



# Landlord Help

To gain access to inspect or carry out repairs you need to give tenants at least 24 hours notice of your intent and get their permission. Councils expect rental properties to comply with a preset repairing standard.

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.

As a landlord you should familiarise 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\\_and\\_bad\\_conditions/repairs\\_in\\_private\\_rented\\_accommodation/who\\_is\\_responsible\\_for\\_repairs](https://scotland.shelter.org.uk/housing_advice/repairs_and_bad_conditions/repairs_in_private_rented_accommodation/who_is_responsible_for_repairs)

Listed below are some of the more important measures that must be complied with as they will affect the safety and health of your 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 three years 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.

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



Joan McLaren  
the Housing Advice Mediation & Educational Resource  
Service (HAMPERS)  
07931334828

[Joan.McLaren@stirlingcab.casonline.org.uk](mailto:Joan.McLaren@stirlingcab.casonline.org.uk)



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## 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>



Joan McLaren  
the Housing Advice Mediation & Educational Resource  
Service (HAMPERS)  
07931334828  
[Joan.McLaren@stirlingcab.casonline.org.uk](mailto:Joan.McLaren@stirlingcab.casonline.org.uk)