



Housing (Scotland) Act 2014

2014 asp 14

PART 3

PRIVATE RENTED HOUSING

Enforcement of repairing standard

25 Third party application in respect of the repairing standard

- (1) In section 22 of the 2006 Act (tenant application to private rented housing panel)—
- (a) after subsection (1), insert—

“(1A) A person mentioned in subsection (1B) may apply to the private rented housing panel for determination of whether a landlord has failed to comply with the duty imposed by section 14(1)(b) (a person who makes such an application being referred to as a “third party applicant”).
 - (1B) The persons are—
 - (a) a local authority,
 - (b) a person specified by order made by the Scottish Ministers.”
 - (b) in subsection (2), for “(1) must set out the tenant's” substitute “(1) or (1A) must set out the tenant's, or as the case may be, the third party applicant's”,
 - (c) in subsection (3), for “such application may be made unless the tenant” substitute “ application under this section may be made unless the person making the application ”,
 - (d) in subsection (4), for “such application” substitute “ application under this section ”, and
 - (e) after subsection (4), insert—

“(4A) The tenant of the house concerned is entitled to be a party in the determination of any application made under subsection (1A).”
- (2) The title of section 22 of the 2006 Act becomes “ **Application in respect of the repairing standard** ”.

Changes to legislation: Housing (Scotland) Act 2014, Section 25 is up to date with all changes known to be in force on or before 11 May 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (3) In section 22A(1) of the 2006 Act (information to be given to a local authority), after “22(1)” insert “, or under section 22(1A) where the applicant is not a local authority”.
- (4) In section 23 of the 2006 Act (referral to private rented housing committee)—
- (a) in subsection (1), after “22(1)” insert “ or 22(1A) ”,
 - (b) in subsection (2)(b), after “tenant” insert “ or third party applicant ”,
 - (c) in subsection (4), after “application”, where it first occurs, insert “ under section 22(1) ”,
 - (d) after subsection (4) insert—
 - “(4A) The president must, as soon as practicable after rejecting an application under section 22(1A) give notice of the rejection to—
 - (a) the third party applicant, and
 - (b) the tenant.”, and
 - (e) in subsection (5), for “Such a notice” substitute “ A notice under subsection (4) or (4A) ”.
- (5) In section 24(1) of the 2006 Act (determination by private rented housing committee) for “a tenant's application under section 22(1)” substitute “ an application under section 22(1) or (1A) ”.
- (6) In section 181 of the 2006 Act (rights of entry: general)—
- (a) after subsection (1) insert—
 - “(1A) Any person authorised by a third party applicant is entitled to enter any house in respect of which an application under section 22 may be made for the purposes of enabling or assisting the third party applicant to decide whether to make an application under section 22(1A).”, and
 - (b) in subsection (2), for “a tenant's application under section 22(1)” substitute “ an application under section 22(1) or (1A) ”.
- (7) In section 182 of the 2006 Act (warrants authorising entry)—
- (a) in subsection (1), after “subsection (1)” insert “, (1A) ”, and
 - (b) after subsection (3) insert—
 - “(3A) In relation to an application for a warrant under section 181(1A), the reference to the occupier in subsection (3) is to be read as including the tenant, the landlord and any known agent of the landlord.”.
- (8) In section 184 of the 2006 Act (rights of entry: supplemental), after subsection (4) insert—
- “(4A) In relation to the exercise of the right conferred by section 181(1A), the reference to occupants in subsection (4) is to be read as including the tenant, the landlord and any known agent of the landlord.”.
- (9) In section 187 of the 2006 Act (formal communications), in subsection (3)(b), for “the recorded delivery service” substitute “ a service which provides for the delivery of the communication to be recorded ”.
- (10) In section 194(1) of the 2006 Act (interpretation), after the definition of “tenant” insert—
- ““third party applicant” has the meaning given by section 22(1A).”.

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(11) Section 35(3) of the Private Rented Housing (Scotland) Act 2011 (asp 14) is repealed.

Commencement Information

- I1** S. 25(1)(a) in force at 1.12.2015 for specified purposes by [S.S.I. 2015/349, art. 3, Sch.](#)
- I2** S. 25(1)(a) in force at 1.4.2016 for specified purposes by [S.S.I. 2015/349, art. 3, Sch.](#)
- I3** S. 25(1)(a) in force at 1.6.2016 in so far as not already in force by [S.S.I. 2015/349, art. 3, Sch.](#)
- I4** S. 25(1)(b)-(e)(2)-(11) in force at 1.12.2015 by [S.S.I. 2015/349, art. 3, Sch.](#)

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Changes and effects yet to be applied to :

- s. 25 coming into force by [S.S.I. 2015/272 art. 2Sch.](#) (This amendment not applied to legislation.gov.uk. The entry for s. 25 is omitted (30.11.2015) by virtue of S.S.I. 2015/349, art. 2)
- specified provision(s) amendment to earlier commencing S.S.I. 2016/412, art. 3(1) (a) by [S.S.I. 2017/330 art. 2](#)
- specified provision(s) amendment to earlier commencing SSI 2015/272 Sch. by [S.S.I. 2015/349 art. 2\(2\)](#)