

LANDLORDS MATTER Aberdeenshire Council's Private Landlord Newsletter

Free Landlord Forum Webinar



Aberdeenshire Council and Aberdeen City Council have teamed up this year to host a free online Landlord Forum on Tuesday 19th September 2023.

There will be presentations from Landlord Accreditation Scotland, Home Energy Scotland and Under One Roof – The Tenement Experts

Further information and details on how to book this event will be sent via email on **Monday 28th August 2023**. Spaces will be limited so book early to avoid disappointment.

The Cost of Living (Tenant Protection) Act to be Extended



Subject to the approval of Parliament, [Cost of Living \(Tenant Protection\) Act](#) will be extended again from 30 September 2023 to 31 March 2024:

- Private Rent increases will continue to be capped at 3%.
- Landlords can apply to a rent officer for increases of up to 6% to help cover certain increases in costs.
- Enforcement of evictions will continue to be paused. Landlords can still serve notice but may face a delay at the enforcement stage of an eviction order.
- Increased damages for unlawful evictions of up to 36 months' worth of rent will continue to be applicable

Changes to the Repairing Standard



The Scottish Government have issued guidance detailing changes to the Repairing Standard that take effect and will be enforceable from 1 March 2024. The full guidance can be found [here](#).

Included in the guidance is details of what is expected of landlords in relation to reports of mould and damp within their rental properties.

New measures in place from 1 March 2024

1. Safe Kitchens. The repairing standard will be amended to include a requirement to have safely accessible food storage and food preparation space in a private rented house.

2. Fixed Heating System. The existing duty to ensure that installations for the supply of heating are in a reasonable state of repair and in proper working order will be amended to specify that there must be a fixed heating system in a private rented house.

3. Safe Access to Common Parts. The existing duty to ensure that the structure and exterior of the house is in a reasonable state of repair and in proper working order will be amended to specify that where a private rented house is a flat in a tenement, the tenant must be able to safely access and use any common parts of the tenement, such as common closes.

4. Consent to Work on Common Parts. Section 16 of the Housing (Scotland) Act 2006, which deals with exceptions to the landlord's repairing duty, is amended to make it clear that a private rented house which is a flat in a tenement does not fail the repairing standard if work otherwise needed to comply with the standard cannot be carried out because a majority of owners in the tenement have refused consent to carry out the work.

5. Safe and Secure Common Doors. The existing duty to ensure fire safety in private rented houses will be amended to specify that common doors must be secure and fitted with satisfactory locks. This will be supported by Scottish Government guidance which will specify that locks must allow users to open them from the inside without a key so that they do not inhibit exit in the event of a fire.

6. Residual Current Devices. The existing duty to ensure that installations for the supply of electricity in a private rented house are in a reasonable state of repair and in proper working order will be

amended to specify that these must include a residual current device (a device to reduce the risk of electrocution and fire by breaking the circuit in the event of a fault).

7. **Other Fuels.** The existing duty to ensure that installations for the supply of gas and electricity in a private rented house are in a reasonable state of repair and in proper working order will be extended to any other type of fuel.

Landlord Compliance Checks



In the year 2022/23 the landlord registration team completed **693 compliance checks**, requesting sight of safety certificates and other relevant information relating to renting in the private sector. From these checks **48 were referred for enforcement action** resulting in **1 landlord's registration being revoked**.

Scottish Letting Day 2023

Scottish Letting Day is returning on Wednesday 8 November 2023 at BT Murrayfield Stadium, Edinburgh. The UK's largest landlord and letting agent conference offering an unmissable programme of high profile speakers and a huge trade exhibition.

With a diverse programme and a choice of sessions with content designed for both landlords and letting agents respectively, delegates will be able to hear from a wide variety of speakers and tailor their day to meet their own interests.

Visit [Scottish Letting Day website](#) to book your place.

LANDLORD TOOL KIT



Have you visited our [website](#) recently? You will find lots of useful information for private landlords including;

[Our Landlord Information Leaflet](#)

[Landlord Registration](#)

[Landlord Checklist](#)

Landlord Training Courses

Landlord Accreditation Scotland promotes best practice in the Scottish private rented sector.

LAS run a series of training courses which are now being delivered virtually, to enable landlords to adopt this practice and to ensure they remain updated with changes to legislation and how to deal with the day to day management of rental property.

Landlords do not need to be accredited to attend the training courses. Anyone involved in letting property in the private rented sector in Scotland is welcome to attend.

The cost of the courses is kept to an extremely affordable level to encourage as many people as possible to attend.

The courses are run by experienced tutors including housing law, tax and accreditation specialists ensuring that landlords and agents receive the most relevant information in an informal environment.

Their course calendar is available on their [website](#).

You are receiving this newsletter as a registered landlord of Aberdeenshire Council.

The Landlord Registration Team can be contacted on 01467 534853 or by email landlordregistration@aberdeenshire.gov.uk