

JOHN METHVEN (INDIVIDUAL)

WRITTEN SUBMISSION

As a landlord with rental property in Scotland I would like to make the following comments in relation to the Housing (Scotland) Bill: -

Part 3: Private Rented Housing

Q7. *Do you have any comments on the proposals for transferring certain private rented sector cases from the sheriff courts to the new First-tier Tribunal?*

I approve of this proposal as it would speed up and simplify the process. In addition it would be most useful in speeding up the eviction process where tenant's play the system knowing that the process is long and protracted and at the landlord's expense

Q8. *Do you have any views on the adjustments to private rented housing legislation, which are intended to enhance local authorities' discretionary powers to tackle poor conditions in the private rented sector?*

Provided that these discretionary powers are not abused by the local authority and skewed unfairly in favour of the tenant then in principle this is a good idea. Where a tenant is paying a low rent for basic accommodation, then this power should not be used by the tenant to get the property upgraded beyond that for which they are paying. The powers should only be used to tackle sub standard accommodation and who decides what substandard is??Upgraded property should be reflected by a rent review.

Q9. *Do you have any comments on the Scottish Government's intention to bring forward provisions at Stage 2 to provide additional discretionary powers for local authorities to target enforcement action in an area characterised by poor conditions in the private rented sector?*

No comment

Part 4: Letting Agents

Q10. *Do you have any comments on the proposal to create a mandatory register of letting agents in Scotland, and the introduction of statutory provisions regarding letting agents' practice?*

I agree that there should be a register of letting agents. There are still poor letting agents who fail to provide a service both for the tenant and the landlord. This would help protect both parties and improve standards.

Q11. *Do you have any views on the proposed mechanism for resolving disputes between letting agents and their customers (landlords and tenants)?*

No comment

Part 6: Private Housing Conditions

Q14. *Do you have any comments on the various provisions which relate to local authority enforcement powers for tackling poor maintenance, safety and security work, particularly in tenemental properties?*

For some time individuals and landlords have deliberately avoided paying their share of repairs leaving the other good owners to pay more than their share of repairs. Legislation is required to enforce payment of common repairs at the time an invoice is raised and assets seized where there is failure to comply.

John Methven
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