



From mountain to sea

# Landlords Matter



December 2021

Welcome to Aberdeenshire Council's Autumn/Winter Edition of Landlords Matter.



Although the Landlord Registration Team are working differently, they can still be contacted on **01467 534853** or [landlordregistration@aberdeenshire.gov.uk](mailto:landlordregistration@aberdeenshire.gov.uk).

## Storm Arwen public update 6.12.21

### Latest resilience and service information – Storm Arwen

As of Sunday, 5th December, 2021, SSEN restored all reported customer faults following Storm Arwen, around 135,000 homes in total.

If anybody still remains without power, they should call **105** as soon as possible. The latest information from SSEN can be found at [www.facebook.com/ssencommunity/](https://www.facebook.com/ssencommunity/)

With further bad weather expected today (Tues 7th Dec) welfare

arrangements are to continue over the next few days. Further information can be found [here](#).

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## Coronavirus (COVID-19): guidance for private landlords and letting agents

Advice and guidance for landlords and letting agents can be found on the Scottish Governments [website](#). This website is updated regularly as restrictions change.

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## Tenant Grant Fund



The Scottish Government has launched a £10m grant fund to support private and social rented tenants who have incurred rent arrears as a direct result of the Covid-19 pandemic and are threatened with homelessness. Aberdeenshire Council are now in a position to accept applications for this fund.

Further information on how to apply can be found on the [Aberdeenshire Council's website](#).

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## Private Residential Tenancies

The Landlord Registration Team has come across several landlords still using short assured tenancy agreements. The Private Residential Tenancy (PRT) came into force on 1st December 2017, it replaced assured and short

assured tenancies. Most private tenancies from this date will be PRT's. Any existing assured or short assured tenancies on the 1st December 2017 were to continue as normal unless they were brought to an end in the correct way, or, you had come to an agreement with your tenant to change the tenancy to a private residential one.

Landlords must give their tenants all the terms of their private residential tenancy in writing. The Scottish Government have a [model tenancy agreement](#) for landlords to use which includes the tenancy agreement and all the terms you are required to give your tenant.

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## The Pandemic Arrears Crisis

Scottish Government introduced a range of measures during the pandemic to ensure that tenants in the private sector would be protected and to prevent an increase in homelessness. This has however led to an increase in rental arrears.

Private landlords were invited to take part in an independent survey looking into the effect of these temporary measures and the results have now been published. The report suggests measures to try to alleviate the tensions created by the temporary legislation, which include:

- Retain pre-action requirements to encourage better approaches to arrears managements.
- Return notice periods to the pre-pandemic situation but retain Tribunal discretion in arrears case.
- Continue the provision of additional financial support for tenants offered by Scottish Government.

The full report can be found [here](#).

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## New EPC Standards

The Scottish Government has announced updated proposals for introducing a minimum EPC standard in the private rented sector within their [Heat Buildings Strategy](#). They had previously committed to the introduction of regulations to ensure properties in the private rented sector reach an EPC D

by 2025. However, they have recognised that the private rented sector has been significantly affected by the ongoing Covid-19 pandemic.

The Government now intend to work with the sector to introduce a requirement for privately rented properties to have an EPC rating of C at change of tenancy from 2025 with all remaining privately rented properties required to reach a minimum standard of C by 2028.

Exemptions will be available for properties where it is not technically feasible or cost effective to reach that standard. The previous option to introduce a standard of EPC D will not now be taken forward.

## Electrical Safety Compliance

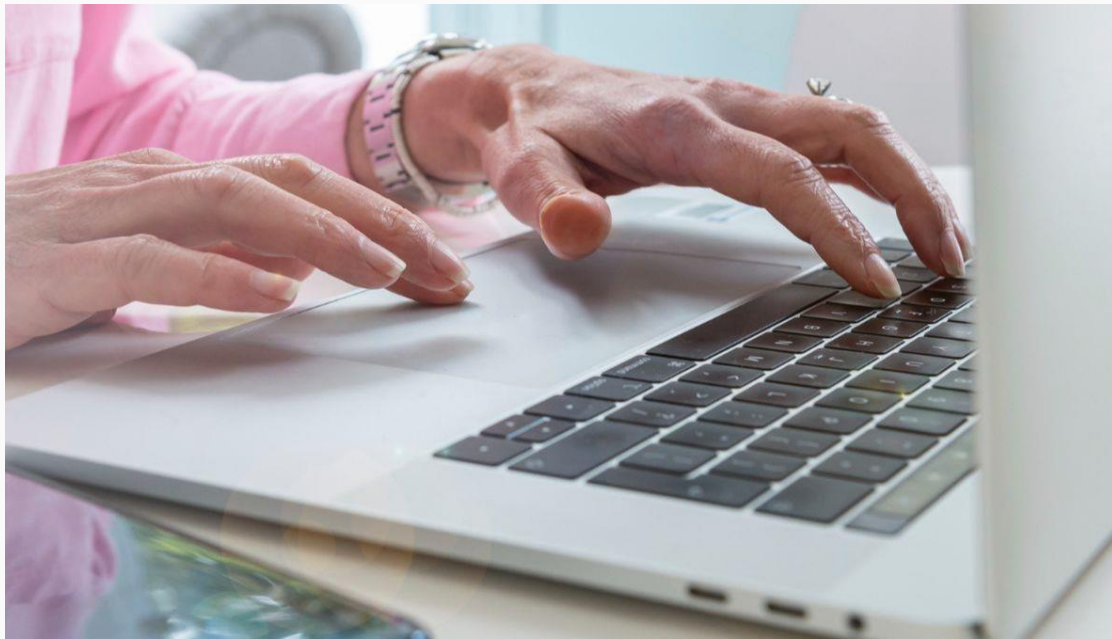


Compliance checks on landlords within Aberdeenshire have shown that a considerable amount of landlords do not have the required electrical safety checks in place at the start of a tenancy. Landlords are required by law to ensure their properties meet the repairing standard, electrical safety forms part of this standard. Tenants must be given a copy of the electrical safety check at the start of their tenancy. Further information can be found [here](#).

## Unregistered Landlords

The Council have access to the three Government approved Tenancy Deposit Schemes. One of the ways that we search for unregistered landlords is through regular checks of this information. Within the last 12 month's **51 unregistered landlords** have been discovered from these checks.

## Under One Roof Webinars



Under One Roof, with support from [SafeDeposits Scotland Charitable Trust](#), is hosting a series of webinars to give private landlords interactive, free, and independent information to use to address the issues faced by landlords and letting agents of tenements in Scotland.

A full list of events and how to register can be found on their [website](#).

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## Landlord Training

**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](#).

