



September 2026

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You can get in touch with us by emailing landlord.registration@dundee.gov.uk

In this issue:-

Managing Common Repairs Webinar by Under One Roof

Expert advice available – Thursday 17th September, 12noon – 1 pm

Mandatory Owners' Association Webinar by Under One Roof

Expert advice available – Wednesday 7th October, 12noon – 1 pm

Awaab's Law in Scotland

Commencing October 2026

EPC Reform

Changes to Energy Performance Certificates

Dundee Homefinder Service

Who are we?

Empty Homes Initiative

Do you have a long-term empty home?

Free Landlord Resources

Helpful checklists

Managing Common Repairs Webinar, with Under One Roof and Dundee City Council

Do you own a flat in Dundee?

Want to carry out a repair or improvements in your building, but don't know where to start?

Join our free lunchtime webinar on managing common repairs, in partnership with Dundee City Council. Together, we will explore different maintenance and repair issues which can occur in tenement buildings, and how to organise a repair to a common area. We will talk about how to work with your neighbours to arrange and pay for works. The presentation will be followed by a Q&A session with our tenement expert, when you will have the chance to ask questions about your own building.

Join us on Thursday 17th September on Microsoft Teams, from 12-1pm. Register via [Microsoft Teams](#)

Under One Roof is Scotland's charity for tenement owners and housing professionals. They provide expert information and advice to tenement owners on management, maintenance and retrofit. Visit their website at www.underoneroof.scot and subscribe to their newsletter for monthly tenement news, advice and events: underoneroof.scot/newsletter-subscribe/

Mandatory Owners' Association Webinar, with Under One Roof and Dundee City Council

Organising repairs or improvements in a tenement building can be challenging, especially when you have to work with your neighbours to make decisions. Owners' associations can make that process much easier, as they encourage open communication, fair decision-making and planning. Earlier this year, the Scottish Law Commission recommended that the Scottish Government make owners' associations mandatory in Scotland, to make it easier for tenement owners to maintain their buildings.

In this free lunchtime webinar, we'll explore what these proposals could mean for tenement owners in Dundee. We'll look at the benefits of joining an owners' association, how to set one up in your own building, and how the Law Commission's recommendations might work in practice. The presentation will be followed by a Q&A session with our tenement expert.

Join us on Wednesday 7th October on Microsoft Teams, from 12-1pm. Register via [Microsoft Teams](#)

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Awaab's Law in Scotland

From 6 October 2026, Awaab's Law will apply to both private and social landlords in Scotland, introducing mandatory timescales for dealing with damp and mould issues in rented properties. Awaab's Law will require Private landlords to take faster, more structured action when damp and mould are reported, helping to ensure homes remain safe and healthy for tenants.

Private landlords must carry out the following within specific timeframes:

- Investigate reports of damp or mould.
- Provide tenants with a written summary of the investigation findings.
- Commence repairs where substantial damp or mould is identified.
- Take reasonable steps to minimise the impact on tenants if repairs cannot start within the required timescales due to circumstances beyond the landlord's control.

The Scottish Government guidance is intended to focus on damp or mould that presents a risk to the health, safety or wellbeing of the residents, rather than minor cosmetic issues. When assessing damp and mould issues, landlords should consider both the extent and the impact on the occupiers of the household.

We shall provide further information once the Scottish Government Guidance has been published.

Energy Performance Certificate Reform

The Scottish Government is reforming Energy Performance Certificates (EPCs), which will have important implications for private landlords and letting agents.

EPC validity will reduce from 10 years to 5 years, meaning landlords will need to obtain updated EPCs more frequently when selling or re-letting properties.

New EPC ratings will provide more detailed information, including:

How well the property retains heat.

The efficiency and emissions of the heating system.

The estimated energy costs for running the home.

The redesigned EPC will be easier for tenants to understand, helping prospective tenants compare properties and their likely energy costs.

The current EPC system remains in place for now. The Scottish Government has delayed implementation of the new EPC regime, with reforms currently expected to come into force from April 2028. View on [EPC Reform update](#)

Dundee Homefinder Service

Looking for a tenant? Looking for support to set up a tenancy? Looking for ongoing support during a tenancy?

Dundee Homefinder Service carry out full assessment of all applicants, which includes thorough checks of the following:

Previous housing history

Any instances of Anti-social Behaviour

Confirming proof of income to ensure affordability

Obtaining references from previous landlords and employers

Only once we are satisfied that an applicant has met our service criteria for assistance, would we then try and source a property for them and match them with participating landlords/letting agents.

Dundee Homefinder Service can provide support and guidance to landlords with all documents required when creating tenancies including: Private Residential Tenancy Agreements, lodging deposits, rent increase notices etc.

Once a tenancy has been created, the team at Dundee Homefinder continue to provide dedicated support to the tenant and landlord/letting agent, carrying out regular tenancy review visits, assisting resolution of disputes providing swift and precise support with other local authority teams including: anti-social behaviour team, housing benefit, discretionary housing payment applications etc.

With over 16 years' experience of working in the private sector and staff qualified to Letting Agent level, Dundee Homefinder Service could be the ideal partner for landlords.

If you would like to find out more about what Dundee Homefinder can offer to you as a landlord or letting agent, please call us on 01382 433003 or by email homefinder@dundeecity.gov.uk and we can arrange to meet with you.

Empty Homes Initiative

Dundee City Council's Empty Homes Officer Michelle Morrison continues to support the city's empty homeowners to bring their Private Sector properties back into residential use and is now actively working with around 10% of Dundee's empty homeowners.

Empty homes are often outlined as wasted resources that can be used to address local housing needs and demand and are often described as being an eyesore and a target for antisocial behaviour. Michelle can offer a range of tailored advice and assistance to help owners consider all options available to them, including guidance on selling, renting, and renovating empty homes. This also includes several incentives designed to assist empty homeowners, including discounted rates at national builder's merchants through the Scottish Empty Homes Partnership, VAT reductions on eligible renovations and alteration works as well as the Dundee City Council Property Matchmaker Scheme.

You can view some [case studies of properties returned to use](#) with the assistance of the initiative.

If you are an empty homeowner and interested in receiving further information about the service, then please do not hesitate to contact: Michelle on 07881010659 or empty.homes@dundeecity.gov.uk

Free Landlord Resources

Trying to remember and keep on top of all your duties as a landlord can be daunting. To assist our department have produced the following:

- Private Landlord Checklist
- HMO Factsheet
- Checking Out Checklist
- What to look for in a Letting Agent Factsheet
- Legionella Information Sheet.

These are free resources available to all landlords and letting agents.

To request your copy either email plso@dundee.gov.uk or telephone **01382 433236**.

****Landlords Remember****

- **Electrical Installation Condition Report (EICR).** Landlords are required to have an EICR of their property carried out. This EICR must include a Portable Appliance Test (PAT) for all electrical appliances supplied by the landlord. Electricians must be NICEIC or SELECT approved.
www.gov.scot/publications/repairing-standard-statutory-guidance-private-landlords/pages/16
- **Energy Performance Certificates (EPC).**
From 9th January 2013 an energy performance indicator must be included in all advertisements and a copy of the EPC given to the tenant. Be aware of upcoming changes to the minimum EPC standard. Check the Scottish EPC register for an approved assessor:
www.scottishepcregister.org.uk/assessorsearch
- **Gas Safety.** The landlord must have the gas supply and any gas appliances provided, checked and certified annually by a Gas Safe engineer. A copy of the certificate **must** be given to the tenant.
- **Carbon Monoxide (CO) Detection.** From 1 December 2015 landlords must ensure there is adequate CO detection in all privately let property, with a gas appliance.
- **Houses of Multiple Occupation (HMO's).** Properties shared by 3 or more individuals (from more than 2 families) must have a current HMO Licence. Telephone 0800 0853 638 for more information.
- **Landlord Registration.** From 1 June 2013, The Private Rented Housing (Scotland) Act 2011 states all adverts for properties to let **must** include the **landlord's** registration number, or in the case of landlords whose application is yet to be determined, the phrase '**landlord registration pending**'. **(NB - It is not acceptable to quote the agent's registration number)**. On 31 August 2011, it became an offence for landlords not to notify the local authority if they appoint an agent. This can incur a maximum fine of £1,000 – ensure your registration application is updated.
- **Letting Agent Register.** Since October 2018 **ALL** letting agents must be registered with the new national register. It is a criminal offence to carry out letting agency work without having applied to the register. All letting agents should have met the training requirements and completed their registration application.
www.mygov.scot/letting-agent-registration

- **Legionella/Legionnaires Disease.** Landlords and letting agents are obliged by law to carry out risk assessments for Legionnaire's Disease, implement any necessary measures and provide information to tenant(s). More information available at:
www.hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm
- **Prescribed Information.** Since 16 September 2019 all private landlords are required to self-declare and evidence (when requested) that their certification (ie. Gas Safety, EICR's, EPC's etc) is current and valid.
- **Private Residential Tenancy (PRT's).** Since 01 December 2017 landlords can no longer issue an Assured or Short Assured Tenancy. All new tenancies created must be the new Private Residential Tenancy: rentingscotland.org/private-residential-tenancies/
- **Repairing Standard.** A landlord has a duty to repair and maintain the property at the start of the tenancy and at all times during the tenancy, including a duty to make good any damage caused by carrying out this work.
www.gov.scot/publications/repairing-standard/
- **Smoke Alarms.** All rented properties must have one smoke alarm in the principal room, at least one in every hallway and landing, and a heat alarm in the kitchen. All alarms must be interlinked and either mains wired with battery back-up or tamper proof long-life lithium battery, via wires (hardwired) or wirelessly (by radio communication), the expiry date must be visible. Revised guidance was issued in February 2019 and is available from the Scottish Government website:
www.gov.scot/publications/fire-safety-guidance-private-rented-properties/
- **Tenancy Deposit Schemes.** Landlords must pay their tenant's deposits into an approved tenancy deposit scheme within 30 days of the tenancy beginning and provide the tenant with key information about the tenancy and deposit.
www.mygov.scot/tenancy-deposits-landlords

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Feedback

If you have any thoughts or comments on this newsletter,
or suggestions for future topics to be included please email them to
landlord.registration@dundeecity.gov.uk

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You can view previous issues of our eNewsletter at www.dundeecity.gov.uk/housing/privatesector

Removal

If you no longer wish to receive update e-mails from Dundee City Council, Private Sector Services Unit please e-mail landlord.registration@dundeecity.gov.uk with the word 'REMOVE' in the subject line.

If you opt out of receiving these e-mails you will not receive notification of legislation changes. **This does not remove your obligation to ensure your let properties meet all current and future legislation.**