|  |  |  |
| --- | --- | --- |
| Landlord’s name and address  Click here to enter text. |  | Address of property requiring repair  Click here to enter text. |
| Click here to enter text. |  | Click here to enter text. |
| Click here to enter text. |  | Click here to enter text. |
| Click here to enter text. |  | Click here to enter text. |
| Click here to enter text. |  | Click here to enter text. |

The Housing (Scotland) Act 2006 –section 14(1)(b).

Landlord’s duty not complied with - Notification of work requiring to be carried out.

I am writing to let you know that the property listed above is in need of repair. I believe that the property does not now meet the repairing standard set out in section 13(1) of the Housing (Scotland) Act 2006 (“the 2006 Act”). In terms of section 14(1)(b) of the 2006 Act, you as landlord must ensure that the house meets the repairing standard at all times during the tenancy. At the present time you are not complying with that duty. I am now notifying you of the work which needs to be done and would ask you to carry out the work within a reasonable time as required by the Act.

|  |
| --- |
| The work which needs to be carried out is:  Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |

|  |
| --- |
| I consider that you have failed to meet the repairing standard because  Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |

I believe you have not complied with the following elements of the Repairing Standard that I have ticked:

1. The house is wind and watertight and in all other respects reasonably fit for human habitation
2. The structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.
3. The installations in the house for the supply of water, gas, electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system and heating water are in a reasonable state of repair and in proper working order.
4. Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order.
5. Any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed.
6. and ***g)*** removed
7. The house meets the tolerable standard. This includes the following
   1. It has an interlinked system of fire and smoke alarms and adequate carbon monoxide alarms;
   2. In the case of a house having a supply of electricity, it complies with the relevant requirements in relation to the electrical installations for the purposes of that supply;
   3. It has satisfactory provision for natural and artificial lighting, for ventilation and for heating;
   4. It has satisfactory facilities for the cooking of food within the house;
   5. It is substantially free from rising or penetrating damp;
   6. t has satisfactory thermal insulation;
   7. It has an adequate piped supply of wholesome water available within the house;
   8. It has a sink provided with a satisfactory supply of both hot and cold water within the house;
   9. It has a water closet or waterless closet available for the exclusive use of the occupants of the house and suitably located within the house;
   10. It has a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water and suitably located within the house;
   11. It has an effective system for the drainage and disposal of foul and surface water;
   12. t has satisfactory access to all external doors and outbuildings; and
   13. It is structurally stable.
8. Any common parts pertaining to the house can be safely accessed and used.
9. The house has satisfactory provision for, and safe access to, a food storage area and a food preparation space.
10. Where the house is in a tenement, common doors are secure and fitted with satisfactory emergency exit locks

Please acknowledge receipt of this letter and confirm that you will now arrange for the necessary work to be carried out.

Yours sincerely,

|  |
| --- |
| Tenant  Third Party Applicant  name and address  Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |
| Click here to enter text. |