Safety and compliance

The checks that keep a home safe, and the records that show it.

Safety is the part of letting where getting the detail right matters most. The official summary of the Repairing Standard sets out what a rented home in Scotland must have. Below we group those requirements into the checks you will arrange, and suggest how to keep the paperwork in order.

1. Electrical safety

- The electrical system, including sockets and light fittings, must be safe, working and in reasonable condition.
- It must have a safety inspection by a registered electrician at least once every 5 years.
- The system must have a Residual Current Device (RCD), which switches the electricity off automatically if there is a fault.
- Appliances you supply, such as cookers and kettles, must be safe and regularly inspected.

2. Gas safety

- Any gas supply or equipment must be safely installed and maintained by a Gas Safe registered engineer.
- It must be working and in reasonable condition.
- It must be checked annually by a registered engineer.

3. Fire and carbon monoxide alarms

- Interlinked smoke alarms in the living room and in every hallway and landing.
- A heat alarm in the kitchen.
- A carbon monoxide detector in every space with a carbon-fuelled appliance, such as a boiler or heater.
- Specialist smoke and fire alarms if you rent to tenants who are deaf or hard of hearing.

The official summary also says tenements must have emergency exit doors fitted, with locks that tenants can open from the inside without a key. The gov.scot fire and smoke alarm guidance has more detail on what each home needs.

4. Water, legionella and damp

You must assess the property for health risks associated with legionella. The Health and Safety Executive publishes guidance for landlords on how to do this.

The property must be free from damp and mould. If damp or mould is reported, inspect within 10 working days, send the tenant a written summary within 3 working days of finishing the inspection, and start repairs within 5 working days if it is substantial.

5. Other checks that may apply

- Check whether you need a House in Multiple Occupation (HMO) licence.
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Make sure the property has a valid Energy Performance Certificate.
- If the property has a private water supply, further standards apply.
- Follow the rules for accessing the property when inspections or repairs are due.

6. Keeping records you can rely on

This is our practical advice rather than a legal rule. Keep every certificate, inspection report and invoice in one place, with the date each check is next due. A simple calendar of renewal dates, set a few weeks early, avoids the scramble of a certificate lapsing mid-tenancy. Record when alarms were tested and when appliances were inspected, and keep a note of what you told the tenant and when.

Safety checklist

- ☐ Electrical inspection by a registered electrician within the last 5 years; RCD fitted
- ☐ Supplied appliances checked and safe
- ☐ Annual gas safety check by a Gas Safe registered engineer (if there is gas)
- ☐ Interlinked smoke alarms, kitchen heat alarm and carbon monoxide detectors in place
- ☐ Specialist alarms considered if a tenant is deaf or hard of hearing
- ☐ Legionella risk assessment done
- ☐ No damp or mould; a process ready for reports
- ☐ HMO licensing checked; valid EPC held
- ☐ Certificates filed with renewal dates in a calendar

Official sources

Repairs and maintenance as a private landlord (mygov.scot)
https://www.mygov.scot/landlord-repairs

Repairing Standard: statutory guidance for private landlords (section 2, overview) (gov.scot)
https://www.gov.scot/publications/repairing-standard-statutory-guidance-private-landlords/pages/3/

Fire and smoke alarms in Scottish homes: what each home needs (gov.scot)
https://www.gov.scot/publications/fire-and-smoke-alarms-in-scottish-homes/pages/what-each-home-needs/

Legionella: landlords' responsibilities (Health and Safety Executive)
https://www.hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm

Your responsibilities as a private landlord (mygov.scot)
https://www.mygov.scot/landlord-responsibilities

Energy Performance Certificates (mygov.scot)
https://www.mygov.scot/energy-performance-certificates

Please note

This guide is general information for private landlords in Scotland, written by RentLocally and checked against the official pages listed in the sources on 27 October 2026. It is not legal advice. The checklists help you prepare; completing them is not a certification that a property meets the Repairing Standard, the Tolerable Standard or any other legal requirement. Rules change, so always check the official sources and take professional advice for your own circumstances.