

Scottish Private Rented Sector
Strategy Group
SHELTER CONSULTATION EVENT
Royal Society of Edinburgh

19 April 2010



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Outline

- ***What is the Scottish PRS Strategy Group?***
- ***What is in the consultation report?***
- HMOs and Landlord Registration
- Overcrowding
- Tenancy Regime refinements
- Eviction in cases of abandonment
- Tenants information pack
- ***Future of Scottish PRS Strategy Group***



Context

Scotland's PRS

- Varied and complex – not easy to pigeon hole
- Accidental outcome of other processes, hence its complexity
- Not a planned component of our housing system
 - deregulation - largely for housing association's
 - case of short-assured tenancies
 - recent boom and bust in 'buy-to-let'
- Attitudinal change will be high on our future agenda



What's it all about?

Scottish PRS Strategy Group

“To advise the Scottish Government on how it can support tenants, landlords and others to grow a professional, high quality Private Rented Sector equipped to provide sustainable housing solutions for Scotland in the 21st century”.



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What's it all about?

- Membership
- Working mode - consensus
- Concluded part one of a two-stage process

“seek to ensure a better functioning private rented sector for both tenants and landlords alike”



What's in the report?

- LANDLORD REGISTRATION – *tidy up*
 - Disclosures and '*fit and proper person*'
 - PRHP notification
 - Civil or criminal offence
- LICENSING OF HMOs – *tidy up*
 - Civil or criminal offence
 - Rent repayment orders
 - Refusal to provide information
 - Strengthen disqualification
 - Nature of evidence



What's in the report?

- OVERCROWDING – *change*
 - Landlord or tenant issue?
 - Issue of migrant worker exploitation – back to future
 - Govanhill
 - Local authority views on powers



What's in the report?

- TENANCY REGIME – *refinement*
 - Moves to extend landlord powers resisted
 - Abandonment powers similar to RSLs
 - Fast track Court procedures?
 - Notice of proceedings
 - Pre-tenancy notices
 - Clarification of agents fees
 - Illegal convictions – Police role
 - Pre-tenancy Information Packs
 - Changed role of PRHP?

Future work

- Critical we understand the interplay between:-
 - type of tenancy regime
 - tenants perception of housing security
 - landlord perception of asset security
 - how both these elements relate to future investment prospects within the sector
 - agree a role – and regulation - for the PRS within a changing housing system

