

Pests

We at Chapmans love animals. That said, we don't love the uninvited ones as much!

Infestations of rodents, insects and other animals can create great distress for your tenants and damage your property.

This Chapmans' guide seeks to give you an insight into the types of pests common in Scotland, the dangers these pose and your responsibility as a landlord.

	Prevalence as pests	Possible damage to your property	Possible harm to your Tenants and their belongings
Mice and Rats	Mice are common, rats less so. Most active in late autumn when they often move into building in search of food and warmth.	Electrical wiring, piping, woodwork and soft concrete are all at risk.	Foodstuffs and disease.
Squirrels	Rare. Most common in woodland areas in the spring or autumn but prevalence on the rise.	Electrical wiring, woodwork and insulation are mainly at risk.	Foodstuffs and disease.
Bats	Rare. More common in woodland areas in the summer. Ability to eradicate can depend on breed and breeding cycle. Can be a protected species.	Roofing, although rarely substantial.	Minimal, providing no direct contact.
Moths	Common in areas with poor ventilation.	Carpets, curtains and soft furnishings – with natural content such as wool and cotton.	Clothing, blankets, towels and soft furnishings.

Wasps	Rare. Seen from April to September, typically only in rural areas.	Damage to woodwork from nests and larva, often in eaves.	Risk of hymenoptera stings.
Woodworm	Seen in summer if there is a high moisture content in wood.	Woodwork and timber structures.	Wooden furniture.
Silverfish	Uncommon, but most often seen in warm, moist spaces.	Mainly wallpaper.	Foodstuffs, books and photographs.

When it comes to pest infestations, your tenant (as occupant) is generally responsible for dealing with these. We provide all our tenants with in-depth advice and guidance on how to deal with any pests on their own, when appropriate.

There are, however, some key exemptions to this general rule. As a landlord, you are responsible for:

- Eradicating pests discovered before the tenancy (i.e. historic or recurring pest issues).
- Eradicating pests that your tenant has uncovered within one week of their move-in.
- Repairing and sealing any points of access to the property being used by pests that fall below the Repairing Standard and eradicating any pests that have entered the property as a result of this.

We also highly recommend that you address any pests that may cause substantial damage to your property, rather than leaving this to your tenant (i.e. woodworm).

Information correct as of May 2024.

If you want to discuss any aspect of this Chapmans' Guide, we are happy to advise you on the best course of action for your specific property.

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