

Welcome to our first newsletter!!

Clan Gordon Letting Agency is proud to send you our first newsletter. We have been working really hard this year to make sure our clients' properties stay let, our tenants stay happy and as a result, our properties stay well maintained.

From now on we will be sending you a regular newsletter to advise you of changes in the residential letting world and the Edinburgh and Lothian letting market.

Rental Properties in Edinburgh

The continued lack of sales in Edinburgh has meant more of these properties being offered for rent instead. This is starting to put pressure on rents as tenants get more choice.

It therefore helps a lot if properties are well presented and marketed in good condition. We will continue to advise you of where you should consider changing the advertised rent or suggest improvements to the property.

Landlord Bonus Scheme – Pay No Management Fee!!

We have decided to offer all our landlords the chance to reduce their fees.

We will pay back your management fee for the month if you introduce a new landlord to us and we take on the management of their property.

There is no limit on this so if you know a landlord in Edinburgh, Lothians and Borders with 12 rental properties then you have the chance to get your whole year's management fee repaid!



Citylets Quarterly Report

Source : citylets.co.uk

Tenant demand was the dominant feature of the first half of 2008 but as property sales slowed to a crawl the rise of a "can't sell it, rent it" approach among frustrated sellers generated a steady stream of new instructions. Through December 2008, the typical letting agent had 50% more properties available to rent than in 2007.

In the medium-term a recovery in property sales activity does not look likely and we suspect that rental stocks will rise further in the first half of 2009. Rising unemployment will only further reduce tenant demand.

While greater choice of rental accommodation is good news for tenants, established landlords face the prospect of longer voids as properties take longer to let and, with increased competition for tenants, the capacity for rental growth looks limited. Falling inflation and lower financing costs than a year ago (for those whose interest rates are not fixed) may be some compensation for established landlords who may also be able to gain an advantage over 'reluctant landlords' by offering tenants longer leases than the standard.

With average tenancies longer than a year some tenants may be interested in the security of knowing that their tenancy won't end after six months because the property has been sold.

Gas Safe Register

Gas Safe Register replaced the CORGI gas register in Great Britain and the Isle of Man on 01 April 2009. There is only one gas safety register that you need to use. Look for the yellow Gas Safe Register triangle not the orange CORGI registration badge.

Anyone carrying out any work on any gas installation must be registered with Gas Safe Register. If not, they are breaking the law and may be putting you and your family at risk.

This might be a good point to remind you of your obligations as a landlord.

You need to have a gas safety check carried out every year. You must give your tenants a copy of the Landlord Gas Safety Certificate within 28 days of it being carried out or before they move in.

Remember, you must keep a record of each safety check for two years.

You are also obliged to show your tenants how they can turn off the gas supply in the event of a gas leak.



Energy Performance Certificates (EPC)

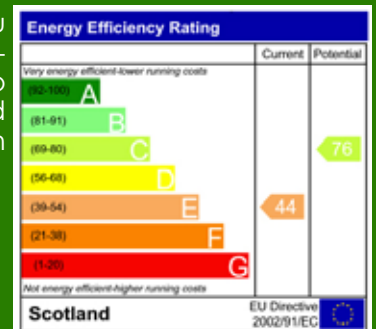
Anyone selling or letting a home in Scotland must now produce an Energy Performance Certificate (EPC). An EPC is a certificate illustrating the energy efficiency and environmental (CO2) impact of a property. The average property in the UK falls within bands D-E for both Energy Efficiency and Environmental Impact.

A valid EPC can only be produced by an individual who has received the appropriate training, and is approved by the Scottish Government. An EPC lasts for 10 years. If you make alterations that improve the energy efficiency of a property, you can of course choose to get a new EPC.

Clan Gordon has a sister company called WeDoEPC which provides EPCs for our clients at preferential rates.

You can find the legislation regarding EPCs through their website at www.WeDoEPC.co.uk

Please contact us if you need any further information, or require to book an EPC for rented property in Edinburgh or the Lothians.



Section 11 of Homelessness etc (Scotland) Act 2003

From 1st April 2009, Section 11 came into force. This places a duty on private landlords and creditors to notify the relevant local authority when they raise proceedings for possession in a court.

The aim is to alert local authorities to households at risk of homelessness. Local authorities have statutory duties to people who are homeless or threatened with homelessness. Early notice of potential homelessness means that they may be able to respond on an individual basis.

This might include the early provision of advice and information to tenants facing eviction, including discussion of rights and responsibilities.

Clan Gordon will, of course, notify the local authority on your behalf as required.



We are working really hard to make sure all our properties let fast, stay let, have happy tenants and are well maintained. This remains our prime focus.

Please give either of us a call if you have any concerns or questions about the way we manage your rental property.

All the best, Jonathan & Andrew