

# inside letting

EDINBURGH'S LINK WITH LANDLORDS

ISSUE 22 WINTER 2010



Housing Advice and Information Strategy Launch

## New Strategy Focuses on Private Market

**At a time when Edinburgh is facing an acute shortage of socially rented housing, with demand far outweighing supply, the City of Edinburgh Council launched its new Housing Advice and Information Strategy at an event on Monday 21 December 2009.**

One of the key drivers of the new strategy is the recognition of the importance of the private rented sector to the city.

Socially rented properties now only account for around 16 percent of the overall housing stock in the city and can no longer be the primary option for home seekers.

This new three-year strategy places heightened emphasis on the city's supply of good quality private rented housing and recognises the important role that landlords play in meeting Edinburgh's housing needs.

It is vital that prospective tenants are given easier access to advice about the private rented sector to help people find suitable, realistic and sustainable housing solutions.

There are over 120 agencies in the city now providing valuable housing advice and most of these agencies are members of the Edinburgh Housing Advice and Homelessness Network (EHAHN).

EHAHN communicates through an online community as well as at quarterly events, and helps to connect organisations that are looking for reputable private landlords for their clients.

Amongst the many challenges that advice providers face is tackling the negative perceptions that some hold about the private rented market. Concerns that home seekers raise when asked to consider a private let are mainly issues around deposits not being returned, lack of security of tenure and how they can find a good landlord. With housing advisers now directing their customers towards the private rented sector, there is a prime opportunity for these perceptions to be tackled, and for stronger links to be developed with the landlord community.

To find out more information visit [www.edinburgh.gov.uk/housingadvicestrategy](http://www.edinburgh.gov.uk/housingadvicestrategy) or phone Carol Porter on 0131 529 7200 or e-mail [carol.porter@edinburgh.gov.uk](mailto:carol.porter@edinburgh.gov.uk)

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# welcome



Lindsay Souter  
EDITOR

Happy New Year and welcome to issue 22, the first edition of 2010. Our front cover story, the launch of the Edinburgh Housing Advice and Information Strategy, is a timely reminder of just how important Edinburgh's private rented market is to the city as we move into a new year.

In this issue we give you an update from the Council's Landlord Registration team on page three, including information about the number of approved landlords in Edinburgh and what action is being taken to identify unregistered landlords.

As people involved in letting in Scotland's capital city, we meet renters from all over the globe. We hope you

enjoy the snapshots of other countries' rental markets on pages six and seven.

Our case notes covers a situation that all landlords and agents would hope never to have to deal with, the death of a tenant. As this is an unusual and complex situation an extended version of this article with more advice from Jim Bauld at TC Young will appear online at [www.edinburgh.gov.uk/letwise](http://www.edinburgh.gov.uk/letwise)

This is the last Inside Letting that we will be sending out in printed format. For your summer issue visit [www.edinburgh.gov.uk/insideletting](http://www.edinburgh.gov.uk/insideletting)

Remember that our web pages are updated regularly and it's always worth logging on and checking for updated news and information.

## AULD REEKIE NO MORE



Following the recent increases in the price of gas and electricity, more people are switching to burning wood and coal to heat their homes without realising that doing so could result in a hefty fine.

The City of Edinburgh Council is reminding residents that Edinburgh is a Smoke Control Area. Tenants should be made aware that anyone caught breaking the law by burning coal or wood could face a fine of £1,000.

The warning comes as the Council's Environmental Assessment Team reports a rise in the number of calls received about smoking chimneys and from people wanting to burn coal. Local chimney sweeps have also noted a substantial increase in the number of people wanting fireplaces reopened, while manufacturers of fashionable appliances such as wood-burning stoves are reportedly struggling to meet demand in the city.

In 2009, there were 135 calls made to the Council about smoking chimneys, a rise of 41 percent on the previous year.

By 1995 the whole of Edinburgh had been declared a Smoke Control Area; this means that wood and standard coal can only be burned within certain kinds of appliances and stoves which have passed a standard test to show that they can burn these materials without producing smoke. Wood and standard coal cannot be burned in an open fire and a "traditional" log burning stove cannot usually be used within a smoke control area.

Enforcement action will be taken against anyone who buys or delivers unauthorised fuels for use within smoke control areas.

For further information concerning Edinburgh's Smoke Control Area status or to find out if your wood-burning stove is compliant with guidelines on smoke production, members of the public are advised to contact the Council on 0131 529 3030.

Further information about smoke control areas and approved appliances can be found at

[www.uksmokecontrolareas.co.uk](http://www.uksmokecontrolareas.co.uk)

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

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# Registration Milestone Reached in Edinburgh

**The approved registrations in Edinburgh broke the 28,000 figure for landlord registrations, meaning 92 percent of landlords who have applied for registration are now on the public register. This is a real milestone for the city.**

Registration details are now stored at [www.landlordregistrationscotland.gov.uk](http://www.landlordregistrationscotland.gov.uk)

If you enter the address of a privately let property, you should see the landlord's name and contact details. If your search returns 'no results', then contact us and we can confirm if an application has been made. If not, we will investigate.

There are some unapproved applications, which are mostly those who asked to be invoiced as opposed to paying at the time of application, and have failed to pay. These payments are being followed up. In future, applicants will have to pay online when applying.

Other unapproved applications are due to incorrect completion. Despite trying to get in touch with these applicants, it was brought to our attention that their contact details were out of date. It is a statutory requirement for all landlords to keep their registration details up to date and we would urge all landlords to go online to check their details are accurate.

## What about the unregistered landlords?

A joint exercise with the Council's Revenues and Benefits section has identified landlords whose tenants are



Landlord Registration Team

receiving Local Housing Allowance, who have not applied for registration. Members of the public, other agencies and Council services also inform us of suspected unregistered lets.

By following up these leads, almost 300 unregistered landlords have now applied.

There are a number of potential penalties for a landlord if they fail to register:

- a late application fee, where the landlord has to pay a further £110 in addition to the standard £55 fee
- a rent penalty notice, allowing the tenant to withhold rent until the landlord applies for registration
- a report to the Procurator Fiscal, which can result in the Sheriff imposing a fine. This is currently a

maximum of £5,000, but there is a proposal to amend the legislation to increase this to £20,000.

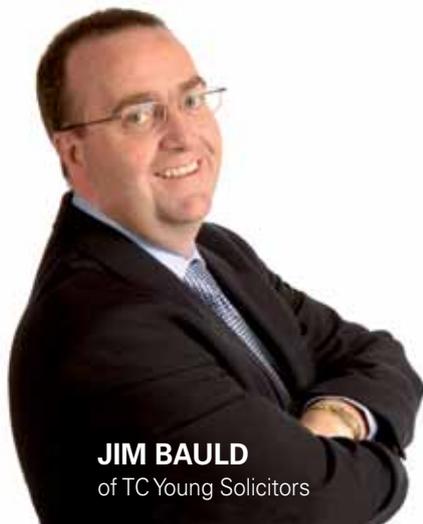
## Further information

We provide four e-bulletins per year to landlords and agents. To receive these e-mails, please check that your email address on your registration is up to date.

Most applicants have supplied an e-mail address and customer feedback earlier this year indicated that 56 percent of people prefer e-mail communication.

We have also updated our web pages, where you can find the most up to date service information. Find out more at [www.edinburgh.gov.uk/landlordregistration](http://www.edinburgh.gov.uk/landlordregistration)





**JIM BAULD**  
of TC Young Solicitors

## CASE NOTES:

# Dealing with the Death of a Tenant

**One of the rare situations that landlords may have to deal with is the death of a tenant. Circumstances can vary, from natural causes to serious criminal activity. It is important to know what may happen in these situations and how to deal with them.**

If the tenant's death is classed as suspicious or unexplained, such as a drug overdose, a body has been found after a period of time or in the event of a murder, the Police will become involved and will take control of the property.

While this is the case, the landlord will not be able to gain access for, what can be, a significant period. In such situations, the landlord should try to stay in contact with the Crime Scene Manager, appointed by the Police.

### The tenant's death ends the tenancy and the rent liability.

If the tenant was not living alone at the time of their death, any other persons residing with the tenant will also be excluded from the property. In this situation, assistance should be sought from the local authority to provide alternative accommodation through the homelessness legislation.

Once the property is returned, questions such as who cleans items that have been contaminated with blood or fluids, may arise.

In many circumstances the landlord's insurance will cover the use of professional cleaners to deal with such matters. In certain situations the Police will meet the costs of decontamination and cleaning, where it can be shown that the responsibility for doing so does not lie elsewhere. However, landlords should not assume that the Police will take responsibility for this, in most situations the responsibility for cleaning will fall on the landlord.

Other matters to consider are questions about housing benefit and succession to the tenancy and the rent liability. If the tenant was on housing benefit, their claim will end on the Sunday following their death. It may be possible for another household member to make a new claim for housing benefit, as long as they are occupying the house. Landlords should try to ensure welfare benefit advice is available to surviving occupiers.

Note that the tenant's death ends the tenancy and the rent liability. If the tenant was married or living with someone at the time of their death, that person may be entitled to succeed to the tenancy. The person claiming succession must demonstrate that they lived in the property as their only or principal home. In assured tenancies, tenancy can only pass once through the rules of succession. The succeeding tenant will only obtain whatever rights the deceased tenant had to the property.

Issues could also arise if the situation does not involve the death of the tenant but the death of another such as a resident or visitor. For example, the tenant not wishing to return to the property once it has been returned to the landlord. Landlords should be sensitive to the tenant's preferences and try to assist them to obtain alternative accommodation.

Thank you to the Chartered Institute of Housing in Scotland, whose guidance leaflet assisted with the preparation of this article. It is available on their website at <http://viewer.zmags.com/publication/4b20b368?page=1#/4b20b368/1>

More information is available in 'What to do After a Death in Scotland: Practical Advice for Times of Bereavement: 8th Edition'. This is also available online at [www.scotland.gov.uk/Resource/Doc/213661/0056769.pdf](http://www.scotland.gov.uk/Resource/Doc/213661/0056769.pdf)



# Market Report



**Grant Denholm of Littlejohns Ltd provides us with his assessment of Edinburgh's rental market**

After a difficult start to 2009 the letting market has stabilised. It is fair to say that thousands of extra properties flooded the market as 'reluctant landlords' found that the only short term way of keeping afloat was to let their property out. This resulted in a drop in the rents for one and two bedroom flats and properties were taking longer to let due to this added supply.

This view was echoed by Richard Matthews, Marketing Manager at residential letting portal Lettingweb, who said: "The letting market in Scotland has seen rental values decline somewhat in 2009. High stock levels have forced landlords to reduce their expectations without the reward of securing a faster let. However, the upside is that the rental market decline seems to be slowing month on month suggesting that the downward trend may be leveling and soon to turn the corner".

We feel that due to the recession many people had decided to live at home with parents to save money and a decrease in the number of Eastern European workers has meant a reduction in potential tenants.

The market has changed positively over the autumn with students taking up the slack. Larger traditional student flats let very quickly due to the growth in student numbers.

We found that students had to look to smaller flats as the larger HMO properties were not available. As a result rents in the three to five bed market saw slight increases whilst the rents of the two bedroom flats leveled out.

We are still in uncertain times but it would appear that the private rental sector landlord is in a position to come out of the recession in good health.

## THE FACTS AS WE SEE THEM

Average age of first time buyers is now 34 (up from 27, thirty years ago). This points towards a strong rental sector in the medium to long term.

Lending criteria will continue to be tight putting increasing pressure on first time buyers to find deposits.

Despite companies like 'Unite' building purpose built developments there is still a lack of good quality student accommodation in Edinburgh which may be in part due to HMO regulations.

As the sales market picks up, the over supply of one and two bed flats should level out.

## NEWS IN BRIEF

### Stamp Duty Holiday Over

Introduced by the Government in September 2008, the Stamp Duty holiday saw all property sales under £175,000 become exempt from the tax. Buyers of properties between £125,000 and £175,000 were able to avoid the 1 percent charge. This ended on 31 December 2009.

For more information about Stamp Duty visit [www.direct.gov.uk/en/MoneyTaxAndBenefits/Taxes/BeginnersGuideToTax/DG\\_10010529](http://www.direct.gov.uk/en/MoneyTaxAndBenefits/Taxes/BeginnersGuideToTax/DG_10010529)

### Standard Rate VAT Returns

On 1 December 2008 the standard rate of VAT was temporarily reduced to 15 percent. It reverted to 17.5 percent on 1 January 2010.

HMRC has published its Brief 68/09 which explains two measures designed to assist businesses in implementing the return of the standard rate of VAT to 17.5 percent

For more information about Revenue & Customs visit [www.hmrc.gov.uk/briefs/vat/brief6809.htm](http://www.hmrc.gov.uk/briefs/vat/brief6809.htm)

# RENTING ROUND THE WORLD

Have you ever thought about how the renting market in Edinburgh compares with the rest of the world?

The renting expectations of international tenants are often based on the letting laws of their home country or for Scottish citizens, their experiences of renting abroad.

We have pulled together a quick guide to give you an insight into renting around the world.

## USA

### USEFUL INFORMATION

- 33 percent of households rent privately.
- Tenants are concentrated in large cities like New York, Los Angeles, Boston and Chicago.
- There is currently an oversupply of rental property.

### Average monthly rent:

US\$900 for a 1 bedroom flat in Brooklyn. US\$300 for a 2 bedroom flat in Texas.

**Length of contract:** A rental agreement is for a fixed term and will renew itself if notice is not given.

**Deposit:** Of the 51 states, 24 states do not have statutory limits on deposits. The remaining 27 states limit the deposit to a range from one month's rent to three and a half months' rent.

**Notice periods:** Usually one month's notice but can vary from state to state. Pay Rent or Quit notices are used in some states when the tenant has not paid the rent. Tenants are given three to five days in most states, to pay or move out.

**Agency fees:** None. First months rent and last months rent plus deposit only.

**Repairs and decoration:** Landlords must repair defective property regardless of who caused the defect. The landlord can pursue the tenant if they caused the defect, but they must repair the property first.

## SCOTLAND

### USEFUL INFORMATION

- 17 percent of households in Edinburgh rent (British national average is eight percent).
- Scottish leasing laws are different from that in England and Wales.

**Average monthly rent:** £640 for a 2 bedroom flat.

**Length of contract:** Minimum of six months (Short assured tenancy).

**Deposit:** Must not be more than the equivalent of two months' rent.

**Notice periods:** Up to two months but could be as little as 28 days if a tenancy has been breached.

**Agency fees:** Should not be paid by the tenant. Anything other than the deposit and rent are considered a premium.

**Repairs and decoration:** Repairs are the responsibility of the landlord. Tenants should only decorate with written permission from the landlord.

## SPAIN

### USEFUL INFORMATION

- 9 percent of household rent privately (mainly in Madrid and Barcelona).
- Spain has an oversupply of housing and many people do not leave home until they are in their 30's.

**Length of contract:** Five year minimum, but contract can be updated annually.

**Average monthly rent:** €700 to share a 4 bedroom house in Madrid.

**Deposit:** Equivalent of one month's rent which must be held by an independent body.

**Notice periods:** 30 days. If no one ends the contract it renews for one year for a maximum of three years.

**Agency fees:** Can be paid by both landlord and tenant.

**Repairs and decoration:** Landlord must keep the property fit for habitation. Tenant is responsible for wear and tear.

## GERMANY

### USEFUL INFORMATION

- 60 percent of German households rent.
- Germans don't view property as an investment and have a great fear of debt.
- German leasing law is acknowledged as being pro-tenant.

**Average monthly rent:** €1000 for a 3 bedroom house.

**Length of contract:** Unlimited.

**Deposit:** Yes, landlord to pay back with interest.

**Notice periods:** Tenants must give from three to nine months notice, depending on how long they have lived in the property. Landlords can seek to terminate tenancies when there is a breach of contract, although the tenant has the right to object.

**Agency fees:** Paid for by the tenant.

**Repairs and decoration:** Paid for by the tenant.

## FRANCE

### USEFUL INFORMATION

- 25 percent of households rent.
- France encourages private individuals to build and rent dwellings.
- Many loans, tax subsidies and tax incentives are promoted.
- Conversely, leaving buildings empty is penalised by the tax d'inhabitation.

**Average monthly rent:** €900 for a 2 bedroom apartment.

**Length of contract:** Unfurnished property - minimum of three years if owned by a person or minimum of six years if owned by a company.

Furnished property – one year. At the end of the contract, it is automatically renewed, unless notice has been given by either side.

**Deposit:** Not more than two months' rent, and only if the rent is not paid in advance.

**Notice periods:** Tenant – two or three months notice.

Landlord – six months before the end of the contract.

Tenants can rarely be evicted before the end of the contract.

**Agency fees:** Paid by tenant.

**Repairs and decoration:** Landlord must keep the property fit for habitation. Tenant is responsible for wear and tear.

## AUSTRALIA

### USEFUL INFORMATION

- 21 percent of households rent privately.
- Each state and territory has its own leasing legislation.
- Housing law cases are dealt with by a tribunal.

**Average monthly rent:** AUS\$1600 for a 3 bedroom house in Sydney.

**Length of contract:** Usually six or twelve months and the agreement will renew itself if no one ends the contract.

**Deposit:** Varies - but in all cases the bond must be held by a third party, usually by the Government's Rental Bond Office.

**Notice periods:** Varies – in some cases the tenant can give three weeks notice. To reclaim a tenancy without grounds the landlord may give 26 weeks notice.

**Agency fees:** Only rent and deposit can be charged. Any other fees are unlawful.

**Repairs and decoration:** Repairs and maintenance is the responsibility of the landlord.

# REPAIRING STANDARD CHECKLIST

Since September 2007 landlords have had a duty to ensure that the property they let meets the Repairing Standard at the start of a tenancy and at all times during a tenancy. This checklist details the Repairing Standard duties and gives examples of what to look out for when doing your pre-tenancy inspection.

Property is wind and watertight and in all other respects reasonably fit for human habitation.

#### Look for

- holes in ceilings, walls, floors
- signs of water ingress
- sills and joints for damage/rot
- any glass panels indoors are not cracked or broken
- gaps/rot in the floor
- windows that open and close tightly and check that they are all wind and watertight

The structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.

#### Look for

- holes in guttering, choked down pipes, plant life
- signs of water egress
- holes in walls, roof, missing slates, defective masonry

The installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.

#### Check

- all taps work and that there is hot and cold running water
- the heating system works
- if the radiators need bled
- the toilet flushes and all fittings are functional
- sockets for cracks and scorching

Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order.

#### Check

- all appliances work (washing machine, cooker, vacuum cleaner, TV etc)
- all curtain poles, tracks or blinds are fixed properly
- door handles on all doors
- door bell and entryphone system
- shower curtain or screen
- bath and shower seal, look for cracks in bath or shower trays
- all locks work
- for cracked or missing tiles
- gas safety certificate is valid

Any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed.

#### Check

- all furniture and carpets
- nothing is broken or dangerous
- mattresses for condition

The house has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire.

#### Test fire alarm/smoke detector

For more information see the guidance published by the PRHP at [www.prhpscotland.gov.uk](http://www.prhpscotland.gov.uk)



Letwise offers a programme of training and briefing events for private landlords in Edinburgh. 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.

## TRAINING SESSIONS: April to June 2010

### SESSIONS AT A GLANCE

#### APRIL

- **Safety Requirements for your Property**  
Tuesday 6 April, 1 to 4 pm  
Contract Heating, 2B Bankhead Crossway
- **The Law of Repairs**  
Tuesday 22 April, 1 to 3.30 pm  
European Room, City Chambers

#### MAY

- **Tenancy Agreements**  
Thursday 6 May, 5.45 to 8.30 pm  
European Room, City Chambers
- **Recovery of Possession**  
Thursday 13 May, 5.45 to 8 pm  
European Room, City Chambers

#### JUNE

- **Safety Requirements for your Property**  
Tuesday 1 June, 1 to 4 pm  
Contract Heating, 2B Bankhead Crossway
- **Houses in Multiple Occupation**  
Thursday 3 June, 5.45 to 8.30 pm  
Business Centre, City Chambers
- **Dealing with Deposits**  
Thursday 24 June, 1 to 4.30 pm  
Midlothian Suite, Lothian Chambers,  
George IV Bridge

### **Safety Requirements for your Property**

Tuesday 6 April 2010, 1 to 4 pm

Venue: Contract Heating, 2B Bankhead Crossway  
South, Edinburgh EH11 4EX

This course, delivered by Contract Heating (members of NICEIC, the Fire Protection Association and Gas Safe Register approved) will give delegates practical experience on how to identify problems and faults within their property in relation to heating systems, water supplies and electrical systems. It will also show delegates how to read various safety certificates and identify what needs to be actioned.

#### **Course Objectives**

By the end of the course delegates will:

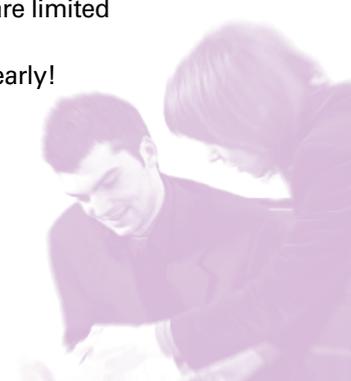
- have gained practical experience on identifying problems and faults within their property;
- have an awareness of what is required to provide safe accommodation for their tenants;
- know what procedures to follow in a gas emergency; and
- understand how to read safety certificates and identify any actions that are required to be taken.

#### **Is it for you?**

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

Please note as this is a workshop based, practical course, numbers are limited to 11 delegates per course.

It is advised that you book early!



## The Law of Repairs

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Thursday 22 April 2010, 1 to 3.30 pm  
Venue: European Room, City Chambers,  
High Street, Edinburgh EH1 1YJ

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

### 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; and
- 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

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Thursday 6 May 2010, 5.45 to 8.30 pm  
Venue: European Room, City Chambers,  
High Street, Edinburgh EH1 1YJ

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; 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 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](mailto:letwise@edinburgh.gov.uk)

For further information about these courses or future training events, contact our Training and Development Officer, Rachel Fleming on 0131 529 2177 or e-mail: [rachel.fleming@edinburgh.gov.uk](mailto:rachel.fleming@edinburgh.gov.uk)

### CANCELLATION POLICY

If delegates fail to cancel their place on a course, and subsequently do not attend, their place(s) on future courses for the advertised quarter **may** be cancelled and offered to someone else on the waiting list, in order to maximise capacity and make courses as cost effective as possible. This does not prevent delegates from booking on courses within the next advertised quarter.



## Recovery of Possession

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Thursday 13 May 2010, 5.45 to 8pm  
Venue: European Room, City Chambers,  
High Street, Edinburgh EH1 1YJ

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 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.

## Safety Requirements for your Property

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Tuesday 1 June 2010, 1 to 4pm  
Venue: Contract Heating, 2B Bankhead Crossway  
South, Edinburgh EH11 4EX  
(see page 9 for details).

## Houses in Multiple Occupation

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Thursday 3 June 2010, 5.45 to 8.30pm  
Venue: Business Centre, City Chambers,  
Edinburgh EH1 1YJ

This course 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, what enforcement action can be taken against a landlord running an unlicensed HMO and what you can expect to happen at a licensing Committee meeting.

### Course Objectives:

By the end of this course you will:

- understand the background to HMO licensing legislation;
- be aware of the departmental roles in the Edinburgh HMO licensing scheme;
- be informed of the technical standards required by the City of Edinburgh Council;
- be aware of tenancy management requirements and how these are implemented;
- know what enforcement action can be taken; know what to expect at a licensing Committee meeting;
- be aware of proposed new legislation due to be implemented in 2010; and
- be advised on fire safety risk assessments.

### Is it for you?

This course is aimed particularly at those who are new to HMO licensing or who may be considering letting properties as HMO's in the future. However, it may also be beneficial to current HMO landlords and agents.

## Dealing with Deposits

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Thursday 24 June 2010, 1 to 4.30pm  
Venue: Midlothian Suite, Lothian Chambers,  
George IV Bridge, Edinburgh EH1 1EE

A new tenancy deposit scheme will be introduced in Scotland in 2010. This course will cover the procedures for the holding of deposits under this scheme. Other aspects covered will include the importance of an inventory, dealing with guarantors and distance selling regulations.

### Course Objectives

By the end of the course delegates will:

- understand the legal requirements around the new tenancy deposit scheme;
- be aware of how disputes around deposits will be dealt with through the scheme;
- understand the importance of a robust inventory;
- understand the legal implications if letting a property without the tenants actually viewing the property (Distance Selling Regulations); and
- understand the legalities and implications of requesting a rent guarantor.

### Is it for you?

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



## HAPPY TO TRANSLATE

ترجمے کے لئے حاضر آمانہدےر سے انوباد کررر

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SCOTTISH ASSOCIATION OF LANDLORDS

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