

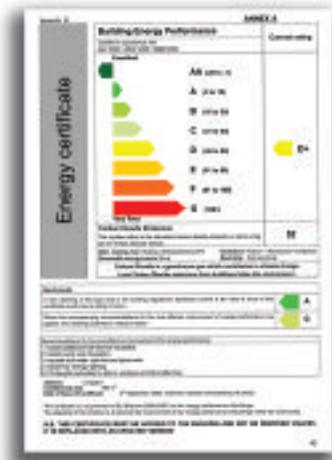
inside letting

EDINBURGH'S LINK WITH LANDLORDS

ISSUE 11 SPRING 2007

ENERGY MOTs

PERFORMANCE CERTIFICATES FOR HOMES FROM 2008



FROM NEXT YEAR, THE VALUE OF THE PROPERTIES YOU LET COULD BE AFFECTED BY HOW MUCH ENERGY IT TAKES TO HEAT THEM.

From mid 2008, potential homebuyers will have to be supplied with Energy Performance Certificates and from January 2009, you will have to provide these for all new tenancies.

When they are introduced, landlords will not be able to start a new tenancy unless an Energy Performance Certificate (EPC) is available. These certificates are required under a European Union Directive and will apply to all member states.

EPCs will provide potential tenants with information on the property's energy use and insulation standards, comparing these to the standards for similar properties. The certificates, which will also include information on

ways to reduce fuel use, will be issued by registered qualified workers on behalf of landlords and letting agents. Unlike MOTs, properties will not pass or fail. Instead, the certificates will grade a property on an A to G scale, with A being very good and G poor. The design and colour of the certificates will be similar to energy labels you currently see on new white goods.

With the recent rises in fuel costs, and a greater public awareness about the environmental impact of high energy use, these certificates are likely to influence rental decisions, particularly amongst groups such as students who generally have green issues high on their agenda. Landlords can protect the impact that the introduction of EPCs may have on their property or rental values by improving the insulation standards and installing other measures to reduce fuel use.

NEED TO KNOW MORE?

For more information and a copy of a factsheet about Energy Performance Certificates contact :
Robert Barnham
Changeworks
rbarnham@changeworks.org.uk
0131 468 8652

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welcome

As a landlord or letting agent, I'm sure climate change is not the first thing you think of when you start your day.

But increasingly climate change is on the political and social agenda and this means changes in the way we buy and let property.

Housing in Scotland pumps almost 18 million tonnes of CO2 into the atmosphere. Figures from the Scottish House Condition survey show that privately rented property is the worst offender.

We'll be returning to your regular features in the next edition, but for now we hope this climate change special offers you practical solutions on how to cut your carbon footprint.

I'd also like to take this opportunity to thank the Inside Letting Board for all their input and support in this special issue.

What would make you become more energy efficient?

Why not let us know?

Remember, we always welcome your feedback.



Lindsay Souter
EDITOR

Councils commit to tackling climate change

January saw all 32 local authorities in Scotland sign Scotland's Climate Change Declaration. By taking the lead and making this pledge, local authorities are responding to the need to cut CO2 emissions and are setting a greener example.



EDINBURGH LANDLORDS ARE ALREADY GETTING GREENER

Positive steps are already being taken by several letting agents in Edinburgh. For example, Click-Let have purchased over 2000 energy efficient light bulbs and are supplying them to all the properties on their books on an ongoing basis - completely free of charge!

Working with the Energy Saving Trust, all properties Grant Management purchase and renovate for rent will now have green features built in, including highly efficient boilers, loft insulation and A-rated appliances which could save up to 20% of carbon emissions per property. We are also hearing news of other landlords and agents who are seeking advice on how to become more energy conscious. Let us know what you are doing to reduce your carbon footprint
insideletting@edinburgh.gov.uk

Inside Letting is published by The City of Edinburgh Council. Please Contact:

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letwise
help and advice for Edinburgh's private tenants and landlords

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

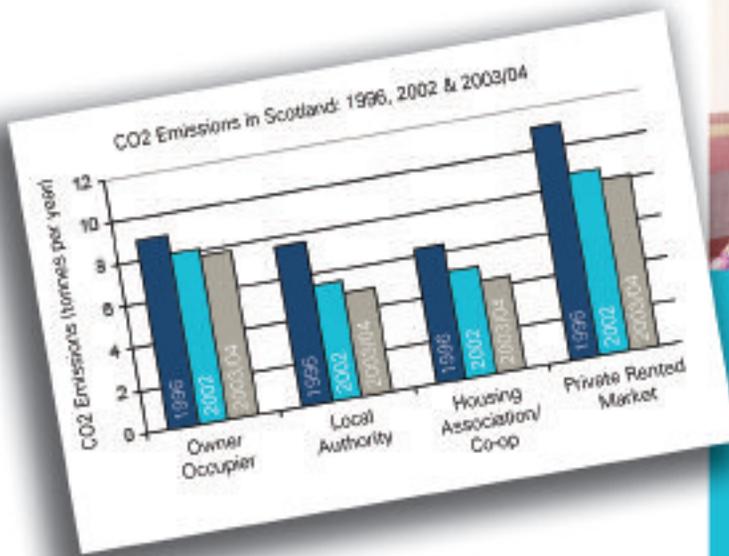
Inside letting is produced with the participation of an Editorial Board including city landlords. Thanks to Emma Fursman (Dunpark), Peter Grant (Grant Management), Stewart Pitt (Click-Let) and Louisa Smith for their involvement in this edition

THE RECENT SCOTTISH HOUSE CONDITION SURVEY SHOWS THAT HOMES IN THE PRIVATE RENTED MARKET ARE RESPONSIBLE FOR PRODUCING MOST OF SCOTLAND'S CARBON DIOXIDE (CO2) EMISSIONS.

The Survey is Scotland's only national housing survey. It is carried out every two years to build a picture of Scotland's housing stock, and through physical inspections and interviews with residents, the survey allows us to gain statistics about all kinds of homes, whether owned or rented, flats or houses.

Around 3,900 households are surveyed each quarter, and a number of property types take part so that Scotland as a whole is represented.

When the survey looked at CO2 emissions from Scotland's property, it found that although it was improving, privately rented property was producing the most CO2.



There are a few reasons why private rents may be responsible for producing this amount of emissions:

- Private rented property tends to be older. 17% of pre 1919 properties are private rented, compared to only 4% of post 1982 properties.
- Private rented property also tends to be larger. 11% of private rents have 4 or more bedrooms, compared to 2% of social rented homes.
- There has also been much greater investment in social rented homes in recent years, such as central heating programmes.

So far, there has been no study focussing on the problem in Edinburgh so there is no indication of whether city landlords are doing better or worse than in other Scottish cities.

But there is evidence that many Edinburgh landlords are already working to improve the energy efficiency of their properties and are making the market's reputation for CO2 emissions better.

ROOM TO IMPROVE



HOUSE CONDITION SURVEY SHOWS PRIVATE RENTS CREATE THE MOST CO2

FOR MORE INFORMATION:

www.scotland.gov.uk/Topics/Statistics/SHCS

TO ACCESS INFORMATION AND ADVICE ABOUT IMPROVING YOUR PROPERTY'S ENERGY EFFICIENCY GET IN TOUCH WITH THE LETWISE TEAM:

letwise

0131 529 7454

letwise@edinburgh.gov.uk

MAKING YOUR PROPERTY GREENER



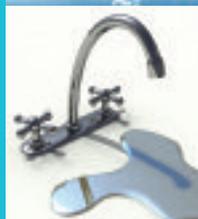
INSULATE

Heat rises, so if you have a top flat or a house, insulate the loft. Windows should be draught proofed or replaced with double glazing if possible.



HOT WATER

Make sure your hot water tank and connecting pipes are adequately insulated. Take care not to cover the thermostat. You'll know if they are not insulated enough if you can feel the heat through any insulating covering.



Repair any leaking taps promptly – gallons of water are wasted by dripping taps.

Always make sure boilers and heating systems are serviced.



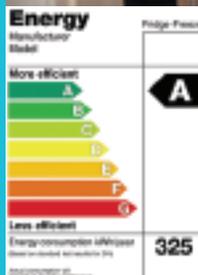
LIGHTING

Energy efficient light bulbs last six to ten times longer than traditional filament lamps.



APPLIANCES

Every appliance has two costs: the purchase price and the cost of running it for years. When buying new appliances, particularly white goods such as fridges, washing machines, tumble dryers and dishwashers, check out the energy efficiency ratings and look for the Energy Efficiency Recommended logo. A fridge with the top energy saving rating will cost approximately £20 a year less to run than a model made 15 years ago.



RECYCLING

If your tenement flat has special recycle bins for paper and packaging, think about giving your tenant two extra bins so they can pre-sort their refuse.

IF YOU DO INSTALL ENERGY SAVING FEATURES IN RENTED PROPERTY YOU CAN BENEFIT FROM LESA - THE LANDLORD'S ENERGY SAVING ALLOWANCE. **SEE THE LEAFLET ENCLOSED WITH THIS ISSUE.**

ENERGY IMPROVED PROPERTY? TELL YOUR TENANTS



TENANTS NEED HELP AND ADVICE ON HOW TO GET THE BEST FROM AN ENERGY IMPROVED HOUSE.

Normal everyday jobs like washing, cooking or showering can produce condensation, and unless it can escape, houses will suffer from mould. Lack of ventilation can also cause a build up of dust, pollen, animal and mite allergens.

TELL YOUR TENANTS:

- When drying washing indoors, always open a window and shut the door of the room where the washing is drying.
- Never dry washing on or near heaters or radiators.
- Make sure tumble dryers have ventilation.
- After baths or showers, open a window or turn on the ventilation and keep the bathroom door shut. You could fit a fan which comes on with the bathroom light.
- When cooking, close the door to the kitchen and open a window to remove the steam.
- Air the whole house when possible. Open the windows on sunny days regardless of the time of year.
- Air beds each day by leaving bedding turned back until needed.
- If condensation forms on windows, make sure that it is wiped off.

YOU COULD ALSO PROVIDE YOUR TENANTS WITH A PROPERTY PACK INCLUDING:

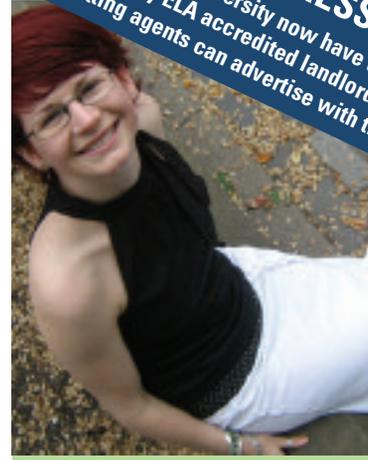
- Simple instructions to the heating system.
- Advice on heating routines, (for instance if the property has white meter heating your tenant needs to be told how to get best value).
- Contact details for Changeworks who are able to provide information to tenants 0800 512 012.
- A copy of the Edinburgh charity map containing information on the what, where, how and why of donating and buying second hand goods - available from Changeworks.

STOP PRESS
Edinburgh University now have a policy that only ELA accredited landlords and letting agents can advertise with them.



Learning to be green

Student leader Tash Shotton tells us why Edinburgh's students are increasingly demanding energy efficient accommodation...



Tash Shotton,
Vice-President of Edinburgh University Student Association

Q: How aware of green issues is Edinburgh's student population?

A: Very aware. Students in general really care about green issues like sustainability, climate change and living ethically. They care about the other side too, things that save people money. If things are energy efficient students have more money to spend on things they need.

Q: What has the Edinburgh University Students' Association done to raise awareness?

A: We produced an energy efficiency booklet last summer which we distributed to all first year students. It's got lots of tips about how to pick an energy efficient flat and keep bills down. We also give postgraduate students arriving in September tips on how to find energy efficient accommodation - making them aware of the wider impact as well as saving money.

Q: What are students doing to check out a property's green credentials before they sign up to a lease?

A: They're looking for particular things like efficient central heating. They're asking if windows and doors are draught proof and if there's insulation in the roof. They can't go further than that at the moment but it will be good when they can. Rather than having to look at all

the little things it would good if houses had a seal of approval, showing that they are energy efficient.

Q: New tenancies will need an Energy Performance Certificate from Jan 2009, and tenants will be able to see these. Do you think this is good for students?

A: Definitely. We always tell students to look for a stamp of approval - like renting from an accredited landlord. They'll be able to choose a house that saves money and is good for the planet. We'll also be telling students about Landlord's Gas Safety Certificates - after all, they can save lives.

Q: What should a landlord do to prove he has 'green' credentials?

A: That's a difficult one for landlords because until Energy Performance Certificates are mandatory they might find it hard to prove the property is green. Tenants could check for something as simple as energy efficient light bulbs. The property should come with a manual - instructions on how to work heating systems, how to use the washing machine, a service record for a boiler - not just a gas safety certificate.

Q: Is there anything that as a student you'd like to say to Edinburgh's landlords?

A: Property should be a good place to live. It should be safe, clean, comfortable and warm. Sometimes there's a feeling that students are second rate tenants and that's really unfair. We deserve the same standards as everyone else. We pay the same money and we're held to the same standards, so we should be treated the same way.

Q: What about resident student landlords who have bought a flat and let out rooms to other students? Do you have any worries about the fact these landlords are unregulated?

A: On the whole it's OK because the resident landlord has to tread carefully. They're letting to friends which is very different to a normal landlord and tenant relationship. It would be good to have some guidelines for these landlords because very little legislation applies to them.

Q: So on the whole students are ethically aware and they want energy efficient properties which are good for the planet. Are they good neighbours?

A: There's an unfair perception that students aren't, but it's far from the truth. Students are aware that they're living in a community. We give students guidelines on how to live well in a community, but everyone - not just students - need to be good neighbours.

HELP AND ADVICE FOR ENERGY EFFICIENT LANDLORDS

WARM DEAL



GRANTS FOR INSULATION

If you have tenants who are receiving income related benefits, or if they are 60 or over, they may be eligible for a grant of up to £500 to have their home insulated under the Scottish Executive's Warm Deal. Over 60 year olds who are not receiving income related benefits may get a smaller grant of up to £125.

The Home Energy Efficiency (Scheme) Scotland Regulations, effective from January 2007, also extended the Warm Deal programme to households with children with disabilities who are receiving the Disability Living Allowance. These homes can have free insulation measures installed up to the value of £500.

THE PACKAGE INCLUDES:

- Cavity wall insulation
- Loft insulation
- Hot and cold tank and pipe insulation
- Draught proofing
- Advice on energy efficiency

Further information on the Warm Deal is available from:
 Scottish Gas
 Freepost
 SCO 4421
 Edinburgh, EH6 0BR
 Freephone: 0800 316 6009

STOP PRESS

From 6th April 2007, people who are receiving Child Tax Credit and Working Tax Credit are eligible for a grant from this scheme.

USEFUL CONTACTS



Learn how you can reduce, reuse and recycle from the Council website:
www.edinburgh.gov.uk/internet/environment/rubbish_waste_and_recycling/



The Council's Homeworks team offer help on identifying and preventing damp and condensation: Provided by Homeworks:
www.edinburgh.gov.uk/internet/housing/private_tenants_and_home_owners/
 or contact 0131 529 7240



Get information on making homes affordable to heat, landlord's energy tax benefits and how to reduce Carbon Dioxide emissions from Warmburgh:
www.changeworks.org.uk
 or phone 0800 512 012



Find out about your impact on climate change and being more energy efficient from the Energy Saving Trust:
www.est.org.uk/myhome/climatechange/



Learn more about climate change from the BBC weather centre:
www.bbc.co.uk/climate

YOU GOT IT? THEY WANT IT!



EDINBURGH FURNITURE INITIATIVE HELP LANDLORDS TO REDUCE, REUSE AND RECYCLE.

Have tenants left furniture in your property you don't want, but it's too good to bin? Are you refurbishing a property and replacing the fixtures and fittings? Edinburgh Furniture Initiative (EFI) delivers free essential household furniture and electrical items to new tenants on low incomes. They'll pick up your furniture for free and pass it on to those who need it. By helping EFI, your business will contribute to the local community, help the environment and save on disposal costs - as well as generate good publicity.

EFI will help you to recycle:

- Cookers, fridges, freezers, and washing machines
- Microwaves
- Small electrical appliances
- Basic household items
- Bedding and curtains
- Crockery

Every year over 1,500 homes are furnished with these donations. If you think you can help, get in touch:

**Edinburgh Furniture Initiative
 Unit 3
 Bonnington Industrial Estate
 36 Newhaven Road
 Edinburgh, EH6 5PY
 0131 553 4438
efi@foursquare.org.uk
www.foursquare.org.uk**



GAS SAFETY

Jamie Tennant
from **CORGI**

**TELLS US HOW TO
KEEP TENANTS SAFE FROM
CO GASES WITH THE
LANDLORD'S GAS SAFETY CHECK**

Since 1994, it has been the law that all landlords must have gas appliances in their properties checked once a year. These Landlord's Gas Safety Checks help to improve gas safety and reduce the number of deaths from poisonous carbon monoxide (CO) gases.

Whenever you start a new tenancy, you need to make sure that you have had a Landlords Gas Safety Check carried out within the last 12 months. If your gas appliances have been installed more recently than 12 months, you should have your appliances checked out within the year.

Your CORGI registered installer will issue you with a certificate, called a CP12. You should give a copy of this to your tenant within 28 days of your appliances being checked or to any new tenant before they move in. In certain cases, such as holiday lets, the record can be displayed. You should also keep each safety certificate for two years.

As well as testing the appliance for safety and CO gases, Landlord's Gas Safety Checks also make sure that any flue or ventilation passages to the gas appliance have not been blocked by leaves, spider webs or bird nests.

To help protect your tenants, you can also fit an audible CO alarm which sounds if poisonous gases are present. Spot test CO detectors that change colour are not a substitute for having an audible alarm, but can be used as a back-up measure.

CO gases can also be produced by solid fuel burning appliances such as wood and coal. To protect your tenants against the threat of CO poisoning, it is important to get flues and chimneys swept and checked.

This is most important around the beginning of October when tenants use their fires and heating for the first time in months.

Landlords who have breached the gas safety laws and put lives at risk have faced tough sentencing in the courts.

Last year, a landlord from Porstmouth was fined a total of £42,000 with additional prosecution costs of £18,000, for breaches of gas safety legislation that led to the fatal poisoning of an 11 year old girl in 2003.

By keeping your Landlord's Gas Safety Check up-to-date you can avoid breaking the law and can help to ensure your tenants are safe.

WHEN AN INSTALLER GOES INTO A PROPERTY TO DO A LANDLORD'S GAS SAFETY CHECK, THEY CHECK THE FOLLOWING:

- If the appliance is the tenant's or the landlord's.
- The location of the appliance. If it's a boiler and it's in the bedroom there will be safety implications.
- If the appliance has been installed correctly.
- The appliance type, make and model.
- The appliance's ventilation.
- The performance and position of the flue.
- The gas rate – the amount of gas being burnt or the gas pressure. Safety devices, such as the shut-off valves.
- A tightness test, which checks for gas leaks. This is not a legal requirement, but CORGI recommends all installers do it.

For more information, and a copy of the leaflet 'Gas Safety in rented accommodation', get in touch with CORGI:
0870 401 2258
www.trustcorgi.com

A FRESH START FOR YOUR ELECTRICAL EQUIPMENT



A Portable Appliance Testing service is providing landlords with an easy way to make sure goods in their properties are safe to use - while helping homeless people to rebuild their lives.

In January 2006, Fresh Start launched a Portable Appliance Testing (PAT) service and training initiative, providing young people who have been homeless with an opportunity to gain skills, training and paid work experience.

Their service provides landlords with easy access to the annual Health and Safety Tests which are needed for any electrical equipment provided in rented accommodation.

Portable Alliance Testing was introduced as part of the Electricity at Work act 1990 and the Health and Safety at Work Act 1974.

Under these Acts, landlords have a duty to ensure their equipment and rented accommodation are safe for use.

People who have been homeless can become Fresh Start trainees by applying to attend a three month unpaid training placement. They can then be offered a six month paid post.

At the end of their time with Fresh Start, trainees will not only have gained a new skill, but they get nine months full time experience and records of their work and attendance.

They also receive PAT testing training which is approved by Scotland's Electrical Trade Association (SELECT) and support to access further employment.

The PAT testing service is run as a not-for-profit business and the services provided fund the organisation's work and trainees' wages. PAT testing is only carried out by experienced and competent staff who have completed City & Guilds or SELECT approved exams.

FOR MORE DETAILS ABOUT THE PAT TESTING SERVICE, OR TO RECEIVE A QUOTE, GET IN TOUCH:

Andy Reid
Development Worker
0131 476 7721
andy@freshstartweb.org.uk

FRESH START

Fresh Start is a registered Scottish charity that supports the resettlement of homeless people in Edinburgh. They offer a range of services that provide homeless people with the practical and emotional support that they need to establish and maintain their own home.

Fresh Start is approved by SELECT, Scotland's Electrical Trade Association.

LETWISE RECOMMEND YEARLY PORTABLE APPLIANCE TESTING IN ALL RENTED PROPERTY.

IN HMO PROPERTY, YEARLY PORTABLE APPLIANCE TESTING IS MANDATORY.

letwise



help and advice for Edinburgh's private tenants and landlords

letwise offer a programme of training and briefing events for private landlords. These courses are designed to inform landlords about the various aspects of property and tenancy management and to update on any changes which impact on the private rented market.



Landlord Training Programme: July 07 - September 07

TRAINING SESSIONS

Marketing Your Property and Deposits

Thursday 5 July 2007, 5.45pm – 9.30pm
 Venue: European Room, City Chambers, High Street, Edinburgh

Course objectives

By the end of the course delegates will:

- understand how to effectively market a property and achieve optimum rents;
- understand the legal implications if they let a property without the tenants actually viewing the property (Distance Selling Regulations);
- know how to seek a tenant reference;
- understand the legalities and implications of requesting a rent guarantor;
- understand the legal requirements around deposits; and
- be aware of how to deal with disputes around deposits.

Is it for you?

This course is beneficial both for newcomers to the private renting business and experienced landlords and letting agents alike.

Resolving Conflicts Positively

Thursday 26 July 2007, 5.45pm – 9.00pm
 Venue: European Room, City Chambers, High Street, Edinburgh

This course will explore techniques for resolving conflicts to everyone's satisfaction. Typical disputes between landlord/tenant and tenant/neighbours will be examined, and delegates will learn straight forward practical techniques for helping to ensure conflicts are handled productively.

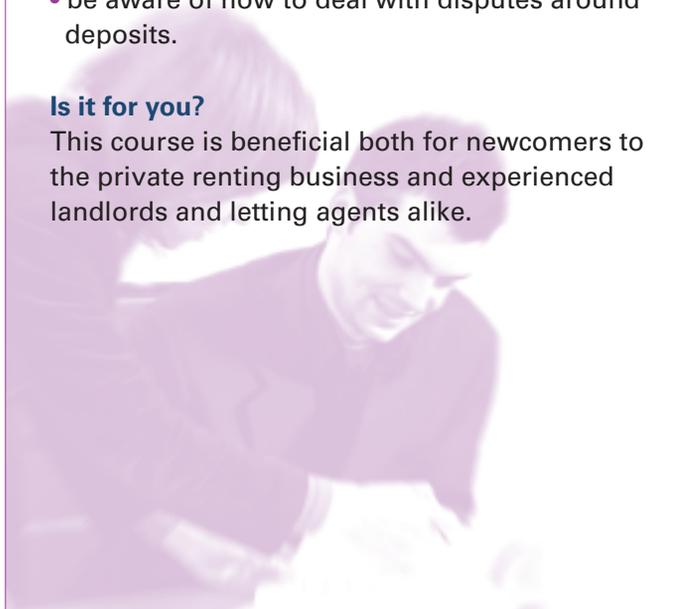
Course objectives

By the end of the course delegates will:

- be aware of how conflicts arise;
- have a better understanding of how conflicts escalate;
- be aware of how not to make conflicts worse;
- be familiar with some constructive negotiating techniques;
- be familiar with some practical skills for handling conflict positively; and
- be aware of how mediation can help.

Is it for you?

This course is suitable for all private landlords and letting agents.



The Law of Repairs

Thursday 2 August 2007, 1.00pm – 3.30pm
 Venue: Radisson SAS Hotel, 80 High Street, Edinburgh

Course Objectives

By the end of this course delegates will:

- be aware of statutory and common law repairing obligations;
- understand the remedies available to tenants when landlords fail these duties;
- have an understanding of gas safety, furniture and fire safety regulations, and electrical safety.

Is it for you?

This course is designed for both new and experienced landlords and letting agents.

Tenancy Agreements

Wednesday 22 August 2007, 1.00pm – 4.00pm
 Venue: Radisson SAS Hotel, 80 High Street, Edinburgh

Course objectives

By the end of this course delegate will:

- be aware of the legal requirements and pitfalls in creating assured and short assured tenancies;
- be aware of unfair contract terms in leases and how to avoid these;
- be aware of the legal rights and obligations of landlords and tenants;
- understand what action can be taken against tenants if things go wrong; and
- be aware of what could be construed as harassment.

Is it for you?

This course is intended for private landlords and letting agents involved in creating tenancy agreements, whether let for individuals, families or shared occupancy. It is intended to cover assured and short assured tenancies, and is not intended to address resident landlords or protected tenancies.

Recovery of Possession

Thursday 30 August 2007, 1.00pm – 3.30pm
 Venue: Holyrood Hotel, 81 Holyrood Road, Edinburgh

Course objectives

By the end of the course delegates will:

- understand the mandatory and discretionary grounds for repossession;
- understand the legal requirements to successfully regain possession at the end of a lease;
- be aware of the notices and procedures required in repossession;
- be aware of what can go wrong when seeking possession, and how to avoid these problems; and
- understand court processes.

Is it for you?

This course is intended for both new and experienced landlords and letting agents. It is not designed for resident landlords.

Finance Matters

Tuesday 25 September 2007, 1.00pm – 5.00pm
 Venue: Radisson SAS Hotel, 80 High Street, Edinburgh

Course objectives

By the end of the course delegates will:

- understand the implications of current taxation legislation as it affects landlords;
- understand the most effective ways to structure finances to maximise benefits;
- understand the different types of mortgages available and their advantages;
- understand how to maintain effective financial and bookkeeping records; and
- be aware of the insurance market, and the types of insurance covers landlords should consider when renting property.

Is it for you?

This course is aimed at both new and experienced landlords and letting agents, those considering how to maximise tax benefits from current legislation and those who would like more information on effective bookkeeping.

Keeping the Peace

Thursday 27 September 2007, 5.45pm – 9.00pm
 Venue: Radisson SAS Hotel, 80 High Street, Edinburgh

Antisocial behaviour can mean anything from noisy washing machines to loud parties to crime. As a registered private landlord you now have a legal responsibility to deal with complaints about your tenant's behaviour – even if this behaviour does not appear "antisocial" in the extreme. Failure to deal with your tenant's behaviour can lead to loss of your registered private landlord status which ultimately means you would be unable to let your property.

Course objectives

This course will:

- explain the different types of behaviour that are defined as "antisocial";
- explain how, as a private landlord, you have a legal responsibility to deal with your tenant's behaviour;
- tell you about how the Council can assist and support you in meeting these obligations;
- advise you on ways you can try to avoid antisocial behaviour occurring; and
- advise you on the steps you can take to deal with situations where your tenant's behaviour is causing complaint.

Is it for you?

This course is an essential for all private landlords.

All of these courses are free of charge. You can book a place by contacting letwise on 0131 529 7454 or e-mailing letwise@edinburgh.gov.uk.

For further information about these courses or future training events, contact our Training & Development officer, Rachel Fleming on 0131 529 2177 or e-mail: rachel.fleming@edinburgh.gov.uk.

Due to the high level of non attendance at courses recently, we have changed our policy. Delegates who fail to cancel their place on the course and subsequently do not attend, will be excluded from all remaining courses in the quarter. This is to enable us to maximise capacity and make sessions as cost effective as possible. This does not prevent delegates from booking on courses within the next advertised quarter.

BRIEFING SESSIONS

Houses in Multiple Occupation

Tuesday 24 July 2007, 2.00pm – 4.30pm
 Venue: Business Centre, City Chambers, High Street, Edinburgh

This briefing session will provide all the relevant information you need to know regarding Houses in Multiple Occupation (HMO) legislation, the technical standards and tenancy management requirements that are required by The City of Edinburgh Council and what enforcement action can be taken against a landlord running an unlicensed HMO.

The latest information on new HMO guidelines regarding sensitive areas in Edinburgh will also be included in this briefing session.

Is it for you?

This briefing session is aimed particularly at those who are new to HMO licensing or who may be considering letting properties as HMOs in the future.

Saving Money on Domestic Energy

Wednesday 5 September, 2.00pm – 4.30pm
 Venue: Business Centre, City Chambers, High Street, Edinburgh

Increased energy efficiency enhances the quality of housing, reduces fuel poverty, lowers the incidence of cold related illnesses and promotes affordable warmth. This, in turn, can lead to more stable tenancies and lower maintenance costs for your properties. The phased introduction of Energy Performance Certificates from 2008, which will have to be provided to prospective tenants or buyers, may have an impact on rent levels and property values. Landlords can secure tax benefits under the Landlords Energy Saving Allowance as well as benefit from a range of energy efficiency grants by making their rental property more energy efficient. It is important that as an owner and a private landlord you are aware of changes and developments in this area and know what advice, assistance and grants are available to you.

Is it for you?

This briefing session is to enable landlords to understand options and processes available in managing common repairs.

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 06437. ITS can also give information on community language translations.

اپنی کمیونٹی میں بولی جانے والی زبان میں اس دستاویز کے ترجمے کے متعلق معلومات کیلئے انٹرپرائزیشن اینڈ ٹرانسلیشن سروس کو 0131 242 8181 پر فون کریں اور ریفرنس نمبر 06437 کا حوالہ دیں۔

欲得到本文件的中文翻譯資訊，請致電愛丁堡市議會傳譯及翻譯服務部(ITS)及說明檔案編號 06437，電話：0131 242 8181。

এই দলিলপত্রের অনুবাদ আপনার সম্প্রদায়ের ভাষায় পেতে হলে ইন্টারপ্রেটেশন এ্যান্ড ট্রান্সলেশন সার্ভিস-এর সাথে 0131 242 8181 নম্বরে ফোন করে রেফারেন্স নম্বর 06437 উল্লেখ করুন।

إذا كنت ترغب في معلومات عن ترجمة هذا المستند الى لغة جاليتك نرجو الاتصال هاتفيا بمكتب الترجمة على الرقم 0131 242 8181 و ذكر الرقم 06437 .



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