



Transforming South West Govanhill

PRIVATE

LANDLORDS & AGENTS

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www.glasgow.gov.uk

Welcome to the Autumn/Winter 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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Private Rented Sector Enforcement



Within the Private Sector Housing team both Houses in Multiple Occupation (HMO) Officers and Landlord Registration Officers have enforcement powers available to them.

The HMO team can issue Suspension of Rent Notices where a property is found to be in HMO use without being licensed and Amenity Notices which can compel landlords to carry out repairs and other work.

The Private Landlord Registration Unit can issue Rent Penalty Notices where a property is found to be privately let and is not registered. These notices can be used where a landlord's registration expires and they fail to renew it. Since July 2017 over 1000 Rent penalty Notices have been issued in respect of expired applications.

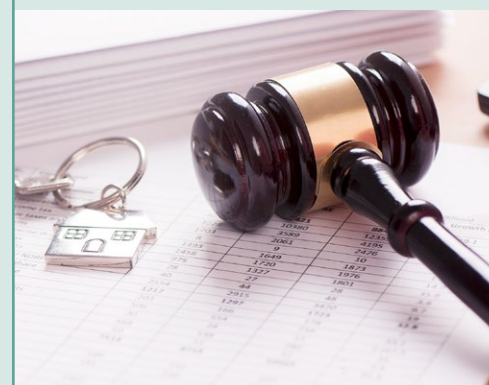
Where landlords continue to operate unlicensed or unregistered premises they will be referred for prosecution.

Committee Decisions

Reports on the fit and proper status of landlords have been considered by the licensing and Regulatory Committee since April 2016. The most recent committee hearing in March 2017 examined 11 cases and the outcome was that three cases were withdrawn, four cases were continued and four cases resulted in the landlord's application for registration being refused or removed from the register. The main concerns surrounding these four cases were criminal convictions and property conditions, including fire, electrical and gas safety.

Appeals to Sheriff

A decision from Glasgow Sheriff Court in August 2017 upheld the Licensing committee's decision to remove a landlord from the register. The court considered the matters which the committee had regard to and agreed the decision was appropriate and proportionate.



Private Landlord Support Officer



A new resource for Private Landlords and Tenants across the city

The Private Landlord Support Officer (PLSO) has been appointed by Glasgow City Council to work with Private Landlords across the city. This officer works as part of our Private Sector Housing Team which includes the Houses in Multiple Occupation (HMO) Team and Landlord Registration. The main aims of the PLSO are to help landlords improve the standards of private rented accommodation. All landlords should understand their responsibilities. All private rented properties must meet the tolerable and repairing standard. The PLSO will assist landlords in meeting and maintaining these standards.

For more information visit www.glasgow.gov.uk/index.aspx?articleid=21518

The screenshot shows the Glasgow City Council website page for 'Private Landlord Support'. It includes a search bar, navigation links, and a 'Contact us' section with an email field and a phone number (0141 418 1366). There are also sections for 'Related content', 'Related documents', and 'Related links'.

Landlord Registration



Remember to update your details

It is important to notify us of changes to information contained in your registration including your email address. All correspondence is now issued via email, where we hold this address, including reminders of when to renew your registration.

Find out more about Landlord Registration www.glasgow.gov.uk/index.aspx?articleid=18272

Renewal of registration - how to do this online

To renew your registration online you should visit www.landlordregistrationscotland.gov.uk

If you experience any difficulty in accessing your account or having difficulty matching your property addresses please contact the landlord registration team at privatelandlordregistrationunit@glasgow.gov.uk or on **0300 343 0414**

We will be pleased to help.

The screenshot shows the Glasgow City Council website page for 'Private Sector Landlords'. It features a large image of a modern apartment building. Below the image is a table with columns: 'I'd like information on', 'I'd like guidance', 'How do I', and 'More'. The table lists various services like Landlord Registration, Council Tax, and HMOs. There is also a 'Help us improve this page' section and an 'A to Z' index.



Govanhill Acquisition and Repair Programme



Over 200 properties have now been acquired by Govanhill Housing Association under the acquisition and repair programme which has been jointly funded by the Scottish Government and Glasgow City Council. This has enabled the Association to acquire properties and carry out the necessary repairs in order to bring them up to standard for social renting. The Association has also taken 39 closes into factoring management.

Following the initial two year pilot programme (April 2015 to March 2017) which targeted four tenement blocks bounded by Calder Street/Westmoreland Street/Dixon Avenue/Annette Street the initiative is now being extended over a four year programme to a wider area in South West Govanhill covering 18 tenemental blocks in total.

The initiative is not just about acquiring and repairing properties – the acquisition programme enables Govanhill HA to increase its ownership and implement more effective management and maintenance arrangements.

The Association's strategy is to acquire more properties and consolidate its ownership in the priority target areas and they are willing to receive expressions of interest from any owner of property within the target area. The key priorities for the Association in the coming year is to acquire flats in closes which it already factors or where it already has ownership, but other properties may be considered at a later stage. If the Association is interested in purchasing a property it will instruct the District Valuer to provide a Market Valuation which can then be discussed with the owner and may also be able to offer tenancies to existing sitting tenants as part of the acquisition process ("subject to circumstances").

If you are interested in selling your property to Govanhill Housing Association then please phone **0141 636 3674** for further information.

BEFORE



AFTER



BEFORE



AFTER



Enhanced Enforcement Area (EEA)



Glasgow City Council secured enforcement powers under Section 28(2) of the Housing Scotland Act 2014 to tackle housing conditions and improve regulation in the private rented sector in the Govanhill area of Glasgow. Following these powers being granted, an Enhanced Enforcement Area was designated to four blocks within South West Govanhill in September 2015.

Glasgow City Council recently applied for a further 14 blocks within the Govanhill area to be designated as an Enhanced Enforcement Area and the request has been approved by the Scottish Government.

The extension of the EEA designation will apply for a minimum period of five years and consists of an additional 14 blocks bounded by Calder Street, Victoria Road, Dixon Avenue and Cathcart Road.

Get more information on what this will mean for landlords here www.glasgow.gov.uk/index.aspx?articleid=21862



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. Search private landlord support or click this link www.glasgow.gov.uk/CHttpHandler.ashx?id=38809&p=0 for more information.





Environmental Services Govanhill



Govanhill has a dedicated Neighbourhood Manager.

The Neighbourhood Manager will be working with the local community, officers within Land and Environmental Services and their Partners to address issues affecting the public in Govanhill

The main areas to be addressed are:

- Keeping the area clear of illegal fly tipping;
- Monitoring the condition of back courts, open spaces.
- Reviewing the impact of pest control interventions.
- Working closely with other agencies to improve the environment.

The Neighbourhood Manager said:



“moving forward I wish to develop a broad awareness of local issues within the neighbourhood and develop a strategic approach to tackle these”

If you notice something in your area that you wish to report please phone the Govanhill Hub on **0141 276 5002**.



New 'Private Residential Tenancy' comes into force on Friday 1 December 2017



The introduction of the new Private Residential Tenancy means that it will no longer be possible to create an assured or short assured tenancy from 1 December 2017 onwards (existing tenancies that were taken out before 1 December 2017 will continue to operate under their current status).

The Scottish Government has produced the following useful links:

Landlord Information

[Private residential tenancies: information for landlords](#)

It is the law that a landlord must give their tenant(s) a written tenancy agreement. The Scottish Government has produced a 'Model Private Residential Tenancy Agreement' to help do this which includes both mandatory clauses and discretionary terms which a landlord may or may not choose to include. A link to the new model tenancy is below.

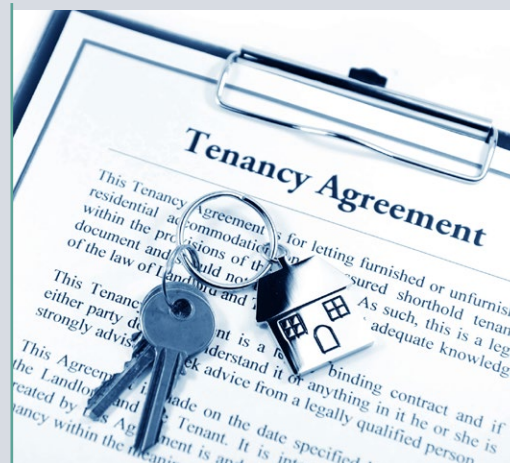
www.gov.scot/Publications/2017/10/3669

When a landlord uses the 'Model Private Residential Tenancy Agreement' they must also provide their tenant(s) with a copy of the 'Easy Read Notes for the Scottish Government Model Private Residential Tenancy Agreement' which explain all of the different parts of your tenancy agreement. A link to the Easy Read Notes is provided below.


www.gov.scot/Publications/2017/10/3671

A digital version of the Scottish Government Model Private Residential Tenancy Agreement that can be completed online, is also available on the Scottish Government website.

If you have any questions please send them to PRSTenancies@gov.scot. New 'Private Residential Tenancy' comes into force on Friday 1 December 2017.



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The Scottish Government Model Private Residential Tenancy Agreement

The Scottish Government Model Private Residential Tenancy Agreement

Wednesday, October 18, 2017

ISBN: 9781788512145

Model Tenancy with statutory and discretionary terms

Executive Summary

A Landlord is under a duty to provide the written terms of a private residential tenancy under section 10 of the Private Housing (Tenancies) (Scotland) Act 2016 ("the Act"). This is the Scottish Government's Recommended Model Tenancy Agreement which may be used to fulfil this duty.


This Model Tenancy Agreement contains two categories of clause:

The first category is the core rights and obligations, which includes, among other things, the statutory terms applicable to all private residential tenancies, the repairing standard and tenancy deposits. They are 'mandatory clauses' which must feature in any agreement prepared using this model. These terms are laid down in the Act, supporting secondary legislation and other relevant housing legislation and are indicated in bold typeface. These clauses should be read alongside the relevant legislation, as the legislation takes priority and may change from time to time.

The second category is discretionary terms, which the Landlord may or may not wish to include in the written tenancy agreement. These are in ordinary typeface. This category will include any additional terms the Landlord chooses to add. Any additional terms added by the Landlord must comply with the requirements of the Act, supporting secondary legislation, Regulations and other relevant legislation.

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Easy Read Notes for the Scottish Government Model Private Residential Tenancy Agreement

Easy Read Notes for the Scottish Government Model Private Residential Tenancy Agreement

Wednesday, October 18, 2017

ISBN: 9781788512138

Easy Read Notes for the Scottish Government Model Tenancy Agreement

Executive Summary

Easy Read Notes that provide information about all of the statutory and discretionary clauses in the Scottish Government's Model Private Residential Tenancy Agreement

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Page updated: Thursday, November 02, 2017





Letting Agent Code of Practice and Registration



From Wednesday 31 January 2018, letting agency work in Scotland must be delivered in a way that complies with the Letting Agent Code of Practice. The Code sets out the standards of practice that must be met, and includes specific requirements around how clients' money should be handled. It also makes it compulsory for the letting agency to have Client Money Protection and Professional Indemnity Insurance.

Agencies will also be required to undertake training and must also apply to be registered as a letting agent. This registration scheme will be managed by the Scottish Government.

You can get more information at www.mygov.scot/letting-agent-registration/



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GUIDE Letting agent registration

Last updated: 7 November 2017

- 1 Who needs to register
- 2 Before you register
- 3 Training and qualifications
- 4 Protecting client money and professional indemnity insurance
- 5 Other information

Who needs to register

If you do letting agency work in Scotland you will soon be required by law to comply with a Letting Agent Code of Practice and to join a Register of Letting Agents.

The Register of Letting Agents will be a list run by Scottish Ministers that will make sure every letting agent is suitable to do the job and has met minimum [training requirements](#).

Sign up for updates

You can [sign up for updates about the regulation of letting agents](#), or ask the Scottish Government a question.

When do I need to register?

The register is likely to start accepting applications from early in 2018. You must have submitted an application by 30 September 2018.

- ⚠ It will be a criminal offence to do letting agency work if you are not on the register. If you're convicted, you could face a fine of up to £50,000, up to 6 months imprisonment or both.

Letting agency work generally means you either:

- carry out work for a private landlord who wants to let their property out to a tenant
- manage a property (including collecting rent, inspecting the property and arranging for repairs and maintenance) which either is currently or is

If you would like to receive this information in your language please contact us on 0141 424 5909.

Ak by ste chceli mať tieto informácie v slovenskom jazyku, prosím kontaktujte nás na telefónnom čísle 0141 424 5909.

Dacă doriți să primiți aceste informații în limba Dumneavoastră, vă rog să sunați la numărul de telefon 0141 424 5909.

آپ کو آپ کی زبان میں اس بارں میں معلومات حاصل کرنا چاہتے ہیں تو، 0141 424 5909 پر نم سے رابطہ کریں۔

Jeśli chcieliby Państwo otrzymać tę informację w swoim języku, prosimy o kontakt pod numerem 0141 424 5909.

