
DRAFT SCOTTISH STATUTORY INSTRUMENTS

2019 No.

**The Housing (Scotland) Act 2006 (Modification
of the Repairing Standard) Regulations 2019**

Modification of section 13 of the 2006 Act

3.—(1) Section 13 (the repairing standard) of the 2006 Act⁽¹⁾ is modified in accordance with paragraphs (2) and (3).

(2) In subsection (1)—

(a) in paragraph (c)—

(i) for “and electricity” substitute “, electricity (including residual current devices) and any other type of fuel”,

(ii) after “space heating” insert “by a fixed heating system”,

(b) omit paragraphs (f) and (g),

(c) after paragraph (g) insert—

“(h) the house meets the tolerable standard.”, and

(d) after paragraph (h) insert—

“(i) any common parts pertaining to the house can be safely accessed and used,

(j) the house has satisfactory provision for, and safe access to, a food storage area and a food preparation space, and

(k) where the house is in a tenement, common doors are secure and fitted with satisfactory emergency exit locks.”.

(3) For subsections (4A), (5) and (6), substitute—

“(7) In determining whether a house meets the standards of repair mentioned in subsection (1)(c) to (k) regard is to be had to any guidance issued by the Scottish Ministers in relation to—

(a) the condition of pipes supplying water for human consumption,

(b) electrical safety standards in relation to—

(i) installations for the supply of electricity, and

(ii) electrical fixtures, fittings and appliances,

(c) installation of a fixed heating system,

(d) equipment for detecting fire and for giving warning of fire or suspected fire,

(e) the tolerable standard,

(f) the type of emergency exit locks to be fitted to common doors in tenements,

(g) equipment for detecting, and for giving warning of, carbon monoxide in a concentration that is hazardous to health,

(1) Section 13 was amended by sections 22 and 23(1) of the Housing (Scotland) Act 2014 ([asp 14](#)).

- (h) the provision for, and safe access to, a food storage area and a food preparation space.”.