

Looking after your property: Working with other owners

Perth Property Maintenance Event
6 March 2018

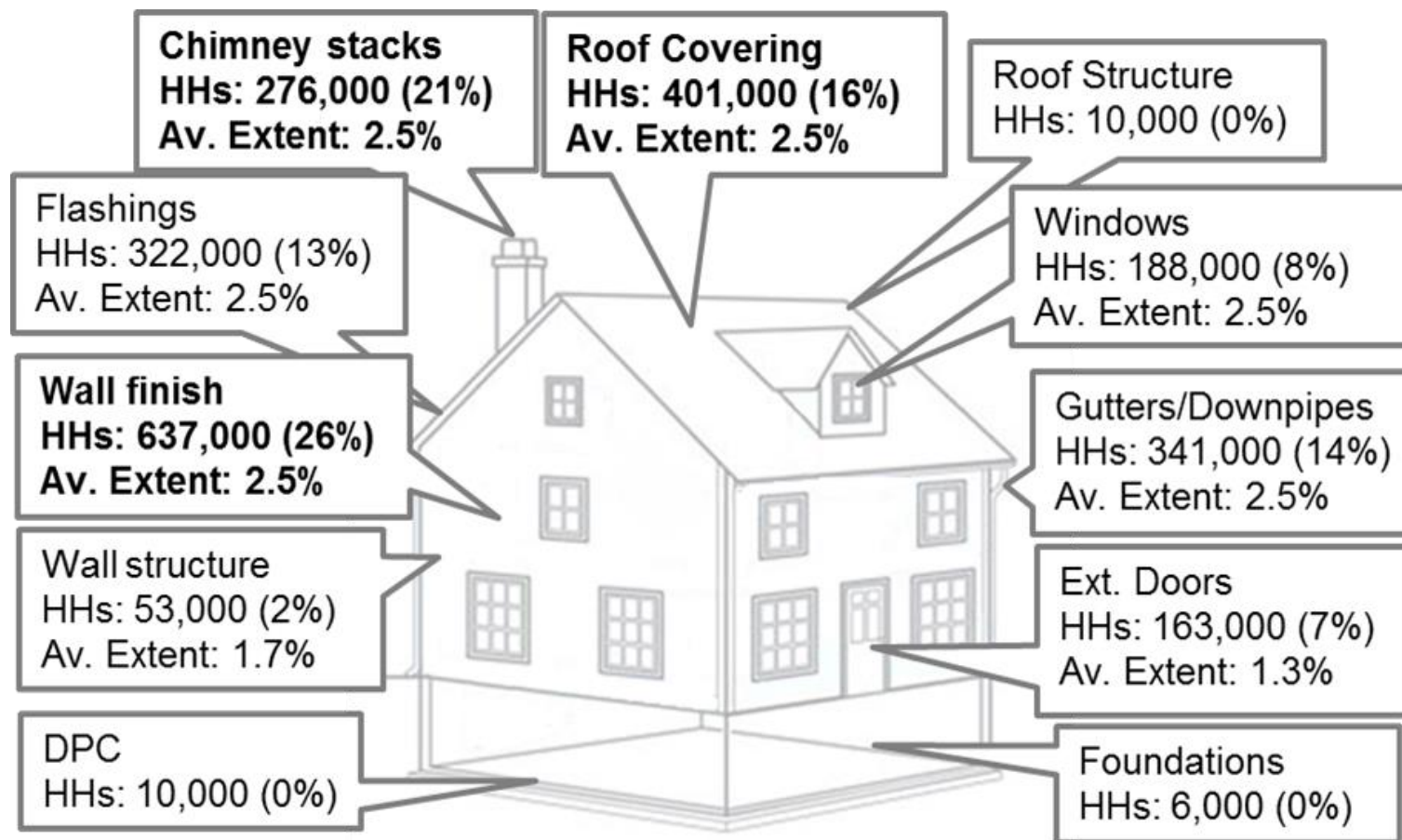
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Today I want to talk to you about ...

- Drivers for maintenance (why do it?)
- Climate change (why it makes a difference)
- EPCs and traditional buildings (a cautionary note)
- How to work with other owners (and where to get advice)

External critical disrepair



The Number of Households (HHs) Affected and Average (Median) Extent of Disrepair to External Critical Elements

Climate Change: Impact on Housing

Climate Change	Impact on buildings	Potential damage
More frequent, intense rainfall	Water penetration into fabric	Masonry decay, woodwork rot , reduced thermal efficiency
	Blockage of gutters	Water overflows into/onto fabric
	Splash back from hard surfaces	Wetting of adjacent masonry
Wind driven rain	Penetration of render/harling	Progressive wetting of walls
	Water penetration under roof covering	Roof leaks
High winds/storms	Impact damage to fabric	Damage to slates/leadwork

Source: Historic Environment Scotland, Short Guide 11: Climate Change Adaptation for Traditional Buildings



2050 Vision: *Scotland's buildings are near zero carbon by 2050 and this is achieved in a way that is socially and economically sustainable.*

Aim

Reduce energy demand and decarbonise the heating of Scotland's built environment in a socially and economically sustainable way.

Objectives

- By 2030 80% of heat for Scotland's domestic buildings is low carbon
- By 2032 a 6% reduction in the heat demand for Scotland's domestic buildings



- Energy Performance Certificates (EPCs) are required when houses are sold or rented, to help encourage energy efficiency improvements
- An EPC uses a model of energy efficiency (the SAP rating), but does not take account of building-specific construction data (or disrepair)
- The list of proposed measures generated with an EPC may not be appropriate for traditional buildings
- Technically appropriate measures mean that materials used allow water vapour to disperse
- Successful projects can include double glazing, floor insulation and internal wall insulation

Common Repairs

- In the first instance, check what title deeds say
- When title deeds are silent or inexact on a particular matter of management and maintenance, the rules of the Tenement Management Scheme will apply on a rule-by-rule basis
- When the Scheme applies to a particular issue, a majority of owners can make decisions on that issue
- Maintenance: includes repairs, insulation, cleaning, painting, gardening, day to day running of a tenement and the reinstatement of a part of the building
- Decisions taken by the majority will be binding on the minority, even those that disagree with the decision



Using the Tenement Management Scheme

- There are rules about giving due notice of meetings and decisions (important because there are rights of appeal)
- Need a bank account if you are collecting maintenance contributions over £100
- Any owner can enforce a majority decision under the scheme
- You may have to pay for work up front and recover later
- Notice of liability (does not need court action, secures the debt)
- Local authorities have discretionary power to provide “missing shares”



Working with other types of owner

- Private landlords have to register with their local authority:
www.landlordregistrationscotland.gov.uk
- Private rented homes should meet the Repairing Standard and tenants (or the local authority) can make landlords carry out repairs through the new First Tier Tribunal for Scotland (FTT): www.housingandpropertychamber.scot/repairs
- Social landlords have minimum condition standards too, but they may not be able to pay private owners' share of the cost:
<https://beta.gov.scot/publications/shqs-guidance-for-tenants-of-local-authorities-and-rsls/>
- Property factors have to comply with a code of conduct; homeowners can apply to the FTT if there is a dispute:
www.housingandpropertychamber.scot/property-factors



Common Repair; Common Sense

Consumer Focus Scotland have produced a guide to working with other owners to carry out common repairs.

Published online at

www.gov.scot/Topics/Justice/law/17975/CommonRepair-CommonSense



Common Repair, Common Sense

A short guide to the management
of tenements in Scotland



Second edition



The Scottish Government

Under One Roof

Under One Roof is a new website providing impartial advice for home owners

www.underoneroof.scot/

Under One Roof
Impartial advice on repairs and maintenance for flat owners in Scotland

Owners + Obligations

- Acting together**
Working well with your neighbours
- Property management rules**
Found in your Title Deeds and other legislation
- Property Factors (Managers)**
Rules for professional building managers
- Paying for repairs**
How to raise the money for repairs
- Enforcing repairs**
Dealing with owners who won't pay
- Moving on**
Buying, selling, renting, improving



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