



UNIVERSITY OF
STIRLING

A TEN YEAR STRATEGY FOR THE PRIVATE RENTING

**Facing the challenges posed by a
rapidly changing housing market**

Douglas Robertson

Scottish Government Private Rented Sector Strategy Group

Teachers Building, Glasgow, April 2012

Changing context

- Growing significance of PRS
- Developments in other countries
- Global financial crisis
 - mortgage market
 - public expenditure



Implications for PRS

- Not just for short-term & marginalised
- Joined by others groups
- Where is funding to come from?



Strategy group

1. Bring forward proposals for legislative change (2009-11)
2. Devise a future strategy for the PRS (2011-12)



UNIVERSITY OF
STIRLING

Resources

- Group composition
- Evidence base
- Scottish Government support



UNIVERSITY OF
STIRLING

2011 Act

Ambition: better functioning PRS

- LA powers: registration, licensing & overcrowding
- Pre-tenancy information pack
- Rent Deposit Scheme

Essentially house keeping



UNIVERSITY OF
STIRLING

2012 Strategy

Unique policy venture

Re-think what's wanted from PRS

Capacity to tackle emerging
challenges



UNIVERSITY OF
STIRLING

2012 Strategy

Three core inter-related elements

- new 'flexible' tenancy arrangement
- reform of redress powers
- Ensure improved understanding of what renting entails



UNIVERSITY OF
STIRLING

New tenancy

- Current arrangements accidental
 - SAT was to be exception, not norm
 - Failure of redress powers
- Tenants like it: did they & will they?
- Tenancy to accommodate short & long-term
- Long-term demands effective and quick redress



Redress powers

- SAT denies redress & Civil Courts fail
- Gill offers new opportunities for redress
- Role for Private Rented Housing Panel?
 - heritage in solving differences about repairs and rent? Add others?
- Tenancy needs redress & redress needs tenancy



Enhancing understanding

Tenancy pack

- Will have SAT tenancy; SAT possession document; rights and responsibilities for landlords & tenants; local authority role, and PRHP role.

Challenges

- accessible & understandable
- authoritative, accurate & up-to-date
- where to house the HUB?



UNIVERSITY OF
STIRLING

Now over to you all

Reactions, thoughts, ideas ?

Consultation launched today 17th April
2012 - your responses / observations
welcome



UNIVERSITY OF
STIRLING