

**TPAS SCOTLAND**  
**WRITTEN SUBMISSION**

**Introduction**

TPAS Scotland and TIS were funded by the Scottish Government to undertake consultation events with tenants etc on the principles of the Bill. Using the Government funding and in agreement with the Tenant Priorities Team, TPAS facilitated sessions in Glasgow, Dumfries and Inverness, all were very well attended. We took every opportunity we could to consult and inform on the Bill, for example while in Orkney, Falkirk, Fort William etc we facilitated sessions. All were well attended, we encouraged participants to respond to the call of evidence in their groups or organisations and as individuals. The majority of participants were tenants. TPAS Scotland actively promotes the rights of rural tenants to participate and get involved and would have welcomed additional funding from the Scottish Government to enable us to take the consultation events further afield, in the past we have held well attended consultation events, in Shetland, Western Isles, Skye, Borders etc.

**Right to Buy**

**Q1** – Overall the proposals to abolish the Right to buy were broadly welcomed, a few tenants were concerned around a spike in sales and suggested just letting RTB just die off, but the majority view was supportive of the proposals. There was discussion around lifting pressurised status to enable tenants to buy, but the majority view was that pressurised status was there for a purpose and should not be lifted.

**Q2** – Three years was felt to be too long, popular view was one year. Concerns over longer lead in time would lead to companies offering to buy for tenants and a spike in sales.

**Social Housing**

**Q4** – In the main flexibility welcomed, in particular for older people, but serious concerns around young people being perceived as less deserving than older people, should be monitored to ensure equalities maintained and upheld.

Agreement around 12 month rule and refusal of assignments – less queue jumping was a common comment, allowing more houses to be allocated on need basis.

Agreement around owning a property being taken into account and what is being suggested in terms of offering a Short SST in some circumstances.

Adapted homes – agreement but with common sense and sensitivity a key concern.

General agreement over new preference categories sensible approach.

TPAS disappointed that it has to be restated that any new allocations policy to be consulted on, this should be automatic as part of the obligations of the 2001 Bill on tenant participation, perhaps it's a timely reminder to landlords of their obligations and will remind tenants of their rights.

**Q5** - Generally welcomed, but a few comments around extension to 18 months –“ can see the reasons for this, but housing officers don’t have to live next door to anti social behaviour.”

Some concerns expressed over support for tenants on Short SST and system only working with good support – hope landlords can afford the extra costs.

Need definition and clarification of what is anti social behaviour and what convictions would count as evidence to eviction.

Mixed view over probationary tenancies not being in Bill but consulted on in early stages, no consensus. Strong views on both sides of the argument.

**Q6** – General agreement on strengthening tenants rights, and the obligation to enable tenants to be given the opportunity to discuss and appeal any decision.

### **Private Rented housing**

**Q7** – Strong agreement for First Tier tribunal, deep disappointment not introduced for social housing sector, 100% support for introducing similar system for social housing sector.

**Q8/9** – Support for new powers for local authorities but in current financial climate and tight local authority budgets as powers are discretionary, doubts that they will be used to due cost.

### **Letting agents**

**Q10/11** – Majority support for a register and a system with “teeth” to deal with bad practice,

### **Miscellaneous**

**Q16** – Absolutely no support for the proposals to enhance SHR powers.

**TPAS Scotland**  
**28 February 2014**