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9 October 2025

Dear Ariane

Thank you for your letter of 1 October 2025 regarding forthcoming Scottish Government legislation which falls within the remit of your Committee. Please find below a response to the points raised.

## **Heat in Buildings Bill**

I understand Màiri McAllan MSP, Cabinet Secretary for Housing, discussed this with you on 7 October. The Scottish Government has confirmed its intention to introduce a Heat in Buildings Bill in this Parliamentary session. The timetable for the Bill to complete its parliamentary passage is subject to a busy Parliamentary programme of business.

## **Subordinate Legislation**

### **Timescales for repairs in the social housing sector**

The Scottish Government has committed to bring Awaab law into force for the rented sector from March 2026. A series of roundtables have been undertaken and views from key stakeholders at those events will inform the content of subsequent regulations. Those regulations will be subject to the Affirmative Procedure and will be laid early in the new year to allow for the required timeframe which will give the Scottish Parliament the opportunity to scrutinise them.

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## **Exemptions to rent control areas**

As the Cabinet Secretary for Housing has set out to Parliament, in principle, the intention is to exempt mid-market rent properties, and build-to-rent properties, where appropriate. Now the Housing (Scotland) Bill has passed, we are working through the final set of measures to develop the detail that will support implementation of rent control, including setting out the approach to delivering any further secondary legislation arising from those measures. This could include bringing forward secondary legislation in this session, but this is still to be confirmed.

## **Energy efficiency standards in the private rented sector**

On the Private Rented Sector Minimum Energy Efficiency Standard (PRS MEES), I understand the Cabinet Secretary for Housing and her officials met with the Committee on 7 October and provided an update on proposals for regulation. As noted at the committee meeting, the Cabinet Secretary is considering the regulatory approach across her portfolio to ensure that the sequencing is correct and that regulations work together for the sector. Our public consultation on the PRS MEES proposals closed recently and we are currently considering the responses. Subject to satisfactory completion of post-consultation analysis and related activity, the intention would be to lay the regulations in January, after the Energy Performance Certificate (EPC) regulations have completed their passage.

## **Reform of the Energy Performance Certificate system**

I can confirm that the Scottish Government will lay new regulations in Parliament to reform the EPC system on 10 October 2025. These reforms will introduce a new EPC rating system that is better aligned to support our net zero objectives and which provide consumers with more comprehensive information, underpinned by stronger quality standards to ensure EPCs are more accurate and reliable.

## **Visitor levy regulations as highlighted in correspondence to the Economy and Fair Work Committee, and possible legislation to allow councils to charge a flat rate instead of a percentage**

Timing for regulations are still being finalised but the Government is aware that the provisions need to be agreed by Parliament before we rise next Spring. Ivan McKee MSP, Minister for Public Finance, is leading on these issues. I have asked the Minister to write to the Local Government, Housing and Planning Committee and the Economy and Fair Work Committee after October recess to provide an update on timings and next steps.

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## Other legislation

I thought it would also be helpful to give you an update on other secondary legislation.

My officials will continue to provide the committee clerks with weekly information on SSIs that are to be laid in the next 2 weeks, which includes information on procedure, size and name of SSIs to assist with planning legislative business as we approach the end of the Session.

SSI numbers are always subject to change, but at present the overall volumes for this period look comparable to previous sessions.

The Local Government, Housing and Planning Committee currently have 27 SSIs to consider before the end of the Session. A monthly breakdown is provided in the table at Annex A.

I intend to offer meetings to all committee Conveners in the coming months to ensure the anticipated volumes and timings are shared.

Finally, many of these matters were also discussed on 7 October when the Cabinet Secretary for Housing updated committee members on cladding remediation and the Housing Emergency Action Plan. An additional letter from the Cabinet Secretary will issue shortly to provide further detail regarding the next steps as the Scottish Government continues to progress this vital work.

I hope you find this information useful. I am copying this letter to the Economy and Fair Work Committee, given their recent letter to the Minister for Public Finance in relation to the Visitor Levy.

Yours sincerely

**GRAEME DEY**

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**SSI Volumes for LGHP Committee until March**

Month	Number of SSIs
October	2
November	1
December	1
January	16
February	6
March	1

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