

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

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

#### **Collegiate AC**

Collegiate AC is the UK's leading operator of superior Student Accommodation properties across some of the UK's top university cities, such as Edinburgh and Glasgow in Scotland. We wish to contribute to the consultation process by expressing our concerns about the proposed Private Housing (Tenancies) (Scotland) Bill and the implications for the Purpose Built Student Accommodation sector in Scotland.

Purpose Built Student Accommodation (PBSA) properties are successfully designed to provide quality, compliant and professionally run accommodation for students. The PBSA sector is highly regulated and quality assured through the ANUK accreditation scheme.

PBSA is preventing residential neighbourhoods from having their character changed by high number of students renting private properties and is thereby ensuring sufficient availability of much needed residential housing for families and individuals.

Additionally PBSA provide an established vehicle for attracting institutional investment into Scotland. Continuous investment into the sector provides Scotland with suitable housing solutions for students and universities alike and complements the bid of Scotland's leading Universities to entice domestic and international students to study in Scotland.

We understand and support the intention of the bill to improve quality and tackle rough landlords by strengthening the rights of tenants and improving protection provided to tenants.

Of particular concern to the PBSA sector however is the abolishment of the natural end to tenancies. It naturally is of fundamental interest to every new tenant to take occupation of rented accommodation at the time specified in the lease. Being able to provide accommodation coinciding with the academic cycle is a core requirement of operation for the PBSA sector. If a natural end to tenancies no longer forms a valid ground for repossession, the availability of accommodation can no longer be guaranteed to new tenants. The operating principle of the PBSA sector could be at stake.

Application of the proposed bill to the PBSA sector risks the future of PBSA in Scotland and threatens the ranking of Scottish Universities. The impact would not only be felt by Universities but by the Scottish economy as a whole.

We wish to encourage further discussion on the proposed grounds for ending tenancies and for consideration to be given to the exclusion of PBSA as a sector from the bill.

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