

## Response ID ANON-W7NQ-4HUQ-F

Submitted to Landlord and tenant engagement questionnaire on rented sector reform  
Submitted on 2023-10-25 14:31:21

### About you

1 Please indicate which category applies to you:

None of the above

2 What is the name of the organisation you represent?

Organisation:  
Scottish Trades Union Congress (STUC)

3 If you are a landlord, how many properties do you have available for rent (including those currently occupied by tenants)?

None/Not Applicable

4 If you are a tenant, what type of tenancy do you have?

Not applicable

5 Where is your property (or properties) primarily located? (Please tick all that apply)

### Private Rented Sector

6 Do you think rent control should be introduced on a local basis, where assessment shows that there is a need, or should rent control be universally applied across Scotland?

Rent control should be universally applied across Scotland

7 Where restrictions on rent increases are being applied, do you think those restrictions should apply to:

Both sitting tenants and in-between tenancies

8 Do you agree that, if rent controls in a rent control area apply both within and between tenancies, the first rent increase in a tenancy should be possible at any point after the start of the tenancy provided that at least 12 months has passed since the rent was last increased during the previous tenancy?

Agree

9 Which of the following types of tenancy should be classed as "new to market" and therefore exempt from rent control when the first rent is set? You can select more than one answer.

None of the above

10 It is proposed that any rent control area will be in place for a fixed time period. To what extent do you agree with the following statements?

Question 10 - Rent Control - Rent control areas should only last for a fixed amount of time. They can only be extended if a new assessment shows they are still needed.:  
Strongly disagree

Question 10 - Rent Control - The duration of rent control areas should be flexible, and able to be extended beyond the designated time period, permitting indefinite continuation where required.:  
Strongly agree

Question 10 - Rent Control - There should not be a time limit on the duration of rent control areas and any decision to end rent control would be based upon a new assessment indicating they are no longer necessary.:  
Strongly agree

11 Where an area is designated as a rent control area, do you agree that if there are changes in local circumstances there should be a re-assessment before the fixed time period ends so that the designation could be brought to an end earlier than the fixed period?

No

12 If rent control areas are put in place for fixed time periods, which time period would you consider to be most appropriate?

More than 5 years

13 Where Scottish Ministers intend to introduce rent control to an area, should there be a duty to consult with landlord groups, tenant groups and local authorities in the local area before introducing rent control to that area?

Yes, there should be a duty to consult

14 Should there be a mechanism that allows landlords to increase the rent above the annual rent cap in cases where they have not previously raised the rent for the let property when they were permitted to do so i.e. if the landlord chooses not to increase rent for a period of years then they would be allowed to increase it by an amount above the cap at the next rent increase?

No, there should not be a mechanism to take these cases into account

15 If there was a mechanism that allows landlords to increase the rent above the annual rent cap in cases where they have not previously raised the rent for the let property when they were permitted to do so, should this only apply to the first rent increase after a rent control area comes into force or to any rent increase while a rent control area is in force?

It should only apply to the first rent increase after a rent control area comes into force

16 Do you think there should be a mechanism to allow landlords to raise the rent above the rent cap, on a case-by-case basis, in certain circumstances such as where there have been improvements to the let property?

No, there should not be a mechanism to take these cases into account

17 If there were to be a mechanism to allow landlords to raise the rent above the rent cap on a case-by case basis, which of the following circumstances do you think this should apply to? You can select more than one answer.

Improvements to the quality of fixtures and fittings (beyond cosmetic changes such as painting the walls) e.g. new kitchen, upgrades to appliances etc,  
Improvements to the energy efficiency of the property such as heating systems, or insulation

18 We propose to introduce a route by which tenants in a rent control area can verify that any proposed rent increase is in line with the rent cap. This could cover cases where the tenant believes their landlord may be proposing to increase the rent by more than the amount allowed. Do you agree with this proposal?

Yes, there should be a route by which tenants can check whether a proposed rent increase is allowed under the rent cap

19 Do you consider that any of the categories of housing below should be considered for exemption from rent controls?

No categories of housing should be exempt from rent controls

20 Given PRTs were introduced in Scotland more than five years ago, should consideration be given to setting a future date by which remaining assured and short assured tenancies should be phased out?

Yes, consideration should be given to setting a future date by which remaining assured and short assured tenancies should be phased out.

21 Do you agree that the notice period which the departing joint tenant must give to the other joint tenants should be 2 months?

Yes, 2 months is an appropriate notice period

22 Do you agree that some small changes (for example putting up pictures and posters) should not require consent?

Yes

23 Do you agree that other bigger changes (for example painting walls and installing wall shelves) can be requested and not unreasonably refused?

Yes

24 How long should landlords have to respond to a request for a change that cannot be unreasonably refused?

20 working days

25 How long should the tenant have lived in the let property before they can request bigger changes that cannot be unreasonably refused?

3 months

26 Do you agree that private tenants should have a right to request and not be unreasonably refused to keep a pet?

Yes

27 How long should private landlords have to respond to a request to keep a pet?

20 working days

28 To what extent do you agree with the following uses of the funds?

Question 28 - unclaimed deposits - The prevention of homelessness from the private rented sector:

Strongly agree

Question 28 - unclaimed deposits - Advice, information and assistance to private tenants:

Strongly agree

Question 28 - unclaimed deposits - Funding to persons or bodies that can assist private tenants to address barriers to the private rented sector and support access to private rented housing:

Neither agree nor disagree

Question 28 - unclaimed deposits - Activities that support private tenant participation and the representation of tenants' interests at a local and national level:

Neither agree nor disagree

Question 28 - unclaimed deposits - Assisting private tenants to exercise their rights:

Strongly agree

29 Do you agree that in the private sector the Tribunal should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year? Please note, this proposal will not apply to cases of antisocial or criminal behaviour.

Strongly agree

## Social Rented Sector

30 Do you agree that social housing tenants should have a right to request to keep a pet and not be unreasonably refused?

Yes

31 Do you agree that, in the social sector, the court should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year? Please note, this proposal would not apply to cases of antisocial behaviour, criminal behaviour and domestic abuse.

Strongly agree

32 Do you agree with the following proposal?

Yes

## Potential costs and benefits of proposals for rented sector reform

33 Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial, with 1 indicating most beneficial and 7 indicating least beneficial.

Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial. - Rent control:

Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial. - Changes to rules around ending joint tenancies:

Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial. - Greater flexibility to personalise a home:

Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial. - The right to request to keep a pet and to not be unreasonably refused:

Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial. - Proposed use of unclaimed tenancy deposits:

Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial. - Greater protections during the eviction process:

Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial. - Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse:

34 Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial, with 1 indicating most beneficial and 7 indicating least beneficial.

Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial - Rent control:  
1

Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial - Changes to rules around ending joint tenancies:  
2

Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial - Greater flexibility to personalise a home:  
6

Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial - The right to request to keep a pet and to not be unreasonably refused:  
5

Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial - Proposed use of unclaimed tenancy deposits:  
7

Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial - Greater protections during the eviction process:  
3

Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial - Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse:  
4

35 Thinking of the financial impacts, please rank the proposals with regards to the potential impact for landlords, from most beneficial to least beneficial, with 1 indicating most beneficial and 6 indicating least beneficial.

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for landlords, from most beneficial to most harmful - Rent control:

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for landlords, from most beneficial to most harmful - Changes to rules around ending joint tenancies:

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for landlords, from most beneficial to most harmful - Greater flexibility to personalise a home:

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for landlords, from most beneficial to most harmful - The right to request to keep a pet and to not be unreasonably refused:

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for landlords, from most beneficial to most harmful - Greater protections during the eviction process:

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for landlords, from most beneficial to most harmful - Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse:

36 Thinking of the financial impacts, please rank the proposals with regards to the potential impact for tenants, from most beneficial to least beneficial, with 1 indicating most beneficial and 6 indicating least beneficial.

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for tenants, from most beneficial to most harmful - Rent control:  
1

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for tenants, from most beneficial to most harmful - Changes to rules around ending joint tenancies:  
2

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for tenants, from most beneficial to most harmful - Greater flexibility to personalise a home:  
6

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for tenants, from most beneficial to most harmful - The right to request to keep a pet and to not be unreasonably refused:  
5

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for tenants, from most beneficial to most harmful - Greater protections during the eviction process:

3

Thinking of the financial impacts, please rank the proposals with regards to the potential impact for tenants, from most beneficial to most harmful - Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse:

4

### Publishing and future contact preferences

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

I am responding as an organisation and consent to my response being published

Do you consent to Scottish Government contacting you again in relation to this questionnaire?

Yes

What is your email address?

Email:

fstuart@stuc.org.uk

I confirm that I have read the privacy policy and consent to the data I provide being used as set out in the policy.

I consent