



From mountain to sea

# Landlords Matter



**Welcome to Aberdeenshire Council's Spring  
Edition of Landlords Matter.**



**Although the Landlord Registration Team are working  
differently, they can still be contacted on 01467 534853  
or [landlordregistration@aberdeenshire.gov.uk](mailto:landlordregistration@aberdeenshire.gov.uk).**

## **Aberdeenshire Landlords Receive £29,565.01 From The Tenant Grant Fund**

As a response to the rise in rent arrears as a result of the Covid pandemic, the Scottish Government set up a Tenant Grant Fund to help tenants in the Social and Private Sector who were at risk of becoming homeless. We provided you with information on how to apply for this in our December newsletter. We are pleased to report that the Fund received a number of applications from both landlords and tenants and a total of £29,565.01 was paid out to landlords.



## **Tenancy Deposits**

**An Aberdeenshire landlord was recently ordered to pay their tenant £1350 for failing to comply with the [tenancy deposit regulations](#).**

Landlords are required to lodge tenants deposits within one of the three Government approved schemes within 30 days of receiving it. Once you have lodged it you are required to give information to your tenant.

The schemes are:

[Letting Protection Service Scotland](#)

[Safe Deposits Scotland](#)

## [My Deposits Scotland](#)

If you fail to comply with the regulations your tenant can apply to the First Tier Tribunal for Scotland during the tenancy or up to three months after. The tribunal can order you to pay up to three times the amount of the deposit to your tenant.

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## Fuel Vouchers For North East Residents



SCARF in conjunction with Energy Redress have fuel vouchers available for North East residents who depend upon prepayment meters and are struggling with credit.

Please check status updates on [scarf's social media](#) channels for any pauses, closure or technical issues with the application procedure.

Further information and how to apply can be found [here](#).

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## Eviction Notice Periods Revert Back to Pre-Pandemic Requirements

From the 31st March 2022 notice periods for [ending a tenancy](#) reverted back to the original requirements in place prior to the pandemic. A transitional provision has been put in place preventing landlords who have already served notice, prior to this date, from issuing a new notice with a

shorter period using the same ground. A new notice can only be issued if a different ground for eviction is being used.

Pre-action requirements remain in place, as well as all grounds continuing to be discretionary, these are likely to become permanent requirements within the [Coronavirus Recovery and Reform \(Scotland\) Bill](#).

### **Legionnaires Disease Risk Assessment**

Landlords in Scotland must ensure a legionnaires disease risk assessment has been completed to determine the level of risk, if any, of the water in their rental properties becoming contaminated with legionella.

Landlords can use the [risk assessment form](#) on Aberdeenshire Council's website.

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## **Common Areas - Please make sure your tenants are aware of their obligations**

Disagreements between occupants of properties, where there are common areas such as stairwells and gardens, can occur when one or more of the neighbours do not take their share in the cleaning and tidying of these areas. As a landlord you must ensure that your tenants are aware of their obligations at the start of their tenancy to prevent a dispute occurring. Your tenant may be in breach of their terms of their tenancy agreement should they fail to keep common areas clean and tidy.

The Private Residential Tenancy agreement states the following:

*In the case of a flatted Let Property, or any other Let Property having common parts the Tenant agrees, in conjunction with the other proprietors / occupiers, to sweep and clean the common stairway and to co-operate with other proprietors/properties in keeping the garden, back green or other communal areas clean and tidy*

As a landlord you are responsible for any repairs and maintenance required in common areas. You may not meet your responsibilities as a landlord if you fail

to comply with the repairing standard within these areas. Refer to the title deeds if you are unsure of what areas you are responsible for.

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## Updating Your Landlord Registration

Don't forget to update your landlord registration with any new details. You must ensure that if you appoint an agent you note their LARN number against the property on your landlord registration. You must also ensure that all contact details we have for you are updated if these change within the three year registration period. To make any changes or updates you must login to your [landlord registration](#) and select the option to update.

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## Landlord Tool Kit

Have you visited our [website](#) recently? You will find lots of useful information for private landlords including;

[Our Landlord Information Leaflet](#)

[Landlord Registration](#)

[Landlord Checklist](#)

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## LAS training opportunities

**Landlord Accreditation Scotland** promotes best practice in the Scottish private rented sector.

**LAS** run a series of training courses which are now being delivered virtually, to enable landlords to adopt this practice and to ensure they remain updated with changes to legislation and how to deal with the day to day management of rental property.

Landlords do not need to be accredited to attend the training courses. Anyone involved in letting property in the private rented sector in Scotland is welcome to attend.

The cost of the courses is kept to an extremely affordable level to encourage as many people as possible to attend.

The courses are run by experienced tutors including housing law, tax and accreditation specialists ensuring that landlords and agents receive the most relevant information in an informal environment.

Their course calendar is available on their [website](#).

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## Rent Service Scotland needs you

[Rent Service Scotland](#) collects rental information from a wide variety of sources contributing to a data set which is used to produce statistics for the Office for National Statistics(ONS).The information is also used to set levels of Local Housing Allowance, Universal Credit, valuations for Housing Benefit, registered rents, rent adjudications and Rent Pressure Zones.

If you can share rental information please download the [Market Evidence Form](#) and return via the details below. The information will be held securely in the Rent Service Scotland database and held in line with the current retention policies.

Contact details are :

Email: [rss.dundee@gov.scot](mailto:rss.dundee@gov.scot)

Rent Service Scotland

2nd Floor Endeavour House

1 Greenmarket

Dundee DD1 4QB

Telephone: 0300 244 7000 (Answer machine only)