

Regulation of the Private Rented Sector

Colin McCrae
Dundee City Council

Making houses into homes

The Dundee Approach - A One Stop Shop

- The Private Sector Services Unit
 - HMO Licensing
 - Landlord Registration
 - Dundee landlord Accreditation
 - Landlord Accreditation Scotland
 - Scheme of Assistance
 - Care & Repair



Making houses into homes

PRS Enforcement

- Two enforcement officers
 - Identification
 - Fitness issues
 - Repairing Standard (PRHP)
 - Illegal evictions
 - Pre-tenancy charges and premiums
 - Deposits
 - Referrals to the Procurator fiscal
- Advice to landlords and tenants

Making houses into homes

Landlord Registration

- Identification
 - PRHP
 - Advertisements
 - Agents
- Fitness
 - Offences
 - Disclosure
- Education
 - Tenants, Landlords & other agencies

Making houses into homes

HMO Licensing

- Rent Repayment Orders
 - Encourage and compensate tenants
 - A penalty and an incentive to landlords compared to current fines
 - Only after conviction and the appeal process?
 - Abuse by tenants?
- Provision of Information
 - Presumption of being licensable?
 - Definition of managing agent

Making houses into homes

Overcrowding

- Occupancy levels
 - Identify max occupancy
- Abatement Orders
 - Over occupancy the trigger
 - ♦ Affecting welfare
 - Additional issues
 - ♦ Serious nuisance
 - Additional considerations
 - ♦ Cost and culture issues
 - ♦ Homelessness

Making houses into homes

Tenancy Regime

- More informed landlords
- Tenants informed of their rights and responsibilities
- Better & simpler management practices
- Pre-tenancy charges
- Rights of access
- Illegal eviction - Dundee's approach
- Pre-tenancy info pack - tenancy handbook - DLA



Making houses into homes