SCOTTISH STATUTORY INSTRUMENTS

2026 No. 286 (C. 33)

HOUSING

The Housing (Scotland) Act 2025 (Commencement No. 4 and Transitional Provisions) Regulations 2026

Made - - - -	*7th October 2026*
Laid before the Scottish Parliament	*9th October 2026*
Coming into force - -	*9th November 2026*

The Scottish Ministers make the following Regulations in exercise of the powers conferred by section 86(2) and (4) of the Housing (Scotland) Act 2025(**a**).

Citation, commencement and interpretation

1.—(1) These Regulations may be cited as the Housing (Scotland) Act 2025 (Commencement No. 4 and Transitional Provisions) Regulations 2026.

(2) These Regulations come into force on 9 November 2026.

(3) In these Regulations—

"the 1988 Act" means the Housing (Scotland) Act 1988(**b**),

"the 2001 Act" means the Housing (Scotland) Act 2001(**c**),

"the 2025 Act" means the Housing (Scotland) Act 2025.

Appointed days

2.—(1) 9 November 2026 is the day appointed for the coming into force of the provisions of the 2025 Act specified in column 1 of the table in Part 1 of the schedule (the subject matter of which is described in the corresponding entry in column 2 of that table).

(2) 1 April 2027 is the day appointed for the coming into force of the provisions of the 2025 Act specified in column 1 of the table in Part 2 of the schedule (the subject matter of which is described in the corresponding entry in column 2 of that table).

(3) 1 August 2027 is the day appointed for the coming into force of the provisions of the 2025 Act specified in column 1 of the table in Part 3 of the schedule (the subject matter of which is described in the corresponding entry in column 2 of that table).

(**a**) 2025 asp 13.
(**b**) 1988 c. 43.
(**c**) 2001 asp 10.

(4) Where a purpose is specified in column 3 of the table in Part 1 of the schedule, the corresponding provision in column 1 comes into force, in accordance with this regulation, only for that purpose.

Transitional provisions

3.—(1) Sections 16 and 17 of the 2025 Act apply only to a request for information issued under section 14(1) or (2) of the 2025 Act on or after 1 April 2027.

(2) The modifications of the 1988 Act made by section 32 of the 2025 Act apply only in relation to conduct described in section 36(1) or (2) of the 1988 Act which takes place on or after 1 April 2027.

(3) The modification of section 89 of the 2001 Act made by section 54 of the 2025 Act applies only to an assessment conducted by a local authority under section 89(1) of the 2001 Act on or after 1 August 2027.

SHIRLEY-ANNE SOMERVILLE
A member of the Scottish Government

St Andrew's House,
Edinburgh
7th October 2026

SCHEDULE

Regulation 2

Appointed days

PART 1

Provisions coming into force on 9 November 2026

Column 1 (Provisions of the Act)	*Column 2 (Subject matter)*	*Column 3 (Purpose)*
Section 61(2)	New pitch fees: considerations	For all remaining purposes
Section 74	Disclosure of information to new homes ombudsman	

PART 2

Provisions coming into force on 1 April 2027

Column 1 (Provisions of the Act)	*Column 2 (Subject matter)*
Section 16	Information holder's failure to provide information sought
Section 17	Information holder's provision of false information
Section 32	Unlawful eviction: notification and damages
Section 59	Annual report on Housing First

PART 3

Provisions coming into force on 1 August 2027

Column 1 (Provisions of the Act)	*Column 2 (Subject matter)*
Section 54	Assessment of housing support services
Section 55	Local authorities etc.: consideration of domestic abuse

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations bring into force a number of the provisions of the Housing (Scotland) Act 2025 ("the Act") on 9 November 2026, 1 April 2027 and 1 August 2027.

Sections 16 and 17 of the Act are being brought into force on 1 April 2027. Those sections provide an enforcement procedure whereby a local authority or the Scottish Ministers can apply to the First-Tier Tribunal for a financial penalty to be imposed on a landlord who fails to respond to a request for information made under section 14 or provides false information in response to such a request. Regulation 3(1) provides that these sections are applied only in relation to prospective requests for information.

Section 32 of the Act is being brought into force on 1 April 2027. Section 32 amends the Housing (Scotland) Act 1988 to make changes to the calculation of damages for unlawful eviction. Regulation 3(2) provides that these changes are applied only in relation to prospective unlawful evictions.

Section 54 of the Act is being brought into force on 1 August 2027. Section 54 amends section 89 of the Housing (Scotland) Act 2001 to add the provision of housing support services to the list of things a local authority must assess in the course of preparing a local housing strategy. Regulation 3(3) provides that this change is applied only in relation to prospective assessments.

Section 55 is being brought into force on 1 August 2027. Section 55 changes the use of the term "abuse" in the Housing (Scotland) Act 1987 and adds a definition of that term in section 43 of that Act.

Section 59 is being brought into force on 1 April 2027. Section 59 requires the Scottish Ministers to publish an annual report on Housing First tenancies.

Section 61 of the Act changes the uprating index for mobile home pitch fees from the Retail Prices Index to the Consumer Prices Index. Section 61 has already been brought into force for the purposes of pitch fee increases on or after 1 April 2026. Section 61(2) contains a power for the Scottish Ministers to further change the uprating index via regulations and these Regulations bring that provision fully into force on 9 November 2026.

Section 74 of the Act is being brought into force on 9 November 2026. Section 74 amends schedule 5 of the Scottish Public Services Ombudsman Act 2002 to enable the Ombudsman to share relevant information with the new homes ombudsman created under the Building Safety Act 2022.

NOTE AS TO EARLIER COMMENCEMENT REGULATIONS

(This note is not part of the Regulations)

The Housing (Scotland) Act 2025 received Royal Assent on 6 November 2025. Under section 86(1) of the Act, Part 8 of the Act (sections 82 to 87) came into force on the day after Royal Assent (except for section 85). The following provisions of the Act have been brought into force by commencement regulations made before the date of these Regulations.

Provision	*Date of commencement*	*S.S.I. No.*
Section 1	1 April 2026	S.S.I. 2026/115
Section 2	1 April 2026	S.S.I. 2026/115

Section 3	1 April 2026	S.S.I. 2026/115
Section 4	1 April 2026	S.S.I. 2026/115
Section 5	1 April 2026	S.S.I. 2026/115
Section 6	1 April 2026	S.S.I. 2026/115
Section 7	1 April 2026	S.S.I. 2026/115
Section 8	1 April 2026	S.S.I. 2026/115
Section 9	1 April 2026	S.S.I. 2026/115
Section 10	1 April 2026	S.S.I. 2026/115
Section 11	1 April 2026	S.S.I. 2026/115
Section 12	1 April 2026	S.S.I. 2026/115
Section 13	1 April 2026	S.S.I. 2026/115
Section 14	1 April 2026	S.S.I. 2026/115
Section 15	1 April 2026	S.S.I. 2026/115
Section 18	1 April 2026	S.S.I. 2026/115
Section 19	1 April 2026	S.S.I. 2026/115
Section 20	1 April 2026	S.S.I. 2026/115
Section 21	1 April 2026	S.S.I. 2026/115
Section 22 (partially)	1 April 2026	S.S.I. 2026/115
Section 23 (partially)	7 January 2026	S.S.I. 2025/355
Section 23 (For all remaining purposes)	1 April 2026	S.S.I. 2026/115
Section 25 (partially)	1 April 2027	S.S.I. 2026/115
Section 26 (partially)	1 April 2027	S.S.I. 2026/115
Section 27	1 April 2026	S.S.I. 2026/115
Section 33	1 April 2026	S.S.I. 2026/115
Section 34 (partially)	6 October 2026	S.S.I. 2026/115
Section 35 (partially)	1 April 2026	S.S.I. 2026/115
Section 36 (partially)	1 April 2026	S.S.I. 2026/115
Section 38	1 April 2026	S.S.I. 2026/115
Section 39	1 April 2026	S.S.I. 2026/115
Section 40	1 April 2026	S.S.I. 2026/115
Section 41	1 April 2026	S.S.I. 2026/115
Section 42	1 April 2026	S.S.I. 2026/115
Section 43 (partially)	1 April 2026	S.S.I. 2026/115
Section 44 (partially)	1 April 2026	S.S.I. 2026/115
Section 44 (For all remaining purposes)	1 April 2027	S.S.I. 2026/115
Section 45	1 April 2026	S.S.I. 2026/115
Section 46	6 December 2025	S.S.I. 2025/355
Section 47	6 December 2025	S.S.I. 2025/355
Section 48 (partially)	6 October 2026	S.S.I. 2026/115
Section 49 (partially)	1 August 2026	S.S.I. 2026/115
Section 50 (partially)	1 August 2026	S.S.I. 2026/115
Section 52 (partially)	1 April 2026	S.S.I. 2026/115
Section 53	1 April 2026	S.S.I. 2026/115
Section 58	1 April 2026	S.S.I. 2026/115
Section 61 (partially)	1 April 2026	S.S.I. 2026/115
Section 62	1 April 2026	S.S.I. 2026/115
Section 64	1 April 2026	S.S.I. 2026/115
Section 65	1 April 2026	S.S.I. 2026/115
Section 66	1 April 2026	S.S.I. 2026/115
Section 67 (partially)	1 April 2026	S.S.I. 2026/115
Section 68 (partially)	1 April 2026	S.S.I. 2026/115
Section 69	1 April 2026	S.S.I. 2026/115
Section 70 (partially)	1 April 2026	S.S.I. 2026/115
Section 71	1 April 2026	S.S.I. 2026/115
Section 72	1 April 2026	S.S.I. 2026/115
Section 73	1 April 2026	S.S.I. 2026/115
Section 75	12 January 2026	S.S.I. 2025/408
Section 76	12 January 2026	S.S.I. 2025/408

Section 77	1 April 2026	S.S.I. 2026/115
Section 78	12 January 2026	S.S.I. 2025/408
Section 80	1 April 2026	S.S.I. 2026/115
Section 81	1 April 2026	S.S.I. 2026/115
Section 85 (partially)	7 January 2026	S.S.I. 2025/355
Section 85 (partially)	1 April 2026	S.S.I. 2026/115
Section 85 (partially)	1 April 2027	S.S.I. 2026/115
Paragraph 1 of the schedule	1 April 2026	S.S.I. 2026/115
Paragraph 2 of the schedule (partially)	1 April 2027	S.S.I. 2026/115
Paragraph 3 of the schedule (partially)	1 April 2026	S.S.I. 2026/115
Paragraph 4 of the schedule	1 April 2026	S.S.I. 2026/115
Paragraph 5 of the schedule	1 April 2026	S.S.I. 2026/115
Paragraph 6 of the schedule	1 April 2026	S.S.I. 2026/115
Paragraph 7 of the schedule (partially)	7 January 2026	S.S.I. 2025/355
Paragraph 7 of the schedule (partially)	1 April 2026	S.S.I. 2026/115
Paragraph 7 of the schedule (partially)	1 April 2027	S.S.I. 2026/115

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