

LANDLORD REGISTRATION & BEYOND

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PRIVATE SECTOR MANAGER
FALKIRK COUNCIL

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Initial Priorities - General:-

Private Sector Team developed in June 2005

Find Accommodation

Transfer of Grants & Care and Repair into section

Appoint Staff

Train Staff in respective rolls

Promote the Section to other internal departments and external agencies

Initial Priorities - Specific:-

Identify Landlords and Agents operating within our area

Set up a series of Informative meetings with Landlords & Agents prior to registration

Held a number of local drop in sessions

Invitations to drop in to meet Private Sector Team

Advertise the Private Sector Section in the local media

Developed a web page on Falkirk Council's Web site

Developed a number of informative leaflets

Initial Contact with Landlords

Overcome the negativity about registration – focus on the benefits:-

- Point of contact with the Local Authority
- Training for Landlords & Agents
- Landlord / Agent Forums
- Accreditation Scheme
- Working in Partnership
- Private Sector Leasing
- Provision of Advice and Assistance

The Future

- Start enforcement action against landlords who have failed to register
- Encourage the development of Owners Associations to facilitate communal repairs etc
- Encourage Landlords to develop Local Landlord Associations
- Encourage further partnership working
- Continue to Network with other Local Authorities to share good practices and ideas
- Plan open day events

General Summary

Work in partnership with the sector to raise standards to ensure the Private Rented Sector within Falkirk becomes a recognised quality housing option for people who want to live within Falkirk.



Working in Partnership

The Development of a Private Landlords' Forum

Martin Smith

28th August 2007



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KINROSS
COUNCIL**

Securing the future... • *Improving services* • *Enhancing quality of life* • *Making the best use of public resources*



Why is the Council interested in the Private Rented Sector?



The private rented sector plays an increasingly important role in providing accommodation for many different types of households.

- Provides affordable rented housing
- Sustains essential, rural tied housing
- Supports labour mobility
- Tenure of first choice for some young professionals
- Tenure of last resort for some households



Why is the Council interested in the Private Rented Sector?



‘We want to see a thriving private rented sector providing well managed accommodation of acceptable quality for the diversity of types of tenants who, through choice or necessity, take up residence in the sector’

Housing Improvement Task Force (2003)

- Improve housing quality – property conditions and management
- Disrepair is concentrated in the private rented sector
- Many private landlords lack the experience to manage properties/tenancies



Local Housing Strategy



‘The Local Housing Strategy sets out a vision for housing in Perth & Kinross and an action plan for the next five years in working towards shaping the housing system to meet emerging needs and demands’

- Around 14% of households live in private rented accommodation
- LHS requires cross-tenure strategic approach
- Initial consultation with landlords in 2003 as part of LHS development
- Landlords’ Forum evolved from initial consultation exercise



Developing a Landlords' Forum



'Facilitating a Landlords' Forum is an excellent way of engaging with landlords, letting agents and others people who have a professional interest in the private rented sector'

- First Landlords' Forum in Perth & Kinross held in March 2004
- Attended by 5 landlords/letting agents
- Forum was held during the day in a Council meeting room
- John Blackwood of the Scottish Association of Landlords attended to advise on how landlords' forums operated in other areas



Developing a Landlords' Forum



'The Landlords' Forum in Perth & Kinross has evolved into a popular, well attended event'

- Forum held 2-3 times per year
- Held in the evening rather than during working hours
- Hosted in neutral venue
- Good range of relevant, topical issues covered
- Guest speakers invited
- Attendees given access to follow-up resources

What Topics Have We Covered?



The following topics have been covered at the Perth & Kinross Landlords' Forum during the last 18 months

- Landlord Accreditation
- Landlord Registration
- Housing Benefit
- Resolving Conflict – Community Mediation
- Housing (Scotland) Act 2006
- Private Sector Leasing
- Private Landlord/Letting Agent Training
- Tackling Anti-Social Behaviour
- Local Housing Allowance (10/09/07)
- Repairing Standard (10/09/2007)
- Private Rented Housing Panel (10/09/07)





Key Elements



- The Forum should be an interactive experience
- Debate not lecture
- Have an agenda but be prepared to go with the flow
- Treat the Forum as a learning experience
- Landlords decide agenda items for future Forums
- Use feedback forms
- Presentations and handouts available for download via Council website
- Choose a central location or consider different locations each time if there are several urban centres in your area