# Empty Homes/
## Renting your empty property

### Becoming a landlord

If you are thinking of becoming a landlord, you will need to make sure that your property is fit to live in, meeting the Tolerable Standard.

A standard a rented property must meet is the Repairing Standard.

There is also a legal duty to ensure that any electrical installations and equipment is safe for a tenancy. Further guidance can be found on the Electrical Safety First website.

You will need to apply to register as a landlord with Landlord Registration Scotland. Landlord registration is a system that helps councils monitor private landlords and ensure that they are suitable people to let out property. Before any person or agency is registered, the council will have to check that the applicant is a fit and proper person to let property.

The registration scheme is set by the Scottish Government and managed by each Local Authority.

You can apply directly on the Landlord Registration Scotland website:
https://www.landlordregistrationscotland.gov.uk/

You can also contact your local council to request a paper application.

You can choose to manage the property yourself, or to go through a lettings company.

The Council's Private Sector Housing team provides guidance and support to landlords at all stages of the process of renting your property, and can help you to register as a landlord and to ensure your property meets the legal requirements.

They can also meet with you to talk you through the things you would need to think about if you chose to become a landlord, to help you decide if this would be an appropriate option for you.

### Renting Scotland
https://rentingscotland.org/

Renting Scotland is an industry-wide information hub for both tenants and landlords in the private rented sector in Scotland. You can find information about your legal requirements

Topics covered are as follows:-

### Renting your property out
From registering as a landlord, talking to your lender, through to preparing your property and showing new tenants around, this guide will cover the checks and responsibilities you'll need to factor in.

### Becoming a landlord
Becoming an accredited landlord can show you are a reputable landlord and this guide shows you several ways of achieving this.

### Rents and deposits
A deposit is a sum of money usually paid at the start of the tenancy which acts as guarantee against damage to the property and unpaid bills. Renting Scotland provides all you need to know about deposits from what can be deducted from your deposit to the requirements of the tenancy deposit schemes.

### Disputes with tenants
A guide to help you deal with and avoid disputes with your tenants. Combines best practice and your responsibilities as a landlord. Check what you can do to stop antisocial behaviour by your tenants and their visitors

### Eviction grounds for the Private Residential Tenancy
This guide outlines the 18 grounds for eviction, and the Notice period required depending on length of tenancy and eviction ground.

### Ending the tenancy
Whatever the reason for the tenancy ending, you have to follow certain processes and your tenants have rights, so be aware of what you need to do.

### Using a letting agent
Get tips on choosing a letting agent if you have a property you want to rent out in Scotland.

### The Private Residential Tenancy
This is a new tenancy which came in from1st December 2017. A model tenancy agreement to set up a tenancy can be found online at: https://www.mygov.scot/tenancy-agreement-scotland/

## Finding a tenant
There are a number of ways you can find a tenant for your property:

### Doing it yourself
You can find a tenant yourself through advertising in a local paper, local shop advertisement boards, Hospital or Education notice boards or online sites such as Gumtree (www.gumtree.com).

### Through a Letting Agency
A lettings agent will be able to market your property, find a tenant, and deal with the contracts. If you wish they will also be able to manage the property on your behalf.

Lettings companies will charge a fee for their services, ranging from a flat rate for finding a tenant and arranging a contract through to a percentage of the rental income for comprehensive property management.

Don't go with the first letting agency you find: shop around. Make sure any agency you choose is a member of the **Association of Residential Letting Agents (ARLA**) http://www.arla.co.uk/scotland/

Or accredited by the **National Approved Letting Scheme (NALS):** http://www.nalscheme.co.uk/

Or **Landlord Accreditation Scotland**: http://www.landlordaccreditationscotland.com/

Or the **Council of Letting Agents** : http://www.counciloflettingagents.com/

Make sure that the agent is registered with the council on the **Landlord Registration Scheme**: http://www.counciloflettingagents.com/

You can find letting agencies listed in the Yellow Pages and on the NALS website. You can find letting agencies in your area on the Citylets, s1homes or Zoopla websites.

## Rent Deposit Guarantee Schemes

You could also consider renting your property through your local Rent Deposit Guarantee Scheme (RDGS). Aberdeenshire Council operate this scheme for those individuals who may not have the funds for the initial deposit but want to take control of their own housing options and access the private rented sector. This scheme will provide a guarantee for the deposit of one month's rent to the landlord for the duration of the tenancy. There is a financial assessment to ensure that any suitable applicants can afford the monthly rent costs for the identified property.

The Rent Deposit Guarantee Scheme also supports the landlord by providing access to a prospective tenant without costly advertising, providing access to a range of housing advice/support services and free guidance and information on landlords' rights and responsibilities. The Council can also assist with lease agreements and the inventory.

### Council support

Aberdeenshire Council offers support and housing advice to the tenant to enable them to settle into their new home and sustain the tenancy. Free guidance and information about tenants' rights and responsibilities will also be available to them.

## Setting the rent

The amount of rent you can charge for your property will depend on the size, location and condition of the property – if you choose to rent through a lettings agent they will be able to advise you on setting an appropriate rent.

You may also find it useful to research average rental prices in your area. The **Rent Right** website has a Residential Rental Price Index that can provide a breakdown of average rental prices in your area (www.rentright.co.uk/)

This data is based only on property data from the Rent Right website, so is unlikely to be totally accurate, however it could be a useful starting point in working out how much rent you could get from your property.

Further information for private landlords can be found on Aberdeenshire Council's website: http://www.aberdeenshire.gov.uk/housing/private-housing/private-landlords-advice-and-support/

For further information on the **Rent Deposit Guarantee Scheme** please contact your local housing office or telephone: **03456 08 12 03**

⊠ **Contact Aberdeenshire Council if you have an empty home and would like further advice:** emptyhomes@aberdeenshire.gov.uk

Working in Partnership with

Scottish Empty Homes Partnership