

PE1743/C

Scottish Government submission of 8 November 2019

The number of regulated tenancies in the social housing sector in Scotland has reduced to around 970 in the last three years and this number will continue to decline. The right of these tenants with tenancies before 2 January 1989 to have their rents reviewed by a Rent Officer, the process for carrying out that review and the route of appeal are all set out in statute. The First-tier Tribunal is an independent judicial body and, as such Scottish Ministers and the Scottish Government are unable to comment on its functions and decisions.

The Scottish Housing Regulator whilst not having a role in either challenging decisions of the Housing & Property Chamber or in providing guidance to Registered Social Landlords (RSL) does expect that an RSL will consult its tenants about proposed rent increases and seek to ensure that rents are affordable in line with the outcomes and standards in the Scottish Social Housing Charter.

The Scottish Government understands that that some RSLs review their fair rent tenants' housing options to consider whether or not staying in their existing home, with a regulated rent, continues to meet their needs in terms of both affordability and accessibility. This might highlight, for example, that a move from a family home with a fair rent to a smaller, more accessible property would better suit their current needs.

Following discussions earlier this year with representatives of the Scottish Federation of Housing Associations and Glasgow West of Scotland Housing Forum we will be working with them to identify good practice on reviewing fair rents including supporting tenants with regulated tenancies.