

PEOPLE MAKE GLASGOW HOME

Glasgow CITY COUNCIL

EDITION 1

PRIVATE LANDLORDS & AGENTS

SAVE TIME GO ONLINE www.glasgow.gov.uk

Welcome to the Spring 2020 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
- Prescribed Information

Glasgow City Council are holding forums at the Lighthouse, Mitchell Lane, Glasgow to provide landlords with more information about.

Prescribed Information: This change came into effect on Monday 16 September 2019 and provides for additional questions to be asked in the registration process. There are now a further series of questions which are asked, to include fire, gas and electrical safety amongst other matters. Local Authorities are also expected to sample applications to seek evidence of compliance in addition to the self-declaration applicants will make. These questions will be asked where a landlord renews an existing registration or a New application for registration is submitted.

Energy Performance Certificates (EPC): EPC F and G rated properties are the most energy inefficient properties in our housing stock. They impose unnecessary energy costs on tenants and the wider economy and can lead to poor health outcomes, with a resulting resource pressure on health services. These properties also contribute to avoidable greenhouse gas emissions.

New legislation sets out a minimum level of energy efficiency for properties in the Private Rented Sector.

From Thursday 1 October 2020 EPC ratings for new tenancies are required to be a band E or above.

You can read more about the changes on the Scottish Government website.

FORUMS WILL BE HELD ON THURSDAY 19 AND FRIDAY 20 MARCH 2020. YOU CAN CLICK ON THIS LINK TO EVENTBRITE TO BOOK YOUR PLACE.

- You will find out how the changes will impact landlords
- Fully understand what responses are required when applying or renewing a Landlord Registration
- Hear from speakers who can offer support and guidance
- Raise questions/concerns you may have.



Support from Home Energy Scotland

There's plenty of support available to landlords to improve the energy efficiency of their rental properties before the new minimum standards regulations take effect from October 2020.

Whether you need someone to chat through your Energy Performance Certificate (EPC) or would like advice on funding, Home Energy Scotland can help you get things in place. This free, impartial advice service is funded by the Scottish Government, with specially trained advisors located across Scotland.

Free specialist advice

Your local private landlord specialist will be able to discuss your property at a time that suits you, by telephone, email or in-person. This support can be offered on a basic level, discussing different improvements that could be suitable for your property and financial support available, including a Home Energy Scotland interest free loan. Or, a more detailed report can be provided following an assessment of your property.

Be efficient, plan ahead

In 2019, the Scottish Government published regulations, covering details of applying minimum standards and exemptions. This is all part of Energy Efficient Scotland, a wider programme from the Scottish Government to make homes and buildings warmer, greener and more efficient. By March 2025, properties will need to have an EPC rating of Band D. This will improve conditions for tenants in the coldest homes and help tackle fuel poverty. It will also reduce carbon emissions, helping us meet our climate change targets

	MINIMUM EPC RATING	LETTINGS AFFECTED
From 1 October 2020	E	New tenancy
By 31 March 2022	E	All tenancies
From 1 April 2022	D	New tenancy
By 31 March 2025	D	All tenancies

To speak to your local private landlord specialist advisor call Home Energy Scotland on freephone 0808 808 2282 or email stephen.mcalaney@sc.homeenergyscotland.org.

EPC ENQUIRIES - CONTACT GLASGOW CITY COUNCIL

If you have a rental property with a current EPC rating of F or G and are unsure how this may affect you, you can raise your questions using the email below. We can also advise how to apply for an exemption and the criteria you will be required to meet.
EPCenquiries@glasgow.gov.uk

Letting Agents Applications Refused



Scottish Government Letting Agent Register

The Scottish Government has published details of Letting Agents who have applied to join the Scottish Letting Agent Register and the application has been refused by Scottish Ministers.

This means that the letting agents are not allowed to let or manage property.
All businesses carrying out letting agency work (as defined by section 61 of the Housing (Scotland) Act 2014) in Scotland must join the Register. It is a criminal offence for a person to do letting agency work if they are not on the Register.

You can view the details here

At this time 2 letting agents who operate in Glasgow have been refused registration. They are:

- **G.P.S Legal and Estate Ltd**
- **CPM Glasgow Ltd – Connect Property Management**

If either of these letting agents manage your property, you should immediately take action to remove your property from their management. You should also contact your tenant(s) as soon as possible to:

1. advise them that they will no longer be managing your property;
2. to stop any future rental payments being paid to the agent (if they collect rent on your behalf); and
3. provide them with alternative payment details and who to contact about their tenancy in the future.

I would also advise that where a deposit has been taken from your tenants that you ensure this has been lodged correctly. Where a deposit has been taken this will require to be transferred to the new letting agent or to your name. To do this you should contact the tenancy deposit scheme where the deposit was originally logged.

As a registered landlord it is a legal requirement that you must also have the following certificates

- Gas Safety
- Electrical Installation Condition Report/ Portable Appliance Test
- Energy Performance Certificate.

If you employ a letting agent you can check that they are registered using the link below.
https://lettingagentregistration.gov.scot

If an agent doesn't appear on the Register, you can contact the Scottish Government's Letting Agent Registration Team to confirm whether the agent has submitted an application. They can be contacted on **0300 244 6439**.

Further information for landlords about letting agent regulation is available by visiting: https://www.mygov.scot/letting-agent-registration-landlords



Letting out your property

As a landlord how can you be sure that you re meeting your responsibilities?

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

CONTACT

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

Julie Williams **0141 418 1366**

Email plsupportofficer@glasgowgov.uk

Glasgow City Council Budget

In the course of setting the budget for 2020 to 2021 the council is to charge for the uplift of bulky item waste. This service was previously provided to households free of charge.

As private landlords this may impact on you and your tenants where bulky waste is disposed of in the course of the tenancy. We would encourage you to consider the impact these changes may have when preparing tenancy agreements and providing information to tenants regarding proper disposal of waste. Where you let property as a HMO there are provisions relating to bulky waste contained in the code of conduct and licence conditions which can be found here. We would also encourage non HMO Landlords to adopt the good practice noted in the HMO Code of Conduct.

As the policy around this is made available we will update landlords through the newsletter.

