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Dundee Landlord E-Newsletter – February 2026

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DAMP AND MOULD WEBINAR WITH UNDER ONE ROOF AND DUNDEE CITY COUNCIL

Awaab's Law is coming to Scotland. As part of the Housing (Scotland) Act 2025, this important legislation will change the way that social and private landlords deal with damp and mould in their flats.

Damp and mould are serious problems affecting Scotland's tenements, damaging buildings and harming human health.

Join our free webinar with Dundee City Council, on **Wednesday 4th March from 12-1pm**, to find out how this new law will affect you and your tenants, and what you can do to prevent and treat damp and mould in your properties.

Click here to register via Microsoft Teams:

<https://events.teams.microsoft.com/event/3b1e8fd3-c2ae-4288-a1ee-918f4dd8fc45@43d163eb-cacc-416f-9731-4334e4742420>

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: <https://underoneroof.scot/newsletter-subscribe/>

Tax is Changing in April 2026 – Act Now (article by HMRC)

Making Tax Digital for Income Tax (MTD) is coming in from April 2026. This change represents a significant shift in how income tax is reported and managed. Early awareness and preparation will help ensure a smooth transition, so members should sign up early to prepare. This will give members extra time to choose the right software, understand the new processes and build confidence before the changes take effect.

What's Changing?

From April 2026, MTD will require individuals to keep digital records and submit quarterly updates using software compatible with MTD. This is the biggest change to personal tax since Self-Assessment began.

Who is Affected?

- Sole traders and landlords with qualifying income over:
 - £50,000 from April 2026
 - £30,000 from April 2027
 - £20,000 from April 2028

What is Qualifying Income?

Qualifying income is the total income you get in a tax year from self-employment and property before deducting any expenses or tax. If your combined income from these sources meets the threshold for the 2024–2025 tax year, you may need to use Making Tax Digital for Income Tax from April 2026.

Individuals are encouraged to check their income on their 2024-2025 tax return to see if they are required to use Making Tax Digital for Income Tax from April 2026: [Work out your qualifying income for Making Tax Digital for Income Tax - GOV.UK.](#)

Where to find more information:

- Visit the [Making Tax Digital Campaign Page](#) on GOV.UK for full details on who needs to join and how to prepare.
- Check [MTD for Income Tax dates you need to know](#) for a clear timeline of start dates, quarterly update deadlines, and self-assessment tax return deadlines.
- For further information and support, visit [Help and Support for Making Tax Digital](#) including webinars, videos, and support content for taxpayers, business and agents.

DUNDEE HOMEFINDER SERVICE

Dundee Homefinder Service, as part of Dundee City Council's Housing Options Team, provide a route into good quality and affordable private sector housing for anyone in housing need. A thorough interview and assessment is conducted with all applicants, previous tenancies checked, affordability confirmed, references gathered. Homefinder can offer a Rent Deposit Guarantee and in certain circumstances cover the first month's rent and deposit to secure a property. Once a tenancy is created, Homefinder carry out regular tenancy review visits at the 4 week, 4, 8 & 12 month stages and work closely with landlords/letting agents throughout the duration of the tenancy. There are no charges to landlords/letting agents when using this service.

If you would like further information on the service provided, please contact Andy McColl (Project Co-ordinator) on 01382 433003

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. The

Empty Homes Initiative has assisted with bringing 230 properties back into use in Dundee, and Michelle 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 need 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 online at:

<https://www.dundee.gov.uk/service-area/neighbourhood-services/housing-construction-and-community-services/empty-homes-initiative>

If you are an empty home owner who would be interested in receiving further information about the service then please do not hesitate to contact Michelle on 07881010659 or empty.homes@dundee.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.
<https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2016/12/electrical-installations-and-appliances-private-rented-properties/documents/guidance-electrical-installations-appliances-pdf/guidance-electrical-installations-appliances-pdf/govscot%3Adocument/Guidance%2Bon%2BElectrical%2Binstallations%2Band%2Bappliances.pdf>
- **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:

<https://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.
<https://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: <https://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.
<https://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:
<https://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.
<https://www.mygov.scot/tenancy-deposits-landlords/>

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

You can view previous issues of our eNewsletter at www.dundee.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@dundee.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 meets all current and future legislation.