



SEPTEMBER 2018



PRIVATE

LANDLORDS & AGENTS

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Welcome to the Autumn 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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Save the date!



We are delighted to announce that Glasgow City Council will be holding a free event to support private landlords and promote good practice in the private rented sector.

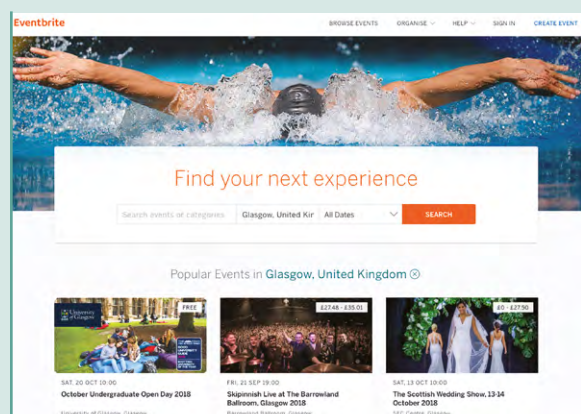
A half day dedicated to the Private Rented Sector.

Guest speakers will talk about:

- Property standards and common repairs
- Agents Registration
- How Landlord Registration fees are being used/launch of the accreditation scheme

Various organisations and officers from Glasgow City Council will be on hand to offer advice and support on all aspects relating to the Private Rented Sector:

- Council tax liability changes. Empty homes
- Fire Scotland – Fire safety
- Universal Credit - what does it mean for landlords



BOOK YOUR SPACE **HERE!**

At Eventbrite.

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- Home Energy Scotland – practical advice and assistance for private landlords
- Tenancy Deposit Schemes
- The new Private Residential Tenancy Agreement (PRT)
- Repairing standard - does my property meet it
- Practical advice - how to maintain and look after my property, what information do I need to provide my tenant with
- Shelter
- Landlord Accreditation Scotland
- Scottish Association of Landlords
- Council for Letting agents

TELL US

Is there anything more that the council could do for you as a landlord? Let us know what barriers you face as a landlord?

What works well in the private rented sector?

DON'T MISS OUT

attend the landlord event and have your say! Speak to organisations with a wealth of knowledge and practical advice.

Important news for letting agents in Scotland



The Scottish Letting Agent Register opened on 31 January 2018 and the legal deadline for applying to join the Register is next month. If your business carries out letting agency work, make sure you submit an application by the 1 October 2018.

After this date, it will be a criminal offence to do letting agency work without having applied on time or having been admitted to the register. If your business does not submit an application on time, a higher application fee will also apply.

Apply to join the Scottish Letting Agent Register at:

<https://lettingagentregistration.gov.scot>

Find out more about Letting Agent Registration and what businesses need to do before applying by visiting:

www.mygov.scot/letting-agent-registration/

Make sure your business is complying with the Letting Agent Code of Practice:

<https://www.legislation.gov.uk>



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A step-by-step guide to letting out your property

As a landlord how can you be sure that you are 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 the Private Landlord Support Officer for advice on the Private Rented Sector.

Julie Williams **0141 4181366**

Email plsupportofficer@glasgow.gov.uk

CHECKLIST



HMO Fire Safety Audit Arrangements

Glasgow City Council has recently launched a new innovative partnership to fire safety in houses in multiple occupation (HMO) in conjunction with the Scottish Fire and Rescue Service.

Following concerns by Officers the Council's HMO Unit now has a dedicated Fire Safety Officer seconded from the Fire Service. This resource will ensure that all HMO properties will be audited in terms of fire safety every 3 years in connection with every new or existing HMO licence application.

Awareness events have been held recently for both HMO landlords and their agents to explain in detail how the new auditing arrangements will work in practice and outline the expectations that the Licensing and Regulatory Committee have with regard to the establishment and maintenance of adequate fire safety standards within HMO properties.

The message being conveyed is that it is critical that the existing standards are achieved, maintained and that all necessary certification and procedural fire safety reviews are procured/carried out timeously. The Fire Service has confirmed that failure to do so will be met with robust enforcement and this may have significant implications for existing HMO licenses in force.

For further information... or any general advice about HMO licensing compliance please contact either the HMO Unit (DRS) at Glasgow City Council or your local Community Fire Safety Section of the Scottish Fire and Rescue Service.



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. 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.

The Scottish Government will publish regulations in early 2019, covering details of applying the 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.

Here is the timeline for new regulations that will affect private rental properties in Scotland. Some exemptions may apply.



From 1 April 2020, if you're starting a new tenancy the property will need to have an Energy Performance Certificate (EPC) of band E or above



From 31 March 2022, rental properties will need to have an EPC of band E or above



From 1 April 2022, if you're starting a new tenancy the property will need to have an EPC of at least band D



From 31 March 2025, rental properties in Scotland will need to have an EPC of at least band D

FREE PROPERTY ASSESSMENTS

A Home Energy Scotland specialist can visit your rental property and assess what energy efficiency improvements you could make. You'll get a tailored report which outlines the recommended measures, the cost of making improvements, information about funding and potential carbon and financial savings. The specialist will talk you through the report and help you decide what's right for you.

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



BE EFFICIENT PLAN AHEAD

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Information for Landlords



A claimant's Universal Credit calculation will include either the total amount of rent they pay, or the Local Housing Allowance (LHA) rate, whichever is lowest.

Verification of Housing Costs (Rent)

To be eligible for Housing Costs the claimant must provide sufficient documentation to verify two criteria:

- Proof of address/residency
- Liability for housing payments

When assessing housing costs in Scotland, DWP will check the address to confirm the landlord is registered with the Local Authority. If the landlord is not registered DWP will pass the details to the relevant Local Authority.

Alternative Payment Arrangements: Managed Payment to Landlord

Alternative Payment Arrangements (APAs) exist for paying a claimant's Universal Credit in ways other than the standard methods. One of these APAs is known as a Managed Payment To Landlord (MPTL) where the housing element Universal Credit can be paid directly to the landlord, minimising the risk of claimants failing to pay their rent.

When rent arrears occur a landlord can apply for a MPTL. Although rent arrears are the most common reason for requesting a MPTL, there are other considerations taken into account, with each application considered on a case by case basis.

Claimant consent is not required for an MPTL request, although the claimant is given 7 days to prove they are not in the arrears necessary for an MPTL, or are in a formal dispute with the landlord (that is registered with the LA).

Other sources of information

Universal Credit and Landlords

<https://www.gov.uk/government/publications/universal-credit-and-rented-housing--2>

Landlord Newsletter

<https://www.gov.uk/government/publications/universal-credit-landlord-engagement-newsletters>

Universal Credit
is coming
to Glasgow



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