



Private Landlord Newsletter

Welcome to the first Argyll and Bute Council Private Landlord Newsletter.

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The Challenges Faced by Rural Landlords

Some of you may have participated in recent [research](#) funded by Argyll and Bute Council and Citizens Advice Scotland, and project managed by Argyll and Bute Citizens Advice Bureau (ABCAB), which aimed to better understand the challenges faced by rural landlords in Argyll and Bute.

The report set out recommendations for the Council, Citizens Advice Scotland, and the Scottish Government, to help address the challenges faced by landlords and support the housing emergency by preserving the private rented sector.

Key recommendations for the Council have included the creation of regular newsletters, the provision of Landlord Forums, and the implementation of a Private Landlord Advice Hub on the Council website.

We plan to implement these recommendations and more to improve your experience as landlords, and welcome any feedback you have to help us improve your experience to privatelandlordsupport@argyll-bute.gov.uk.



Argyll and Bute Citizen Advice Bureau

Argyll and Bute Citizens Advice Bureau
would like to thank all Landlords
who participated in our 2024 research:
**'The Challenges faced by Rural Landlords:
The case of Argyll and Bute'**

**As a Private Sector Landlord, are you looking for
free, impartial and confidential advice?**

click here → <https://shorturl.at/QBZK5>
**for online advice
from Citizens Advice Scotland**



Telephone - 01546 605550
Email - info@abcab.org.uk www.abcab.org.uk

Home Energy Scotland

Home Energy Scotland is the free, impartial advice service funded by the Scottish Government which can help landlords improve the energy efficiency of their rental properties. Whether you're looking to discuss your Energy Performance Certificate (EPC), various funding options or have your property assessed in depth, we can help.

The Highlands and Islands advice centre has specialists based in Argyll and Bute who will carry out assessments and provide you with a tailored reports outlining:

- the current energy demands of your property
- recommended improvements
- the approximate cost of making these improvements
- potential fuel bill and carbon savings
- the estimated improvement in the property's EPC rating.

Advice can be provided over the phone or following a visit to the property if appropriate. The property report also details potential funding options for each of the recommended measures in the report.

The Home Energy Scotland service is available to anyone who owns property in Scotland. A landlord can access the same advice and support for their own home, and they can encourage their tenants to get in touch for advice too.

Call them at 0808 808 2282, or visit the [Home Energy Scotland website](https://www.homeenergyscotland.org.uk) to find out more.

The Private Sector Settlement Officer can also provide referrals to the service for any interested landlords.



**The RTS switch-off:
what you need to
know**

Home Energy Scotland have produced a [helpful guide](#) for the upcoming Radio Teleswitch Service (RTS) changes from 30 June 2025.

Leasing to the Argyll and Bute HSCP

Argyll & Bute Health and Social Care Partnership (HSCP) have a dedicated Empty Homes Officer who assists employees coming to work in the area to secure affordable housing.



The main aim of the project is to bring long-term unoccupied properties back into use and lease them to HSCP employees. However, this is not always practical due to the high demand for housing.

Landlords old or new are also encouraged to approach the service.

If you are interested in leasing your property to a Health and Social Care employee which will ensure they can carry out their valuable role in the community please see details below.

Empty Homes Officer – Isla Binnie
E-mail: emptyhomes@argyll-bute.gov.uk

DID YOU KNOW?

Argyll and Bute Council is a stock-transfer housing authority, but from time-to-time still require to lease and manage properties to meet the temporary housing needs of people across Argyll and Bute. You can find out more about how you could lease your property to the Council on our [website](#).

Leasing Spotlight on... The Repairing Standard

The Scottish Government announced updates to the [Repairing Standard](#) in 2023, which came into effect on 1st March 2024. These changes include:

Safe Kitchens – Private rented houses must have a safely accessible food storage and preparation space.

Fixed Heating Systems – Private rented houses must have a fixed heating system.

Safe Access to Common Parts – Tenants must be able to safely access and use any common parts of a tenement.

Consent to Work On Common Parts – A flat or tenement will not fail to meet the Repairing Standard if work cannot be carried out due to the majority of owners refusing consent to carry out the work.

Safe and Secure Common Doors – Common doors must be secure and fitted with satisfactory locks.

Residual Current Devices – Electricity supply installations must include a Residual Current Device, to reduce the risk of electrocution or fire.

Lead Pipes – Water supplies should be free of lead pipes from the boundary stopcock to the kitchen tap, or an appropriate water quality test carried out.

Other Fuel Supplies – The existing regulations around the supply of gas and electricity to private rented houses have been extended to include any other type of fuel.

DID YOU KNOW?

- The Council website includes lots of information about [repairing and maintaining your property](#).
- The Council recently approved a new [Scheme of Assistance](#) for private sector properties. Find out more about this in a future newsletter.
- The [Under One Roof website](#) contains lots of information about the repair and maintenance of flats and tenements.

More Information

Thank you for reading our Private Landlord Newsletter. Don't forget, you can help to inform the content of future newsletters and Landlord Forums by completing our [survey](#) by Sunday, 15 June 2025.

You can also contact us for tailored support at privatelandlordsupport@argyll-bute.gov.uk, or visit our [Private Landlord Advice Hub](#) for more helpful information.

The Council's [Landlord Registration Team](#) will continue to assist you with all of your registration requirements, and can be contacted at landlord.registration@argyll-bute.gov.uk.

For information on [Short-Term Lets](#), you can contact short-termlets@argyll-bute.gov.uk

Thank you,

Private Landlord Team



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