

Quick guide for tenant responsibilities



It is our responsibility to make sure your home is safe and meets the required housing standard. This includes a basic level of repair and maintenance that all properties must meet. To achieve this, we must:

- ensure that the installations for gas, electricity and heating are in a reasonable state of repair and working order.
- ensure that any fixtures, fittings or appliances provided by the landlord (e.g. electrical, light fittings and household equipment) are in a reasonable state of repair.
- ensure your home is fitted with suitable interlinked fire detection devices (one smoke alarm in the room used most, one smoke alarm in every circulation space on each storey, such as hallways and landings and one heat alarm in the kitchen).
- carry out relevant safety inspections, including (1) annual gas safety inspections, (2) electrical safety inspections at least once every 5-years, (3) legionella checks and water safety inspections, (4) relevant asbestos management processes.

Your safety responsibilities

As a tenant you have responsibilities for safety too.

Electrical safety

- Allow access for the 5-yearly electrical inspection. Failure to do so will result in access being forced to your home for this to be carried out and the costs will be rechargeable.
- Report any faulty electrical equipment immediately.
- Do not overload sockets, interlink extension cords or use outlets unsafely.
- Do not use unsafe appliances.
- Speak to us, in advance, if you wish to replace sockets / switches / light fittings etc. We need to approve any changes in advance.



Gas safety

- You must give access to allow the annual service to be carried out. Failure to do so will result in access being forced to your home for the service and the costs will be rechargeable.
- If you have a fault with your boiler, you must report this to us as soon as possible.
- Do not remove or damage any carbon monoxide alarms from your property. If they become faulty this must be reported immediately.
- If you are leaving the property for an extended period, you must inform us to ensure that no inspections are due.

Smell gas?
Worried about
carbon monoxide?
Contact SGN
0800 111 999

Fire safety

- Test your smoke alarms weekly.
- Report any faulty/missing equipment to us as soon as possible.
- Do not remove or damage any fire detection equipment from your property.
- Keep detection equipment clean and free from contaminants (e.g. paint, dust).
- Give access to contractors to carry out equipment replacement when required.

Water safety

- Regularly cleaning and disinfecting water outlets.
- Inform us if your hot water is not heating properly.
- Advise us if you will be leaving the property for prolonged periods.
- Ensure that water outlets are flushed for 10-minutes after extended non-use.

Low pressure? Discoloured?
Contact Scottish Water
0800 0778 778

Asbestos safety

- Advise us of any work you wish to carry out in your property to check there is no asbestos containing materials in your property that may be disturbed.
- Do not drill into any walls without seeking advice from us in the first instance.
- Do not disturb any identified asbestos containing material.
- Report any disturbances/damages to us.



Happy to translate | Możemy przetłumaczyć | Раді
перекладати | Ni Fahari kutafsiri | अनुवाद करके खुशी
हुई | ਅਨੁਵਾਦ ਕਰਨ ਵਿੱਚ ਖੁਸ਼ੀ | 乐意翻译 | حن سعءاء لتقديم