

Draft Housing Bill – Motion dealt with, after division.

15 Bailie Hoy, seconded by Councillor Bruce, moved that:-

“Council notes the trade union support for rent controls within the Scottish Government’s Housing Bill including from the STUC, UNISON, Unite, GMB, ASLEF, UCU, PCS, NUS and Living Rent. Council also acknowledges the support for rent controls from a variety of Third Sector organisations.

Council recalls the findings of the city's Tenant-Led Housing Commission for the private sector, established in response to a council motion in December 2020 that stated that “Glasgow has a rent crisis for many in the private rented sector”. Council notes the recommendation of this commission which stated that the Council will “work in partnership with the Scottish Government to introduce a robust and measured approach to a points-based system of rent controls, based on property standard and/or condition, to incentivise landlords to invest in their properties, as a means of justifying rent levels.”

Council also notes that Glasgow City Council’s Strategic Plan’s Grand Challenge 4, Mission 1, states that as part of “Create safe, clean and thriving neighbourhoods”, the Council will “Work with the Scottish Government to ensure that their commitment to a national system of rent controls can be practicably and quickly delivered within the city.”

Council recognises that recent polling from August 2024 shows that 82% of people in Scotland support rent controls.

Council agrees with the concerns around resourcing within Local Authorities to implement rent controls effectively. However, Council also notes the multitude of positive outcomes and community benefits that rent controls will bring for tenants and the Council Family.

Council will continue to work constructively through COSLA and with the Scottish Government to address any concerns about rent controls, whilst remaining steadfast in its support for the introduction of robust rent controls as part of the Housing Bill.

Therefore, the Council agrees:-

- (1) To reaffirm its support for rent controls, in advance of stage 2 consideration of the Housing Bill.
- (2) To approve a letter from the Leader of the Council to the Scottish Minister for Housing to reaffirm the Council’s support for robust rent controls within the Housing Bill.
- (3) To approve the Council’s consultation response to the Housing Bill, with specific and explicit reference made to the Council’s support for rent controls.

- (4) To approve further involvement in the development of guidance by the Scottish Government around rent control measures, particularly the local authority role in mandatory assessment of rent control areas, including the power to seek information from landlords and tenants. Therefore, Council agrees to its involvement in a pathfinder to establish realistic and costed processes for assessment of rent conditions and the provision of a recommendation to designate all or any part of the area of the local authority as a rent control area.”

Councillor Kelly, seconded by Councillor Casey moved as an amendment that:-

- (1) insert in paragraph five between first and second sentences:

“Council also agrees that due consideration needs to be given to the concerns raised by our Housing Association partners and the ALACHO on potential impacts on both social and Mixed Market Rent delivery.”;

- (2) insert after paragraph five three new paragraphs:

“Council recognises that the implementation of rent controls on a temporary basis was of benefit to those who remained in tenancy, however, it also recognises that it has had a significant impact on the delivery of BTR development in the city, with a number of large projects, consisting of many hundreds of units, being put on hold or cancelled, thereby adding to the Housing Emergency.

Council agrees that the best way to address high rents, homelessness, and the wider housing emergency is to ensure that an adequate supply of housing is delivered in the city. This includes the building of social and affordable houses by our RSL partners, bringing the 2850 empty homes in the city back into use, the repurposing of vacant office space in the city centre, supporting the development of private housing, and building on the success over the past few years of providing high quality affordable and sustainable housing in our communities and increasing the city centre population by a third.

Council therefore encourages the Scottish Government to ensure measures are brought forward in a timely manner which can provide security to tenants from unfair rent rises while also providing certainty to those partners we need to work with to deliver housing in the city.”;

- (3) insert in paragraph six after “Scottish Government..” and before “...”to address any concerns about rent controls,..”

“...,ALACHO and the housing association movement...”; and

- (4) delete in bullet b) “rent controls within the Housing Bill” and replace with:

- b) “...targeted and sectoral-specific rent controls within the Housing Bill, while also reaffirming the need to give clarity regarding such a mechanism as a matter of urgency.”

Bailie Jenkins, seconded by Councillor Turner moved as an amendment to delete all and replace with:-

“Council acknowledges the urgent need for affordable and secure housing across Scotland, as well as the importance of tackling the housing crisis facing the nation. Council supports reshaping housing policies at a national level to achieve these goals.

Council notes our backing for rent controls, provided they are implemented in a manner that is effective, sustainable, and free from unintended market consequences.

Council highlights that the previous rent cap policy led to Scotland experiencing the highest annual rent inflation in the UK, at 11%. This outcome demonstrates the need to reassess policy approaches within the new Housing Bill, learning from past outcomes to avoid similar unintended effects.

Council calls on the Scottish Government to recognise that rent control alone is insufficient to combating the housing crisis, and that increasing Scotland’s housing supply is essential. Therefore, Council calls on the relevant Convenor/Leader of the Council to advocate for provisions within the new Housing Bill to encourage new investment in affordable housing and to support initiatives aimed at expanding supply to meet growing demand.

Council urges the Scottish Government to revise the Housing Bill to incorporate practical, evidence-based rent control mechanisms alongside measures to address Scotland’s critical housing shortage.”

During the debate Councillor Kelly and Bailie Jenkins, with the agreement of their seconders, agreed to combine their amendments resulting in the following adjusted amendment:-

“Council acknowledges the urgent need for affordable and secure housing across Scotland, as well as the importance of tackling the housing crisis facing the nation. Council supports reshaping housing policies at a national level to achieve these goals.

Council notes our backing for rent controls, provided they are implemented in a manner that is effective, sustainable, and free from unintended market consequences.

Council recognises that the implementation of rent controls on a temporary basis was of benefit to those who remained in tenancy, however, it also recognises that it has had a significant impact on the delivery of BTR development in the city, with a number of large projects, consisting of many hundreds of units, being put on hold or cancelled, thereby adding to the Housing Emergency.

Council highlights that the previous rent cap policy led to Scotland experiencing the highest annual rent inflation in the UK, at 11%. This outcome demonstrates the

need to reassess policy approaches within the new Housing Bill, learning from past outcomes to avoid similar unintended effects.

Council calls on the Scottish Government to recognise that rent control alone is insufficient to combating the housing crisis, and that increasing Scotland's housing supply is essential. Therefore, Council calls on the relevant Convenor/Leader of the Council to advocate for provisions within the new Housing Bill to encourage new investment in affordable housing and to support initiatives aimed at expanding supply to meet growing demand.

Council agrees that the best way to address high rents, homelessness, and the wider housing emergency is to ensure that an adequate supply of housing is delivered in the city. This includes the building of social and affordable houses by our RSL partners, bringing the 2850 empty homes in the city back into use, the repurposing of vacant office space in the city centre, supporting the development of private housing.

Council urges all parties in the Scottish Parliament to work collaboratively to revise the Housing Bill to incorporate practical, evidence-based rent control mechanisms alongside measures to address Scotland's critical housing shortage."

On a vote being taken electronically and by roll call, 59 members voted for the amendment as adjusted and 11 for the motion, with 1 abstention.

The amendment as adjusted was accordingly declared to be carried.