

Heating Systems

One of Tenants' biggest concerns over the winter months is heating their homes. Making sure your property has an effective heating system is good for the well-being of your Tenants and your property.

As part of the changes to The Repairing Standard that came into force in 2024, the heating systems in Scotland's rental properties must meet certain minimum requirements.

To comply with the current standards, the heating system in your rental property must adhere to the **"HEAT"** requirements by being:

Healthy

It must be safe to use, in good condition and in reasonable working order. It is not acceptable to rely on plug-in or portable heaters except on a temporary basis while repairs are being carried out, and such periods must be kept to a minimum.

Effective

It must be capable maintaining a temperature of 21°C in at least one room and 18°C elsewhere, when the outside temperature is minus 1°C.

Affixed

It must be either (i) plumbed in (such as gas central heating) or (ii) hard-wired (such as built-in electric storage heaters). Plug-in heaters are not allowed, except over short periods when repairs to your main heating system are pending.

Thorough

It must cover all rooms in your property except the kitchen, utility and any storage cupboards. Small or oddly laid-out rooms may not need to be covered (such as small hallways). In certain cases, some rooms can use heating systems separate to your main heating system (such as an electric towel heater in your bathroom when the rest of your property uses gas central heating, or a gas fire in the living room when the rest of your property used fixed panel heaters).

If you think that your rental property may fall short of any of the **"HEAT"** requirements, please get in touch with our team. We are always happy to discuss the specific heating requirements of your property.

Information correct as of May 2024.