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Private Landlord Newsletter

Welcome to the November 2025 edition of the Argyll and Bute Council Private Landlord Newsletter.

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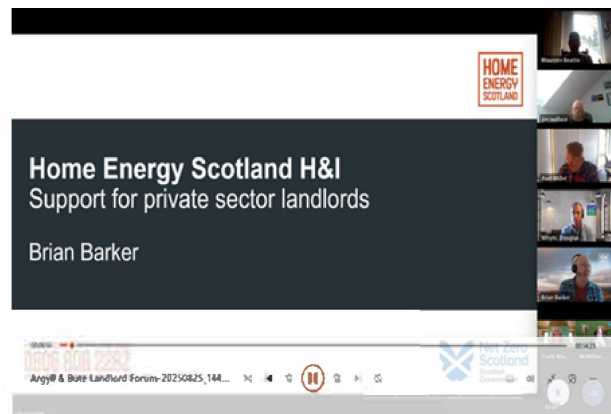
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Landlord Forums

August 2025

Thank you to everyone who attended our August 2025 Landlord Forum - it was a great event with lots of engaging discussion and interesting presentations.

For anyone who was unable to attend, you can find recordings of the presentations and responses to questions raised at the meeting on the [Private Landlord Advice Hub website](#).



February 2026

We are excited to host our next Forum in February 2026, which will focus on more of the topics you told us were important to you: **Landlord Registration, Property Maintenance and Repair, and Welfare Rights and Benefits**.

To ensure that our presenters can tailor their topics to what you want to hear about, please take a few minutes to fill out the below survey in advance of the Forum.

[Landlord Forum - February 2026 Survey](#)

You can sign up for the event for free on Eventbrite at the link below:

[February 2026 Argyll & Bute Landlord Forum](#)

If you would like any additional information on the event, please contact privatelandlordsupport@argyll-bute.gov.uk.

Private Landlord Survey – Your Chance to Help Us Shape Advice Services

Following feedback from Landlords, we would like to gain a greater understanding on the key issues that are affecting the private rented sector.

Through the Landlord Newsletter, we will include regular surveys on different topics to gain valuable insight. Landlord Forum events will also give you a direct opportunity to raise any ideas on what areas landlords think we should be focussing on.



The first survey considers affordability of the Private Rented Sector, and the financial challenges that are being encountered both for landlords and tenants. This data will help us to enhance signposting and support for the advice services available to mitigate these challenges.

We would appreciate it if you could take 5-10 minutes to fill in the survey that will help us understand the affordability of the Private Rented Sector in Argyll and Bute. The survey is confidential and does not request any personal data.

[Private Rental Sector Affordability Survey](#)

Under One Roof Webinar – 19 November 2025

Do you need to make some improvements or maintain your building, but don't know where to start?

Join **Under One Roof** and **Argyll and Bute Council** for a short lunchtime webinar on [Navigating Building Management and Maintenance](#). Together, we can help you to understand your responsibilities as a landlord and discuss the proper procedures for working with your neighbours to maintain your building. After the presentation, there will be a chance for you to ask your questions to Under One Roof's tenement expert, **Jacqueline Omoniyi**.

A promotional graphic for a webinar. The title is 'Navigating building maintenance for landlords'. Below the title, it lists 'Know your obligations', 'Following proper procedures', and 'Q&A with tenement expert'. There is an image of a row of tenement buildings. At the bottom, it says 'Wednesday 19th November', '12-1pm', and 'Online'. Logos for 'Argyll and Bute Council' and 'Under One Roof' are also present.

Navigating building maintenance for landlords
Know your obligations
Following proper procedures
Q&A with tenement expert

Wednesday 19th November
12-1pm
Online

Argyll and Bute COUNCIL

Under One Roof

The webinar will take place on Wednesday, 19th November between 12pm-1pm via Microsoft Teams and you can register to attend the event using the link below:

[Register to Attend](#)

Spotlight on... Scottish Association of Landlords (SAL)

For this edition of the newsletter, the Scottish Association of Landlords (SAL) have kindly provided us with the below update on policies affecting landlords.

Later in the newsletter, you can find out more from SAL about how to become a member, and the benefits that this can bring for you.



[Policy Update](#)

Damp and mould: Awaab's Law

Scotland's Cabinet Secretary for Housing has recently announced that the Scottish Government will raise the standard and quality of all rented accommodation in Scotland by bringing Awaab's Law into force in the social and private rented sectors (PRS) from March 2026.

It is expected that this will require all landlords to address damp and mould that presents a significant risk of harm to tenants within fixed timeframes. It is possible that this requirement will be extended to other types of dangerous disrepair at a later date.

Landlords in Scotland are already required under the Repairing and Tolerable Standards to fix damp and mould problems in their properties. What Awaab's Law will do is introduce clear timescales in which they must do this. What those timescales will be is not yet known, but UK government guidance for social housing providers in England (who have had to comply with Awaab's Law since 27th October 2025) gives some insight into what the timescales might be. Some of the timescales from that guidance are set out below:

Timescales for social housing in England

- ▶ Investigate and make safe emergency hazards **within 24 hours**. Emergency hazard = one that poses an “immediate and significant risk of harm” e.g. prevalent damp and/or mould that is having a material impact on a tenant’s health, for example their ability to breathe
- ▶ Investigate and make safe significant hazards **within 15 working days**. Significant hazard = one that poses a significant risk of harm to health/safety of tenant
- ▶ Start any further work required **within 12 weeks**

Scotland could implement this differently with different timescales and the Scottish Association of Landlords (SAL) has already attended three meetings with the government about these proposals in which SAL has outlined why it believes the timescales should be longer in the PRS – in particular because landlords won’t have the same knowledge, resources and access to suitable tradesmen that those in the social housing sector have at their fingertips.

A lot of landlords have raised concerns with SAL about being required to fix mould caused by tenants not adequately heating or ventilating a property, so it is important to highlight that the law is not expected to extend to hazards caused by tenants breaching the terms of their tenancy, and most standard tenancy agreements do include a clause requiring the tenant to adequately heat and ventilate the property. Landlords would be expected to investigate the cause of mould growth in the property, which may require a report from a damp specialist to ensure that the cause isn’t due to any structural defect. If it is due to a structural defect then the landlord would need to take action within specific timescales which, as set out above, are yet to be announced.

Further details of this forthcoming requirement are expected to be announced in the next few months.

Housing Bill completes passage through parliament

The Housing (Scotland) Bill, which was first laid before parliament in March 2024, has now completed its final stage of scrutiny in the Scottish Parliament. It will become law once it receives Royal Assent from the King, although the provisions in the Bill won’t come into force immediately as most require further regulations to be agreed to firm up the details of how they will operate.

The main changes being introduced by the Bill are as follows:

Rent control - the Bill requires that local authorities carry out 5 yearly assessments of rent conditions using data on rents and properties that they will collect from private landlords. Based on these assessments the government will then decide whether or not to designate an area as what’s called a rent control area (RCA). The legislation requires the first local authority assessments to be completed by 31st May 2027.

Within RCAs landlords will only be allowed to increase the rent on a private residential tenancy (PRT) once a year by the level of inflation plus 1% up to a maximum increase of 6%. And the restrictions carry over between tenancies so you can’t increase your rent at all between tenancies within an RCA if you’ve already done a rent increase in the last 12 months.

Outside of RCAs landlords can continue to increase rent to market value, as they can do at present.

Pets/personalisation of properties – the Bill also introduces a framework which allows tenants to ask for permission to keep a pet, and to personalise the property by doing things like redecorating. For personalising properties there will be two categories of change – category 1 changes might be things like hanging a picture on the wall and tenants would have an automatic right to make those changes. Category 2 changes would need the consent of the landlord and might include things like changing a carpet or painting a room. Tenants

need the consent of the landlord and might include things like changing a carpet or painting a room. Tenants wanting to have a pet in the property would also be required to seek the landlord's consent. The key point is that the landlord would not be allowed to unreasonably refuse permission for pets or personalisation on a PRT. There will be further legislation and government guidance setting out what reasonable grounds for refusing permission are, what conditions can be attached to any consent given and what types of changes fall in to categories 1 and 2.

Ending joint tenancies - the Bill changes the procedure for ending a joint tenancy. At present a PRT can only be ended by all tenants giving notice. This can lead to a tenant being "trapped" in a tenancy they no longer want to be part of because their co-tenants don't want to give notice. The Bill reverses that so that one tenant can end the PRT for all on giving the joint tenants between 2-3 months initial notice followed by a 28-day notice to leave being issued to the landlord. The landlord and any tenants who want to stay on would be free to negotiate terms for a new tenancy but if that isn't agreed on then the tenancy would end and all tenants would need to move out. This change will come with detailed government guidance and probably some template forms that must be used by the exiting tenant.

Increase to wrongful termination order (WTO) fine - landlords who mislead their tenants into moving out of a property on a PRT may face harsher penalties in the future as a result of a provision in the Bill which increases the potential fine that can be levied by the tribunal when issuing a WTO.

At the moment the maximum fine is 6 months' rent but this will increase to 36 times either the rental amount or 36 times a figure of £840, whichever is higher. If a tenant applies for a WTO, the tribunal must issue one if the landlord has used an eviction ground on the notice to leave which didn't in fact apply. So, for example, if they served notice on the ground that they intended to sell the property but then re-let the property as soon as the tenant left without any evidence of a good reason for such a change of plan.

Converting assured/short assured tenancies into PRTs - there is the power within the Bill for the government to introduce further legislation to convert assured and short assured tenancies into PRTs. If the government decides to do this then it must regulate giving a minimum 12-month lead in time before conversions take place. If tenancies are converted then the tenancy terms would remain the same apart from where they conflict with the PRT legislation. So, for example, if you have a tenancy term saying the tenant must maintain the garden then that would still apply because there are no rules in the PRT legislation about garden maintenance. But if you have a tenancy term saying the tenant must give 2 months' notice to end the tenancy then that would be overridden by the PRT legislation which allows tenants to vacate at any time on giving 28 days' notice.

These provisions are likely to come into force on different dates during 2026 and 2027, subject to further regulations being agreed by parliament.

Minimum energy efficiency standards (MEES)

Unlike in England, there is currently no minimum energy efficiency standard (MEES) for private rented sector (PRS) properties in Scotland. Over the last decade there have been several consultations on introducing a minimum standard. The government's latest proposals are set out in a consultation which was published on 6 June 2025.

The latest plan is to require a MEES equivalent to EPC C from 1/4/2028 (for new tenancies) and by 31/12/2033 for all remaining PRS properties. It is proposed that the standard will require properties to have an EPC with a heat retention rating (HRR) of C. The HRR is not on current EPCs but will be the headline metric on the new style EPCs expected to be introduced from October 2026 and will show how well insulated a property's roof, walls, windows and floors are. According to the consultation, about 80% of properties with a current EPC rating of C will achieve a HRR of C on the new EPC. Buildings using an inexpensive heating fuel but with leaky building fabric may see that reflected in a poorer rating under the HRR. Similarly, buildings using an expensive fuel, such as electricity, but with good insulation may perform better in the HRR.

There will be exemptions available to ensure that landlords will not be required to install measures which are technically unsuitable for the type of property they own, for which they cannot attain the required consent from tenants, neighbours or planning authorities, or which would be prohibitively expensive (a total expenditure cap of £10,000 is proposed). Properties will also be exempt if there are no improvements which

can be carried out, or if all appropriate measures have been installed but the HRR is still below C. There will be a short exemption of 6 months for situations where a landlord purchases or inherits a property with a sitting tenant, to give that landlord time to consider and install improvement works.

It is expected that landlords will only be required to carry out work for which they can obtain government funding in the form of a loan or grant. While there are rarely any grants available, there is an established loan scheme called the PRS Landlord Loan, which was introduced in 2020. It provides financial support through loans for a wide range of energy efficiency improvements. Landlords with up to 5 properties in their portfolio can borrow a maximum of £100,000 interest free. Applicants with more than 5 properties in their portfolio can borrow a maximum of £250,000 but will be subject to interest at a rate of 3.5% APR.

The government is also planning to introduce a new technical assessment to help landlords understand what measures would be best to install in their property, and importantly whether there are any measures which should not be installed, such as energy efficiency measures which could cause problems like dampness, mould, or condensation. This assessment will be called a HEETSA which stands for 'heat and energy efficiency technical suitability assessment'. It won't be mandatory to have a HEETSA done – it is an optional assessment which can be undertaken if the landlord is uncertain about what measures to install.

It is likely that the government will seek to finalise its proposals in the next few months, following an analysis of responses to the consultation.

How to Join

Why join SAL?

SAL provide a comprehensive package of membership services, advice, support and policy work for landlords across Scotland.

We would love to welcome you on board as a new member, to join our community and make your voice heard.

Landlord membership is for landlords who own and manage their own properties, whether that be a single property or a portfolio of properties.

Your membership may be held in joint names with a spouse or partner living at the same residential address. Both members will have full access to all the membership benefits.

SAL member benefits

Our unique package of membership benefits ensures you will feel fully supported throughout your time with SAL.

You can easily save more than your membership fee by taking advantage of our [savings](#), [discounts](#) and [advice](#).



Unlimited telephone helpline access



Political lobbying, representing your interests



Documents and factsheets



Landlord Focus magazine



Member online meetings



Exclusive discounts on goods and services



Regular member enews



Scottish Letting Day ticket discounts



Discounted training from Landlord Accreditation Scotland



Use of SAL member logo

For more information on membership, our helpful and friendly membership team are on hand to any answer any question you may have. Please call us on 0131 564 0100 or email info@scottishlandlords.com

Or please visit the [SAL website to join](#).

More Information

Thank you for reading our Private Landlord Newsletter. If you have any suggestions for future newsletter topics, please let us know.

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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