

Landlord Advice about Property Maintenance Standards



Councils expect properties to comply with certain preset standards of repair and maintenance.

If your property doesn't meet the repairing standard, The Housing and Property Chamber of the First Tier Tribunal can order you to carry out the necessary work. If you don't, you could face a financial penalty

To gain access to inspect or carry out repairs, landlords need to give tenants at least 24 hours' notice of intent and get their permission to do so.

As a landlord you should familiarize yourself with what is expected in terms of keeping your property in line with the repair standard. A detailed list can be found on Shelter's website

https://scotland.shelter.org.uk/housing_advice/repairs/private/responsibilities

Listed below are some of the more important measures that must be taken, as they affect the health and safety of tenants.

- **Gas safety** – All gas appliances must be checked every 12 months by an approved registered gas engineer. You will be issued with a Gas Safety Certificate and must keep a record of these gas checks. Anything unsafe must be repaired.
- **Electrical system and appliances** – should be tested every five years or every three years if an HMO by an electrician approved by the National Inspection Council for Electrical Installation Contracting (NICEIC). Appliances should have a set of instructions booklets for tenants.
- **Fire safety** – smoke and heat alarms should be mains powered, interlinked and maintained regularly. Furniture should be non-flammable according to the Furniture and Furnishings Safety Regulations 1988. Any emergency escape routes (e.g. in HMOs) must not be obstructed.

In addition, all rented homes must have:

- A smoke alarm in the living room or room you use most
- One smoke alarm in every hallway or landing
- One heat alarm in the kitchen

The logo for Stirling Citizens Advice Bureau is a circular emblem. At the center is a blue circle with the text 'STIRLING citizens advice bureau' and 'Charity No. SC007270'. Surrounding this are various icons representing different services: a hand holding a coin (Debt), a person with a speech bubble (Benefits), a person at a desk (Employment), a person with a bottle (Addiction), a person with a head (Mental Health), a person with a gun (Armed Services), a person with a red ribbon (Domestic Abuse), a person with a flame (Fuel Poverty), and a person with a hand (Food Bank). The words 'FREE', 'IMPARTIAL', 'CONFIDENTIAL', and 'INDEPENDENT' are written around the perimeter of the circle.

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Each alarm should be installed on the ceiling and interlinked. Interlinked means if one goes off, they all go off.

If there's a fuel-burning appliance, like a boiler or fire, there must be a carbon monoxide detector in that room. It does not need to be interlinked.

You must provide and maintain all the alarms and detectors.

- **Damp**– rising damp, leaks from sinks, toilets, showers and roofs must be repaired as these too can affect the health of the tenants.

Energy Performance certificates

You must produce a valid EPC free to anyone interested in renting the property and include it in advertising related to the property. Failure to do so can result in a fine up to £1000.

A full list of organisations which can provide energy performance certificates is available from the Scottish Government <https://www.scottishepcregister.org.uk/assessorsearch>