

RENTING PRIVATELY IN FALKIRK

Welcome

Welcome to the first edition of Renting Privately in Falkirk, an online newsletter for private sector tenants across Falkirk. Through this newsletter we hope to raise private sector tenant awareness about:

- information you will want to know about when renting privately
- available protections and your renting rights
- help available
- where to get information, support and advice

This and future editions of this newsletter can be accessed online at:
www.falkirk.gov.uk/renting-privately-in-falkirk

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Private Sector Team and Strategy & Development Team

The Private Sector Team and the Strategy & Development Team work closely to cover a range of private sector housing tasks.

In relation to the private rented sector, the key Private Sector Team tasks are:

- administering Landlord Registration
- providing information, support and signposting to landlords and private sector tenants

Ways we can help:

- provide online information
- discuss tenancy related issues and help identify possible next steps or actions
- progress registration and property/ safety concerns
- signpost you to specialist organisations
- keep you informed
- issue surveys to find out about your experiences and understand the different ways we can help

Contact us:

Private Sector Team

Website: www.falkirk.gov.uk/private-housing

Email: privatesector.housing@falkirk.gov.uk

Phone: 01324 590797

Our Private housing: What we do and useful links page provides an overview of Private Sector Team and some complementary tasks progressed by the Strategy and Development Team.

You can access this page at: www.falkirk.gov.uk/private-housing-what-we-do

Local Housing Strategy

The Local Housing Strategy (LHS) is the key strategic Housing document. It sets out the outcomes and actions that the council will aim to achieve over the next 5 years. The Strategy & Development Team lead on this task.

The 2023 – 2028 Local Housing Strategy, introduced A Sustainable Private Rented Sector as a new LHS priority. Section 10 provides national and local context. It identifies the key issues and challenges of the private rented sector in Falkirk and outlines the actions we will take from 2023-2028.

You might also want to know that...

- Our LHS Monitoring and Evaluation Framework outlines the actions and indicators we are working towards
- An LHS update is reported to committee annually around October. This report shares insights and progress made as well highlighting developments and future plans. We will add this report to our Local Housing Strategy 2023 – 2028 page, after committee, for information

You can access the Local Housing Strategy and Monitoring and Evaluation Framework at: www.falkirk.gov.uk/lhs

If you have any questions about the LHS please contact the Private Sector Team.

Online Information

www.falkirk.gov.uk/private-housing is our main page which provides general and new information. It also provides specific information for:

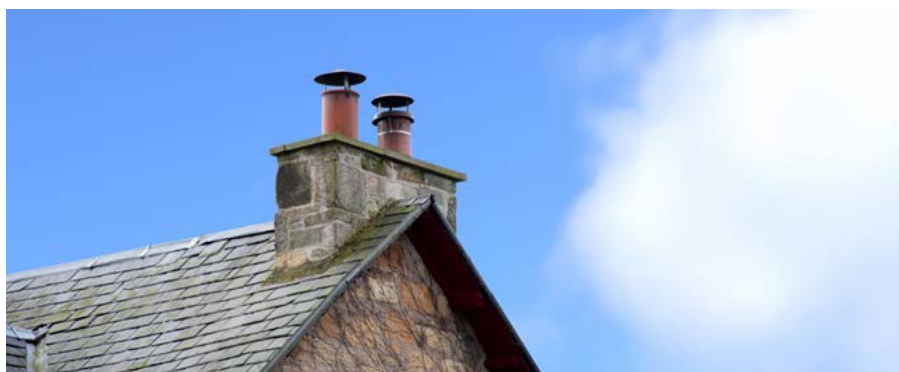
- Homeowners
- Landlords and Letting Agents
- Private tenants
- Local Housing Strategy

What you should know

Please take a look at the FAQ section at: www.falkirk.gov.uk/private-housing-what-you-should-know. This shares a range of information, including:

- What information should a private let advert contain
- What is Landlord Registration
- What is Letting Agent Registration
- What is the Repairing Standard
- Deposits – what I need to know
- Illegal premiums

We regularly review our webpages to ensure they remain up to date, relevant and meet your needs. Please let us know if you have any additional suggestions.



Rent Deposit Assistance Scheme

If you are looking for a private rented property in the Falkirk area but are on a low income and unable to raise the deposit yourself, the Rent Deposit Assistance Scheme may be able to help.

The scheme is open to applicants who are:

- aged 16 years and over
- are homeless or threatened with homeless
- on a low income and therefore unable to raise the deposit on their own
- currently living in the Falkirk Council area or have a local connection to the area

If eligible, you can be pre-approved for assistance before you identify a property: you will be able to evidence this assistance arrangement with prospective landlords.

The deposit will be paid directly to the landlord and lodged within a national deposit scheme. You will then repay the deposit to Falkirk Council, over 12 months.

Please see: www.falkirk.gov.uk/rds for more details.

Housing Options & Prevention Team

The Housing Needs Service can help if you are having issues with housing:

- Need Housing Advice
- Issues at home
- Unable to afford your rent or mortgage
- Looking for your first home
- Looking to move home
- Neighbour issues
- Facing homelessness
- Feeling unsafe in your home

If you think you need assistance, please contact the Prevention Team within the Housing Needs Service:

Prevention Team

preventionteam@falkirk.gov.uk

01324 503600

A range of information is also available online at: www.falkirk.gov.uk/housing-options



Financial & Practical Assistance

Our www.falkirk.gov.uk/financial-and-practical-support page provides information about services and assistance. These include areas of financial support, practical support, advice as well as useful information.

Rental Information (current/ previous)

We collect information from private rented sector adverts across the Falkirk Council area. It helps us build a picture of the private rented sector and informs our Local Housing Strategy (LHS). More information is provided about this strategy on page 2.

It also helps us to:

- ensure that adverts contain the correct information
- identify potentially unregistered landlords and properties
- take enforcement action when needed
- share quarterly information with tenants and landlords – this lets you know the how many properties were advertised and the average property price broken down by:
 - sub market areas
 - bedroom size
 - property type (house/ flat), and
 - if they were covered by the Local Housing Allowance (LHA)

We share information online:

- for the last full quarter at: www.falkirk.gov.uk/current-rental-information
- previous quarters at: www.falkirk.gov.uk/previous-rental-information



Energy Advice and available funding...

Our Energy advice page provides energy saving tips, information on available grants as well as signposting for help with:

- tariff advice
- using different heating systems

ECO4 and GBIS Flex assistance

ECO4 and GBIS Flex assistance is open to private tenants until March 2026.

Assistance is available to homeowners and private sector tenants (with their landlord's permission), who are on low incomes (< £31,000) or, who may get sick easily if their homes are too cold.

For ECO4 and GBIS Flex eligibility and how to apply please see:
www.falkirk.gov.uk/eco4-and-gbis-flex

Prescribed Information Checks

In March 2023, the Private Sector Team started a Prescribed Information pilot. This involved asking new and renewing landlords, without a professional managing agent, to submit copies of relevant safety certificates, as part of their landlord registration application.

These requests are a check for safety and legislative purposes, to ensure private landlords have the required documents and that properties meet both the Repairing and Tolerable Standards.

So far in 2025/26, 51% of landlords declaring that they have the relevant safety certificates did not have them.

The team work with landlords to ensure safety certificates are obtained. Where a landlord does not engage or comply within a reasonable time, a Third-Party Application is made to The Housing and Property Chamber, for enforcement action.

We have decided to continue checking Prescribed Information. These checks increase the safety of private tenants and neighbouring occupants and properties. They help to maintain standards across the private rented sector.

Private Tenant Engagement Survey 2023/24

During 2023/24, we issued a Tenant Engagement Survey to 6,488 private sector tenants. The purpose of the survey was to:

1. Raise awareness of the Private Sector Team
2. Provide information on Property Conditions and ensure the relevant safety checks have been carried out
3. Provide Renting Rights information
4. Engage with private tenants to better understand the private rented sector

This was the first time we have issued this survey to all private sector tenants across Falkirk. 254 survey responses were received, which represents a response rate of 4%.

We asked tenants to rate the condition of their Private Let, as part of the survey. Overall, 81% rated the condition of their property as very good or good.

Feedback received from the survey also highlighted 39 separate health and safety issues. As a result, the Private Sector Team created 8 Action Plans to address these issues directly with landlords. 2 of these properties were found to be Below Tolerable Standard.

We committed to carrying out a tenant survey every 2 years in the 2023-28 Local Housing Strategy (LHS).

Engagement, Consultation and Upcoming Event

Want to stay informed?

The Private Sector Team are working to increase engagement with, and the information available for private sector tenants across Falkirk.

If you want to stay informed about changes and developments within the sector as well as future private rented engagement opportunities, please sign up to our engagement database by emailing: privatesector.housing@falkirk.gov.uk or calling 01324 590797. Please tell us your name, postal address and email address.

You can remove yourself from this engagement register, at any time, by contacting us.

Participate+

We will share all active engagement opportunities via Participate+: this is Falkirk Council's new digital engagement platform. For further information about the platform and how to register, please see: www.falkirk.gov.uk/consultations-and-surveys

Paper copies of private sector engagements will be available on request.

Sharing Feedback

The feedback we receive from engagements will be analysed and added to the Participate+: if you complete an engagement via this platform, you will automatically receive notification when this is added. We also add findings online at: www.falkirk.gov.uk/private-housing-consultations

Prefer offline...

If you prefer offline, just let us know and we can keep in contact and share information/ feedback with you by post.

2025/26 Biennial Private Tenants Survey

We committed to carrying out a Private Tenant survey every two years in our 2023-2028 Local Housing Strategy (LHS).

Through this survey, we want to:

- find out how aware you are of your rights as a tenant and where to get help
- find out ways that we can help you
- get feedback on your experiences as a private tenant
- increase the numbers on our engagement database: this will help us keep you informed about future newsletters, surveys as well as national developments with the private rented sector that will affect you

Voice of Tenant and Landlord Surveys: Findings Webinar

Save the Date: 27/11/25, Noon – 1pm

This webinar is open to private sector tenants, landlords and letting agents based across the Falkirk Council area.

The webinar is being delivered by SafeDeposits Charitable Trust (SDSCT) and presents the findings from the first wave of the Voice of the Tenant and Voice of the Landlord surveys. These surveys were funded by the SafeDeposits Scotland Charitable Trust and were conducted between August and October 2024, with input from 1,000 tenants and 1,190 landlords. The surveys capture experiences across affordability, conditions, and legislative change and will be run annually to track trends and emerging issues over time.

More information about Safe Deposits Charitable Trust and to Register for the Voice of Tenant and Landlord Surveys: Findings Webinar please go to: <https://participateplus.falkirk.gov.uk/en-GB>, please see All projects.



Sector Developments

Housing (Scotland) Bill

The Housing (Scotland) Bill was introduced in Parliament on 26 March 2024 by the Scottish Government. This bill progressed plans originally set out in its New Deal for Tenants consultation (2021) and includes the following measures:

- rent control
- changes to rent increase procedures
- ending joint tenancies
- personalisation of property
- pets
- greater protection during eviction
- phasing out assured tenancies

Information on the bill as introduced and changes made during stage 1, 2 and 3 can be found at:

www.parliament.scot/bills-and-laws/bills/s6/housing-scotland-bill-session-6

Stage 3 ended on 30/9/25. The Scottish Parliament decided to pass the Bill. The Bill will now be sent for Royal Assent: this is when the bill gets formal agreement by the King and becomes an act of the Scottish Parliament. The Act will then be available at: www.legislation.gov.uk

Draft Minimum Energy Efficiency Standard in the Private Rented Sector

The Scottish Government recently consulted on the draft Minimum Energy Efficiency Standard in the Private Rented Sector Consultation. Aimed at anyone with an interest in the proposals, it sought views on the proposed regulations, introduction date, compliance dates as well as changes to the Energy Act 2011.

The regulations proposed... “...to introduce a minimum energy efficiency standard (MEES) in the PRS. These regulations would mean all PRS properties, as far as possible, reaching reformed EPC Heat Retention Rating (HRR) band C from 2028 for new tenancies and by 2033 for all privately rented homes. This will improve those homes, reduce energy costs for tenants and support the transition to clean heating.”

The consultation closed on 29/8/25.

You can still view the consultation at:

www.falkirk.gov.uk/whats-new-in-the-private-sector



Where to get help...

Private Sector Team

How can we help:

- we have added information online for you to access
- we can discuss tenancy related issues and help identify possible next steps or actions
- we can progress registration and property/ safety concerns
- signpost you to specialist organisations

Website: www.falkirk.gov.uk/private-housing

Email: privatesector.housing@falkirk.gov.uk

Phone: 01324 590797

Shelter Scotland

Shelter Scotland is a registered charity, registered with OSCR, the Scottish Charity Regulator, which aims to increase public confidence in charities.

Shelter Scotland exists to defend the right to a safe home and the impact the housing emergency has on people and society. They do this through advice, support and campaigns, believing that home is everything.

You can access free legal advice, on all aspects of private letting, from Shelter Scotland at: https://scotland.shelter.org.uk/get_help

You can access advice:

- online
- via online chat
- by calling a free helpline: 0808 800 4444

Monday – Friday,
9am – 5pm,
excluding bank holidays.

Know Your Renters' Rights

Know your renters' rights is a Scottish Government online campaign which aims to increase tenants' awareness of protections in place and the rights of all renters in Scotland.

You can access the campaign at:
<https://rentersrights.campaign.gov.scot>

Citizens Advice Scotland

Citizens Advice Scotland is a registered charity, registered with OSCR, the Scottish Charity Regulator. They offer free, impartial and confidential advice for everyone on a range of issues:

- access to justice
- debt and money
- digital access
- energy
- housing
- social security

You can access advice:

- online at: www.cas.org.uk
- by calling 0800 028 1456
- by visiting your local CAB





Privacy Statement

The council must comply with Data Protection Legislation as defined by the Data Protection Act 2018. If you supply personal information to us you can find out how we handle personal data at: www.falkirk.gov.uk/privacy

If you would like this information in another language, Braille, LARGE PRINT or audio tape please contact the Private Sector Team.

If you have any queries regarding this newsletter, please contact the Private Sector Team:

Website: www.falkirk.gov.uk/private-housing

Email: privatesector.housing@falkirk.gov.uk

Phone: 01324 590797

By Post: Falkirk Council Transformation, Communities & Corporate Services,
Private Sector Team, The Foundry, 4 Central Boulevard, Central Park, Larbert, FK5 4RU

(There is no public access to this office)

FALKIRK COUNCIL



October 2025