

A new dawn for private renting
in Scotland?

24th August 2006

Shelter

Everyone should have a home

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Head of Campaigns

What is private renting for?

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‘Ideally, the worst type of slum landlord is a fat wicked man, preferably a bishop, who is drawing an immense income from extortionate rent....’

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'Actually, it is a poor old woman who has invested her life's savings in three slum houses, inhabits one of them, and tries to live on the rent of the other two – never, in consequence, having any money for repairs.'

Content

- Shelter
- What is private renting for?
- Private renting and homelessness
- Where next for the private rented sector?

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- Most of our work is in direct services: housing aid, legal representation, support to families and web and phone based help.
- Our services aim to prevent homelessness, with sustaining tenancies and tackling anti-social behaviour.
- We also have a policy and campaigning team and a growing training function

Shelter Services

- 3 Housing Aid Centres: Edinburgh, Glasgow, Dundee plus further centre in East Lothian
- 4 Family Support Projects: Glasgow, Edinburgh, South Lanarkshire and Dumfries and Galloway
- Specialist services include Prisoners Project, Shelter Housing Law Service.
- Freephone advice line UK wide, Advice on line website, Shelterlegal on line resource for housing professionals.
- Training: face to face and distance learning (CD Rom and On-line)

What is private renting for?

- An alternative to owner occupation
- A vital part of economic and geographical mobility
- A last resort for those with no other option
- Homes for homeless people?

Homelessness and Private Renting

- Prevention of homelessness
- Temporary accommodation
- Interim accommodation
- Permanent accommodation

Where next?

- Registration and regulation
- Evictions
- Disrepair and Private Rented Housing Panel
- Tenancy deposits
- Housing benefit
- Tenancy regime
- Consumer information

Summing up

- The Private Rented Sector has a vital role in both preventing and responding to homelessness and meeting overall housing need.
- Recent developments in the Private Rented Sector – both market and public-policy – can be seen as ways of enhancing that role.
- Strengthening the hand of ‘consumers’ – is integral to building a successful and sustainable Private Rented Sector

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