



PRIVATE RENTED PROPERTIES (LSM) 2018

1.0 Purpose

- 1.1 The aim of this policy is to ensure that all privately rented properties under the Association's control adhere to the repairing standard before the start of a tenancy and throughout.
- 1.2 The procedures detailed within this section have been written to ensure that all reasonable steps have been taken to comply with the Housing (Scotland) Act 2006, the Housing (Scotland) Act 2014 and all other relevant pieces of legislation.

2.0 References

- Gas Safety (Installation and Use) Regulations 1998
- Housing (Scotland) Act 1988
- Housing (Scotland) Act 2006
- Housing (Scotland) Act 2006 – Scottish Government Guidance On Satisfactory Provision For Detecting And Warning Of Fires
- Housing (Scotland) Act 2014
- Scottish Government Statutory Guidance For The Provision Of Carbon Monoxide Alarms In Private Rented Housing
- Scottish Government Statutory Guidance On Electrical Installations And Appliances In Private Rented Property
- Technical Handbook 2017 Domestic – Fire

3.0 Procedures

The Association will ensure that:

- all privately rented properties meet the tolerable and the repairing standard at the beginning and throughout the tenancy,
- an inspection is carried out before the start of the tenancy to identify any work necessary to comply with the repairing standard,
- an electrical installation condition report is carried out by a competent person before the tenancy starts and throughout the tenancy at intervals of no more than five years,
- a copy of the record of the electrical installation condition report is issued to the tenant at the start of the tenancy and when an inspection is carried out during the tenancy,
- any portable appliances supplied by the Association are tested,
- a copy of the PAT report will be issued to the tenant at the start of the tenancy and when an inspection is carried out during the tenancy,
- a copy of the EICR and PAT report is retained for six years.

- a CO detection system to alert occupants to the presence of CO gas is present,
- heat and smoke alarms are present,
- the tenant is provided with a copy of the gas safety certificate,
- new tenants are provided with a copy of a valid energy performance certificate.

4.0 Review

This policy will be subject to review at least every 3 years.

George Tainsh
Director

13th December 2017

Policy Consultation and Review Process:

Reviewed by Management Team & Assistant Technical Services Manager	6 th December 2017
Reviewed by the HSEHR Committee	13 th December 2017
APPROVED BY THE MANAGEMENT COMMITTEE	25th January 2018
Date of Next Review	December 2020