



Dear Landlord/Agent,

Please find below the latest news affecting Landlords and Agents.

If you are **no longer a landlord** please reply to this, with your name and previous registration number if known and we will provide more information on how to be removed from the register.

The new Scottish Private Residential Tenancy, (SPRT) came into force on 1st December 2017.

What the changes mean for private lets:

The [Private Housing \(Tenancies\) \(Scotland\) Act 2016](#) means a new private residential tenancy will be introduced for new lets in the private sector. The new tenancy will commence on 1 December 2017 and it will:

- be an open-ended tenancy, which means a landlord will no longer be able to ask a tenant to leave simply because the fixed term has ended
- provide more predictable rents and protection for tenants against excessive rent increases
- include the ability to introduce local rent caps for rent pressure areas
- provide comprehensive and robust grounds for repossession that will allow landlords to regain possession in 18 specified circumstances

Once the new tenancy comes into force **any existing short assured and assured tenancies will continue in the same way**, but **new tenancies** granted in the private rented sector from December 2017 will be private residential tenancies.

For further information visit the Scottish Government [website](#) where you will find guides on the new tenancy for landlords and for tenants, along with model tenancies and other useful information.

For specific legal advice relating to your own circumstances please contact a legal advice service such as [Citizens Advice Scotland](#), the Housing Charity [Shelter Scotland](#) or your own legal adviser.

New Landlord Registration Website

Sometime ago the Scottish Government decided that the Landlord Registration website needed refreshing to make it more user friendly for landlords. The new website has been in place for a number of months now and after initial issues appears to be generally well received by the landlords who use it. One thing that **ALL** landlords should be aware of is that renewal reminders are now only sent by email (where one is provided) so please ensure you check your mailbox regularly and keep your email address up to date to avoid being charged the late application fee of £110 which is automatically applied if any registration passes its expiry date without a renewal being made.

On first visiting the site – which can be found at the usual address of www.landlordregistrationscotland.gov.uk , all users will be asked to check and match their property details, this one off task migrates all information from the old system to the new one. We would urge all landlords to do this in advance of their renewal date as it is at this point that issues can sometimes occur, if they do email us with the details and we will be able to advise further.

Electrical Installation Condition Reports (EICR's)

EICR's have been a legal requirement for ALL residential lets since 1st December 2016 therefore by now all registered landlords irrespective of when the tenancy began should have had their properties examined. You may have been required by the Registration Unit to provide a copy of your certificate as part of our routine compliance checks, if not you are likely to be in the near future. Please ensure that when requesting a check from an electrician you ensure he **meets the specific competency requirements for this area – which differ from the general competency requirements** that apply to all electricians. The Scottish Government have detailed specific competencies for is area of work. To provide an EICR for satisfaction of the Repairing Standard an electrician **MUST** be a member of one of three schemes [NAPIT](#), [NICEIC](#) or [SELECT](#), or able to show by evidence that he can self-certify and meet the requirements in Annex A of the [published guidance](#). When asking for certificates we check this and if the electrician does not meet the requirements you may be required to provide another report so please check carefully before engaging an electrician.

Information not up to date?

You are receiving this information as your details are on the Landlord Register held by Argyll and Bute. If you are **no longer a landlord** and wish to be removed from the register then please reply to this, with your details (name, address, Date of Birth), with your registration number or previously let property address and the reason that you wish to be removed e.g. Sold property, now living in property etc. and we will process your request. If your registration is joined to anyone else we will also require

them to update their information too. This can be done by email at landlord.registration@argyll-bute.gov.uk

If you want to **check your registration is up to date**, including home address, let property details, joint owners or agents please visit www.landlordregistrationscotland.gov.uk where you can make amendments, view the information held, or find out when your registration expires, as well as renew your registration if due.

Kind regards

Landlord Registration and HMO Licensing Team

Regulatory Services

Argyll and Bute Council

Kilmory

Lochgilphead

PA31 8RT