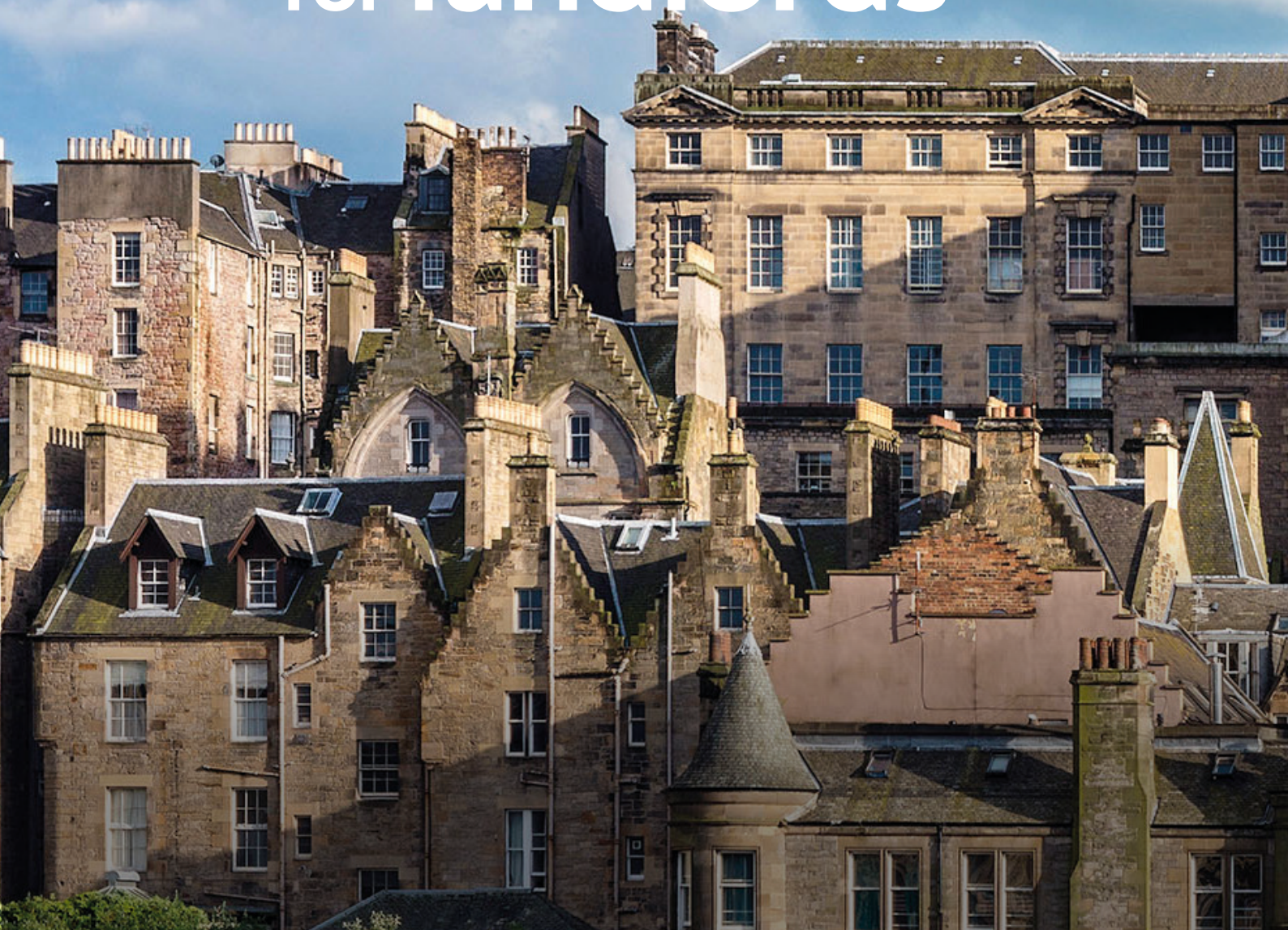


# Legal responsibilities for landlords





# Legal responsibilities

As a landlord there are several statutory requirements that you need to comply with. At ESPC Lettings we can help arrange these for you.

## Landlord registration

All owners of a rental property need to register as private landlords. This can be done online at [landlordregistrationscotland.gov.uk](http://landlordregistrationscotland.gov.uk). If you are using ESPC Lettings as your management agent our registration numbers as noted below for each relevant council:

City of Edinburgh: 338579/230/31301

Midlothian: 338579/290/13031

East Lothian: 338579/210/27541

## Tenancy deposit scheme

All deposits paid by tenants must be placed in one of three Scottish Tenancy Deposit Schemes (TDS).

[Safe Deposit Scotland](#)

[My Deposits Scotland](#)

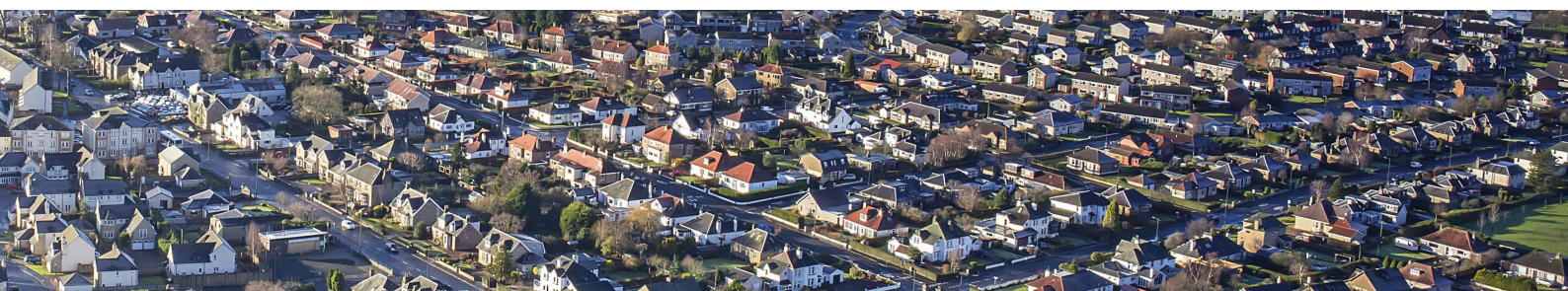
[Letting Protection Service](#)

At ESPC Lettings we use Safe Deposit Scotland, and we will ensure your tenants deposit is correctly lodged in the Tenant Deposit Scheme.

## Gas and electrical safety certificates

All rental properties must have the following checks carried out to ensure they are safe for tenants:

- Gas Certificate - all gas appliances must be checked on an annual basis and a certificate must be in place to show all appliances are safe for use
- Portable Appliance Test (PAT) - all electrical appliances that are portable (e.g. toaster, washing machine) must be checked annually and a certificate provided to show that they too are safe for use
- Electrical Installation Condition Report (EICR) - wiring and sockets must be checked on a regular basis and we recommend to our Landlords that this is carried out every three years.



## Smoke alarms

In order to comply with the repairing standard there should be at least:

- One functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes (normally the living room/ lounge)
- One heat alarm in every kitchen
- All alarms should be ceiling mounted
- One functioning smoke alarm in every circulation space on each storey, such as hallways and landings, or in main room if no landing in the upper storey
- All alarms should be interlinked

Mains-operated alarms (with battery backup) are permitted, and tamper proof/sealed/long-life lithium battery alarms (i.e. not PP3 type or user-replaceable) are also permitted – the expiry date should be visible on each alarm.

Smoke alarms should conform to BS EN 14604. Heat alarms should conform to BS 5446-2. Multi-sensor alarms should conform to BS EN 54-29 or BS EN 14604.

Alarms can be interlinked via wires (hardwired) or wirelessly (by radio communication).

## Energy performance certificate (EPC)

All properties must have an EPC before the property can be advertised. If you have a Home Report you will find a copy of the EPC within this report. An EPC is valid for 10 years.

## Legionnaires disease

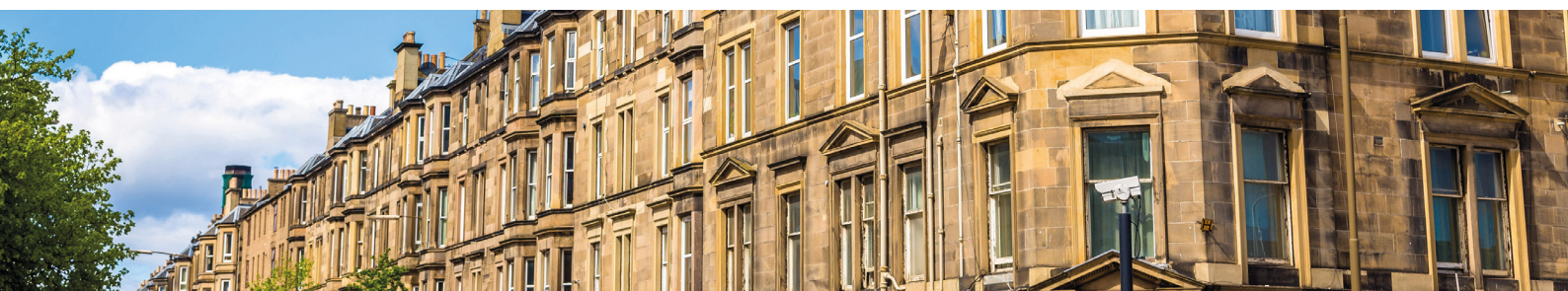
It is a legal requirement to have a risk assessment for legionella carried out in all rented properties. The risk assessment should identify any areas where legionella bacteria could grow and if treatment is required. To stay compliant, landlords should employ a “competent” person to conduct the risk assessment who is capable of making recommendations if a risk is identified.

## Houses in multiple occupation licence (HMO)

Properties which have three or more unrelated tenants living together must have a HMO Licence. These properties will need certain fire safety fittings and must meet specific minimum requirements set out by the City of Edinburgh Council.

## Insurance

As the owner of the property you are responsible for insuring the building. You should arrange insurance for any contents you may have in the property. Anything belonging to your tenant is their responsibility to insure.



## Contact us

-  0131 253 2847
-  landlord@espc.com
-  [espclettings.com](http://espclettings.com)
-  107 George Street  
Edinburgh  
EH2 3ES
-  @espc.property
-  @espc
-  @espc.property