

**LEGISLATION AND STANDARDS  
OF  
PRIVATE LANDLORDS**

<b>SERVICE</b>	<b>LEGISLATION</b>
Access – landlord/agent	HOUSING (SCOTLAND) ACT 1987 sch10 HOUSING (SCOTLAND) ACT 1988
Adapt a private property for disabled occupant	HOUSING (SCOTLAND) ACT 2006 s. 52 (3)
Administration charges (breach to request an administration charge)	HOUSING (SCOTLAND) ACT 1988 RENT (SCOTLAND) ACT 1984
Agent Registration	ANTI-SOCIAL (BEHAVIOUR) ACT 2004
Anti-Social Behaviour (Landlords responsibilities)	ANTI-SOCIAL (BEHAVIOUR) 2004 s. 68.
Assured Tenancy (Contractual) Assured Tenancy ( Statutory)	HOUSING (SCOTLAND) ACT 1988
AT5 (provided before a tenancy)	HOUSING (SCOTLAND) ACT 1988
AT6 (issued to end a tenancy)	HOUSING (SCOTLAND) ACT 1988
Carbon Monoxide Detectors * request free unit from Accommodation*	BRITISH STANDARD 7860 HMO requirement from 2008.
Common parts of a building (maintenance)	TENEMENT (SCOTLAND) ACT 2004

<b>SERVICE</b>	<b>LEGISLATION</b>
<p>Deposit (Start – no more than 2 months equal rent)</p> <p>Deposit (End) should be returned within 1 month.</p>	<p>RENT (SCOTLAND) ACT 1984  THE HOUSING (SCOTLAND) Act 1988  THE HOUSING (SCOTLAND) ACT 2006</p>
<p>Disability</p>	<p>DISABILITY DISCRIMINATION ACT 2005  THE HOUSING (SCOTLAND) ACT 2006.</p>
<p>Energy Efficiency, Insulation and Heating (European Energy Performance Certificate) from 04/01/09 (new tenancy)</p>	<p>EUROPEAN ENERGY PERFORMANCE OF BUILDINGS DIRECTIVE (Directive 2002/91/EC)</p>
<p>Equal Opportunities</p>	<p>RACE RELATIONS ACT 1976  DISABILITY DISCRIMINATION ACT 1995  SEX DISCRIMINATION ACT 1975</p>
<p>Eviction by landlords (from 01/04/09)  Landlord duty to inform local authority</p> <p>Eviction grounds  Grounds 1-8 Mandatory  Grounds 9-16 Discretionary</p>	<p>s.11 NOTICE TO LOCAL AUTHORITIES (SCOTLAND) REGULATIONS 2008.</p> <p>HOUSING (SCOTLAND) ACT 1988  Sch. 5</p>
<p>Fire Safety (protection scheme)  (smoke detectors)</p>	<p>COMPLIES WITH BS 5839 PART 1 LEVEL 2</p>
<p>Furniture &amp; Furnishings</p> <ol style="list-style-type: none"> <li>1. Beds</li> <li>2. Headboards</li> <li>3. Mattresses</li> <li>4. Sofa Beds</li> <li>5. Futons</li> <li>6. Scatter cushions and seat pads</li> <li>7. Pillows</li> <li>8. Loose or stretch covers for furniture</li> </ol>	<p>THE FURNITURE &amp; FURNISHINGS (Fire) (safety) REGULATIONS 1988  BS7177:1989</p> <p>BS7177:1989</p> <p>REPAIRING STANDARD  THE HOUSING (SCOTLAND) ACT 2006</p>

<b>SERVICE</b>	<b>LEGISLATION</b>
Gas Safety Contractor - (Must be Gas Safety registered)	GAS SAFETY (installation & use) regulations (35/36) 1998
Gas Cooking appliances Contractor - (Must be Gas Safety registered)	GAS COOKING APPLIANCES (safety) Regulations
Harassment and compensation	RENT (SCOTLAND) ACT 1984 HOUSING (SCOTLAND) ACT 1988 s.36 to 40
Homeless (see eviction) Court Stage	Section 11 Homelessness etc (Scotland) Act 2003. Duty of landlord to notify local authority.
House in Multiple Occupation Licence (2 or more persons unrelated in property)	CIVIC GOV. (SCOTLAND) ACT 1982 HOUSING (SCOTLAND) ACT 2006 Part 5 se.124
Landlords inspection of property before a tenancy starts.	HOUSING (SCOTLAND) ACT 2006 s.19
Lease	THE HOUSING (SCOTLAND) ACT 1988
Name & address of landlord and/or agent in the Tenancy Agreement	CONSUMER CONTRACTS REGULATIONS 1999
Overcrowding	HOUSING (SCOTLAND) ACT 1987 S. 135-137
Payments to join an accommodation list (illegal)	ACCOMMODATION AGENCIES ACT 1953
Private Landlord Registration	ANTI-SOCIAL BEHAVIOUR (Scotland) ACT 2004
Private Landlord Repairs and Management Complaints	THE HOUSING (SCOTLAND) ACT 2006 (Private Rented Housing Panel)

<b>SERVICE</b>	<b>LEGISLATION</b>
Racial complaints	Race Relations Act 1976 The Commission for Equality and Human Rights (October 2007)
Rent Book	THE HOUSING (SCOTLAND) ACT 1988
Repairing Standard (Private let properties)	HOUSING (SCOTLAND) ACT 2006 s.13.
Short Assured Tenancy (6 months or less)	THE HOUSING (SCOTLAND) ACT 1988
Signatories (witnesses to tenant and landlord)	REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995
Tenancy Agreement	THE HOUSING (SCOTLAND) ACT 1988
Terms and Conditions	CONSUMER CONTRACTS REGULATIONS 1999
Tolerable Standard	HOUSING (SCOTLAND) ACT 1987 s.86 HOUSING (SCOTLAND) ACT 2006 s.11
Tenant's Rights	TENANTS RIGHTS (SCOTLAND) ACT 1980
Wind & Watertight	HOUSING (SCOTLAND) ACT 1988 HOUSING (SCOTLAND) 2006

Student Advocate (Accommodation)  
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