

# Private Landlords Update

## Newsletter of South Lanarkshire Landlord Forum



## Welcome

**Cameron Mitchell, Strategy and Policy Manager, South Lanarkshire Council welcomes Landlords and Letting Agents at the Event held on 12 March 2019.**

Cameron chaired the event, welcomed everyone and advised the Council is committed to working with landlords and recognises the important role the forum plays in engaging with private landlords and agents to support good practice and promote the sector. Cameron introduced speakers who included:



## Donald Gray, Area Housing Services Manager, South Lanarkshire Council

Donald is responsible for housing management and works closely with Scottish Fire and Rescue. Together, they came up with a Common Sense theme with the slogan that “tidy communities are safer places”.

Donald spoke mainly about fly-tipping and how rubbish affects our communities negatively. The cost of removing fly-tipped material over a five year period increased from £300,000 in 2012/13 to just under £700,000 in 2016/17.

Wheelie bins left out on streets once they have been emptied contribute to fire outbreaks. Reducing the volume of rubbish left on our streets and the number of tenants who leave their bins out after they have been emptied can help reduce fires.

Donald advised it costs the council around £300 to £400 for each rubbish uplift and sometimes tenants do not follow proper channels of disposing rubbish. Common Sense raises awareness through campaigns and by holding public events to share information including carrying out enforcement work by utilising resources from all partners involved in deterring and catching those responsible.

After an audience discussion, it was agreed the process for landlords to contact the council would be looked into.



### Post forum meeting note:

#### Landlords contacting the council on behalf of the ex-tenant for a bulk uplift

Waste Services have confirmed each household/property is entitled to one free uplift. It has to be the tenant/resident who makes the call for the first free uplift at the property to ensure that the policy is fair and consistent.

Any subsequent uplifts cost £30.90 and landlords can phone and arrange for an uplift as long as they are willing to pay the costs. If there is a lot to clear, we may charge more.

## Stephen McAlaney, Private Rented Sector Specialist, Energy Savings Trust

Stephen advised Scottish Government provides funding for the work that is managed by Energy Savings Trust throughout five advice centres in Scotland.

The key issue in the private rented sector is that some of the homes are the least energy efficient in Scotland. To tackle this, minimum energy efficiency standards are being introduced for the sector from April 2020.

Private rented properties will need to achieve the following Energy Performance Certificate (EPC) bands:

- EPC band E for any new tenancy from 1 April 2020 and in all properties by 31 March 2022.
- EPC band D for any new tenancy from 1 April 2022, and in all properties by 31 March 2025 - additional information will be available October 2019.



For more information please contact your local specialist:  
[Stephen.mcalaney@sc.homeenergyscotland.org](mailto:Stephen.mcalaney@sc.homeenergyscotland.org)

### Post forum meeting note:

#### Energy Efficiency Consultation - Draft regulations and guidance

The Scottish Government has produced draft regulations and guidance - The Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019. The key aim is to raise awareness and seek views on the nature of guidance to support regulations.

At the time of writing this newsletter, South Lanarkshire Council was still in the process of drafting the consultation response to the Scottish Government. Once the response to draft guidance has been approved by the management team it will be available to the public. Draft regulations and guidance can be accessed at: [www.gov.scot/publications/energy-efficiency-private-rented-property-scotland-regulations-2019-guidance](http://www.gov.scot/publications/energy-efficiency-private-rented-property-scotland-regulations-2019-guidance)

## Esnat Hara, Strategy and Policy Officer, South Lanarkshire Council

Esnat used the interactive voting for feedback on the event and future agenda items. It was pleasing to see that the forum continues to be a success where:

- 98% of the audience felt the event was informative
- 97% felt they would attend future forum events

The agenda items with the most votes were:

- The First Tier Tribunal - 57%
- The Scottish Private Residential Tenancy – 38%

We will try to include these on the agenda at future landlord forums.



# Some Private Rented Sector highlights since previous forum

## Repairing Standard modifications

The Scottish Government has continued to introduce changes/amendments to the repairing standard through various Acts.

Some of the measures were introduced on 1 March 2019 and other measures will be introduced February 2021, March 2024 and March 2027 and they seek to address issues around tolerable standard, safe kitchens, fixed heating systems, safe and secure common doors etc.

A summary of measures in the Housing (Scotland) Act 2006 – modification of the Repairing Standard can be accessed at [www.legislation.gov.uk/ssi/2019/61/made](http://www.legislation.gov.uk/ssi/2019/61/made)

## South Lanarkshire Rapid Rehousing Transition Plan

You may be aware that The Scottish Government is committed to eradicating rough sleeping, transforming the use of temporary accommodation and ending homelessness in Scotland.



To support this ambition, we, along with all other local authorities in Scotland, have developed and published a five year Rapid Rehousing Transition Plan.

We recognise the scope of the challenge of these commitments on both a national and local scale and aim to continue to work with all housing partners in South Lanarkshire to meet these. The South Lanarkshire Rapid Rehousing Transition Plan was produced in partnership and contains the following strategic objectives:

- Significantly reduce the overall level of homelessness
- Significantly reduce the time spent by households in temporary accommodation and minimise moves before moving to settled homes
- Improve and increase the provision of housing support for households to live independently within communities
- Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs
- Enhance integration and partnership working to embed RRTP through a whole systems approach

The Transition Plan runs up to 2024 and includes a commitment to further develop our engagement with the private rented sector to help prevent homelessness.

## Short -Term Lets consultation

The Scottish Government consulted on the proposal to regulate the short-term lets market which closed on 19 July 2019. South Lanarkshire Council provided a response to this consultation and overall, it agrees with the regulatory framework with the suggestion to commission further research to establish the impact of short-term lets across the country, in addition to the work already completed in the main cities.

A full analysis of the consultation response will be published by the Scottish Government. However, in the meantime, if you would like a copy of South Lanarkshire Council's full response please email [housing.strategy@southlanarkshire.gov.uk](mailto:housing.strategy@southlanarkshire.gov.uk). For general enquiries on short-term lets consultation email: [shorttermlets@gov.scot](mailto:shorttermlets@gov.scot)

## Communications and press release

Please note invitations to attend the forum are sent through email by our Landlord Registration Team to all registered landlords. Please ensure we have your correct email address. Update your details at [www.landlordregistrationscotland.gov.uk](http://www.landlordregistrationscotland.gov.uk) or by contacting [LandlordRegistrationTeam@southlanarkshire.gov.uk](mailto:LandlordRegistrationTeam@southlanarkshire.gov.uk)

We also advertise forum meetings and training on the dedicated private landlord web page at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)

## Other useful websites

The Scottish Government  
[www.gov.scot](http://www.gov.scot)

Renting Scotland (Practical Guides)  
[www.rentingscotland.org](http://www.rentingscotland.org)

First Tier Tribunal (Property Chambers)  
[www.gov.uk/courts-tribunals/first-tier-tribunal-property-chamber](http://www.gov.uk/courts-tribunals/first-tier-tribunal-property-chamber)

The Energy Saving Trust (Energy Saving Measures and Grants)  
[www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

Health and Safety Executive (Gas Safety)  
[www.hse.gov.uk](http://www.hse.gov.uk)

Domestic Abuse  
[www.scotland.police.uk/keep-safe/advice-for-victims-of-crime/domestic-abuse/](http://www.scotland.police.uk/keep-safe/advice-for-victims-of-crime/domestic-abuse/)

## Useful phone numbers

Private Landlord Registration Team  
0141 584 2544

Anti Social Behaviour Hotline  
0800 389 1105

Environmental Services  
0303 123 1015

Landlord Accreditation Scheme  
0131 553 2211

Rent Deposit Guarantee Service  
01698 891551

If you need this information in another language or format, please contact us to discuss how we can best meet your needs.

Phone: 0303 123 1015

Email: [equalities@southlanarkshire.gov.uk](mailto:equalities@southlanarkshire.gov.uk)

[www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)

## Date for your diary

### Landlord Forum – 19 March 2020

The next landlord forum will take place on Thursday 19 March 2020 from 6pm to 8pm in the Banqueting Hall, Council Offices, Almada Street, Hamilton ML3 0AA. If you are interested in attending please email [housing.strategy@southlanarkshire.gov.uk](mailto:housing.strategy@southlanarkshire.gov.uk)

### Landlord Training Sessions – 23 October 2019 and 28 November 2019

Landlord Accreditation Scotland (LAS) will deliver the following training sessions:

- a) Core Standard Level 1 Training - property condition and property management
  - This course will run on 23 October 2019 covering: minimum property condition, repairing standard, statements and inventory, health/safety and home security. The course is suitable for all private landlords and letting agents regardless of the length of time within the industry
- b) Best Practice Training - property tax update
  - This course will run on 28 November 2019 covering: tax deductions and reliefs, interest relief restrictions, planning strategies, capital gains tax changes coming into force April 2020, making tax digital and cash accounting and Land and Building Transaction Tax. Attending this course can be recorded as 3 hours Continuous Professional Development (CPD) for letting agents

Both courses will be delivered in the Corporate Dinning Room, Floor 1, Council Offices, Almada Street, Hamilton, ML3 0AA.

Bookings for both courses will open approximately six weeks prior to the course date. To receive a notification when bookings open, please email [info@landlordaccreditationscotland.com](mailto:info@landlordaccreditationscotland.com) or call 0131 553 2211