

## **DONALD HOUSTON (INDIVIDUAL)**

### **WRITTEN SUBMISSION**

Q1 - The right to buy should not be abolished for those that have the right to buy at present.

a - Remove the right to buy from all new tenancies, otherwise this smacks of the Highland Clearances -

Q2 - Timetable should not be approved until after Independence for Scotland has been finalised.

Q3 - All landlords should have flexible tenancies available to those that move around the country and relocate for work.

Q4 - Re anti social behaviour - Problem Tenants should not be re housed within a 100 mile radius of the area where the anti social behaviour occurred, Remove to a new area, & Monitor Behaviour give offenders a chance for a new start, Rather than moving the problem to a local Housing association.

Q5 Rights for tenants need to be reviewed and updated - Hiding behind the "Phrase tolerable standards " is detrimental to well being and the health of the younger generations growing up in properties built in the 60's.

Q6 - This would be another tier of costs to be subsidised by Councils , Trusts, passed back to rent payers - Or costs passed back to DWP, Better enforcement is required rather than more administration.

Q7 - Discretionary ? See answer to Q6 - A slum is a slum, properties infested with rats & other vermin should be flattened, maybe then the Landlords would tend to the repairs that are required. Enforcement and Penalties are required.

Q8 - Enforcement should be actioned , rather than discretionary?

Q9 - A register of all Landlords should be in place to protect Tenants.

Q10 - All issues should be referred to the signed tenancy agreement,

Q11 - There should be more Caravan Sites, Licenced & fit for purpose available for long term residence, Workers and for health reasons etc.

Q 12 - Various .

Q 13 Better management of maintenance teams, & Housing management.

Q14 no

Q 15 - The Bill should be fit for purpose.

Q 16 - Better management of empty properties.

**Donald Houston**  
**28 February 2014**