

59369

Use of Private Landlords

- Does the council currently lease residential or commercial properties from private landlords or companies?

Yes we lease residential properties through the Private Sector Leasing (PSL) scheme or directly from private landlords

- If yes, what property types are accepted (e.g., single lets, HMOs, flats, blocks, B&Bs, hotels, conversions)?

We lease a range of properties including single lets, HMO's, flats, and ex hotel or B&B provision

- Does the council accept properties outside its borough?

We do not currently accept any properties outside the boundary of City of Edinburgh Council

Lease Terms & Requirements

- What are the standard lease terms (length, break clauses, renewal options)?

The lease terms differ depending on the type of contract. For the PSL scheme leases are granted for either 3 or 5 years. The Council may terminate the lease by giving two months written notice. The owner may also give two months written notice. When the current lease is approaching the end the owner will be given the option to renew the lease for a further 3 or 5 year period.

For other private landlords who provide a range of properties to the council the contract term is an initial 3 years with option to extend for a further 2 years. Either party must give 3 months written notice to terminate the lease/ contract. The council may choose to extend the contract at the end of the initial period with the agreement of the provider. Beyond this point the provider must reapply via the Council approved procurement route to continue to provide accommodation.

- Does the council offer FRI leases or guaranteed rent?

The Council does not offer FRI leases at present. Guaranteed rent is offered to all landlords on the PSL scheme but not to other private landlords commissioned through the Procurement framework

- What minimum standards/certifications are required (e.g., EPC, fire safety, HMO licensing)?

Properties that accommodate 3 or more unrelated individuals are required to have an HMO licence. All properties are required to have a gas safe check, comply with fire safety regulations and have a NICEIC certificate

Rental Pricing

- What rent levels does the council typically pay?

Rent levels vary depending on the type of contract on place – there is not a typical rent level

- Please provide the typical ranges by property type.

As there is an active procurement exercise in place this information is commercially sensitive and will not be released.

- How are rents calculated (e.g., market comparison, internal formula, LHA rates)?

For the PSL scheme rents are calculated on marker comparison. For other schemes rents will be agreed with the provider

- Are any incentives or refurbishment contributions offered?

For the PSL scheme there is the added incentive that the provider of the scheme will manage the property on behalf of the landlord. No refurbishment contributions are currently offered

Unit Requirements

- What is the minimum number of units the council will consider (single units vs. multi-unit blocks)?

One.

- Are there preferred unit sizes (1–3 bed)

PSL is currently contracted to provide 1 -5 bed properties. There is no preferred unit size for other accommodation leased from private landlords

Tenant Use & Support

- What tenant groups are placed in leased properties (e.g., homeless households, temporary accommodation, care leavers, asylum seekers)?

Any person that meets the homeless criteria may be placed in leased properties.

- Does the council provide any support or management services within these placements?

In PSL the Provider does provide support and management services. They will also seek alternative support services if needed. For Providers who provide accommodation without support, visiting support services visit on a regular basis to offer support to all people who require it

Current Demand & Process

- Is the council currently seeking new landlords or property providers?

Yes

- Which property types are most needed?

Suitable accommodation – Private rented accommodation, Home Share (5 or less unrelated individuals who are usually working and willing to share), Accommodation with support for homeless people with additional support needs.

- What is the onboarding/procurement process?

There is a framework for accommodation open on Public Contracts Scotland Tender which landlords may apply to provide accommodation. Bids will be assessed on quality and price and if successful a contract will be offered. For the PSL scheme potential landlords may contract the current provider C~urb via their website to be assessed to be on the scheme

- Please provide any available guidance or standard agreements.

Guidance for application to the framework is available on the PCST website [View Notice - Public Contracts Scotland](#)

For more information on the PSL scheme - [Private Sector Leasing | C~urb](#)

Current Portfolio

- How many properties does the council currently lease from private landlords?

The PSL scheme is contracted to provide 1850 properties. We currently have 645 properties with other private landlords.

- Please provide a breakdown by property type.

PSL	1850
Private Rented accommodation	575
Home Share	41
Shared House	29

- What is the average occupancy rate?

95%

- Contact Details

Please provide the relevant department/officer responsible for private sector leasing or temporary accommodation procurement, with email and phone contact.

The Contracts and Commissioning Team are responsible for private sector leasing and temporary accommodation procurement. They can be contacted via email at Homelessness.contracts@edinburgh.gov.uk