

Focus on Influencing Scotland

JULY 2023



Chartered
Institute of
Housing
Scotland

Ahead of Scottish Government legislation expected later in this parliamentary term, we have published a new discussion paper setting out considerations as to the scope and feasibility of a regulator for the private rented sector (PRS).

In the paper, we note that the Scottish Government has committed to establishing a regulator for the PRS and suggest it may have similar scope to the existing social housing regulator and may also include a charter to empower tenants who will need to understand those standards.

However, while recognising the potential benefit of such an initiative, the paper also draws caution on the scope of any new regulator, recommending that any changes have to be informed by evidence, that they are proportionate so that any reforms so not undermine the supply of PRS properties across Scotland, and it sets out the need for any regulatory changes to be matched with appropriate investment in the private housing sector from the government.

We believe the introduction of a PRS regulator could be an opportunity to improve standards and tenant experiences across the sector. Our feedback shows that tenants are mostly concerned that standards of their home and property management are of a sufficiently high level, while landlords are concerned about having access to up-to-date information and advice.

Any reform mustn't be about simply adding regulation to the PRS but instead recognising the need to create a greater understanding about rights, responsibilities and accountability among tenants and landlords. And crucially, realising that regulation by itself cannot drive improvements in housing outcomes but must be matched by investment from the government.

You can download a copy of the paper [here](#).



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Influencing Our Influencing work

Meeting the Housing Minister

National director, Callum Chomczuk, and policy and practice manager, Ashley Campbell, met with Paul McLennan MSP Minister for Housing on 20 June. We discussed a range of member priorities including the future of rapid rehousing transition plan funding, the upcoming Housing Bill, professionalisation of the housing sector and domestic abuse.

Housing and independent living

Ashley Campbell, policy and practice manager, gave a presentation on housing and dementia at the Scottish Government's Accessible Housing and Independent Living stakeholder group in June. The recent publication of a new National Dementia Strategy, which addresses the role of housing much more clearly than previous versions, creates an opportunity to build on relationships between housing, health and social care and ensure better housing outcomes for people living with dementia. You can find out more about housing and dementia and sign up to the CIH Scotland Housing and Dementia Framework [here](#), and join us for a free event on 27 July - sign up [here](#).

Sharing practice

We recently hosted a delegation of Dutch practitioners at a special session on housing and health in Glasgow. Policy and practice manager Ashley Campbell was joined by CIH board member and professor of urban studies at the University of Glasgow Craig Gurney, and chief executive of Hanover Scotland Angela Currie to share learning on housing and homelessness, social harm and independent living. Thank you to Craig and the University of Glasgow for hosting the session.

Housing to 2040

CIH Scotland is a member of the Housing to 2040 Strategic Board, tasked with delivering an action plan for the Scottish Government's long term housing strategy. The group, co-chaired by Paul McLennan MSP and Councillor Maureen Chalmers, met for the second time in June to discuss a new workplan and priorities for the sector.

Domestic Abuse

Following the publication of CIH Scotland and Scottish Women's Aid report on social landlord domestic abuse policies, national director Callum Chomczuk presented the findings to the Scottish Government's Homelessness team, making clear the report's recommendation that mandatory policies are required for social landlords and that they must be based on the CIH/SWA good practice guidance from 2019.

Damp and Mould

National director Callum Chomczuk gave evidence to the Scottish Parliament's Local Government, Housing and Planning Committee on the prevalence of damp and mould in the sector. In his evidence, he set out the steps the social sector was taking to address the issue and the development of proactive data sets allowing landlords to be more systematic in their approach to eradication.

Homelessness

CIH national director Callum Chomczuk spoke at Housing 2023 in Manchester about the drivers behind the higher level of lets to homeless households by RSLs in Scotland compared with the rest of the UK, and set out lessons for other jurisdictions about how this outcome can be replicated.



Latest from CIH

A round up of some of our latest news, policy, blogs and publications

Homelessness and housing need set to rise as housing delivery slows to crawl

Three of Scotland's leading housing organisations have issued a stark warning that Scotland faces increasing homelessness if urgent action is not taken to increase the number of affordable and social homes being built across the country. [Shelter Scotland, the Chartered Institute of Housing \(CIH\) Scotland and the Scottish Federation of Housing Associations \(SFHA\)](#) issued the warning following the publication of the Scottish Government's latest statistics on affordable house building.

Response to the review of the National Outcomes Framework

This is a joint response from 12 organisations (including CIH Scotland) working in housing and homelessness in Scotland, representing the third sector, housing associations, local authorities, housing professionals and academics to the Scottish Government consultation on the National Outcomes Framework. Read the response [here](#).

What you need to know about the new National Dementia Strategy

This CIH member briefing summarises the key points from the Scottish Government's new national dementia strategy.

Read the briefing [here](#).

Consultation briefing: council tax on second and empty homes/non-domestic rates

This CIH member briefing sets out Scottish Government proposals to allow increases to council tax on second and empty homes.

Read the briefing [here](#).

A new Housing Bill for Scotland

A new Housing Bill (the Bill) is set to be introduced by the end of this parliamentary year (2022-23) to begin to deliver the actions of the New Deal for Tenants and some other aspects of Housing to 2040. We have developed a range of resources on the Bill which you can download from our website and you can also let us know what you would like to see included in the Bill by taking our online survey.

Visit our website for more [information](#). Take our online survey [here](#).



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