

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".)

Member of the public

Please select the category which best describes your organisation

No Response

Please choose one of the following:

I am content for this response to be published and attributed to me or my organisation

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).

Lewis

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 supportive

Please explain the reasons for your response.

The exploitation and sheer greed from landlords -of which I have experienced- needs to stop and should be regulated through rent caps. Sky high rent prices are one of the main causes of poverty nationwide. Scotland should lead the way through this progressive policy so to enact social change for the better, to the benefit of millions of people in Scotland. Capping rent prices at a reasonable level makes common sense and ensures a level playing field for the tenant & landlord, thus ensuring that the tenant's monthly income is not mostly going towards unreasonable rent costs. Rent caps would be a positive step forward in which we would all benefit from widely.

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 supportive

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?

Fully supportive

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?

Please explain the reasons for your response.

Transparency is key so that this crucial information is accessible to all, so that everyone is fully aware of rent prices across Scotland.

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)?

Fully supportive

Please explain the reasons for this response.

Councils are fully aware of the housing needs of their area. Allowing key decisions such as rent control to be decided at a local level is good for democracy as the decision making will be made closer to the communities and citizens it impacts. Councils are fully prepared -more so than central government- to tailor rent controls to its constituency's needs. Councils should be provide with the resources and autonomy to decide on rent controls, without any interference. Current rules around Rent Pressure Zones are far too restrictive and complicated and unrealistic. These rules should be simplified and there should be less barriers in the way of councils that wish to enact rent controls. This policy should be allowed to succeed at a local government level. It currently is not which is disappointing.

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	

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

No Response

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?

Positive

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

No Response

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?

Yes

Please explain the reasons for your response.

I see this bill as having only a positive impact on society. It will enable social mobility, prosperity, flexibility and opportunity in people's lives. This bill would be the perfect example of social justice in action in which government is making a positive contribution to communities. It will make sure that wealth is not concentrated in the control of already wealthy landlords, instead giving ordinary tenants more financial power across their lives, as the wealth will be distributed much more fairly. Also I see this bill as having no negative impact on the environment. This bill is long overdue and will deliver positive results. Exploitation and greed will be curbed as result, making society more equal overall. Parents will be able to provide the basics for their children i.e. food, heating, of which currently many find themselves in poverty. The economy will also receive a boost as professionals are able to spend their money in business and services across their area. This bill will also be a tool in the fight against fuel poverty, transport challenges and such like.

General

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

No Response