

inside letting

EDINBURGH'S LINK WITH LANDLORDS

ISSUE 9 AUTUMN 2006



A FIRST FOR LANDLORDS

The City of Edinburgh Council is delighted to invite you to the very first Edinburgh Landlord Day. This is a conference which gives you a unique opportunity to find out more about the practical and legal aspects of being a landlord by bringing together a range of different advice and services.

Seminar events led by prominent speakers offer you the chance to learn more from experts about financial and legal issues which affect your business. These seminars give you the opportunity to share experiences with other landlords and get direct answers from experts on issues which affect you.

A special evening seminar dramatises tenancy law in a mock court setting giving you a unique insight into the court process. The mock court will be recreated by real solicitors and presided over by a real sheriff and is an event not to be missed.

Edinburgh Landlord Day is part of the City of Edinburgh Council's Responsible Renting Week – a week of events dedicated to private landlords and tenants to help maintain and develop a private rented market which provides safe, well managed accommodation.

Edinburgh Landlord Day takes place on Tuesday 14th November between 12 and 8pm in the Assembly Rooms in George Street.

Edinburgh Landlord Day – Programme

Over 20 exhibitors will be available between 12 and 8pm to give advice and practical help on a range of topics including:

- Financial and Investment Advice
- HMO Licensing
- Registration
- Property Safety
- Tenant Referencing
- Antisocial Behaviour
- Private Sector Leasing

You do not have to book to attend Edinburgh Landlord Day. Just drop in any time between 12 noon and 8pm. However the Seminar spaces are limited so please book to avoid disappointment.

Seminars

10.00am – 12.00pm Deposits

John Blackwood from the Scottish Association of Landlords will deliver a seminar on your legal responsibilities when handling tenant deposits.

2.00pm – 4.00pm Finance Matters

Financial experts Cheine and Tait will speak about tax, finance, mortgages and book-keeping for private landlords.

6.00pm – 8.00pm Legal Affairs

A mock court recreated by TC Young solicitors provides a unique insight into the court process.

For more information or to reserve a place on the seminars, please contact:

Rosalind Laidlaw

T: 0131 529 7454

E: letwise@edinburgh.gov.uk

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online at: www.edinburgh.gov.uk/insideletting

welcome

Welcome to the new look *Inside Letting*. *Inside Letting* is our link with you. Through its pages we can tell you about new council services, new policies and the developments that affect Edinburgh's private renting market.

We have made the layout more readable and introduced a host of new features. The Training Programme provides a one stop guide to your rights and responsibilities, and we've introduced Case Law Reports from our trainers at TCYoung. The popular Q+A spotlights Edinburgh's landlords and letting agents and we'll continue to bring you updates on topics such as registration and antisocial behaviour. Finally, in the first of a series questioning key figures about what matters to landlords, we interview new council leader Ewan Aitken.

Remember, we always welcome your feedback.



Lindsay Souter
EDITOR

ANTISOCIAL BEHAVIOUR

Coming Soon - Keeping the Peace - A guide to help you deal with Antisocial behaviour. Look out for this unique tool kit which provides you with practical advice on how to manage antisocial behaviour. This will be available by the end of the year.



REGISTRATION UPDATE



All private landlords were required to submit an application to register by 30 April 2006. Applications are still being processed prior to confirmations being sent. Below are a few tips from the Landlord Registration Team to help them process applications faster, and to keep you updated on what you should expect in completing the registration process.

1. If you apply online you must ensure you have gone through the whole process and either paid online or requested an invoice. Although legislation states that payment must be made for a valid application, the City of Edinburgh Council acknowledge that invoices have not

yet been sent. Providing you have requested an invoice, no enforcement action will be taken at this time.

2. HMO landlords with a username and password must log into the national system www.landlordregistrationscotland.gov.uk and ensure their information is accurate. They then need to add any non-HMO properties they have. Finally, they must complete their application by clicking SUBMIT.

3. All Landlords/Agents/Organisations who have complied with Point 1 above will receive a CONFIRMATION LETTER, issued in the next few months. The confirmation letter must be signed and returned to the local authority. Payment summaries will follow for those landlords who have requested an invoice.

4. An invoice will be issued based on the signed confirmation letter and the payment summary being accurate.

5. Once payment has been received, final checks will be carried out. Landlords will receive a final letter once they have been approved.

6. The public search facility will only display results for fully approved landlords and properties. This is unlikely to be the case for any landlords in Edinburgh until early next year.

For further information, please contact: The Landlord Registration Team on 0131 469 5293 or contact letwise on 0131 529 7454

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letwise
help and advice for Edinburgh's private tenants and landlords
EDINBURGH
THE CITY OF EDINBURGH COUNCIL



LANDLORDS STEP UP TO TACKLE HOMELESSNESS

August 2006 saw the 500th property enter into the Private Sector Leasing scheme (PSL). PSL allows the Council to lease from private landlords and use these properties to provide accommodation for people in housing need.

Chris Shipman, Chairman of Orchard & Shipman said: "One year on, landlord and investor interest remains very high. Word is spreading rapidly – having both the rent and the condition of the property guaranteed as well as the property professionally managed is highly attractive to landlords

who also benefit from likely capital appreciation of the property."

The Council has referral criteria for tenants receiving a PSL tenancy and this combined with Orchard & Shipman's responsive tenancy management approach is helping to ensure the continued success of the scheme.

Landlords or investors who are interested in learning more about Private Sector Leasing are invited to telephone Orchard & Shipman's Edinburgh Office on 0131 555 7781 to receive an information pack.

LEGISLATION UPDATE HOUSING ACT (SCOTLAND) 2006

From 4th December 2006, landlords cannot reasonably refuse disabled tenants who ask to make adaptations to the property they rent.

Landlords can attach conditions, i.e. insisting on a certain standard of work, or that the adaptations are removed when tenants leave.

Tenants who would like to carry out adaptations to the property they live in will need to fund the adaptations themselves, however money may be available for this.

The City of Edinburgh Council can provide advice, information and grants for adapting homes. Contact:
The Assessment and Advice Service
Tel: 0131 529 7661
The Accessible Homes Service
Tel: 0131 529 7027
Email: communitycarehousing@edinburgh.gov.uk
Or write to Community Care Housing
City of Edinburgh Council
23 Waterloo Place,
Edinburgh EH1 3BH

NEWS IN BRIEF

SCOTTISH ASSESSORS PORTAL

Need to know which Council Tax band a property falls in to? Find this on www.saa.gov.uk.

Type in an address or postcode and the system will tell you the appropriate Council Tax band.

This site also lets you check rateable value details for commercial property. This includes the name and address of owners. This can be a handy tool when trying to trace shop owners for things like common repairs issues.

LOCAL HOUSING ALLOWANCE (LHA) UPDATE

As the only Scottish pathfinder authority, Edinburgh's housing benefit system operates unlike traditional housing benefit. This scheme is now scheduled to be rolled out nationally from April 2008. This means that if you have properties in other local authorities where your tenants receive housing benefit there will be changes. These changes are being phased in, with only new claimants and claimants who change address being affected. If you have any questions or concerns, please contact your local authority's Revenue and Benefits department.

FIRST TIME STUDENT – FIRST TIME TENANT

By October, all the universities and colleges have inducted their 'Freshers' and their courses are underway. So are the tenancies of around 38,000 students. Remember that many tenants will not have lived away from home before and some will have never experienced communal living. Make sure you arrange a settling in visit with your tenants four to six weeks into the tenancy. This gives you all an opportunity to maintain contact and discuss any problems sooner rather than later. Give at least 24 hours notice, preferably in writing.

THINGS YOU SHOULD CHECK OUT ARE,

- Do they know the procedure for reporting repairs?
- If they should be washing the stairs, are they taking their turn?
- Are they using appliances like washing machines correctly?
- Have they bought a TV licence?
- Have they sorted out their council tax with revenues and benefits?
- Does the flat look clean?
- Have they had any contact with the neighbours?



CASE NOTES: What is six months?

IN THE FIRST OF A REGULAR FEATURE, LIGHTING A PATH THROUGH THE LEGAL MAZE, ANDREW COWAN OF TC YOUNG EXPLAINS THE DEFINITION OF A 'SHORT ASSURED TENANCY'



In Scotland most landlords issue Short Assured Tenancies to their tenants. This particular form of tenancy is governed by the Housing (Scotland) Act 1988. It is intended to create a short fixed length tenancy. If this type of tenancy is used in accordance with the provisions of this Act then there is no right for the tenant

to continue to live in the property beyond the term of the original minimum period.

One of the statutory requirements is that a short assured tenancy must be for a period (otherwise known as the term) of "not less than 6 months".

Many private landlords, however, fail to understand this basic requirement of the Housing (Scotland) Act 1988 which sets out the minimum initial period for a short assured tenancy.

Watch those dates

Many landlords, whilst believing they have granted a tenancy for a period of 6 months, grant the tenancy for less than that term and in doing so may not have created a short assured tenancy at all. If the tenancy has not been granted for that minimum period they may have inadvertently created an Assured Tenancy which allows the tenant to continue to reside in the property unless and until the landlord can establish, before the court, that they have breached the terms of the tenancy.

The proper calculation of the initial period of "not less than 6 months" can cause difficulty. The legal position in Scotland is different from that in England.

Where the landlord commences

the tenancy on say, the 15 September 2006, some landlords state within the lease that the tenancy will run until the 14 March 2007. The landlord believes that is a total period of 6 months and therefore they have complied with the terms of the legislation.

This issue was addressed in the Scottish courts in case of Key Housing Association against Cameron. The Court accepted in that case, that when calculating the period of time concerned, the whole of the first day is excluded and the last day is included. Using that basis of calculation the period of let in the above example is in fact one day short of the requisite 6 month period. The landlord who uses similar dates has not in fact created a short assured tenancy in law.

In the same example if the landlord had commenced the tenancy on 15 September 2006 and stated in the lease that the tenancy ran until 15 March 2007 the same legal case suggests that the Court would accept that was a 6 month period. To be absolutely certain, however, it is suggested that (ideally) the tenancy should run from 15 September 2006 until 16 March 2007. In those circumstances there can be no debate and the tenancy is clearly for a period of "not less than 6 months".

Landlords should be aware of this issue and should ensure that whenever they are setting up a Short Assured Tenancy they specify a period of time within the lease which complies with the statutory requirements of the minimum period of 6 months. In doing so, it is often better to allow the tenant an extra day in the property rather than fall foul of the legislation at a later date.



David Rowand,
Managing Director of Cairn

Market Report

Cairn Properties has been experiencing rapid growth in its comprehensive residential letting service recently rolled out in the Edinburgh market specialising in everything from executive lets to student accommodation. David Rowand, Managing Director of Cairn, believes that Edinburgh is in the middle of mini-boom, fuelled by an influx of students and key workers.

"Edinburgh has had a consistently good rental market with stable rents and a good tenant occupancy which is all good news for landlords and agents alike," comments Rowand. "We have, however, identified that tenants – and students in particular – have become more discerning."

Rowand has identified a real demand from students for a higher quality of property. Students are more likely to sign a lease if the property has been furnished with standard modern conveniences such as dishwashers, washer dryers and stylish interiors.

From an investment standpoint, Rowand believes that investors are beginning to realise the potential of student lets in Edinburgh's buoyant property market.

"The smart investor will look to more traditional properties,"

he comments. "There is an abundance of so-called buy-to-let competition in the new build sector that older, larger flats located in close proximity to Edinburgh's universities and hospitals will remain popular. Although there may be a need for professional management, the rents achieved and potential capital growth have been historically strong."

The "university effect" has become a catalyst for the growth of the second properties market, with student occupied homes set to reach the 100,000 mark by 2010. There are currently 327,000 "handout homes" according to the Direct Line UK Second

areas in Edinburgh, each offering its own style and charm with bars, restaurants, delis which means there is not the need to travel too far from your front door."

Strength in numbers

One significant trend in the buy to let sector has been the increasing attractiveness of House in Multiple Occupancy (HMO) properties, where there are 3 or more unrelated tenants sharing and a license is required.

"The licensing requirements can put people off initially, but when you realise that 4 to 6 tenants sharing can bring in up to £1750 per month, it is clearly much higher than the £600 to £700 per

"The smart investor will look to more traditional properties"

Properties Index in conjunction with the Future Foundation.

According to the Index, a quarter of these were purchased by parents to house their children while studying at university – an increase of 26 percent since 2000.

"Edinburgh is an ideal location for letting," says Rowand "There is also a wide diversity of small

month which would be generated from a smaller, modern unit," says Rowand. "Cash flow and yields make buy to let work so well."

Cairn reports that its HMO properties in Glasgow and Edinburgh achieve average yields of 6 to 7 percent, while Newcastle has been reaching as high as 10 percent.

CV: EWAN AITKEN

Councillor Aitken is a long-time Labour activist and became a Councillor in 1999. He was Minister at Restalrig's St Margaret's Church from 1995 until 2002, COSLA spokesperson for education from 2003 to 2006, and was formerly the City of Edinburgh Council Executive Member for Children and Families. Councillor Aitken intends to lead the 'best small city on the planet' into a new era.



Taking in the view

INSIDE LETTING WELCOMES NEW COUNCIL LEADER EWAN AITKEN AND SEEKS HIS VIEWS ABOUT EDINBURGH'S PRIVATE RENTED MARKET.

Q: The Scottish Executive has said that the private rented market has an important role to play in helping to meet the 2012 target to cut homelessness. How can Edinburgh's unique private rented market rise to this challenge?

A: Obviously we will have to strengthen partnerships. Council services such as letwise have gone a long way to strengthening relationships. Edinburgh Landlord Accreditation (ELA) is also an ideal way for anyone in Edinburgh's competitive lettings marketplace to show that they have the edge. This recognised seal of approval shows that an ELA landlord or letting agent is committed to providing good quality well-managed property.

There are also a range of other initiatives which show that the Council and the private sector are working together. The Private Sector Leasing (PSL) scheme, for example, has now provided over 500 homes for those in housing need.

With the growth of the market and the development of more initiatives, the ambitious 2012 target to reduce homelessness is achievable.

Q: We can see the growth of the private market and its effects on the city. Critics feel that in some areas a sense of community is being lost. Residents complain that they don't know their neighbours. They say that the dynamic of an area is changed with the arrival of transient populations. What do you think?

A: This is a debate about the dynamics of a growing and prosperous city, not about housing tenure. Ideally communities should be sustainable and have a mix of tenures. If people have access to good quality accommodation, whether in the private rented market or otherwise, they will be more inclined to settle in a community. Edinburgh is a growing and dynamic city which will always need flexible accommodation for

"No member of a community should have to put up with people destroying their peace and quiet"

students, temporary workers, festival-goers and those between house purchases. Renting will always have this transient aspect, which is fine.

Q: What about people's fears that private tenants can mean more antisocial behaviour?

A: These fears come from the perception of the bad landlord who doesn't care about their tenants, and are often groundless. These landlords are in the minority but the effect their action or lack of action can have is significant and must be challenged. All landlords, social or private need to take responsibility for the actions of their tenants. Recent legislation and the Registration scheme seek to address this within the private sector and the Council supports this by providing a wide range of services which show that we care about landlords as well as tenants.

Q: So it's a landlord's responsibility to deal with an antisocial tenant?

A: We will support landlords to find solutions to problems but their duties and responsibilities towards antisocial tenants are clearly laid down in the Antisocial Behaviour (Scotland) Act 2004. The Council supports everyone's right to live in the city without fear of neighbour nuisance and other disruptive behaviour. Mediation is a great tool that can be used to resolve disputes and the Edinburgh Community Mediation Service has worked on many cases to achieve an outcome that pleased all parties.

Landlords can also call on resources and services such as the Antisocial Behaviour Investigation

Team (ASBIT), which gathers evidence, issues warnings, and can act as professional witnesses and even disprove false allegations.

There is also our award-winning Noise Team, which works alongside the police to monitor and control antisocial noise. At night-time, the team of 16 Environmental Health Officers is contactable via the Police. letwise is on hand to help landlords set up proper tenancies, and make sure they understand fully the nature of their contracts with tenants.

letwise are also producing an antisocial behaviour resource pack. This toolkit contains practical help for all landlords and letting agents. It has an easy-to-use CD ROM which should prove invaluable to any landlord dealing with antisocial tenants.

The HMO (Houses in Multiple Occupation) helpline is available to landlords, tenants and neighbours of HMOs.

Q: What would you say to the Scottish Association of Landlords who say "All this bureaucracy is driving out the good landlords rather than the bad landlords"?

A: I would argue that their concerns are unfounded as Edinburgh's private rented market still shows strong growth. Bad landlords will be dealt with by enforcement, and will be told that they will have to change or leave the market.

Q: So Edinburgh's private rented market is in good shape?

A: Yes, very much so, though we can always do better and I aim to keep our eyes on continually improving standards for everyone involved in the sector.

Q & A

JOE CADDELL
MANAGING DIRECTOR, CLOVER LETTINGS



Joe Caddell launched Clover Lettings in February 2006. The business aims to provide Edinburgh's landlords with an honest and reliable service. Joe's main concern is to provide tenants with quality accommodation and provide landlords with smooth running trouble free tenancies. This has been achieved by a straight forward approach to the letting business with communication between both tenants and landlords a high priority.

Clover Lettings currently manage 27 properties mainly in the Edinburgh area with a few in Glasgow and Fife.

Q: WHY EDINBURGH? WHAT'S SO SPECIAL ABOUT ITS RENTAL MARKET?

A: Edinburgh is a great place to live and visit. The huge range of properties available makes its rental market second-to-none. Tenants come from all over the globe to live and work in this city, creating a dynamic mixture of different cultures. The variety means no two lets are ever the same.

Q: WHAT ARE YOUR MAIN CONCERNS AS A LANDLORD/AGENT?

A: My main concern as an agent is that both the landlord and tenant feel happy, safe, and above all, secure. I also live locally so I am available to help or rectify any problems that may occur.

Q: YOU HAVE ATTENDED A NUMBER OF LETWISE TRAINING COURSES. WHICH ONES GAVE YOU THE MOST FOOD FOR THOUGHT?

A: I've attended most of the courses and I'm booked-up for a couple in the not-so-distant future. I've found them to be very informative, well organised and attended by like-minded, friendly people. They have reinforced my knowledge of certain practices and bolstered my confidence in others. The courses on Tenancy Agreements and Recovery of Possession are a must for any landlord going it alone.

Q: WHAT DO YOU THINK OF EDINBURGH LANDLORD ACCREDITATION?

A: As an accredited landlord, I think it is a great idea to help raise the standard of rented accommodation. It also helps highlight both landlord and tenant responsibilities when renting in the private sector. I think it's important to recognise good landlords who are striving to provide a good service.

Q: BEST LANDLORD STORY?

A: A tenant called to ask for a joiner to help fix some fallen shelves and the workman we sent out now lives with her. I didn't charge anything for this additional service, but unfortunately can't promise the same for all tenants!

Q: WHAT ADVICE WOULD YOU GIVE TO LANDLORDS JUST STARTING OUT?

A: Buying property to let isn't something you should enter into lightly. It is an investment and ultimately it is a business. Find out about your legal responsibilities before you start. There is a lot to learn. I really benefited from the letwise courses here. You must also be aware that although this may be an investment to you, your property is someone's home for as long as they live there. As a landlord you should respect this and try to make their tenancy as smooth as possible.

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: December 06 – February 07

TRAINING SESSIONS

Gas Safety Awareness

Wednesday 6 December 2006, 1.00pm – 5.00pm
Venue: Scotsman Hotel, 20 North Bridge, Edinburgh

By the end of the course delegates will:

- be aware of the role of Corgi, and the advice and assistance available;
- be aware of the requirements on Corgi registered fitters;
- be aware of the legal requirements and responsibilities on landlords and agents;
- be able to understand landlord gas safety certificates; and
- be aware of what can go wrong – and the consequences.

Is it for you?

This course is for anyone who lets property which has a gas supply whether as a landlord or as an agent. It is useful even for those who do not let property, but have a gas supply in their own home.

Antisocial Behaviour – What is it and how do you deal with it?

Tuesday 23 January 2006 1.00pm – 4.00pm
Venue: European Room, City Chambers, 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.

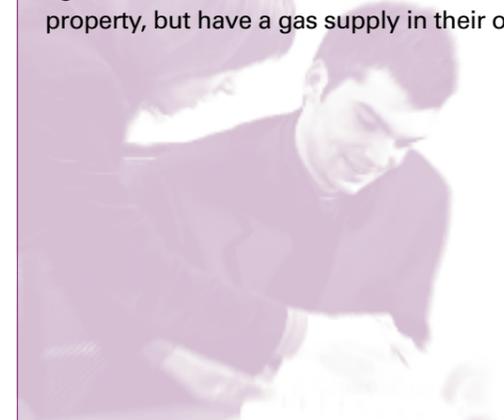
Course Objectives

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.



Marketing Your Property and Deposits

Wednesday 13 December 2006, 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 (Distant 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.

Tenancy Agreements

Thursday 11 January 2007, 5.45pm – 8.30pm
Venue: European Room, City Chambers,
High Street, Edinburgh

Course Objectives

By the end of this course delegates 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.

Recovery of Possession

Thursday 18 January 2007, 5.45pm – 8.30pm
Venue: European Room, City Chambers,
High Street, 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.

Resolving Conflicts Positively

Thursday 25 January 2007, 1.00pm – 4.00pm
Venue: Business Centre, 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.

Finance Matters

Tuesday 6 February 2007, 1.00pm – 5.00pm
Venue: European Room, City Chambers,
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 or those considering how to maximise tax benefits from current legislation and those who would like more information on effective bookkeeping.

The Law of Repairs

Thursday 8 February 2007, 5.45pm – 8.30pm
Venue: European Room, City Chambers,
High Street, Edinburgh

Course Objectives

By the end of this session 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.

BRIEFING SESSIONS

Saving Money on Domestic Energy

Thursday 22 February 2007, 6.00pm – 8.00pm
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. All householders, including private and social landlords, are now being encouraged to meet a range of energy efficiency targets in order to reduce the amount of energy being wasted in Edinburgh homes by 30%. The phased introduction of Energy Performance Certificates from 2007, 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 will be of benefit to any landlord or letting agent interested in making their rental property more energy efficient, cost effective and attractive in a competitive rental market.

All of these courses are free of charge.

You can book a place by contacting Rosalind Laidlaw 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.

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 انٹرپرائیٹیشن 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
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সার্ভিস-এর সাথে 0131 242 8181 নম্বরে ফোন
করে রেফারেন্স নম্বর 06437 উল্লেখ করুন।

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