

Housing and Property Chamber: First Tier Tribunal

The Housing and Property Chamber can make Private Landlords carry out property repairs by using different types of enforcement action.

Private Tenants who think that their Landlord has failed with their repairing duties will be able to apply to the panel for a decision (known as a 'determination').

If they agree that the complaint is valid, the case will be referred to the Private Rented Committee. The Committee will then decide which enforcement action to use. This could include the following.

Issuing a Repairing Standard Enforcement Order

This will outline what repairs must be done and a deadline for when they should be completed. Landlords who ignore an order may be fined.

Issuing a Rent Relief Order

This order can reduce the Tenant's rent by up to 90% until the repairs are fully completed.

You can contact the Housing and Property Chamber directly by phone on 0141 302 5900.

For further information please visit:
www.housingandpropertychamber.scot/



If you would like more information about the Repairing Standard, the Housing and Property Chamber, or have any comments about this leaflet, please contact:

**Housing Services Private Sector Advice Team
North Ayrshire Council
Cunninghame House, 3rd Floor (East)
Irvine, KA12 8EE**

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This document is available in other formats such as audio tape, CD, Braille and in large print. It can also be made available in other languages on request.

該文件還有其他形式，如語音磁帶、CD、盲文版本及大字體版本。如有需求，還提供其他語言版本。

یہ دستاویز دیگر شکلوں میں بھی دستیاب ہے، جیسے آڈیو ٹیپ، سی ڈی، بریل اور بڑے حروف کی چھپائی میں۔ درخواست کرنے پر یہ دستاویز دیگر زبانوں میں بھی مہیا کی جا سکتی ہے۔

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਰੂਪਾਂ ਵਿਚ ਵੀ ਮਿਲ ਸਕਦਾ ਹੈ، ਜਿਵੇਂ ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ، ਸੀ ਡੀ 'ਤੇ، ਬ੍ਰੇਲ ਅਤੇ ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ। ਮੰਗ ਆਉਣ 'ਤੇ ਇਹ ਹੋਰ ਬੋਲੀਆਂ ਵਿਚ ਵੀ ਦਿੱਤਾ ਜਾ ਸਕਦਾ ਹੈ।

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Landlords

Tenants

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The Repairing Standard in Scotland

A brief guide


NORTH AYRSHIRE
Local Housing Strategy
2017-2022


North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



What is the Repairing Standard?

The Repairing Standard is the minimum level of repair a house must achieve to be used as privately rented accommodation. It focuses on the condition of the building itself, but also includes all installations, fittings, fixtures and furnishings that were provided as part of the tenancy.

Private Landlords are responsible for making sure that their property meets the Repairing Standard at:

- the start of the tenancy; and
- at all times during the tenancy.

This would involve carrying out all repairs that are necessary for the property to meet the repairing conditions (outlined below) as well as repairing any damage that may be caused during the work.

The Repairing Standard applies to most private sector tenancies, but there are some exceptions (for example, mobile homes or crofting tenancies). For more information, please contact us. You can find our contact details at the back of this leaflet.

The full Repairing Standard is set out in the Housing (Scotland) Act 2006.

What conditions make up the repairing standard?

A house meets the Repairing Standard if:

- the house is wind and watertight (so is free from draughts and water leaks) and reasonably fit for people to live in;
- the structure and outside of the house (including drains, gutters and outside pipes) are in a reasonable state of repair and in proper working order;
- the installations in the house for supplying water, gas and electricity and for sanitation, heating and water heating are in a reasonable state of repair and in proper working order;
- any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order;



It is now a legal requirement to have smoke detectors fitted in all rented properties.

- any furnishings provided by the Landlord under the tenancy can be used safely for the purpose for which they are designed; and
- the house has satisfactory smoke detectors.

Smoke detectors

Fire safety is an important part of the Repairing Standard. It is now a legal requirement to have smoke detectors fitted in all rented properties.

Battery-powered smoke detectors are acceptable if these are already in place and are in good working order. However, new installations (including replacements) fitted after 3 September 2007 must be hard-wired (wired to the mains electricity supply) and interlinked.

There must be at least one detector on each floor of the property and in each room used for general living purposes. There must also be a heat alarm in the kitchen and a Carbon Monoxide detector in any room which a gas flue passes through.