



Govanhill

PRIVATE

# LANDLORDS & AGENTS

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## Welcome to the Spring/Summer 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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# 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.

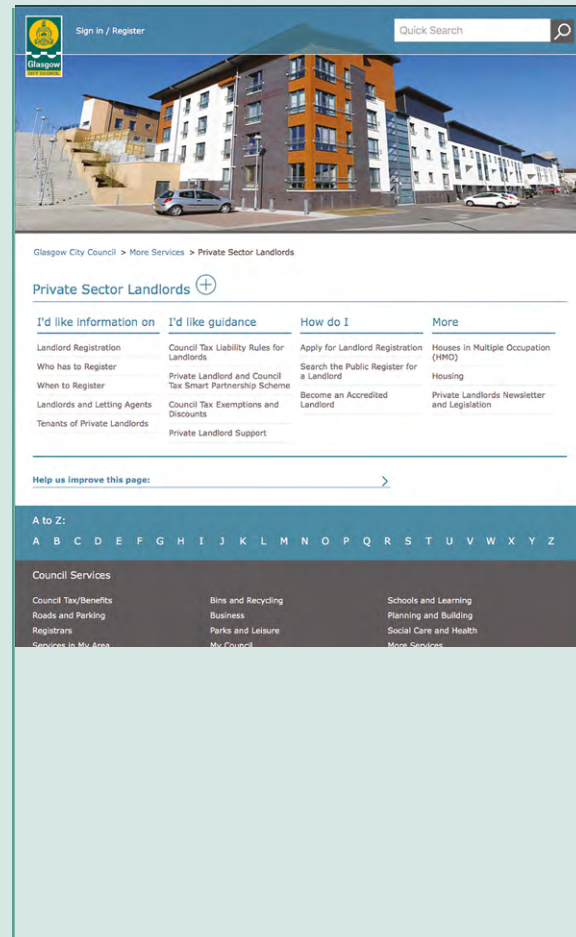
Find out more about [Landlord Registration](#)

## Renewal of registration - how to do this online

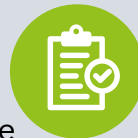
To renew your registration online you should visit [Scottish Landlord Registration](#).

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](mailto:privatelandlordregistrationunit@glasgow.gov.uk) or on **0300 343 0414**

**We will be pleased to help.**



# Enhanced Enforcement Area Property Inspections



The private sector housing team arranged to have 49 property inspections carried out in April and May. This batch of inspections has now been undertaken and the outcomes of these are currently being assessed.

Initial indications are that there are issues with the condition of the properties which were inspected and also with the provision of certificates in relation to gas safety and other documents.

We have written to landlords regarding any matters which require their attention. We will support them in reaching the standards expected and those who are unable or unwilling to meet an acceptable standard will be referred to the Licensing and Regulatory Committee to determine if they are fit and proper to act as a landlord.

Further information on the progress of the inspections and other work within the Enhanced Enforcement Area will be provided at the upcoming landlord forum and in future newsletters.



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# Private Landlord Support/ Drop in Sessions

As a landlord how can you be sure that you are meeting your responsibilities?

## You can contact us

Glasgow City Council, Housing and Regeneration Services,  
Exchange House, 231 George Street, Glasgow, G1 1RX.

Email: [anne.moran@drs.glasgow.gov.uk](mailto:anne.moran@drs.glasgow.gov.uk)

Phone: 0141 287 9941 Fax: 0141 287 9929

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

## New! Drop in sessions

From September you can pop along to speak to an officer from the council with any questions you have about renting properties. This can be anything from property maintenance to managing the tenancy agreement with your tenants. **Look out for more information on dates, times and the location in Govanhill.**



# General Data Protection Regulation (GDPR)

**The new data protection rules will affect everyone who handles data**

As a landlord you will hold details about your tenants.

[Click on this link to find out more.](#)



# Govanhill Acquisition and Repair Programme



92 properties were acquired by Govanhill Housing Association throughout the period April 2017 to March 2018 under the acquisition and repair programme which has been jointly funded by the Scottish Government and Glasgow City Council. In the previous newsletter, we advised that over 200 properties have been acquired under the programme.

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 has now been extended over a four year programme to a wider area in South West Govanhill covering 18 tenemental blocks in total.

Although the Association will continue to acquire properties over the four year programme, the acquisitions will be mainly targeted in order to consolidate its ownership in closes that they already have ownership in or properties that they already factor. This will ensure the implementation of more effective management and maintenance arrangements. The Association's main focus will also be to carry out the necessary repairs to the properties they have already acquired in order to bring the properties up to the standard for social renting.

If you wish to express an interest in selling to the Association please contact Govanhill Housing Association on **0141 636 3674**. 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 depending on the circumstances.

BEFORE



AFTER



BEFORE



AFTER



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# Council Tax additional premium (surcharge)



From 1 April 2018, the amount of Council Tax charged for properties classed as Second Homes and Long Term Empty will change.

Unoccupied properties that have been empty for more than 12 months will be subject to a 100% premium including the full charge of the existing Council Tax liability. The premium can be removed on application for properties that are unoccupied between 12 and 24 months and that are actively being marketed for sale or rent. Get more information on [Council Tax Charges](#).

If you have any questions in relation to this matter, please contact **Gillian Mackay** on **0141 287 0328** [gillian.mackay@fs.glasgow.gov.uk](mailto:gillian.mackay@fs.glasgow.gov.uk)

Sign in / Register Quick Search

Glasgow City Council > Council Tax/Benefits > Council Tax Exemptions and Discounts > Unoccupied Properties

### Unoccupied Properties

What is it? Contact Us

Properties which have no permanent residents are classed as unoccupied properties and the amount of Council tax charged may vary dependant on the circumstances of the property and the length of time which they have been empty.

From 1<sup>st</sup> April 2018, the amount of Council Tax charged for properties classed as Second Homes and Long Term Empty will change. In some cases this will result in the withdrawal of discount given and an additional Council Tax charge of 100% being imposed resulting in twice the standard Council Tax rate being charged. Details of the changes are shown below:

Category	Level of Charge 2017/18	Level of Charge 2018/19
Second Homes	10% Discount	No Discount
Long Term empty properties vacant for 12 months or less	10% Discount	10% Discount
Long Term empty properties vacant for 12 - 24 months and being marketed for sale or rent.	10% Discount	10% Discount
Long Term empty properties vacant between 12 - 24 months but <b>not</b> being marketed for sale or rent	10% Discount	Additional 100% Council Tax premium added
Long Term empty properties vacant for more than 24 months	10% Discount	Additional 100% Council Tax premium

# Support for empty homes owners



Glasgow City Council have appointed **Alison McLavin** as the Empty Homes Officer.

Empty properties are often not only a wasted resource that could be used to address housing needs and demands, but are often a blight on the community as such properties attract vandalism and antisocial behaviour.

Ultimately it is an owner's responsibility to look after their property. However, if a home remains unoccupied, Alison will assist and work with the owner(s) to return an empty property to residential use.

Alison can offer a range of tailored advice and assistance to help owners consider all options available to them, including guidance on selling, renting, and renovating unoccupied homes. There are also a number of incentives currently available to assist owners, these include but are not limited to: VAT reductions on eligible renovation works; discounted rates at national builders merchants; the Glasgow City Council Property Matchmaker Scheme.

Please contact **Alison McLavin** with any questions or suggestions or to report any suspected empty home on **0141 287 1373** or email [alison.mclavin@glasgow.gov.uk](mailto:alison.mclavin@glasgow.gov.uk). Get more information on the [Glasgow City Council website](#).



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