

## CONDITION STANDARDS FOR PRIVATE RENTED HOMES

The repairing standard is the legal condition for all private rented homes to meet. The landlord in a tenancy must ensure that the house meets the repairing standard at the start of the tenancy and at all times during the tenancy provided the tenant notifies the landlord, or the landlord becomes otherwise aware, that work requires to be carried out for the purposes of complying with the standard.



*Chapter 4, Housing (Scotland) Act 2006*

### 1. THE REPAIRING STANDARD FOR PRIVATE RENTED HOMES

The Standard:- a private landlord will have to ensure that:

- the house is wind and watertight and in all other respects reasonably fit for human habitation (taking account of the extent, if any, to which the house falls short of any building regulations, because of disrepair or sanitary defects);
- the structure and exterior of the house (including drains, gutters and external pipes) are in reasonable repair and proper working order
- age, character and prospective life and the locality in which the house is situated);
- the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in reasonable repair and proper working order (including installations outside the house but serving it, and which the owner is responsible for maintaining, (solely or in common with others), by virtue of ownership, any real burden or otherwise;
- any fixtures, fittings and appliances provided under the tenancy are in reasonable repair and proper working order;
- any furnishings pro

When determining whether a house is *the property is wind and watertight and reasonably fit for human* consideration will be given to whether or not the house meets the tolerable standard for housing.

## 2. The Tolerable Standard For Housing

## 3. Gas Safety

Anyone letting property must comply with the Gas Safety (Installation and Use) Regulations 1998. These apply to any type of gas installation, including Liquid Propane Gas.

All tenants must be given a copy of the annual gas safety certificate,

Your landlord should normally arrange a suitable time with you, but they can enter the property, at a reasonable time of day, provided they have given you 24 hours notice in writing. (If an emergency repair is required, your landlord can claim immediate access.)

## 6. Tenants with disabilities

If you or someone who lives with you is disabled, in some circumstances your landlord may be required to make physical changes to the property. In addition, as a result of the Right to Adapt under the Housing (Scotland) Act 2006, you may be able to make physical changes to your home to make it suitable for you. You may also have a right to take advantage of government schemes to install central heating or energy efficiency measures.

## 7. Energy Performance Certificates

Building owners intending to rent an existing dwelling must provide tenants with a copy of an Energy Performance Certificate (EPC). The EPC provides information about the energy efficiency of the dwelling and also provides cost effective recommendations on improving energy efficiency, reducing carbon dioxide emissions and fuel bills. This requirement extends throughout the European Union.

## 8. Electrical safety

The rules on electrical safety are less specific than for gas and furnishings. Under the Electrical Equipment (Safety) Regulations 1994, the landlord has a duty to ensure that electrical wiring and any electrical equipment provided for tenant's use is safe.

The regulations do not specify what must be done to show that the equipment is safe. However it is recommended that:

- appliances should be checked annually (portable electrical appliances safety

- Any smoke alarm installed after 3rd September 2007 must be mains powered, including replacement alarms;