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PRIVATE

LANDLORDS & AGENTS EVENT

Thursday 25 October 2018

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NOVEMBER 2018

Questions and Answers

Q. Why are the standards for private rented properties higher than standards in the social sector?

A. New legislation is being brought in to raise the current standards in social housing, which were already subject to regulation.

Q. Glasgow City Council (GCC) stated that training courses for Landlord Accreditation and inspections to determine if properties meet the repairing standard would be offered free at point of registration, will existing landlords get free training?

A. GCC want to engage with new landlords but equally we are here to support existing landlords and offer training and inspections where requested. Inspections would be free in relation to becoming an accredited Landlord at initial registration but current Landlords who complete LAS training can call for an inspection free of charge. This will assist landlords in meeting their responsibilities.

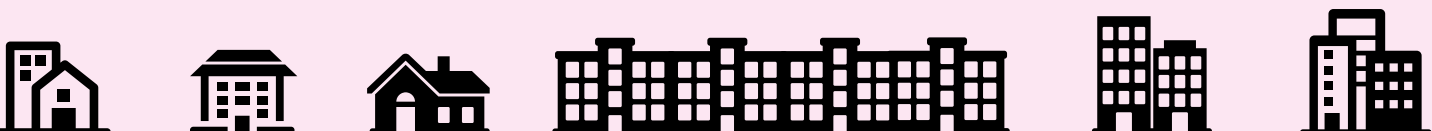
We would encourage feedback from current Landlords in relation to taking part in training and discuss in partnership with LAS.

Q. What can be done about factors who are not carrying out their duties?

A. Factors who do not comply with the code of conduct should be reported to the **Housing and Property Chamber**. Further information can be found on the **Scottish Government website**.

Q. We hear about rogue landlords but what is being done to protect the landlords who have rogue tenants?

A. All tenants should be vetted- most routinely by seeking credit or character references. The Scottish Government does not have any intention to legislate to monitor tenants.





Q. How many Letting Agents are in Scotland?

A. Using data available it is estimated that there are approximately 1700. Scottish Government focus has shifted to now identifying the apparent large number of non-compliant Letting Agents who have not yet registered under the new scheme.

Q. The new Tenancy Agreement is allowing tenants to leave too quickly, causing too high a turnaround for Landlords and increasing costs associated with change overs in tenants. Is there anything being done to address this issue?

A. The purpose of the new Tenancy Agreement was to redress the imbalance between Landlords and Tenants due to the old model making it difficult for a Tenant to end their agreement. Scottish Government are monitoring the impact of the new Tenancy Agreement but there are no plans to change it at present.

Q. Why can HMO landlords letting to students not put an end date on the new PRT?

A. This was considered when passing the bill and the principle was that students renting in the main stream private letting would have the same rights as the likes of a family renting privately. For full details on why certain types of accommodation are not required to use the PRT [click here](#).

Scottish Government have no immediate plans to review PRT.

Q. As well as inventory reports being required, Letting Agents should be required to complete a cleanliness report.

A. There is nothing to stop the landlord requesting that their Agent does this alongside the Inventory. Scottish Government advised it may be something that could be added to the code of practise in the future.

Q. GCC are conducting a consultation on the overprovision of HMO yet I can still see purpose built student accommodation being built.

A. As advised at a previous forum a number of Evidence Sessions have now been arranged to further explore issues raised in consultation responses. The next step will be for the Licensing and Regulatory Committee to consider all of the views and evidence gathered and determine whether or not they wish to proceed with the development of a policy on overprovision and a link with planning. In the event that they wish to proceed with a policy on overprovision, a draft policy will be issued for full public consultation and I would anticipate that there will be further engagement events at that stage.

As well as stakeholders from the community/public and Officers of various Services of the Council the Committee will also hear evidential material from representatives of the landlord/managing agent sectors.

Purpose built student accommodation is planned years in advance which is why new developments continue to be built.

Q. Annual PAT Testing – is this necessary? Overtime the tenants sometimes replace items or buy items themselves and as a landlord feel that annual PAT testing is difficult to manage.

A. The number and type of appliances would generally be noted in the inventory. Landlords need not test the tenants own appliances

HMO properties are required to carry out a PAT annually.

Landlord Accreditation Scotland offers training courses that landlords can attend and then if successful at the training undertake PAT themselves. [Please click here for more information](#).

Good practice would suggest that portable appliances are tested annually in mainstream private lets or at the change of tenants whichever comes first.

