

inside letting

EDINBURGH'S LINK WITH LANDLORDS

ISSUE 14 WINTER 2008



BRICK BY BRICK

Lothian Student Housing Comes Out on Top

NUS (National Union of Students) Scotland has conducted research throughout universities and colleges, asking students to give their verdict on living conditions in halls of residence and private rented accommodation.

Students are among the largest groups of renters in the private sector and are keen to be used as a benchmark for problems occurring in the market.

NUS Scotland has welcomed the discussion document *Firm Foundations: the future of housing in Scotland*, and is keen to be seen as a key stakeholder in the consultation and the proposed review of the private rented sector.

With 80% of students in the Lothians renting in the private sector, it is important that they are living in safe and well managed properties.

Results show that whilst students in the Lothians pay the highest average rents, they do have the highest level of satisfaction with the standard of

repair in their property, with 79% saying that their accommodation is in a reasonable state of repair.

However, this does mean that 21% feel that their property is in a poor state of repair, so new legislation such as the Repairing Standard is an important step forward in helping to improve standards.

The research also shows that nationally there is low awareness of HMO licensing amongst students who live in properties which require a license, although Lothian students were shown to have the highest level awareness of the scheme in Scotland.

One of the NUS's recommendations is that the Scottish Government works with stakeholders to raise awareness of HMO licensing and also of other issues such as fire safety, the Repairing Standard and Landlord Registration.

Josh MacAlister, President of Edinburgh University Students' Association says: "It's encouraging to see that the Lothians are ahead

of the game when it comes to the state of repair in privately rented accommodation.

"However, the report demonstrates that a lot of work still needs to be done to inform tenants about regulation and making Edinburgh a more affordable place for students."

The report makes several other recommendations to the Scottish Government including a review of the private rented sector, an increase in student funding and the introduction of a mandatory tenancy deposit protection scheme.

INSIDE:

NEWS
IN BRIEF

PAGE 3

MARKET
REPORT

PAGE 5

FIRM
FOUNDATIONS

PAGE 6

ENERGY PERFORMANCE
CERTIFICATES

PAGE 7

LETWISE TRAINING
COURSES

PAGE 9

You can see a full copy of the report at
www.scotlandfuture.com/edit/housing_report.pdf

Looking back, 2007 was another busy year for landlords. With the commencement of the Private Rented Housing Panel and Repairing Standard legislation, the private rented market saw one of the most significant changes since the introduction of the short assured tenancy.

Edinburgh Landlord Day 2007 showed that agents, landlords and prospective landlords want to know more about running effective tenancies. With attendance up on last year, the day assembled a unique mix of services and businesses that can help anyone in the property lettings marketplace.

All the seminars were fully booked and feedback showed that no-one was disappointed with the range of exhibitors. 97% of the delegates surveyed rated the day as "good or excellent".



Lindsay Souter
EDITOR

Many new landlords were introduced to our service through their contact with Landlord Registration. Some landlords even travelled to the event from Argyll. The event just gets bigger and better each year.

With the property market cooling, the rental market has never been in better shape. According to The Mortgage Trust, tenant demand is at such a high that some buy to let investors are only experiencing voids of two weeks.

Renting as an affordable housing option is now firmly back on the agenda. The Scottish Government has stated its aims for the sector in its paper *Firm Foundations: the future of housing in Scotland*. It wants the sector to "flourish and play a full role in meeting housing need."

Here's to an interesting and dynamic 2008.



SINGLE SELLER SURVEY

The consultation period for the Single Seller Survey proposals ended in Spring 2007, and the Scottish Government is currently finalising the details of introducing the new procedures to the property market in 2008.

Home Information Packs (HIPs) have now been rolled out in England and Wales. They must contain an energy performance certificate, information on whether the property is freehold or leasehold, standard searches, and evidence of title and information on the lease if it is a leasehold property. Survey reports, which were originally envisaged to be part of the pack, are now only a voluntary part of a HIP.

The main purpose of the Scottish scheme is to ensure that buyers have better information about the condition of a property before they consider buying it. Under the new proposal, sellers will pay for an in depth survey, prior to placing the property on the market. This survey will cover building condition and market value in greater detail than a mortgage valuation survey, and will

be made available to all potential buyers. As part of the completion of the sale, the seller will be able to recover the cost of the survey from the buyer if they so choose.

As property investors, it's important that landlords are well informed about the condition of a property before they agree a purchase price. With much of the private rented market in Edinburgh being in traditional tenements, this is even more relevant for the local market as many of these historic buildings have fallen into disrepair through lack of maintenance and need significant investment to bring their condition back up to a good standard.

The new system will also negate the need for house-hunters to commission a survey each time they wish to put in an offer on a property, potentially saving a lot of wasted expenditure, although critics of the scheme point out that this practice has largely been replaced in the Edinburgh property market in recent years by the submission of offers 'subject to survey'.

Purchasers should also be aware that as yet there is no guarantee that the survey commissioned by the seller will be accepted by their mortgage provider.

If the mortgage provider refuses to accept the single survey valuation, buyers will have to pay for an additional valuation to be carried out.

"The single survey is what consumers want," according to Sarah O'Neill, legal officer at the Scottish Consumer Council. "Of 706 people who responded to the (Edinburgh Solicitor's Property Centre) poll in December 2006, over two thirds said they thought the single survey should be introduced, while only 22% said they disagreed."

As the fine detail of the single seller survey proposal is finalised, the "property sale questionnaire" is about to be piloted, and further Housing Act guidance from the Scottish Government is about to be published – *Inside Letting* will keep you informed as this story develops.

NEWS IN BRIEF

NEW LEASE OF LIFE

Letwise have updated their sample lease agreement to make it more robust and to incorporate changes introduced in the Housing (Scotland) 2006 Act. Next time you start a new lease agreement, make sure that you are using the most up to date version.

To get your copy go to the downloads section of the letwise website

www.edinburgh.gov.uk/letwise

PRIVATE RENTING INFORMATION FOR LANDLORDS

Produced by the Scottish Government, this new leaflet sets out the key responsibilities of private landlords. It gives up to date advice on Registration, The Repairing Standard and the right to adapt.

It is designed to add to the information already provided by the Government's Better Renting website.

To download the leaflet visit www.scotland.gov.uk/Publications/2007/12/07131753

For more information about private renting in Scotland visit www.betterrentingscotland.com



LANDLORD ACCREDITATION

The Scottish Rural Property and Business Association (SRPBA) and the Scottish Association of Landlords (SAL) have been successful in their joint bid to run a national accreditation scheme for private landlords. Launching in the spring, this Scottish Government funded scheme will be available to all landlords who promote good practice and high standards.

Letwise will keep you up to date on what this National Scheme will mean for our own Edinburgh Landlord Accreditation scheme.

LEGISLATION UPDATE



CLAIMS LIMIT RAISED

The limit for actions brought to the Small Claims Court has increased from £750 up to £3,000.

Cases such as disputes about deposits, household goods and bank charges can be dealt with in the relatively simple, quick and easy to use small claims procedures of the sheriff court.

The upper limit in a Summary Cause action will rise from £1,500 to £5,000. Ordinary Cause actions will be actions of more than £5,000 (previously over £1,500).

This makes things more straightforward for landlords when they are wishing to recover possession of the property and pursue the tenant for arrears, as they are now more likely to be able to do this in the same action. Landlords will no longer have to raise separate actions, or restrict the amount sued for, if the rent arrears are between £1,500 and £5,000.

A Summary Cause action procedure will need to be raised to recover possession but the advantage of the changes mean that there is more scope for incorporating high rent arrears into the same action.

These new limits will apply to all proceedings raised on or after 14 January 2008. Where proceedings have been raised before this date, the amount sued for cannot be amended to take into account the new limits.

To view the full legislation log on to www.statutelaw.gov.uk

Statutory instrument 2007 No 496 Sheriff Court Small Claims (Scotland) amendment order 1988.

Statutory instrument 2007 No 507 The Sheriff Courts (Scotland) Act 1971 (Private Jurisdiction and summary Cause) Order 2007.

Example Mrs Smith has accrued rent arrears totalling £3,000. Her landlord raises an action for recovery of possession and payment. Under the old limits, this action would be raised under the Summary Cause procedure with the amount sued for restricted to £1,500. Under the new limits, the full amount of £3,000 can be sued for together with eviction.

Inside Letting is published by The City of Edinburgh Council. Please contact:
Lindsay Souter
The City of Edinburgh Council
Chesser House, 500 Gorgie Road
Edinburgh EH11 3YJ
Tel: 0131 529 7454

ALL RIGHTS RESERVED. MATERIAL CONTAINED IN THIS PUBLICATION MAY NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION OF THE CITY OF EDINBURGH COUNCIL (OR OTHER COPYRIGHT OWNERS). WHILST EVERY EFFORT IS MADE TO ENSURE THAT THE INFORMATION GIVEN HEREIN IS ACCURATE, NO LEGAL RESPONSIBILITY IS ACCEPTED FOR ANY ERRORS, OMISSIONS OR MISLEADING STATEMENTS.

letwise
• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL



CASE NOTES:



JIM BAULD
TC Young Solicitors



One of the largest sectors in the private rented sector, particularly in Edinburgh, is the student market.

Many landlords provide tenancies to students. In an increasing number of cases students are under the age of 18.

Letwise regularly receive queries from prospective landlords (and indeed tenants) about the legal position relating to tenancies granted to persons under the age of 18.

In Scotland the main legislation to be considered is the Age of Legal Capacity (Scotland) Act 1991. This Act creates a presumption in Scots law that a person over the age of 16 years has full legal capacity to enter into any contract. This includes a tenancy agreement. Accordingly the general legal rule is that a 16 or 17 year old student can enter into a tenancy agreement. They do not require parental permission to do so.

It should be noted that the 1991 Act does allow contracts which have been entered into by 16 or 17 year olds to be set aside. That can be done

by the young person applying to the local sheriff court. They would have to demonstrate that the contract was "prejudicial". To do so they would have to show to the court that they have agreed a contract which an adult, "exercising reasonable prudence, would not have entered into in the circumstances of the applicant at the time of entering into the transaction". To date there appears to have been no such application made to the Scottish courts in respect of a standard tenancy agreement. It would appear to be difficult to see how a fairly standard tenancy agreement for a house could ever be regarded as a transaction which could fall within the definition of "prejudicial".

Another common worry relating to tenancy agreements is the method of signing and witnessing the actual deed itself. Landlords will be aware that they have duty under the Housing

(Scotland) Act 1988 to draw up a written tenancy agreement and to ensure that it is properly "executed". A copy must then be provided to the tenant.

Proper "execution" of a deed in Scotland simply means that it needs to be signed by the parties and that the signatures should be witnessed. The witness should also sign the deed. The witness must not be a party to the deed and preferably should not be related to either the tenant or the landlord.

If there is a case involving joint tenants, one person can act as a witness if all of the tenants and the landlord sign the tenancy agreement at the same time. If they sign the tenancy agreement at different times each signature will have to be witnessed at that time by a witness.

These rules apply no matter the age of the tenant!



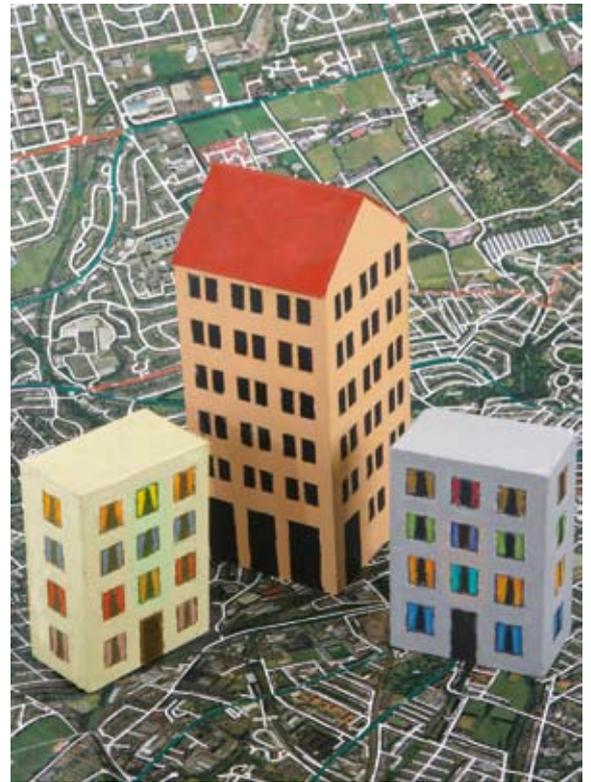
16 or 17 year old students can enter into a tenancy agreement. They do not require parental permission to do so.





Market Report

MAKING SENSE OF THE HOUSE PRICES



Recent news headlines are increasingly telling us that property prices are falling, but where do these statistics come from and how much can we accept them at face value?

The Council's strategists tell us why they like to dig a little deeper when it comes to market statistics.

One of the most important points to recognise is that almost all of the organisations that publish house price information are actually measuring different things. This means that you cannot compare house price information from different sources.

Some estate agents will publish average prices for properties that are sold. These are usually straightforward averages but will only include the properties that they sell. This means that they often miss a sizable piece of the market. As most agents specialise this will usually mean they miss out the top or bottom end of the market.

Banks and Building Societies will only include the price of properties

that people have used a mortgage to buy. This means that many sales are not included; such as sales to people that want to release some equity from the property and "downsize" to a smaller property.

A further complication is that the Banks and Building Societies take the price of each property and work out how much each part of the house was worth. That way a second bedroom, a dining room, a garden and all the other characteristics of a property are all given a value.

At the end of the process they use sophisticated statistics to add the figures together to give a price for a "bundle" of house price features. This is the index they use to measure house price inflation.

The next thing to be aware of is that the housing market traditionally moves through a cycle during the year. In the simplest terms, there are usually more properties sold at a higher price in the summer months than in the winter of any given year. This means that prices in December or January can appear to be a little lower than the prices six months earlier.

However, although the figures did show that prices had fallen slightly in Edinburgh as the market cycled into the winter, they also showed that compared to the same time in 2006 house prices had increased by 14% – a good return on any investment.

“ Prices in December or January can appear to be a little lower than the prices six months earlier. ”

This goes some way to explaining why statistics often seem to be conflicting and give mixed messages in the market. Looking ahead to 2008, some experts have predicted that house prices in Scotland will rise between 4-7.7%. This is moderate when compared to the past few years but still represents a healthy return for landlords and homeowners alike.

Phil Watt
Strategy and Development Project Officer

FIRM FOUNDATIONS: THE FUTURE OF HOUSING IN SCOTLAND



The Scottish Government's plans to reform housing provision across Scotland have been published in a discussion document *Firm Foundations: The Future of Housing in Scotland*, giving details of proposals for increasing housing supply and choice.

The paper recognises the central role that home ownership plays in the housing system and takes full account of the need for a thriving social sector. It includes a challenge to Scotland's local authorities, developers and builders to increase the rate of new housing supply in Scotland to at least 35,000 a year by the middle of the next decade.

The paper also predicts a greater role for the private rented sector and recognises its ability to offer choice and flexibility to particular groups during key points in their lives.

SOME KEY MESSAGES

- Closer working relationships between local authorities and the private rented sector are sought with local authorities making better use of the private rented market as a housing solution.
- Landlords will be encouraged to follow best practice through a National Voluntary Landlord Accreditation Scheme, expected to be launched in 2008.
- Consultation will begin on amending the Homeless Person Interim Accommodation (Scotland) Regulations 2002, to allow local authorities to make use of the private rented sector to discharge their homelessness duties

EDINBURGH'S FIRM FOUNDATIONS

The City of Edinburgh Council is at the forefront of working with the private rented market and the Council's innovative approaches have been recognised in the discussion paper, with Letwise's training events, Inside Letting and Edinburgh Landlord Day receiving a specific mention.

The Edinburgh Landlord Accreditation scheme was set up by the Council and the Scottish Association of Landlords in 2005. The Council is in discussions with the Scottish Government about the relationship between the Edinburgh scheme and a national scheme – we'll give you more information about this in a future issue.

The private rented market is already playing a valuable role in providing temporary accommodation in Edinburgh through private sector leasing.

FINDING THE REPORT

The full report can be found at www.scotland.gov.uk/Resource/Doc/201716/0053780.pdf

To read Shelter's response to this paper, go to <http://scotland.shelter.org.uk/files/docs/33321/GreenPaperinitialresponseOct2007.pdf>



Energy Performance Certificates

A year from now (January 2009), if you want to rent a property, it will have to have an Energy Performance Certificate (EPC), writes Robert Barnham from Changeworks' Warmburgh unit.

EPCs will look similar to the labels on white goods and will rate a property's energy efficiency on a scale from A (very good) to G (poor). EPCs will also provide prospective tenants with information about typical energy use and what needs to be done to improve the energy efficiency of the property, which could also increase its rating.



The Royal Institute of Chartered Surveyors has suggested that in the longer-term, the EPC rating will affect a property's value, and potentially, the rent it can attract.

Landlords need to start thinking about how best to market a property once EPCs are part of the standard letting process:

- Could you improve the energy efficiency of your property now by installing measures such as loft or cavity wall insulation? Why not think about this the next time you visit your letting property.
- Investigate whether you are eligible for a grant to carry out the work. The results should improve the energy rating, and perhaps enhance the value of your property – helping you to market it more effectively and let it more quickly
- Arrange for a registered EPC surveyor to carry out the EPC survey (local EPC surveyors should be available in the next couple of months).
- Get in the queue early for grants and work that needs to be carried out; and of course for certification. Otherwise you risk a delay in getting your EPC, as well as longer void periods.

For more information contact Changeworks on 0800 512 012, or visit www.changeworks.org.uk

Capital Gains Tax Goes Flat

Gordon Brown, when Chancellor, introduced taper relief as a means of stimulating entrepreneurial activity. Taper relief meant that the longer you held onto an asset the less Capital Gains Tax was due when it was sold on.

Alistair Darling announced in October that he proposes significant changes to CGT, from April 2008. From 6 April 2008, there will be a single rate of CGT at 18%.

■ Taper relief, which currently applies to capital gains, and which reduces the capital gain from up to 40% to 24% over a period of

10 years, will no longer apply. Other rules, such as indexation and the 1982 rebasing rules which currently apply to properties that have been held for a number of years will also be abolished.

■ This means that the length of time a property has been owned will be irrelevant; someone who has owned a second home for 1 year will be taxed at the same rate as someone who has owned theirs for 20 years. The capital gains annual exemption will continue to apply, which (in 2008/09) will exempt the first £9,200 of the gain from the charge to tax and

disposals of principal private residences will continue to be exempt from CGT.

The changes will produce winners and losers, "This reform will make it easier to sell up or trade properties", according to Helen MacKenzie of Chiene and Tait, who provide Finance Matters training for Letwise. "However, landlords who owned property as a long term strategy had the bonus of taper relief. The longer they waited, the less tax they paid."

REPOSSESSION ADVICE

With figures showing a rise in the number of mortgage possessions, landlords experiencing problems should seek advice and be aware of their options, before it's too late.

Pauline Allan of the Advice Shop advises; 'The first thing to remember is not to panic as there may well be debt solutions and actions that you can take to rectify the situation.'

"It is important that you initiate contact with your lender as soon as possible. Many lenders will view home repossessions as the very last resort. It is crucially important that mortgage and secured loan payments are prioritised."

Every mortgage lender will have procedures in place for tackling mortgage arrears and could be willing to:

- extend the term of the mortgage in order to reduce the monthly payments
- consider allowing a 'payment holiday'
- accept interest only payments on a temporary basis.



Most lenders are regulated by the Financial Services Authority and the FSA rules say a lender must 'deal fairly with any customer who is in arrears'.

SEEK HELP AND ADVICE

DON'T BE TEMPTED TO TAKE ON AN EXTRA LOAN

Debt Advice Team

If you are experiencing money difficulties it may be possible to get assistance from the Debt Advice Team.

The Advice Shop
85-87 South Bridge
Edinburgh EH1 1HN

Phone 0131 225 1255 or drop in to speak with the Duty Adviser: Monday, Wednesday, Thursday or Friday 9.30am - 1 pm or Tuesday 10am - 1 pm.



The Scottish Association of Landlords' (SAL) conference and exhibition moves to the striking, modern venue of Edinburgh's Our Dynamic Earth for National Landlord Day 2008.

SAL National Landlord Conference
Wednesday 30 April 2008, 9am-5pm
Our Dynamic Earth, Holyrood Road, Edinburgh



At the largest annual gathering of landlords in Scotland, SAL's speakers and guest panel present a wide ranging programme.

New for 2008 will be a choice of seminar programmes including essential knowledge for landlords, lettings agents and local authorities plus the chance to ask questions of key experts and policy makers in the field of private sector letting.

SAL are welcoming both members and non-members to the day which promises to be a 'not to be missed' event, providing delegates with a unique networking opportunity.

For information on the entrance fee and how to book your place e-mail: conference@scottishlandlords.com or call SAL office on 0131 270 4774.

Scottish Association of Landlords
22 Forth Street, Edinburgh EH1 3LH.



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: April – June 08

TRAINING SESSIONS

Marketing Your Property and Deposits

Thursday 3 April 2008, 1 – 5 pm
Venue: Radisson Hotel, 80 High Street,
Edinburgh EH1 1TH

This course is designed to inform landlords and letting agents on how to market and stage their property effectively in a highly competitive letting environment. The course will also cover best practice when dealing with tenants' deposits and will address the many varied problems relating to creating holding deposits and making deductions from security deposits. Other aspects covered will include dealing with guarantors and distance selling regulations.

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)
- understand the legalities and implications of requesting a rent guarantor
- understand the legal requirements around deposits
- 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.

Fire, Electrical and Plumbing Regulations

Thursday 17 April 2008, 1 – 3.30 pm
Venue: Holyrood Hotel, 81 Holyrood Road,
Edinburgh EH8 8AU

This course will inform landlords and letting agents on the new property standards in relation to fire, electrics and plumbing.

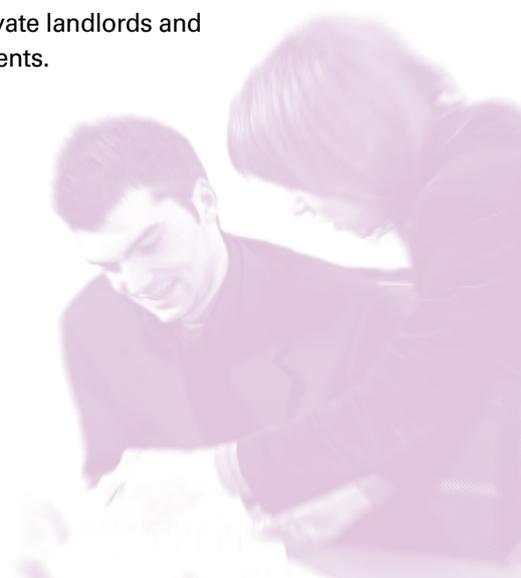
Course Objectives

By the end of this course delegates will:

- be aware of the importance of good fire safety in rented property and why it is taken so seriously
- be aware of new building regulations
- be aware of water byelaws operated by Scottish Water.

Is it for you?

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



Resolving Conflicts Positively

Thursday 24 April 2008, 12.45 – 4 pm
Venue: Radisson Hotel, 80 High Street,
Edinburgh EH1 1TH

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 conflicts positively
- be aware of how mediation can help.

Is it for you?

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

Tenancy Agreements

Thursday 1 May 2008, 5.45 – 8.30 pm
Venue: Radisson Hotel, 80 High Street,
Edinburgh EH1 1TH

This course will identify the key elements for inclusion in tenancy agreements, and suggest good practice issues in establishing assured and short assured tenancies.

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
- 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 to 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.

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.



Recovery of Possession

Thursday 8 May 2008, 5.45–8pm
Venue: Radisson Hotel, 80 High Street,
Edinburgh EH1 1TH

This course will enable delegates to understand the legal requirements and pitfalls in successfully recovering possession of their property under the assured and short assured tenancy regime.

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 for repossession
- be aware of what can go wrong when seeking possession, and how to avoid these problems
- 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.

The Law of Repairs

Thursday 15 May 2008, 5.45–8pm
Venue: Radisson Hotel, 80 High Street,
Edinburgh EH1 1TH

This course will look at the rights and duties landlords and tenants have in cases of disrepair and from where these rights and duties come.

Course Objectives

By the end of this session delegates will:

- be aware of statutory and common law repairing obligations
- understand the requirements of the Repairing Standard
- be aware of how the Private Rented Housing Panel operates
- 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.



Finance Matters

Thursday 29 May 2008, 1–4.30pm
Venue: Radisson Hotel, 80 High Street,
Edinburgh EH1 1TH

This course will give an overview of the issues which should be considered when buying, renting and disposing of property in order to maximise the benefits of current tax legislation. It will also cover how to maintain effective financial and bookkeeping records and the types of insurance cover which should be considered when renting property.

Course objectives

By the end of the course delegates will be able to:

- 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
- 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 or those considering how to maximise tax benefits from current legislation and those who would like more information on effective bookkeeping.

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 08007. 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 انٹرنیشنل ایڈوائزیشن سروس کو 0131 242 8181
پر فون کریں اور ریفرنس نمبر 08007 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 08007，
電話：0131 242 8181。

এই দলিলপত্রের অনুবাদ আপনার সম্প্রদায়ের ভাষায়
পেতে হলে ইন্টারপ্রেটেশন এ্যান্ড ট্রান্সলেশন
সারভিস-এর সাথে 0131 242 8181 নম্বরে ফোন
করে রেফারেন্স নম্বর 08007 উল্লেখ করুন।

إذا كنت ترغب في معلومات عن ترجمة هذا
المستند الى لغة جاليتك نرجو الاتصال هاتفيا
بمكتب الترجمة على الرقم 0131 242 8181
وذكر الرقم . 08007



TEL: 0131 270 4774
E-MAIL: info@scottishlandlords.com
www.scottishlandlords.com



TEL: 0131 529 7454
E-MAIL: letwise@edinburgh.gov.uk
www.edinburgh.gov.uk/letwise



TEL: 0131 529 7278
E-MAIL: ela@edinburgh.gov.uk
www.edinburgh.gov.uk/ela

