

Housing (Scotland) Bill

Improving Physical &
Management Standards in the
Private Rented Sector

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Introduces a Modernised Repairing Standard

- To update standard from old Schedule 10
- Introduce new elements from Schedule 4 to bring in line
- Adds entirely new elements to include: fixtures, fittings and furnishings, ensuring they are 'fit for use' and 'safe'.

Electrical/Gas Appliance Safety & Basic Thermal Insulation

- Requires Landlords to ensure safety of electrical/gas installations and appliances are 'fit for use'
- All properties must meet new basic thermal insulation standards
- 'Works to be carried out report' required to be done before EVERY let

Introduces a New Private Rented Housing Panel

- Proposed revamping of the Rent Assessment Committee (RAC)
- Provides route for Private Tenants to seek redress when repairs fail to be carried out
- Tribunal will seek amicable resolution
- Failure to comply will result in repairing order and financial penalties for the landlord

What does this mean for landlords & tenants?

- How can we ensure landlords & tenants have better knowledge of their rights & responsibilities?
- Is extending 'Registration of Landlords' to include a LETTING CODE the answer?
- Should minimum management standards be enforced like that of physical standards?