

LANDLORDS MATTER Aberdeenshire Council's Private Landlord Newsletter February 2024

Changes to the Repairing Standard from 1 March 2024

As a private landlord you will be aware that you must comply with the Repairing Standard. Seven new duties are being included to this standard, coming into effect from 1 March 2024. The new duties include:

- Lead in Water
- RCD's
- Fixed Heating Systems
- Other Fuels
- Common Parts
- Safe Kitchens
- Common Doors

The full Scottish Government Guidance can be found [here](#).

Eviction Moratorium to End 31 March 2024



Any landlord who has been granted an eviction order from 30 September 2023 will be able to instruct sheriff officers to enforce the eviction from April 2024.

The temporary grounds for eviction will no longer be in use from 1 April 2024, any notices served before this date can continue as normal.

Any eviction orders granted from 31 March 2024 will be enforceable following the 30 day appeal period.

New Rent Increase Procedure from 1 April 2024



The temporary rent increase cap legislation ends on 31 March 2024. Subject to parliamentary approval, from 1 April 2024 Landlord's can propose to increase their rent by any amount. Although tenants who disagree with the increase can apply to the rent officer who will then apply a tapering formula to the increase.

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

Scottish Government Consultation on New Energy Efficiency Proposals

The Scottish Government has published a consultation with new proposals for improving the energy efficiency in all properties in Scotland.

The proposals are:

- Private landlords will need to meet a new minimum energy efficiency standard by the end of 2028.
- Owner Occupiers will be required to meet the same standards by the end of 2033.
- Those buying property must comply with the prohibition on polluting heating within a specified time - date and timeframe yet to be determined.

Minimum Energy Efficiency Standard

The consultation proposes the list of standards could be:

- 270mm loft insulation
- cavity wall insulation
- draught proofing

- heating controls
- 80mm hot water cylinder insulation
- suspended floor insulation

It is recognised that for some properties the above measures listed may not be relevant.

It is proposed that previous EPC plans will not be taken forward.

The full consultation can be read [here](#)

You can complete the consultation [online](#) by **8 March 2024**.



Scottish Landlord Survey

As a member of Scotland's Housing Network, Aberdeenshire Council is issuing this survey to private landlords operating across the area. This forms part of a nationwide survey of landlords, across Scotland, which is being distributed by all 32 local authorities, during 2024. The survey, which can be accessed via the link below, aims to build on our

understanding of the private rented sector stock, profile of tenants and the profile of landlords operating in the sector.

<https://forms.office.com/e/9tFv6X67nq>

We would appreciate if you could take part in the survey and help us understand the current challenges and opportunities that private landlords are facing.

Your participation in this survey is voluntary and you may refuse to take part in the research or exit the survey at any time. Your answers will be completely anonymous and treated confidentially. They will not be used for any other purposes than those already indicated.

Please note that If you let properties in multiple local authority areas, you only need to complete this survey once.

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 (LAS) Webinars for Private Landlords February 2024

Landlord Accreditation Scotland are delighted to offer a number of landlord webinars for 2024. These webinars provide landlords with the opportunity to understand a topic better or

act as a refresher on the subject, bringing knowledge on changes to legislation and best practice up to date.

Alongside providing practical guidance, these webinars will be delivered by LAS tutors who are highly experienced and knowledgeable in private rented sector matters and will be on hand to address all your questions and concerns. It can be difficult to keep track of changes to legislation which affect our responsibilities as landlords, which oftentimes can result in costly mistakes. The webinars available from LAS cover all these responsibilities and are updated in line with ever changing legislation.

If you haven't taken part in a webinar before and wonder if it is for you, please contact the LAS team and they will be happy to talk you through how it works.

Your next LAS webinar

[Managing the end of a tenancy](#) on 21 February 2024 at 10am

Book [online](#) now.

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