

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

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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

