

Dear Tenants

**Repairing Standards**

This letter is to inform you that in accordance with section 20(1) of the Housing Scotland Act 2006 we, as a landlord (or agent of the landlord) must carry out a pre-tenancy inspection of the property to identify any work, which may be required to meet the Repairing Standard and must notify you of any such work.

We must ensure that the property meets the Repairing Standard at the start of, and at all times during the tenancy. This duty applies only when you, as the tenant informs us of work, needed to meet the Repairing Standard (or we become aware of it in some other way). You should therefore notify us of any work required. We must complete that work within a reasonable time of becoming aware of it.

A house meets the Repairing Standard if the following conditions are met:

- Accommodation must be wind and watertight and 'reasonably fit for human habitation'
- The structure and exterior must be in a reasonable state of repair
- Installations for the supply of water, gas and electricity must be in a reasonable state of repair and in proper working order
- Fixtures and fittings and any appliances provided by the landlord must be in a reasonable state of repair and good working order
- Any furnishings provided by the landlord must be able to be used safely and for the purpose they are intended for
- There must be a satisfactory means of detecting and warning about fire (such as smoke alarms)

The Repairing Standard does not cover work for which you, as the tenant are responsible due to your obligation to use the house in a proper manner.

If you believe that we have failed to ensure that the house meets the Repairing Standard at all times during the tenancy, you have the right to appeal to the Private Rented Housing Panel (PRHP). For further details on the PRHP please visit the web site [www.prhp.gov.uk](http://www.prhp.gov.uk) or contact:

**Private Rented Housing Panel, 3<sup>rd</sup> Floor , 140 West Campbell Street, Glasgow, G2 4TZ**  
**Tel: 0141 572 1170, Fax: 0141 572 1171**

Signed: \_\_\_\_\_ (Landlord) Date \_\_\_\_\_

I/ we (the tenant/s) certify that I/we have received a copy of this letter

Signed: \_\_\_\_\_ (Tenant(s)) Date \_\_\_\_\_

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