

Housing (Scotland) Bill Assessment

**Nick Fletcher
Policy and Public Affairs Officer
CIH**

General Assessment

- Support principles of Bill
- Specific comments on some areas:
 - Clarification
 - Improvement
 - Additional measures

Housing Renewal Areas

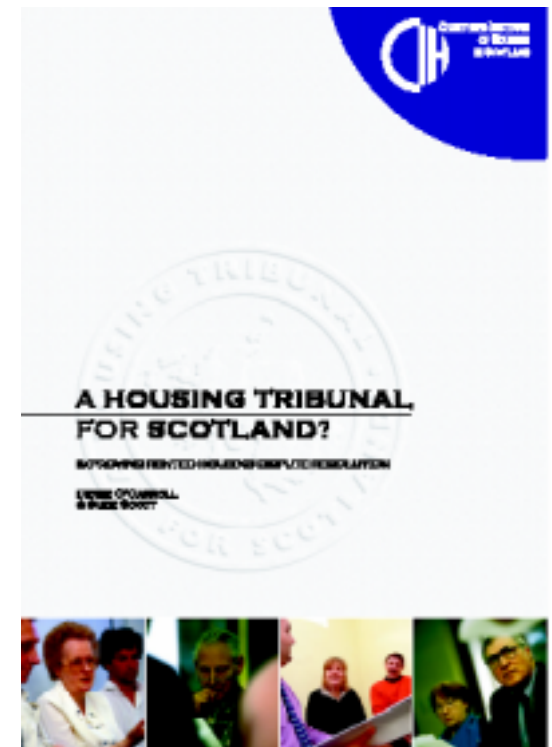
- Support proposals for HRAs
- Cautionary note on financial backing
- Need for monitoring of costs post enactment

Tolerable Standard

- Support move to ‘satisfactory’ thermal insulation
- Hope detailed definition will consider thermal performance of building
- Role in tackling fuel poverty

Private Rented Housing Panel

- Support setting up of panel
- Extended remit
- Explore need for letting code
- Case for landlords to use panel?



Repair, Improvement and Demolition

- Support measures
- Concern at utilisation
- Adequate powers to recoup expenditure required

On-going Maintenance

- Support maintenance plans and provision for maintenance funds
- Would like to see additional powers
 - Scottish Executive power
 - Majority voting
 - Mortgage approval
 - RTB sales

Policy Briefing



Safe as Houses?

Building Reserve Funds - a tool to ensure the future repair and maintenance of Scotland's homes



December 2004

Scheme of Assistance

- Support thrust of proposals
- Would like to see scheme set out in LHS
- Grant awards linked to setting up maintenance fund?
- A national loan scheme accessed by each local authority?

Single Survey

- Improvements in information for RTB
- Still need for better structural information for RTB purchasers therefore...
- ...Single survey should apply for RTB
- Collation of single surveys across Scotland?

HMO Licensing and Registration of Private Landlords

- Support new legislation for HMO licensing
- Need to ensure minimal burdens on landlords
- National registration scheme for landlord registration?

Summary

- Support Bill
- Questions for implementation
- Some changes proposed