

Galbraith

Update for Landlords on COVID-19

30 March 2020

New Tenancies

The Scottish Government has said that it is particularly important to avoid people becoming homeless at this time. Tenants are to be allowed to move into properties where a tenancy has already been agreed or where absolutely necessary (for example, where a prospective tenant may be at risk of becoming homeless or placed at risk by not being able to access alternative accommodation or to accommodate key workers).

We are continuing to move tenants in to properties if a new tenancy has been agreed or signed. If we are unable to get new inventories prepared we will use the existing inventory and ask the new tenants to update them by noting any defects and taking photographs.

Outgoing tenancies

If no new tenant is moving in and an inventory taker is not working in the area we are asking outgoing tenants to update the inventory and take photographs. This will then be used as the basis for any deposit deductions. This is not ideal but is the best that can be achieved in the circumstances. We anticipate that the number of outgoing tenants will reduce as it becomes more difficult for tenants to find new properties.

Compliance checks

All compliance checks have been halted by the Scottish Government. We will carry these out as soon as they are permitted again.

Repossessions

The Coronavirus (Scotland) Bill will protect renters in Scotland during the Covid-19 outbreak. The Scottish Government are changing legislation to protect tenants from any eviction action for up to 6 months. This will apply to both the private and social rented housing sectors and will ensure the position is absolutely clear for all landlords and tenants in Scotland. Further detail and advice will accompany the legislation when it is passed.

Vacant properties on the market

We are advising prospective tenants who are in urgent need of accommodation and likely to meet our referencing requirements to view the house they are interested in from the

outside. If it appears to meet their requirements then we will take the matter forward on a case by case basis. You will be consulted at all stages of this process.