
EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations specify entitlement procedures, timescales and limits applying to qualifying repairs to houses subject to Scottish secure tenancies.

Regulation 3 specifies the entitlement provisions for qualifying repairs.

Regulation 4 specifies the landlords to which the Regulations apply.

Regulation 5 specifies the maximum amount for a single repair.

Regulations 6 and 10 and the Schedule provide details of what constitutes a qualifying repair and the maximum period in which these repairs are to be completed.

Regulation 7 makes provision for landlords to maintain a list of contractors.

Regulation 8 sets out the procedure for notifying qualifying repairs, the details which landlords are required to provide to tenants and the procedures a landlord should follow in relation to contractors.

Regulation 9 details what is to happen when the tenant instructing a repair fails to provide access.

Regulations 11 and 12 make provision for instructing another contractor when the primary contractor fails to carry out the work and provides for compensation to be payable to the tenant in that eventuality.

Regulation 13 sets out the circumstances when the maximum period for a repair can be disregarded.

Regulation 14 makes provision for a landlord to provide tenants with information on the Regulations.