

Pre-Tenancy Compliance Checklist

Scotland

16 Waterloo Road

NON-CONTRACTUAL GUIDANCE

This checklist is provided as guidance only and does not form part of the tenancy agreement. It summarises key legal obligations for landlords. For detailed requirements, consult the relevant legislation or seek professional legal advice.

1. Landlord Registration (Mandatory)

Registered with local authority

All private landlords must be registered with their local council. Registration number must be provided to tenants.

Antisocial Behaviour etc (Scotland) Act 2004

2. Deposit Protection (Mandatory)

Deposit protected within 30 working days

Tenancy deposits must be protected in an approved scheme within 30 working days and tenant notified.

Tenancy Deposit Schemes (Scotland) Regulations 2011

3. Repairing Standard

Property meets the Repairing Standard

The property must be wind and watertight, in reasonable repair, have satisfactory heating, and meet safety requirements.

Housing (Scotland) Act 2006, s.13

4. Gas Safety

Valid Gas Safety Certificate

Annual gas safety check. Certificate provided before occupation.

Gas Safety (Installation and Use) Regulations 1998

5. Energy Performance Certificate (EPC)

Valid EPC with minimum E rating

EPC must be provided and meet minimum energy efficiency standards.

Energy Performance of Buildings (Scotland) Regulations 2008

6. Electrical Safety (EICR)

Satisfactory EICR obtained

Electrical installation inspected every 5 years. Report provided to tenant.

Private Housing (Tenancies) (Scotland) Act 2016

7. Fire Safety

Interlinked smoke and heat alarms installed

Since February 2022, all homes must have interlinked fire alarms: smoke alarms in living rooms, hallways, landings; heat alarm in kitchen; CO alarm where required.

Housing (Scotland) Act 2006 (as amended)

8. Legionella Risk Assessment

Risk assessment completed

Landlords should assess the risk of Legionella in the water system and take appropriate action.

HSE Guidance L8

Summary Checklist

| Requirement | Status | Date Completed |
|----------------------------------|------------|----------------|
| Landlord registration | Yes N/A | _____ |
| Deposit protected | Yes N/A | _____ |
| Deposit info provided | Yes N/A | _____ |
| Gas Safety Certificate provided | Yes N/A | _____ |
| EPC provided (rating: ____) | Yes | _____ |
| EICR provided | Yes | _____ |
| Smoke alarms tested | Yes | _____ |
| CO alarms tested (if applicable) | Yes N/A | _____ |
| HMO licence (if applicable) | Yes N/A | _____ |

Important: Non-compliance with these requirements may affect enforceability, result in penalties, or leave you exposed to legal claims. This checklist is for guidance only - always verify current requirements with the relevant authorities and seek professional advice where needed.