

Private Landlord's newsletter

FEB
2019

Under One Roof Event

25 March 2019, 5pm - 7pm

Do you have problems with common repairs, knowing your rights and getting co-owners to pay?

West Dunbartonshire Council are pleased to be working with the authors of Under One Roof Scotland, the widely acclaimed website for flat owners and their advisers in Scotland, to offer a FREE seminar for private landlords on the topic of common repairs.

This is one of a series of free seminars for private landlords, supported by Safe Deposits Scotland Trust.

Held on 25 March 2019 from 5pm at West Dunbartonshire Council Offices, 16 Church Street, Dumbarton, G82 1QL book your space now by clicking on the stub icon: <https://www.ticketsource.co.uk/under-one-roof>.

A Landlord Forum is also being held from 4pm to 5pm.

If you are unable to attend the seminar in Dumbarton, you are very welcome to book into any of the others in this series

What is Under One Roof Scotland?

www.underoneroof.scot is an impartial online information site for flat owners and their advisers in Scotland. It covers all aspects of tenement

management and legislation and has technical information on flatted buildings of all ages and types. You might be particularly interested in their article on Private Landlords

Under One Roof is funded by a partnership of organisations including Local Authorities, Historic Scotland, Property Managers Association Scotland, Scottish Federation of Housing Associations and the Scottish Government. Their Board includes the Scottish Association of Landlords.

Under One Roof publish 4 e-newsletters each year which will keep you updated on changes in legislation and deal with live problems raised by flat owners. To subscribe, tick the email consent box on the ticket booking page or on most pages on the Under One Roof website.

West Dunbartonshire Council Private Landlord Forum

West Dunbartonshire Council is hosting a Private Landlord Forum before the Under One Roof event from 4 to 5pm. The forum will provide landlords and letting agents with advice and information that impacts the private rented sector. Topics covered will include the Council's Missing Shares Scheme, Trusted Traders Scheme, Help to Rent and updates from the Scottish Fire & Rescue Service.

Further information will be provided nearer the time. We look forward to seeing you.

Trusted Trader update

In our last newsletter we told you about the Trusted Trader scheme operated by West Dunbartonshire Council Trading Standards. Landlords will know how important it is to use a reliable and trustworthy trader when they are getting repairs and upgrades done to their properties.

Home improvements is an area in which Trading Standards have always received a high number of consumer complaints and the scheme helps local residents ensure that they only engage with vetted, reputable traders. The dedicated Trusted Trader website provides details of the approved

traders, who have all gone through a strict vetting process by the Council's Trading Standards team. Members must maintain a high level of customer satisfaction.

If you need work done we would encourage you to think about a "Trusted Trader". Depending on what type of work you want done you can check each member's feedback online and choose the one that you think will best meet your needs.

<https://www.westdunbarton.gov.uk/business/trusted-trader/>

Universal Credit landlord campaign

The Department for Work and Pensions (DWP) has launched a campaign to provide information about Universal Credit to both social and private rented sector landlords.

DWP has developed a new suite of landlord communication products including a top tips guide, new videos and a new section of the Understanding Universal Credit website for landlords. www.understandinguniversalcredit.gov.uk/landlords

Be efficient - plan ahead!

Homes in the private rented sector are some of the least energy efficient in Scotland. To tackle this, the Scottish Government has announced that minimum energy efficiency standards will be introduced for privately rented housing from April 2020. This will improve conditions for tenants in the coldest homes and help tackle fuel poverty. It will also reduce carbon emissions, helping us meet our climate change targets. The Scottish Government will publish regulations in 2019, covering details of applying the minimum standards and exemptions. This is all part of Energy Efficient Scotland, a wider programme from the Scottish Government to make homes and buildings warmer, greener and more efficient. By March 2025, properties will need to have an EPC rating of Band D. Here is the timeline for new regulations that will affect private rental properties in Scotland. Some exemptions may apply.

1 April 2020 - From 1 April 2020, if you're starting a new tenancy the property will need to have an Energy Performance Certificate (EPC) of band E or above.

31 March 2022 - From 31 March 2022, rental properties will need to have an EPC of band E or above

1 April 2022 - From 1 April 2022, if you're starting a new tenancy the property will need to have an EPC of at least band D

31 March 2025 - From 31 March 2025, rental properties in Scotland will need to have an EPC of at least band D

Free property assessment

A Home Energy Scotland specialist can visit your rental property and assess what energy efficiency improvements you could make. You'll get a tailored report which outlines the recommended measures, the cost of making improvements, information about funding and potential carbon and financial savings. The specialist will talk you through the report and help you decide what's right for you.

To speak to your local specialist call Home Energy Scotland free on 0808 808 2282 or email advice@sc.homenergyscotland.org