

Drug Litter - what should you do?

The Dundee Community Safety Partnership has formed a drugs related litter group to deal with the problem of used needles and other drugs related litter being inappropriately disposed of in Dundee. Discarded needles and syringes carry a risk of blood borne viruses such as Hepatitis B and C and HIV.

If you should find drug related litter including needles DO NOT touch them or put them in a litter bin, drain or down the toilet!

DO call the rapid response team on (01382) 433063 (24 hours a day) and they will remove and dispose of the litter safely!

Are you receiving our 'E-newsletters'?

Landlord Registration has been emailing 'e-newsletters' to landlords with the latest news and important information relevant to the Private Rented Sector for several months now.

This is seen as an effective method to keep you updated and the feedback we have received from landlords has been extremely positive. If you haven't received any of these e-newsletters but would like to be included in future issues, please check that your email address is up to date on the landlord registration database.

You can do this by logging on at www.landlordregistrationscotland.gov.uk or alternatively contact the Landlord Registration Team at (01328) 435406 or email: landlord.registration@dundee.gov.uk



Landlord Registration Renewals

In the Dundee City Council area, renewals will begin in September 2010. The Registration Team will contact all registered landlords by post approximately six weeks before their registration is due to expire.

The simplest way to renew your registration is by logging in to your registration account at <http://www.landlordregistrationscotland.gov.uk> however paper application forms will also be available from the Landlord Registration Team.

A Guide to Online Registration will be sent with your renewal letter to enable all landlords to renew online and thereby take advantage of the 10% fee discount. (The guide will also be available on the Dundee City Council website from August 2010). Please contact the Registration Team for assistance if you cannot remember your login details.

If the expiry date for a let property is reached without a renewal application being made, the local authority will take enforcement action for failure to register. Remember, it is a criminal offence to let property if you are not properly registered, and this could see you ultimately land in court, in addition to having your right to receive rent payments

suspended, and having to pay a penalty fee of £110 to the Council.

Please ensure you act promptly when you receive your renewal reminder.

If you require any further information on renewals please contact:-

Landlord Registration Team
Tel: (01382) 435406/435407 or email landlord.registration@dundee.gov.uk



'Not to be missed' dates for your diary!!

Wednesday 22nd
September 2010 @
3:30pm - 'Recovery
of Possession'

Tuesday 7th
December 2010 @
3:30pm - 'Scheme
of Assistance'

For further
information
contact DLA on
(01382) 435421
or email dla@dundee.gov.uk



DCC Private Sector Services Unit

Are you aware of the services delivered and available to you at Dundee City Council's Private Sector Services Unit (PSSU)?

The six main services delivered from the unit include:

Landlord Registration

All private landlords renting out property in Scotland are required to register with the relevant local authority. To be registered, landlords must be 'fit and proper' to let residential property. Registration is a way to protect tenants and their neighbours from

the impact of antisocial behaviour and mismanaged property.

For further information contact Landlord Registration on (01382) 435406/435407 or by email on landlord.registration@dundee.gov.uk

Dundee Landlord Accreditation

Dundee Landlord Accreditation is a scheme designed to raise the standards in Dundee's private rented sector by encouraging landlords to maintain their properties in a safe and decent condition, in good repair and with a high standard of management. By renting from an accredited landlord tenants will have the confidence that their landlord is professional and reputable.

For further information contact DLA on (01382) 435421 or by email on dla@dundee.gov.uk

HMO (Houses in Multiple Occupation) Licensing

A house or flat containing more than two people from more than two families is classified as an HMO and requires a licence. To obtain a licence a landlord must ensure the accommodation is safe, well-managed and of good quality. This includes providing advanced Fire Detection in all rooms of the property.

For further information contact the HMO Licensing Team on 0800 085 3638

Care and Repair

This is a service aimed mainly at owner occupiers who are on a low income and who are elderly, disabled or chronically ill, enabling them to stay independently in their own home. The service can provide advice and practical assistance as well as financial help with small repairs. For larger repairs a Care and Repair grant may be available. Referrals to other council departments and organisations including Welfare Rights, Department of Work and Pensions, Occupational Therapy and the Handyperson service can also be made.

For further information contact the Care & Repair Team on (01382) 435412/435422

Scheme of Assistance (replacing Improvements and Repairs Grants)

The Improvement and Repairs grants scheme is to be replaced with a 'Scheme of Assistance' under the Housing (Scotland) Act 2006 on 1st April 2010.

The Scheme of Assistance will provide advice, information, practical help and limited financial assistance to homeowners to enable them to maintain and improve the quality of their homes.

For further information contact the Scheme of Assistance Team on (01382) 435410 or by email: private.sector@dundee.gov.uk

Advice and Liaison

The Advice & Liaison Team's main purpose is to ensure the eradication of property below the tolerable standard and/or in a serious state of disrepair within the private housing sector of the City of Dundee. The team provides advice and assistance to owners with regards to managing and co-ordinating activities for mutual repair/improvement works.

For further information contact the Advice and Liaison Team on (01382) 435405 or by email: private.sector@dundee.gov.uk





Taxation of property income

Q I have been unable to sell my house and have now started to rent it out; do I need to tell HM Revenue & Customs (HMRC)?

A Yes, you need to let HMRC know that you are now receiving rental income. This can be done by writing to them or by completing form SA1, available on their website. You should do this as soon as possible to prevent any penalties for late registration arising. Once HMRC has received your notice, you will be registered for self assessment and receive a tax return to complete and send back.

Q What expenses can I deduct from the rent I receive?

A You can deduct all expenses related directly to the property (for example: rates, insurance, mortgage interest, repairs and maintenance) and certain costs of managing your properties (for example: accountancy, travel and landlord registration).

Q Once the market improves I plan to sell the property; will I have to pay tax on any profit I make?

A Whether or not you need to pay tax on the sale of the property depends on your personal circumstances. Generally, no tax will be payable where the property has been your main residence and you sell within three years of your first renting it out. If it has not been your main residence prior to first renting it out, or you sell after three years from first renting it out, then capital gains tax may be payable. You will need to include the sale on your tax return for the year in which you conclude the missives for sale.



Dundee Homefinder Service

Dundee Homefinder Service seeks to assist people into private sector housing who find it difficult to raise the deposit up front. This barrier is surmounted by providing landlords with a written deposit guarantee for a period of one year which gives the tenant the time to save the deposit which they then hand over to the landlord at the end of the first year. An increasing number of people are approaching us for help in finding a private tenancy, who do in fact have the deposit but have been finding it difficult to do so, perhaps because they are in receipt of benefits. For such clients we provide a tenancy matching service.

All applicants are interviewed and references taken up before considering them for accommodation and when housed all new tenants receive support for the first year from our two tenancy support workers. We also conduct tenancy reviews by way of a home visit every three months to ascertain whether the tenant is having any difficulties and, to monitor their progress towards saving the full amount of the deposit.

For further information contact Homefinder at 1/3, 6 Whitehall Crescent, Dundee, DD1 1AU on (01382) 322254 or email info@dundeehomefinder.org

If you would like an application pack for Dundee Landlord Accreditation or if you would like any further information regarding anything contained in this newsletter please contact:

Dundee Landlord Accreditation,
Floor 6 City House,
Overgate Centre,
Dundee, DD1 1UH

Tel: 01382 435421
e-mail: dla@dundeecity.gov.uk



Useful Telephone Numbers
Antisocial Behaviour Advice Line
0800 169 3845

Council Tax and Housing Benefits
0800 250 025

Energy Efficiency Advice
01382 434 840

Houses in Multiple Occupation (HMO's)
0800 085 3638

Landlord Registration
01382 435 406

Waste Management
01382 432 750



FEEDBACK

If you have any thoughts or comments on this Newsletter, please contact:

Dundee Landlord Accreditation, Floor 6 City House, Overgate Centre, Dundee, DD1 1UH
or email: dla@dundeecity.gov.uk



Dundee Landlord Accreditation 'maturing'

Dundee Landlord Accreditation scheme is reaching a maturity and is consistently delivering a regular programme of seminars and meetings for its members. A programme of a meeting approximately every three months is now established and our members have come to accept a high standard of speaker and a good level of technical information being imparted at these seminars. We, in turn have come to expect a good attendance and high degree of interest from our members. I would encourage you to attend the seminars and to add your input – I am sure that you will benefit from it.

Of significance in recent months is the partnership which we have entered into with Landlord Accreditation Scotland (LAS). It is hoped that this association will bring

added value to our members by giving them more access to training. LAS tend to deliver training through small seminar style meetings looking at case studies and having a high degree of participation from all present. Our commitment to LAS is only initially for 12 months and the Steering Group will look for feedback from our members as to whether to extend the agreement past that time.

I hope that you will continue to be involved with DLA and that you encourage other Landlords to join. We gain strength through numbers.

Best wishes

Mr Richard S Burnett
DLA Chairman

Tenancy Sustainment Guide

Recently a Tenancy Sustainment Guide has been introduced to provide Private Landlords and their Tenants with information on services that are available in Dundee which can assist in the prevention of homelessness. It is intended that this guide will be utilised not only by those individuals facing potential homelessness but also by private sector landlords to encourage those who are experiencing tenancy or financial

difficulties to seek independent advice and help. The guide provides contact details of relevant organisations and the assistance which they can offer to the individual.

The full guide can be viewed at:

www.dundeecity.gov.uk/dundeecity/uploaded_publications/publication_1421.pdf

Contents:

- 1 Dundee Landlord Accreditation... 'maturing'!
Tenancy Sustainment Guide
- 2 Drug Litter - what should you do?
Are you receiving our 'E-newsletters'?
Landlord Registration Renewals
Dates for your diary
- 3 DCC Private Sector Services Unit
- 4 Taxation of property income
Dundee Homefinder Service

'Landlord registration E-newsletters'

More on page 2

