

Fair Rents (Scotland) Bill

Introduction

A proposal for a Bill to protect private sector tenants by introducing measures to limit rent increases and to increase the availability of information about rent levels. The consultation runs from 15 May 2019 to 6 August 2019. All those wishing to respond to the consultation are strongly encouraged to enter their responses electronically through this survey. This makes collation of responses much simpler and quicker. However, the option also exists of sending in a separate response (in hard copy or by other electronic means such as e-mail), and details of how to do so are included in the member's consultation document. Questions marked with an asterisk (*) require an answer. All responses must include a name and contact details. Names will only be published if you give us permission, and contact details are never published – but we may use them to contact you if there is a query about your response. If you do not include a name and/or contact details, we may have to disregard your response. Please note that you must complete the survey in order for your response to be accepted. If you don't wish to complete the survey in a single session, you can choose "Save and Continue later" at any point. Whilst you have the option to skip particular questions, you must continue to the end of the survey and press "Submit" to have your response fully recorded. Please ensure you have read the consultation document before responding to any of the questions that follow. In particular, you should read the information contained in the document about how your response will be handled. The consultation document is available here: [Consultation document](#) [Privacy Notice](#)

I confirm that I have read and understood the Privacy Notice attached to this consultation which explains how my personal data will be used

About you

Please choose whether you are responding as an individual or on behalf of an organisation. Note: If you choose "individual" and consent to have the response published, it will appear under your own name. If you choose "on behalf of an organisation" and consent to have the response published, it will be published under the organisation's name.

an individual

Which of the following best describes you? (If you are a professional or academic, but not in a subject relevant to the consultation, please choose "Member of the public".)

Professional with experience in a relevant subject

Please select the category which best describes your organisation

No Response

Please choose one of the following:

I would like this response to be published anonymously

Please provide your name or the name of your organisation. (Note: the name will not be published if you have asked for the response to be anonymous or "not for publication". Otherwise this is the name that will be published with your response).

Please provide details of a way in which we can contact you if there are queries regarding your response. Email is preferred but you can also provide a postal address or phone number. We will not publish these details.

Aim and approach - rent cap

Q1. Which of the following best expresses your view of capping private sector rent increases annually across Scotland at one percentage point above inflation (measured according to the Consumer Price Index (CPI))?

Fully opposed

Please explain the reasons for your response.

Rent controls have been proved around the world to be counter productive to the intended goal - property standards decline as there are less funds to invest; tenants sublet and charge higher rents pocketing the difference to name but a few - and nothing that is being suggested is new or innovative. You also seem to be completely blaming the rent increases on landlords and taking no responsibility for increasing landlords baseline costs by all the changes that you as a government have introduced. Prior to 2017 rents rose in line with inflation if not less but since then the increases have been substantial over 30% in Edinburgh and that is when the bulk of your changes came into force. It is basic economics that if you increase a products costs then the price of the item goes up accordingly. Building more social housing is the simple answer to your housing crisis

Rent level appeals

Q2. Which of the following best expresses your view of providing that, when tenants appeal their rent, rent officers and the First-tier Tribunal would be able to either lower or maintain the rent but not increase the rent?

Fully opposed

Please explain the reasons for your response.

The whole idea of going to tribunal is to independently review what the rent should be. If the rent being charged is below the average market rent then it is not unreasonable for the outcome to be a rent increase.

Landlord registration scheme

Q3. Which of the following best expresses your view of expanding the landlord registration scheme so that landlords must input the rent that they charge when they register, and update the system when the rent changes?

Partially opposed

Please explain the reasons for your response.

This is simply adding another level of bureaucracy for no gain. You already have a set of information to make use of from the deposit protect database - use it

Other options - Rent Pressure Zones

Q4. Which of the following best expresses your view of tackling the problem of rents rising significantly faster than inflation by making it easier for a local authority to apply to create a Rent Pressure Zone (RPZ)?

Unsure

Please explain the reasons for this response.

As no one has used the RPZ that was legislated for I don't see that any reasonable response can be made. I would suggest if rents are rapidly increasing that it has something to do with supply and demand - when supply is reduce but demand remains constant or increases then prices with rise. It's simple economics

Financial implications

Q5. Taking account of both costs and potential savings, what financial impact would you expect the proposed Bill to have on:

	Significant increase in cost	Some increase in cost	Broadly cost-neutral	Some reduction in cost	Significant reduction in cost	Unsure
Government and the public sector	X					
Businesses (including landlords)	X					
Individuals (including tenants)	X					

Please explain the reasons for your response.

For landlords that are happy with good tenants you are penalising their tenants by forcing increases on them. Also by removing market forces landlords will simply increase rents by the max each year to ensure their long term profitability. For the low paid this will be a disaster and will simply lead to increased government costs by having to house these people who can no longer afford to rent in the PRS

Q6. Are there ways in which the Bill could achieve its aim more cost-effectively (e.g. by reducing costs or increasing savings)?

A far better solution to this bill would be to invest in more affordable housing - using government pension pots to fund the activities

Equalities

Q7. What overall impact is the proposed Bill likely to have on equality, taking account of the following protected characteristics (under the Equality Act 2010): age, disability, gender re-assignment, maternity and pregnancy, marriage and civil partnership, race, religion or belief, sex, sexual orientation?

Negative

Please explain the reasons for your response.

Those on low wages or zero hour contracts will be unable to afford to rent in the PRS

Q8. In what ways could any negative impact of the Bill on equality be minimised or avoided?

By not implementing it!

Sustainability

Q9. Do you consider that the proposed Bill can be delivered sustainably, i.e. without having likely future disproportionate economic, social and/or environmental impacts?

No

Please explain the reasons for your response.

You are going against and trying to manipulate normal economics - expect them to bite back when you least expect it and can afford it

General

Q10. Do you have any other comments or suggestions on the proposal?

I'm sure the sensible comment I have made will be ignored but at least I have tried to make common sense prevail