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**Dundee Landlord E-Newsletter – May 2025**

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Expert advice available – Tuesday 10 June 11am – 12 noon

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**NAVIGATING TENEMENT BUILDING REPAIRS FOR LANDLORDS,**

**WITH UNDER ONE ROOF AND DUNDEE CITY COUNCIL**

Landlords in Dundee are invited to a free one-hour webinar to learn about basic tenement repair and maintenance. Topics covered include:

* Understanding relevant legislation
* The difference between individual, mutual and common repairs
* How to organise and pay for repairs with your co-owners and co-landlords

There will be time after the presentation to ask questions, and get answers from Under One Roof’s experienced tenement housing expert, Stephen Kelly.

Join us on **Tuesday 10th June from 11am-12noon**!

If you wish to attend this webinar click here to register: [https://events.teams.microsoft.com/event/e00e19db-7f5b-4e05-88a6-b6a358f552ef@43d163eb-cacc-416f-9731-4334e4742420](https://protect.checkpoint.com/v2/r02/___https%3A/events.teams.microsoft.com/event/e00e19db-7f5b-4e05-88a6-b6a358f552ef%4043d163eb-cacc-416f-9731-4334e4742420___.YzJlOmR1bmRlZWNjOmM6bzplYjU3ZWY4YWI1ZWJkNWI4OGU5ZWYzZjgyMGMxOTAzYzo3OjlkMDU6ODhjMDFhNWRhMjgyYWZlZGNhNDZmYzRjMzdhZjhhNjRhOTc5ZDVkNmQ5MDdlMDIzODM0YWYzNjAyNmM3MWRmMjpoOkY6Rg)

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](https://protect.checkpoint.com/v2/r02/___http%3A/www.underoneroof.scot___.YzJlOmR1bmRlZWNjOmM6bzplYjU3ZWY4YWI1ZWJkNWI4OGU5ZWYzZjgyMGMxOTAzYzo3OjBiODE6ZDFmMmRjNmIxZTAwNDQ2YzViYjU2ZjcwNzM0YzhjNjJmMzk3NDc3ZmQ0YmJjMWE3OTc2NzBhZmMwNzkxOTAxYjpoOkY6Rg) and subscribe to their newsletter for monthly tenement news, advice and events: [https://underoneroof.scot/newsletter-subscribe/](https://protect.checkpoint.com/v2/r02/___https%3A/underoneroof.scot/newsletter-subscribe/___.YzJlOmR1bmRlZWNjOmM6bzplYjU3ZWY4YWI1ZWJkNWI4OGU5ZWYzZjgyMGMxOTAzYzo3OjVkODA6NWZhMjVhYWNmNDk1YThiYmQyOTdmMzQwYmIzMThiMzA5MzI3NDU3OTVlMzNmYTk0ZWQ4YzYwM2EwYWYzZjFmZDpoOkY6Rg)

**HOUSING (SCOTLAND) BILL - CONSULTATION**

As you may be aware, the Minister for Housing committed to respond to calls for further clarity with regard to how the regulation making powers in the Housing (Scotland) Bill could be used to allow for certain types of property to be exempted from rent control, including consideration of build-to-rent and mid-market rent properties, and to specify circumstances where it might be appropriate for landlords to increase rent above the level of the rent cap. The Minister is also taking the opportunity to seek views on how regulation-making powers in the Bill could be used to clarify how joint tenancies in the private sector are ended.

The consultation has now been launched, and can be found online at [Housing (Scotland) Bill consultation - gov.scot](https://protect.checkpoint.com/v2/r02/___https%3A/www.gov.scot/publications/housing-scotland-bill-consultation/___.YzJlOmR1bmRlZWNjOmM6bzo2ZGE2YmZlMzk5ZDQzMWQ5YWMxYmUzOWU0NGRlMTU1Mzo3OmUxMGE6MGI2Y2FiZjNjMTk0MGFjNDE0ZGMwNDRmYjExNmRjNmVjOWM5ZGVhN2NiMDEzZTc4YzYyZDJlZTkwNjVlMTBmMjpoOkY6Rg) .

The consultation will be open to responses until **18th July 2025**, and we would encourage you to get involved, to ensure that the ministers hear from the broadest range of voices in developing these proposals.

The Scottish Government Policy Team would be more than happy to answer any queries you may have around the consultation.

Queries can be addressed to rentcontrolconsultation@gov.scot

**RADIO TELESWITCH (RTS) ELECTRICITY METERS**

The technology supporting RTS meters will end on 30th June 2025.

Your property may have a RTS meter if:

|  |
| --- |
| * Your electricity bill shows both peak and off-peak tariff rates
* The heating or hot water is switched on automatically
* It is heated using electric or storage heaters
* There is no gas supply to the property, including households in rural areas and multi-storey flats
 |

Electricity suppliers will contact the bill payer to arrange to have the meters replaced
with a smart meter. Landlords should check that their tenants have made these arrangements as failure to replace RTS meters could result in heating and hot water systems ceasing to operate after 30th June 2025.

**EMPTY HOMES INITIATIVE**

Dundee City Council’s Empty Homes Officer Michelle Morrison, continues to support the city’s empty home owners to bring their Private Sector properties back into residential use. The Empty Homes Initiative has assisted to bring 190 properties back into use in Dundee and Michelle is now actively working with around 10% of Dundee’s empty home owners.

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 a number of incentives designed to assist empty home owners, 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.dundeecity.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 contact Michelle on 07881010659 or email 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@dundeecity.gov.uk or telephone Terri Kean 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](http://www.hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm)

* **Prescribed Information.** Since16 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, 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.dundeecity.gov.uk/housing/privatesector/**](http://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 meets all current and future legislation.