

Landlord Certification Compliance

- Renting out a property in Scotland comes with certain legal responsibilities for landlords. Among these responsibilities is ensuring that the property meets safety standards and regulations ensuring the safety of your tenants .
- One crucial aspect of this is obtaining and maintaining landlord certificates. We'll delve into the importance of landlord certificate compliance for rental properties in Scotland and provide insights into the necessary certifications landlords must acquire.



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Understanding Landlord Certificates:

- Landlord certificates are official documents that demonstrate compliance and competence with safety regulations. These certificates ensure that rental properties are safe for tenants to inhabit. In Scotland, there are several types of landlord certificates that landlords need to acquire to meet legal requirements.

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Gas Safety Certificate:

- One of the most important certificates for landlords in Scotland is the Gas Safety Certificate. This certificate, issued by a Gas Safe registered engineer, verifies that all gas appliances, fittings, and flues within the property are safe and in good working order. Landlords are required to have a gas safety check conducted annually by a qualified engineer. Failure to provide a valid Gas Safety Certificate can result in severe penalties, including fines or even imprisonment.
- It's important to remember the element of ALL gas appliances. You might have a gas fire which you might not or have never used but is still connected to the main gas line. You still need to have this checked, disconnected and capped if not being used.
- As part of the GSC a note should be taken of the CO Alarm in place (which can be hardwired or in most cases a 10 year sealed lithium alarm) and making sure this is in date and mounted at a suitable level and placement near to gas appliances.



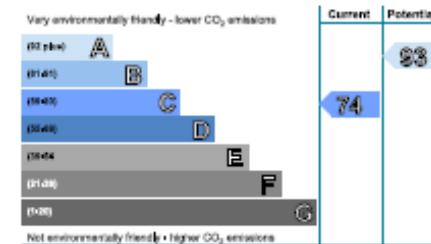
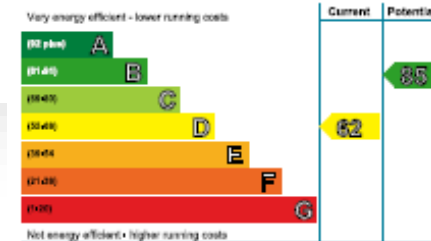
Energy Performance Certificate (EPC):

- Another essential certificate for landlords in Scotland is the Energy Performance Certificate (EPC). This certificate assesses the energy efficiency of a property and provides recommendations for improving its energy performance.
- Landlords are legally required to obtain an EPC before renting out a property. The certificate must be made available to prospective tenants and included in any advertising materials for the property.

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,604	See your recommendations report for more information
Over 3 years you could save*	£249	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



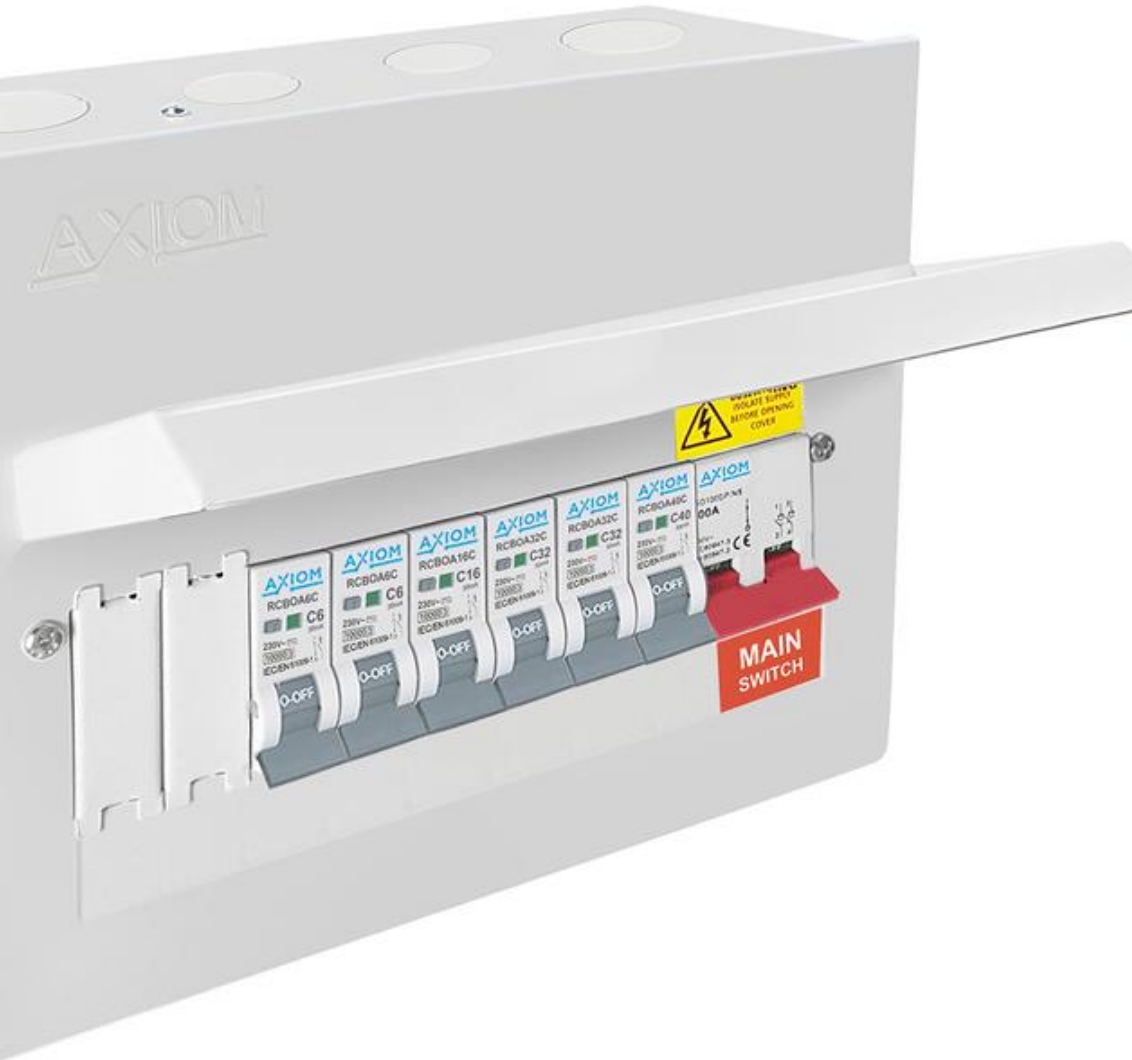
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£248.00
2 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1748.00
3 Wind turbine	£15,000 - £25,000	£3750.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE



Electrical Installation Condition Report (EICR):

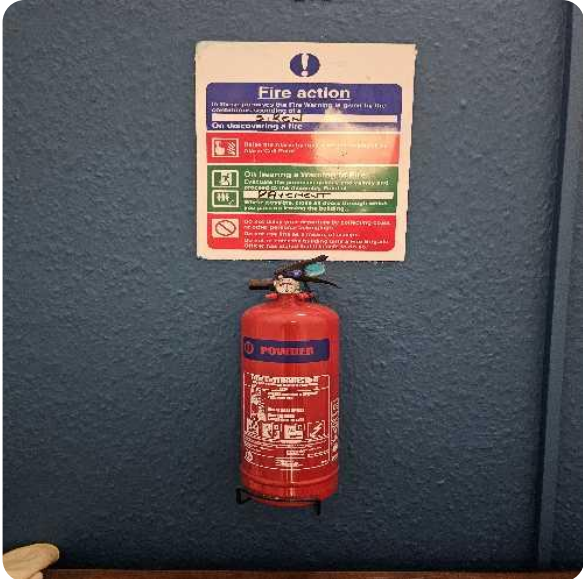
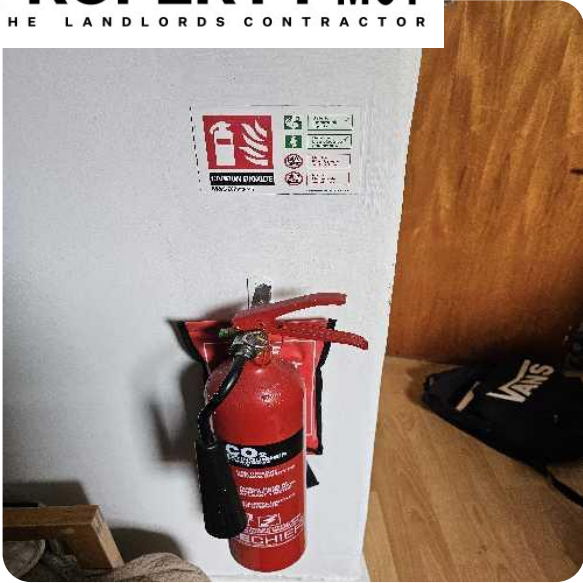
- Landlords in Scotland must ensure the electrical safety of their rental properties. This is achieved through an Electrical Installation Condition Report (EICR), which verifies the safety of the property's electrical installations. Landlords are required to have an EICR conducted by a qualified electrician at least every five years for rental properties, or more frequently for certain types of properties or tenancies.

Legionella Certificate (LRA):

- This is a certificate that is only required every 2 years as a minimum and makes sure that your running water outlets are in good working order.
- This certificate checks the temperature of the hot water supplies are above 50 degrees and cold water below 20 degrees. If above 60 degrees, the tenants need to be notified of potential scalding.
- Outlets need to be checked for cleanliness with the likes of shower head. Pipework also needs to be checked where visible to see if there are any dead legs in the pipework which might collect a allow sitting water which could cause legionella to grow. Water tanks integrity where applicable is also checked to make sure it is in good working order and free from corrosion, clean and sealed.

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Fire Fighting Equipment Certificate:

- A requirement for HMO properties while not mandatory for standard let properties. Landlords should consider obtaining a Fire Fighting Equipment Certificate to ensure the safety of their rental properties.
- This certificate confirms that the property meets fire safety standards and may include assessments and check of fire extinguishers and fire blankets. Ensuring adequate fire safety measures can protect both tenants and property from the risk of fire-related incidents.

Fire/ Smoke Alarm Certificate:

- As with the Fire Fighting Equipment Certificate, this is requirement for HMO properties and can be seen as best practice for standard-lets making sure you are doing everything to increase the safety of your tenants and property. In pro-lets having a minimum of checking the expiry dates and making sure they are in good working order is needed.



Points to take away:

- Compliance with landlord certificate requirements is crucial for ensuring the safety and well-being of tenants in rental properties.
- Landlords in Scotland must be proactive in obtaining and maintaining their property and the certificates required.
- Failure to comply with these requirements can lead to severe consequences, including financial penalties and legal action.
- By prioritizing safety and regulatory compliance, landlords can create a secure and comfortable living environment for their tenants while fulfilling their legal responsibilities.

