotland, and the UK as a whole.

The issues explored in the research will be of interest across the sector and we would encourage you to take the time to complete the initial online survey targeted at landlords and letting agents. This is being managed by researchers, IBP Strategy and Research, and should take around 15-20 minutes to complete at the link below:

Landlord and Letting Agent Survey

The survey is being networked across the sector so if you have already seen and completed it, please accept our apologies. We await the findings with interest and will share them with you as they emerge.

Landlord Registration

REMEMBER TO UPDATE YOUR DETAILS

It is important to notify us of changes to information contained in your registration including your email address.

All correspondence is now issued via email, where we hold this address, including reminders of when to renew your registration.

Find out more about Landlord Registration.

RENEWAL OF REGISTRATION

To renew your registration online you should visit Scottish Landlord Registration.

If you experience any difficulty in accessing your account or having difficulty matching your property addresses please contact the landlord registration team at privatelandlordregistrationunit@glasgow.gov.uk or on **0300 343 0414** and we will be pleased to help.

SOUTH WEST GOVANHILL

Govanhill Acquisition and Repair Programme - Milestone Reached

A total of 300 properties have now been purchased by Govanhill Housing Association (HA) as part of the South West Govanhill buy and repair programme. It comes at the half-way point of the four year scheme to purchase then improve some of the poorest quality flats in the area.

The initiative is not just about acquiring and repairing properties – the acquisition programme enables Govanhill HA to increase its ownership and implement more effective management and maintenance arrangements. All 300 of flats will be renovated and then offered for social rent by the Association, increasing the supply of much needed affordable homes in the area. So far, the Association has improved and let more than 160 homes with another 120 properties currently being renovated.

The project is supported by the Scottish Government and Glasgow City Council.

If you are interested in selling your property to Govanhill Housing Association then please phone **0141 636 3636** for further information.





Housing Minister Kevin Stewart said:

"Congratulations to Govanhill Housing Association on reaching this important milestone with their acquisition and repair programme."

SOUTH WEST GOVANHILL

Home Fire Safety Visits

To make sure your property has adequate fire safety detection you can arrange a free home visit.

You can either phone **0800 0731 999**, text **"FIRE"** to **80800** from your mobile or you can complete an online form at Fire Scotland.

