



LANDLORDS MATTER Aberdeenshire Council's Private Landlord Newsletter May 2024

Save The Date!

We are excited to announce that we will be hosting a free in person event for landlords in Aberdeenshire, in partnership with Safe Deposits Scotland and Under One Roof, on Thursday the 20th June. Further details on how to book your place will be issued in the next coming weeks so keep your eyes peeled.

Changes to Rent Increases

The 3% rent cap ended on 31 March 2024 and there is now a new process that tenants must follow if they feel their rent increase is too high.

Landlords are required to provide a valid rent increase notice to their tenants if they wish to increase their rent. If a tenant wishes to challenge the increase they can apply to the rent

officer. The maximum increase the rent officer can apply is either 6% or 12%. Further information on the tapering formula can be found [here](#). Scottish Government have produced a [rent increase calculator](#) to help landlords and tenants understand what rent may be set if a rent adjudication application is made by a tenant.

Lead in Water

In order to comply with the Repairing Standard, lead pipes and lead lined storage tanks or fitting should not be present in the drinking water supply of any privately rented property. If your rental property was built before 1970 there is a chance you could have lead pipework. Testing a sample will confirm if lead is present.

More information on lead in drinking water and testing can be found on the websites of the [Drinking Water Regulator](#) and [Scottish Water](#).

Access To Common Parts



Changes to the [Repairing Standard](#) now requires that any parts pertaining to the house can be safely accessed and used. Tenants must be able to access and safely use these areas.

- Access to the property;

- Common closes;
- Common stairs;
- Common lifts;
- Bin stores; and
- Drying areas.

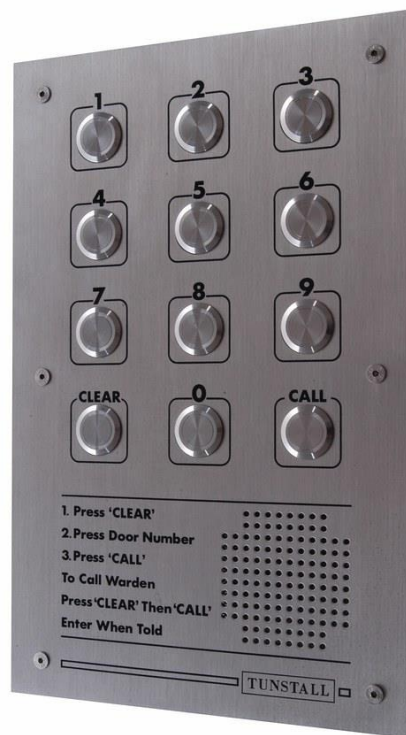
Unless the tenancy agreement excludes the use of the common parts.

There must be:

Adequate lighting, so that tenants are not at risk of falling or of criminal attack;

- Paths and ramps are safe underfoot;
- Common spaces are kept clear of obstructions, that would affect their use or impede evacuation in the event of fire;
- Common spaces are kept reasonably clean and tidy; and
- Any mechanical component required to make use of the space must be in good working order.

Common Doors



Where a house is in a tenement and has common doors these doors must be secure and fitted with emergency exit locks. All common doors must be lockable and the front door must have a secure entry system that informs a tenant when a visitor arrives and allows the tenant to open the front door remotely. A secure system is not required for a block of 3 or less flats where all occupiers have easy sight of or close access to the common door. Further guidance can be found [here](#).

RCD Protection



All rental properties must now have at least 1 Residual Current Device (RCD) fitted. Landlords can refer to their most recent EICR or check with their electrician that their rental property has the correct RCD fitted.

Checks for Tenants to Complete

Landlords should advise tenants to test that the following devices operate when their integral test button is pressed at time intervals as specified:

- Residual Current Devices (six monthly check)
- Smoke or heat detectors (weekly check)
- Carbon monoxide detectors (monthly check)

Electrical Safety First provides a Landlord's Interim Checklist which can be used to record a visual inspection. This is available free online at [Landlords interim checklist - Electrical Safety First](#).

Property Compliance Information

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

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

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