

# **Why do we need a stronger private sector?**

**Ron Ashton, Director of Housing,  
Angus Council**

- Welcome the Bill
- Basically sound - potentially good
- Well consulted
- Listened to most input
- Links well to HITF
- A few tweaks to go  
(Charging Orders vs. Inhibition)

# The private sector issues

- LHS's show great demands for private sector accommodation
- Only 13% of population considered RSL/LA as 1<sup>st</sup> choice
- Owner/occupation seen as 1<sup>st</sup> choice
- Private renting gaining in importance after years of decline

# Private Sector Issues(2)

- Raising Standards
  - ⇒ Physical - tolerable standard
  - ⇒ Managerial - the code
- Regulation
  - ⇒ Local Authority Role

# Tolerable Standard

- Raise the threshold – no BTS increase – pressure to improve.
- Larger improvement programmes need greater resources
  - grant
  - technical support
  - workforce availability
  - community benefits

# Management Standards

- Welcome
- Consistency of quality
- Assurance of service standards
- L.A.'s can properly plan for private rented contribution

# Regulation

Starts with Anti Social Behaviour (Scotland) Act  
2004

“A necessary burden”

⇒ Allows l.a. to take a strategic overview of private  
rented sector

⇒ HMO regulation rationalisation welcome

# The Future

- ⇒ Need a vibrant private sector
- ⇒ RSL/l.a. cannot meet needs alone
- ⇒ Must respect people's choices and aspirations
- ⇒ Our duty to ensure supply, standards and consistency



# Outcomes

“A better standard of living for all”