

Private letting – a Scottish perspective

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SAL – a **place** and **space** for landlords and letting agents

Exists to:

- SUPPORT
- ADVISE
- INFORM
- REPRESENT
- CAMPAIGN
- EDUCATE

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Our brands



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LANDLORD
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SCOTLAND



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OF LETTING
AGENTS

LAS trains in excess of 2000 delegates a year
CLA represent 500+ letting agents

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Why is Scotland so different?

- Housing is devolved to the Scottish Parliament
- Since the Introduction of HMO Licensing in 1999, there have been increasing moves to regulate the PRS in Scotland
- Scottish Government and the Scottish Parliament are very keen to see a well functioning sector and sets out a plan to achieve this ...

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The Scottish Government has a plan!

Aim: To achieve a well managed and functioning PRS suitable for the 21st Century

A Place to Stay, A Place to Call Home: A Strategy for the Private Rented Sector in Scotland

**A PLACE TO STAY,
A PLACE TO CALL HOME**

A Strategy for the
Private Rented Sector
in Scotland



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Households in Scotland

Figures from 2016 indicate:

- ▶ 2.45 million households in Scotland
- ▶ 370,000 households in the PRS
 - ▶ 41% of adults at their address for under 1 year
 - ▶ 62% of households contain 1 or 2 adults under 65 yrs with NO children
 - ▶ 67% of properties are flats
 - ▶ 34% of tenants are aged 25-34 yrs

Source: Scottish Household Survey 2016

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Households in Scotland by Tenure

Figures from 2016 indicate:

- ▶ 61% Owner Occupier
- ▶ 23% Social Rented
- ▶ **15% Private rented** (estimated 208% increase in absolute households since 1999)
 - ▶ 83% of people live in urban areas
 - ▶ 17% of people live in rural areas
- ▶ 1% Other

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Landlords and Properties in the PRS

Figures from 2016 indicate:

- 70% of landlords own only one property, 95% own 1-5 properties, 5% of landlords own 40% of the PRS
- Properties in the PRS:
 - 84% owned by individual landlords, couple or family
 - 14% owned by a company, partnership or property trust
 - 2% owned by an institution

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Who lives in the PRS in Scotland?

- ▶ Families with children in the PRS increased from 20% in 1999 to 27% in 2011
- ▶ Estimated 72,000 households in the PRS have children
- ▶ 13% of young people (16-34yrs) lived in the PRS in 1999.
- ▶ Estimated that by 2020 37% of young people will live in the PRS!

Source: A Place to Stay, A Place to Call Home

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Legislation for Change

- ▶ Antisocial Behaviour etc (Scotland) Act 2004

Introduced compulsory registration of landlords

- ▶ Housing (Scotland) Act 2006

Introduced the Repairing Standard

- ▶ Private Housing (Tenancies) (Scotland) Act 2016

Introducing the new Private Residential Tenancy (PRT)

New Specialist Housing Tribunal



- Hears all civil cases in the PRS relating to:
 - Evictions
 - Repairs
 - Complaints about Letting Agents & Property Factors

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