

## **Private Housing (Tenancies) (Scotland) Bill**

### **Written submission to the Infrastructure and Capital investment Committee**

**Kenneth W Buchanan**

I wish to make comment on the Private Housing (Tenancies) (Scotland) Bill

I inherited a flat in a Scottish seaside resort town from my late mother. I intend to keep it partly as a holiday home but cannot afford to leave it mostly empty so typically let it over the winter.

I am alarmed by the proposals and they may result in my having to withdraw the property from the rental market.

I have some sympathy with the perceived problem of unscrupulous landlords evicting tenants at the end of the initial term as a means of avoiding their responsibilities for repairs. Your proposed response is to remove the "no fault" basis for giving notice. For someone like myself who intends to let what might be described as a personal property (as opposed to a business or investment), I could no longer let my flat since I can have no control over regaining possession in order to enjoy the property myself.

The new proposals are intended to improve the experience of private renters but I fear that in fact it will result in a lot of properties being withdrawn from the rental market which is surely the opposite of what is desired.

Might I therefore suggest a further permitted reasons for giving notice. The landlord may give notice if he does not intend to let the property again for a given period, say 6 months, after he regains possession. The truth of his intention could be policed by the proposed tribunal much the same way as an intention to sell or occupy by a family member. You could even require the landlord to make this possibility known when the lease is signed.

**Kenneth W Buchanan**  
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