

Private Housing (Tenancies) (Scotland) Bill

Written submission to the Infrastructure and Capital investment Committee

Lawson & Thompson Ltd

Student lets – the removal of the 'no fault' right to possession will prevent landlords of private student accommodation from ending a tenancy to tie in with the academic year. Should a tenant choose to end the lease mid-academic year, this would likely lead to a long void period for the landlord, which would be devastating for them financially.

As a result, many of our landlords are talking about selling up and exiting the market, which would compound the issues regarding the current shortage of privately owned student accommodation and send a shockwave through the industry (in a very bad way). The current system of a landlord being able to end the lease at the end of the fixed term works extremely well for student lets and is fair to all parties, so we strongly call on the Scottish Government to impose a condition where landlords of student property (occupied wholly by full time students) have the power to end a tenancy at the end of the fixed term.

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