

LANDLORD REGISTRATION

PRESCRIBED INFORMATION - INTRODUCED IN SEPTEMBER 2019

Prescribed Information comes under The Private Landlord Registration (Information) (Scotland) Regulations 2019.

WHAT IS PRESCRIBED INFORMATION?

- Prescribed information is the information landlords must provide when they apply for a new or to renew their landlords' registration.
- This information will help us decide whether an applicant is fit and proper to let houses.
- The aim is to improve standards in the Private Rented Sector (PRS) by:
 - raising landlords' awareness about their legal responsibilities
 - making sure landlords declare whether or not they comply with their legal responsibilities about property management and care.

Please note that this means **all** private landlords self-declaring and evidencing (when requested) that their certifications i.e. Gas Safety are current and valid.

Landlords will be asked 12 questions – see below:

- **The Tolerable and Repairing Standards** – landlords should be aware of their duties under the Tolerable and Repairing Standards. [Find out more](#)
- **Gas Safety** – all rental properties that use gas, **must** have a current Gas Safety Certificate. [Find out more](#)
- **Electrical Safety** – all rental properties **must** have an Electrical Installation Condition Report (EICR). [Find out more](#)
- **Electrical Appliance Test** – all rental properties with portable appliances, supplied by the landlord, including white goods, **must** have a Portable Appliance Test (PAT). [Find out more](#)
- **Fire, Smoke and Heat Detection** – all rental properties **must** have adequate smoke/heat detection. [Find out more](#)
- **Carbon Monoxide Detection** – all rental properties with a gas supply, or a solid fuel appliance **must** have a carbon monoxide (CO) detector. [Find out more](#)

- **Private Water Supply** – landlords with a private water supply to their property **must** tell their tenants about this, risk assess and test the water supply to make sure it's safe to drink. Scottish Water supply the majority of properties in Scotland; only 3% of properties in Scotland have a private water supply. [Find out more](#)
- **Energy Performance** – all rental properties (with a few exemptions) **must** have a valid Energy Performance Certificate (EPC) and be mindful of upcoming minimum standard changes starting in April 2020. [Find out more](#)
- **Legionella Risk Assessment** – all rental properties **must** have a risk assessment carried out, and landlords must tell their tenants about the risks of Legionella and give advice on how to minimise these risks. [Find out more](#)
- **Rental Property Insurance** – all rental flats or properties in a tenement **must** have adequate insurance in place. [Find out more](#)
- **Common Repairs** - all landlords must be aware of their obligations surrounding communal repairs. [Find out more](#)
- **Tenancy Deposits** – Where a deposit is taken it **must** be lodged within a deposit scheme and landlords should be aware of and have met their tenancy deposit obligations. [Find out more](#)

These regulations do not place any new duties on a landlord, but makes sure they declare they are meeting their legal responsibilities. So, this change should have minimal impact on landlords who are already meeting the existing standards.