

# Tenant Information Packs welcomed

New Tenant Information Packs (TIP), which come into force on 1 May 2013, are a step in the right direction, according to legal, financial and property company Pagan Osborne.

The packs, which will legally require private landlords in Scotland to provide tenants with key information on the property, the tenancy and their rights, are the latest piece of legislation introduced to a growing rentals sector.

Linda Black is Property Sales Manager & Head of Property Lettings at Pagan Osborne. She welcomes the new legislation, but raises questions over its enforcement.

She said:- “The bulk of the information required in the Tenant Information Pack is something that most reputable letting agents will already be providing as standard. Gas safety certificates, council tax details, what to do if repairs are needed and energy performance certificates are all part of the new TIP and it means that the onus is on the landlord or letting agent to inform the tenant.

“The good thing about it is that there is avoidance of doubt. It makes everything transparent and will automatically become part of the letting process. The fact that this has now become legislation goes some way to stopping less scrupulous landlords who can give the whole industry a bad name. I think that this is definitely a step in the right direction and also hope that the Scottish Government will pursue landlords who fail to comply.”

Azhar Ghafoor who owns [Dunedin Property Management](#) in Davidsons Mains said:- “Agents who are following best practice won't have an issue. We always provide our tenants with a wide variety of information to ensure they know their rights and

vital information about the houses they are moving in to.”

Tenant Information Packs will be required on all new leases signed after 1 May 2013. Existing leases are not affected until renewal.