

Private Housing (Tenancies) (Scotland) Bill

Written submission to the Infrastructure and Capital investment Committee

Colin Corlett

I wish to raise one very important matter which has been omitted from the Private Housing (Tenancies)(Scotland) Bill.

There is no ability for a landlord to recover their property for use by an employee.

Without this you will reduce the supply of property to rent, which is surely not what you want as a consequence of the proposed bill.

Residential landlords need to have the certainty that they can get the property back for their own use within a reasonable timescale i.e. when the original lease ends or at say the anniversary. Under your proposals there is no ability for the property owner get the property back for an employee. In rural areas, particularly in remote locations, it is not uncommon for the only nearby accommodation to be owned by a farmer or other employer. If for some reason that property is not required for an employee/farmer worker for a period, under the proposals an employer could not risk letting it for a year or two as they would not be able to recover possession for use by an employee in the future.

Consider also the example of a person who owns a cottage near to their property but they are in failing health, such as debilitating disease, which in a few years time will mean they will require a career. However they do not currently need the career. Under your proposals the owner would have no option but to leave the cottage empty thus depriving of somebody/ a family of somewhere to live. Otherwise the owner would not be able to get cottage back and have a career when their condition deteriorates.

If you are not going to have a no fault ground on which a landlord may end the tenancy at the end of the initial period or subsequent anniversary, then it is essential that you include for use by employee as one of the grounds that the landlord can recover the property.

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