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PRIVATE

# LANDLORDS NEWSLETTER

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## Welcome to the Private Landlord Newsletter, March 2025

This newsletter provides you with information that you should be aware of as a Private Landlord.

Repairing Standard and Tolerable Standard  
- Scottish Government Guidance

Mould and Damp - Advice for tenants

Under One Roof - Arranging Common Repairs

Neighbourhood Coordinators and Environmental Health Services

Landlords and Agents of Licensed HMO Properties - Code of Conduct

**Useful information:**

- Do you use a Letting Agent – update your registration.
- No longer a landlord - action to take
- Landlords ask a question - Do you need information or support?





# Repairing Standard and Tolerable Standard - Scottish Government Guidance

The Scottish Government published guidance on the **Repairing Standard** which includes the changes that became effective from **1st March 2024**.

As a landlord you must ensure that your property meets the Repairing Standard at the beginning of a tenancy and throughout the period of the tenancy.

Highlighted below are sections of particular importance:

- **Electrical Installation Condition Report**
- **Energy Performance**
- **Gas Safety**

## Tolerable Standard

Private rented houses (in common with all other houses in Scotland) are subject to the **Tolerable Standard**.

- **Smoke and heat detection**

Any privately let house failing to meet the Repairing or Tolerable Standard can be raised in an application by a private tenant or Local Authority to the First-tier Tribunal.





## Mould and Damp - Advice for tenants



**What should I do if my tenant reports dampness or mould growth in my property?**

You will find detailed information at Glasgow City Council- Public Health about

- Mould
- Damp
- Condensation

On the website you will find a PDF document **A guide to Dampness** that you may wish to consider sharing with your tenants, and include in future tenancy agreement information.

If after reading the document, you are unable to resolve the problem please contact Environmental Health's Public Health Team for advice and assistance. The team can be contacted by telephoning **0141 287 1059** or by completing the online request form which can be found at: **Report a Public Health Problem - Glasgow City Council**.

## Under One Roof - Tenement Maintenance



Managing maintenance and repairs in tenement buildings can be complex and requires collaboration between multiple owners. Getting everyone on board and establishing good relationships with co-owners is crucial for maintaining a well-kept, warm, and dry tenement building. With the right knowledge, such as how to contact owners, flat owners' responsibilities, and best practices for addressing common repairs, this process can be made more manageable.

Under One Roof website provides excellent **guidance and support** on this matter.







# Neighbourhood Coordinators and Environmental Health Services

## Fly-tipping

Fly-tipping means dumping waste illegally, instead of using the collection service or the local recycling centre. From a bin bag left in front of the bin store or on the street to a mountain of tyres abandoned in a field, to garden waste dumped on public green spaces it's all fly-tipping. All tenants and residents must dispose of their waste legally, safely, and responsibly.

Fly-tipping is a criminal offence. If caught you face a fixed penalty notice of £500. But if you get taken to court, you could be fined up to £40,000 or sent to prison for a maximum of five years.

All tenants and landlords have a social responsibility to keep our streets and neighbourhoods clean and safe for all. To report fly-tipping cases please visit: [www.glasgow.gov.uk/environmentalcrime](http://www.glasgow.gov.uk/environmentalcrime).

## Neighbourhood Improvement Volunteer... Help make a difference in your local community

Interested in making your community a cleaner and safer community in a more hands on way? Why not sign up to become a Neighbourhood Improvement Volunteer (NIV). NIV's are engaged in a range of activities from monitoring the cleanliness of local streets and reporting grime crime issues to organising litter clean up events.

The Council's Neighbourhood Improvement and Enforcement Service will be happy to assist groups to plan events and ensure that they have suitable equipment and have carried out all the necessary risk assessments. We're always looking for more volunteers, if residents are interested in volunteering the team can be contacted at: [CommsafetyNIES@glasgow.gov.uk](mailto:CommsafetyNIES@glasgow.gov.uk).





## Bulk Waste Collection

The Council offers a service for bulk uplifts from residents in flats and main door properties.

Residents can request a collection by using the online form at: [Glasgow.gov.uk/bulkywaste](https://glasgow.gov.uk/bulkywaste) or by calling **0141 287 9700**.

## Public Recycling Sites

Glasgow City Council currently provide a network of over 700 communal sites across the city where materials can be deposited for recycling. These are larger styled wheeled bins that can accept the same materials that are accepted within the domestic blue recycling bins and the domestic purple glass bins. When using the public sites please do not leave material outside the bins.

**Blue:** Newspapers / Magazines / Plastic Bottles and Mixed Cans.

**Purple:** Mixed glass bottles and Jars.

To find your nearest public recycling point visit: [www.glasgow.gov.uk/recycling](https://www.glasgow.gov.uk/recycling).



# Landlords and Agents of Licensed HMO Properties - Code of Conduct

As landlord of a Licensed HMO property in Glasgow, you must ensure you are familiar with the **HMO Code of Conduct** which you will find on Glasgow City Council Website.





## Useful Information

### Do you use a Letting Agent

If you use a Letting Agent, the Letting Agent Reference must be recorded against each registered property that this applies to. The Letting Agent Reference will start with LARN. Your Letting Agent must be registered with the Scottish Government and can verify this on the following website: [Scottish Letting Agent Register](#).

### Action to take if you are no longer a landlord

If you are no longer a landlord, you should email: [PrivateLandlordRegistrationUnit@glasgow.gov.uk](mailto:PrivateLandlordRegistrationUnit@glasgow.gov.uk).

#### Provide:

- Your name
- Landlord registration number
- Property Address
- And reason for ending your registration e.g. property sold

Please note if any joint owners are also registered, please copy each owner into the email if all owners are to be removed. You will receive an email confirming that your Landlord Registration has been removed from the Scottish Landlord Register.

### Do you need more information or support?

Glasgow City Council has a dedicated Private Landlord Support Officer who can offer support and guidance in your role as a landlord.

Please email or telephone with any questions you may have: [Plsupportofficer@glasgow.gov.uk](mailto:Plsupportofficer@glasgow.gov.uk) or mobile: 07767795054.

