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Welcome to the Private Landlord Newsletter Repairing Standard Edition

This is a special edition newsletter that will provide you with information on the changes to the Repairing Standard from **1st March 2024**.

All rented properties must meet the conditions of the Repairing Standard.

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Repairing Standard: Common Questions, Under One Roof Sessions

Glasgow City Council and Under One Roof held 2 in-person events for landlords and included a question and answer session at the end of each event. The questions and answers raised are detailed below which I hope will be of assistance to you.

What happens if I cannot get all the owners in my building to agree to repairs. E.g., having the lead pipes replaced?

The Repairing Standard guidance confirms that landlords will not fail the Repairing Standard if they cannot get a majority agreement from other owners to proceed with works.

How do I know if I have lead in the water?

If you own a pre-1970 property, there is a possibility there may be lead in the water supply. Testing a sample of water will establish if lead is present and you can get assistance from **Scottish Water**, your local council, or an independent laboratory to carry out a test.

Who can do the test to establish if there is lead in the water?

Check with Scottish Water, your **local council**, or an independent laboratory for their availability and costs to carry out a test.

What checks can I make before getting a plumber to establish if I have lead pipes and unacceptable levels of lead in my water?

You can check if any visible pipework and tanks are made of lead.

What are the acceptable levels of lead in the water?

Click this link for further guidance: **Scottish Government Guidance**

Do I need to test for lead if my property was built after 1970?

Most properties built after 1970 should not have lead piping.

Who will enforce these changes if a landlord is not compliant?

The First Tier Tribunal at the Housing and Property Chamber is responsible for enforcement.



**Who can make a complaint if the landlord is not compliant?**

Tenants can make an application to the First Tier Tribunal. A local council may intervene and make an application on a tenant's behalf.

Do I need an intercom to the property as part of a secure locking system?

Please click this link for further information: [Scottish Government Guidance](#).

Why do social housing landlords not have to meet the secure locking requirements?

The Repairing Standard is legislation for private landlords. Social housing has its own set of regulations.

Do I need to rehouse my tenant while works are ongoing to replace lead piping?

Hopefully not, it will depend on the level of work required and the disruption this will cause to the property.

How do I demonstrate to the Housing and Property Chamber First Tier Tribunal that I could not get a majority vote to go ahead with repair?

You could provide copies of all correspondence that you have sent to other owners and copies of any replies you have received.

How do I know if I already have a Residual Current Device (RCD)?

You can check the fuseboard to see if there is one or your Electrical Installation Condition Report (EICR) will specify this. If you cannot find one and there is no mention on your report, you should speak to an accredited electrician to get advice on upgrading your installation with RCD protection.

In order to protect a tenant against electric shock and reduce the risk of electrical fires, there must be one or more Residual Current Devices (RCD) fitted in the consumer unit (fuse box). An RCD is a sensitive safety device that switches off electricity automatically if there is a fault. RCDs offer a level of personal protection that ordinary fuses and circuit-breakers cannot provide. The absence of an RCD means that the house does not comply with the Repairing Standard.

Click this link for further information: [Scottish Government Guidance](#).

Kitchen work top space. If my kitchen meets building regulations, would it also meet the Repairing Standard requirements?

Not necessarily, the Repairing Standard is a separate piece of legislation from building regulations, and you are obligated to comply with it. You should check your kitchen against the Repairing Standard guidance to ensure compliance.





Latest Guidance from Scottish Government Repairing Standard

The Scottish Government has published guidance on the **Repairing Standard** which includes the changes effective from 1st March 2024. We encourage you to read this guidance to ensure you keep up to date with your obligations.

As a landlord you must ensure that your property meets the Repairing Standard at the beginning of a tenancy and throughout the period of the tenancy.



Landlord Event - Repairing and Maintaining your Rental Property

Glasgow City Council will be hosting a landlord event in **April 2024**.

The event will consist of speakers from Scottish Government, Under One Roof and Glasgow City Council.

A selection of stands will be available to provide information and advice to Private Sector Landlords.

Invites will be issued soon to all Landlords via Eventbrite. Numbers will be capped so don't delay in booking your space. We will however keep a reserve list for the event and contact you should a space become available.





Landlords - Do you have a question?

To get the most from the event we would like to invite landlords to submit questions in advance.

Please note that questions should not be about individual enquiries.

Please send your question to the following email and we will do our best to cover as many as we can at the landlord event in April:

plsupportofficer@glasgow.gov.uk



E-bike and E-scooter - How to charge them safely

We have become aware of the potential risk posed by charging e-bike and e-scooter batteries. The following link will take you to further information which will be helpful to you and your tenants:

www.firescotland.gov.uk/at-home/e-bike-and-e-scooters/

