



Glasgow City Council

**Economy, Housing, Transport and Regeneration
City Policy Committee**

**Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability**

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Item 4

27th January 2026

HOUSING (SCOTLAND) ACT 2025

Purpose of Report:

The purpose of this report is to provide members with a summary of the Housing (Scotland) Act 2025 ("the Act") and outline key considerations and next steps.

Recommendations:

Committee is asked to note:

1. The passing of the Bill for the Housing (Scotland) Act 2025.
2. Considerations and next steps to be taken as regulations and guidance are developed and the provisions within the Act commence.

Ward No(s):

Citywide:

Local member(s) advised: Yes No consulted: Yes No

1 Introduction

1.1 The Housing (Scotland) Bill was informed by significant public and stakeholder engagement and passed by the Scottish Parliament on 30th September 2025. Following parliamentary scrutiny, the bill received Royal Assent on 6th November 2025. The provisions within the [Housing \(Scotland\) Act 2025](#) (the Act) relate to landlords, public bodies, local authorities, and tenants' rights and will come into force by regulation.

The Act makes provision about housing, including:

- Rent and Rent Control in the Private Rented Sector.
- Evictions and damages for unlawful evictions.
- Tenants keeping pets and making changes to let property.
- Matters relating to tenants including measures to address damp (Awaab's Law").
- Homelessness prevention duties ("Ask and Act").
- Other housing matters including mobile homes, fuel poverty and the new homes ombudsman.

1.2 The Act relies on secondary legislation and provisions are expected to be implemented gradually over several years. The first of a series of commencement orders is expected to come into force during December 2025 for qualifying repairs and tolerable standard relating to damp, and during January 2026 for bringing rent control exemptions forward. Further provisions will follow consultation and further commencement orders.

1.3 Glasgow City Council officers have participated in working groups on consideration of policy proposals originally set out in the Bill, which included the Private Rented Sector stakeholder group, the Local Authority Working Group on Rent Control and HARSAG (Homelessness and Rough Sleeping Action Group). Neighbourhoods, Regeneration and Sustainability (NRS) Housing also attended various meetings facilitated by Association of Local Authority Chief Housing Officers (ALACHO) to discuss the content of the Bill during the consultation periods.

1.4 As the Housing Bill progressed NRS Housing responded to Local Government, Housing and Planning Committee call for views and consultations, and supported discussion with colleagues and stakeholders on development of specific provisions, with particular interest in areas of the Bill impacting on local authority statutory duties including:

- The development of rent control measures and the Council's role in the mandatory assessment of rent control areas through the Local Authority Working Group on Rent Control.
- Feedback on the initial design of Scottish Ministerial guidance on assessments of rent conditions, reports to be prepared, and the power to seek information from landlords and tenants.
- Clarification and further refinement of provisions across the Bill.

- 1.5 NRS Officers attended Scottish Parliament Local Government, Housing and Planning committee sessions during scrutiny of the Bill, which considered the implementation challenges for rent controls and duties around homelessness prevention.
- 1.6 NRS Housing responded to the Scottish Government's consultation on Rent Controls. The response requested clear guidance that outlines the responsibilities of Local Authorities in assessing rent control areas, the available powers to seek information from landlords and tenants, and for adequate resourcing to implement rent controls effectively. NRS Housing continues to engage via ongoing working through COSLA, ALACHO and directly with Scottish Ministers to shape the development of forthcoming regulations and guidance.

2 Structure and Content of the Housing (Scotland) Act 2025

- 2.1 The Act has 8 parts:

- Part 1 makes provision about rent including the designation of rent control areas.
- Part 2 makes provision about dealing with evictions, including duties to consider delaying evictions and the amount of damages for unlawful evictions.
- Part 3 makes provision about residential tenants keeping pets and making changes to let property.
- Part 4 makes provision about other matters relating to tenants including unclaimed tenancy deposits, registration of letting agents, ending joint tenancies, ending student tenancies, social landlords: qualifying repairs, tolerable standard: definitions of damp, delivery of notices and converting assured tenancies into private residential tenancies.
- Part 5 makes provision about homelessness prevention including duties of relevant bodies, assessment of housing support services and tenants affected by domestic abuse.
- Part 6 makes provision about other housing matters including mobile homes, fuel poverty and disclosure of information to the new homes ombudsman.
- Part 7 makes provision for rural impact assessment.
- Part 8 makes provision about commencement noting that provisions of the Act come into force on such day as the Scottish Ministers may by regulations appoint, other than any provision of Part 5 not in force before the end of the period of 3 years beginning with the day after Royal Assent, the provision comes into force on the day after the end of that period.

2.2 Provisions within the Act will be implemented on a phased basis beginning with commencement of powers to enable regulations to be brought forward, and staged commencement orders bringing forward regulations including

- Initially with qualifying repairs and tolerable standard – damp, and for definitions of rent control exemptions expected during early 2026.
- Implementation of Awaab's Law by March 2026 extending damp and mould standards to the private sector.
- Homelessness prevention duties rolling out from 2026-27 following consultation and findings from a range of Homelessness Prevention Pilots designed to develop, test, scale and cost the new prevention duties in real-world settings.
- Stakeholder engagement on the design of statutory guidance on rent controls with Local Authorities, who will be required to undertake a rent condition assessment by 31 May 2027.

3 Rent (Part 1)

3.1 Designation of rent control areas and changes to the 2016 Act (Private Housing (Tenancies) (Scotland) Act 2016)

3.1.1 The Act creates a power for Scottish Ministers to introduce rent control areas, which will be designated via secondary legislation approved by the Scottish Parliament. It also imposes a duty on each local authority to carry out an assessment of rent conditions including the level of rent and the rate of rent increases under relevant private sector tenancies.

3.1.2 Glasgow City Council will be required to submit a report that outlines an assessment of rent conditions to Scottish Ministers by 31 May 2027 and then at 5 yearly intervals after that. The mandatory assessment must have regard to any guidance issued by Scottish Ministers and the report must set out details of the assessment including any recommendations to Scottish Ministers to designate all or any part of the local authority as a rent control area.

3.1.3 The local authority mandatory assessments will inform Scottish Ministers' decisions on whether recommendations are justified and proportionate in order to designate rent control areas for the purpose of protecting the social and economic interests of tenants in those areas and is a necessary and proportionate control of landlords' use of their property in the area.

3.1.4 The Act proposes a new power for local authorities to request information from a registered landlord, or from a tenant, to support local authority and Scottish Ministerial functions. This will include details of the address, type of tenancy, rent payable and rent increase information, the size and type of the house, and may inform assessment of rent conditions by the local authority, or designation of a Rent Control Area by Scottish Ministers.

- 3.1.5 The Act provides that if a local authority issues a request for information to a landlord, and the landlord either fails to provide all the information within 28 days, or provides false information, following due process, the local authority may then apply to the First-tier Tribunal for an order requiring the landlord to pay the local authority that made the application an amount not exceeding £1,000.
- 3.1.6 Prior to laying a draft of a Scottish statutory instrument containing regulations designating an area as a rent control area, Scottish Ministers must consult the local authority and persons who appear to them to represent the interests of tenants and landlords under relevant tenancies of properties in the proposed rent control area. The consultation will specify the proposed rent control area, the form of the rent control measure being considered and the level of the rent control measure being considered for that proposed rent control area.
- 3.1.7 Where a rent control area is in place, rent increases would be limited to one increase per property in any 12 month period, even if the tenant changes within that time. If a rented property falls within a rent control area there will be a restriction on the amount by which the rent can be increased in respect of that property. At Bill Stage 2, Scottish Government amendments included a formula for the rent cap to be applied in rent control areas and is now included in the Act and is set out as the Consumer Price Index (CPI) + 1% up to a maximum of 6% unless subject to exemption or flexibility.
- 3.1.8 A Scottish Government consultation at Bill Stage 2 sought views on how powers within the Housing (Scotland) Bill could be used to exempt certain types of properties from rent control and circumstances where rents could be increased above the level of the rent cap. Following the consultation, the Cabinet Secretary for Housing set out an intention to bring forward regulations exempting mid-market rent and build-to-rent properties, where appropriate, from relevant rent controls. The Act sets out the relevant powers and the first commencement order begins the process by setting out in the Private Housing (Tenancies) (Scotland) Act 2016 (the “2016 Act”) that an exempt property can be defined by future regulations.

3.2 Other Restrictions on Rent Increases

- 3.2.1 The Act extends existing provisions in the 2016 Act for Private Rented Sector rent increases such that rent cannot be increased in the first 12 months of a new tenancy, subject to agreed exemptions, and thereafter cannot be increased more than once in any other 12-month period. Further, where a tenant challenges a rent increase, the Rent Officer or First Tier Tribunal can set the rent at the lower of the market rent or the rent proposed by the landlord, protecting the tenant from unexpected increases. Rent Service Scotland has an additional duty to publish information about market rents and rents set under the new provision.
- 3.2.2 The Act provides that Scottish Ministers must within five years of royal assent, carry out a review of the operation and effectiveness of the rent provisions

including describing how powers have been used and whether any steps are to be taken forward as a result of the review.

4 Dealing with Evictions (Part 2)

4.1 Evictions: Duties to Consider Delay

- 4.1.1 There are strict legal processes that a landlord must follow to lawfully end a tenancy. The Act intends to provide greater protection for tenants during the eviction process, except in limited circumstances, by introducing a requirement on the Tribunal (in private rented sector cases) and the Sheriff Court (in social rented housing cases) to consider whether a delay to the enforcement of an individual eviction should occur based on the circumstances of the case.
- 4.1.2 This will allow for consideration to be given, for example, to any seasonal pressures or individual circumstances where it would be reasonable to give those being evicted additional time before the eviction could be carried out to allow time to find alternative accommodation or access necessary support, while ensuring that the rights of tenants are appropriately balanced against the rights of landlords to recover the let property.

4.2 Damages for Unlawful Eviction

- 4.2.1 The Act seeks to address concerns raised about the current process being a barrier to tenants seeking unlawful eviction damages, and the limitations of the current approach as a disincentive to landlords in terms of engaging in behaviour which would result in an unlawful eviction.
- 4.2.2 Provisions include amending the basis for assessment of damages for unlawful eviction, setting minimum and maximum levels of damages that the Tribunal (and Sheriff Court in social housing cases) can award, plus additional requirements on the Tribunal or Court to inform the relevant authorities where a tenant is found to have been unlawfully evicted and allow relevant authorities to consider whether any further action should be taken in relation to the unlawful eviction.
- 4.2.3 The Act requires Scottish Ministers to conduct a review of eviction grounds of the 2016 Act within the period of two years beginning with the day after Royal Assent.

5 Keeping Pets and Making Changes to Let Property (Part 3)

5.1 Keeping Pets

- 5.1.1 The Act makes changes to the 2016 Act for a tenant, under a private residential tenancy, to request to keep a pet and for this not to be unreasonably refused, while allowing the landlord to impose reasonable conditions. It also introduces a new statutory right in the Housing (Scotland) Act 2001 (“2001 Act”) to allow social housing tenants the right to make a request to keep a pet, and for this not to be unreasonably refused.

5.1.2 Scottish Ministers are required to consult private tenants, landlords and other relevant stakeholders as part of developing the secondary legislation on reasonable reasons for refusal and reasonable conditions for approval in relation to the private rented sector.

5.2 Making Changes to Let Property

5.2.1 Under current legislative requirements, private landlords are usually responsible for the decoration of a let property and properties can be let furnished or unfurnished. The 2016 Act is silent regarding the decoration and personalisation of a property and landlords and tenants are free to negotiate and agree their own terms.

5.2.2 The provisions included in the Act will amend the 2016 Act to allow the tenant to make certain changes to the let property (category 1 changes) without the permission of the landlord, and to request certain changes (category 2 changes) that cannot be unreasonably refused. Both will be prescribed by secondary legislation.

5.2.3 Scottish Ministers are required to consult tenants, landlords and other relevant stakeholders in the use of powers to make provision in relation to the power to prescribe changes and the power in relation to reasonable refusal and reasonable conditions for approval.

5.2.4 The Act provides private tenants with a route of redress to the First-tier Tribunal for Scotland in relation to unreasonable refusal to allow a category 2 change to let property or unreasonable conditions for the making of any such change.

6 Other Matters Relating to Tenants (Part 4)

6.1 Use of Unclaimed Tenancy Deposits

6.1.1 Since 2012, tenancy deposits are lodged with one of three independent approved tenancy deposit schemes. Despite work by each of the schemes to return unclaimed deposits, there is now around £4 million of unclaimed tenant deposit funds between the three approved deposit schemes.

6.1.2 Provisions amend the Housing (Scotland) Act 2006 to enable a tenancy deposit held under an approved scheme to be determined by the scheme administrator to be an unclaimed deposit if the scheme administrator is satisfied that no relevant application was made, within the five year period, for the tenancy deposit to be repaid.

6.1.3 Unclaimed deposits that are transferred to the Scottish Ministers or to a fund administrator may be used by the recipient for the purposes of:

- Providing advice, information or assistance to private tenants about their rights.
- Other services or facilities that promote or support tenants.
- Preventing private tenants from becoming homeless.

6.1.4 Scottish Ministers must prepare a report on the use of any ‘unclaimed deposits’ that are transferred to them or an administrator and publish within three years.

6.2 Registration of Letting Agents etc.

6.2.1 Provisions make minor modifications to existing provisions arising from a review of the registration and regulation regimes within the private rented sector, including clarification on information about ownership, control and governance.

6.3 Ending Joint Tenancies

6.3.1 Where there is no agreement between joint tenants to allow one of them to leave the tenancy, the Act amends the Private Housing (Tenancies) (Scotland) Act 2016 to allow one joint tenant to be able to terminate a joint tenancy without the agreement of all joint tenants and:

- Require a departing tenant to give 2 months’ notice to all other joint tenants of intention to serve a notice to terminate on the landlord.
- Prescribe in regulations the form and manner of the 2-month notice.
- Prescribe the content, form and manner of the evidence of service of the 2-month notice, which must accompany the notice of termination served by the departing joint tenant.

6.4 Ending Student tenancies

6.4.1 The Act provides Scottish Ministers with the power to bring regulations forward to enable a tenant under a student residential tenancy to end the tenancy.

6.5 Social Landlord’s: Qualifying Repairs (Awaab’s Law)

6.5.1 The Act modifies the Housing (Scotland) Act 2001 to strengthen the framework for qualifying repairs in social housing. With regulations to follow, the intention is to ensure timely action on hazards like damp and mould.

6.6 Tolerable Standard: Damp and Mould (Awaab’s Law)

6.6.1 The Act modifies the Housing (Scotland) Act 1987 (definition of house meeting tolerable standard) to include provisions for guidance issued by Scottish Ministers that further specifies the circumstances in which a house is to be considered to be substantially free from rising or penetrating damp.

6.6.2 This provision is intended to ensure landlords promptly address issues that are hazardous to tenants’ health, for example with damp and mould.

6.7 Succession to Tenancies: qualifying periods

6.7.1 The Act reduces the qualifying period for succession rights in both Scottish secure tenancies and private residential tenancies from 12 months to six months, and provides more time for social sector tenants to vacate a property after a tenant's death.

6.8 Delivery of Notices etc.

6.8.1 Provisions include making minor amendments to the 2001 Act to allow notices in connection with Scottish Secure tenancies to be delivered in a way that does not require signature, or by electronic means provided the tenant has agreed. This would replace outdated recorded delivery and better reflect modern communication methods, providing benefits for both tenants and landlords.

6.9 Converting Older Tenancies

6.9.1 Subject to consultation with appropriate landlord and tenant representatives, the provisions in the Act will enable Scottish Ministers to set a date in secondary legislation on which a tenancy under the Housing (Scotland) Act 1988 would convert to Private Residential Tenancy (PRT) under the Private Housing (Tenancies) (Scotland) Act 2016.

7 Homelessness Prevention (Part 5)

7.1 Duties of Relevant Bodies in relation to Homelessness

7.1.1 The Act introduces 'Ask and Act', which will create a shared public responsibility to prevent homelessness. Relevant bodies will be required to ask people about their housing situations and act to provide support where possible to mitigate a risk of homelessness, or refer the household to their local authority where that is deemed necessary. The relevant bodies are:

- A Health Board constituted by order under section 2(1)(a) of the National Health Service (Scotland) Act 1978.
- An integration joint board established by order under section 9 of the Public Bodies (Joint Working) (Scotland) Act 2014.
- A local authority.
- The Police Service of Scotland.
- A registered social landlord (within the meaning of section 165 of the Housing (Scotland) Act 2010).
- The Scottish Ministers in so far as they have functions (including any that are delegated to another person) relating to prisons and young offenders institutions (as construed in accordance with section 307(1) of the Criminal Procedure (Scotland) Act 1995), and persons detained in them and social security.
- A special Health Board constituted by order under section 2(1)(b) of the National Health Service (Scotland) Act 1978. 236.

- 7.1.2 There is provision built into the Act to modify the list of relevant bodies to which the duties will apply by way of secondary legislation.
- 7.1.3 Local authorities are required to support households threatened with homelessness up to 6 months before homelessness appears imminent, rather than the current 2 months, and take 'reasonable steps' to support households that are threatened with homelessness to remain in their home.
- 7.1.4 The Act makes amendments to the Housing (Scotland) Act 1987 ("1987 Act), such that a relevant body will be required to make an application to a local authority under section 28 of the 1987 Act in respect of a person who they have reason to believe is homeless or threatened with homelessness, with the person's consent.
- 7.1.5 The Act amends section 89 of the 2001 Act includes to provide that the local housing strategy will include an assessment of the needs of persons and the availability of housing support services including in relation to homelessness.

7.2 Domestic Abuse

- 7.2.1 The Act modifies the Housing (Scotland) Act 1987 to update the definition of domestic abuse as it applies within a housing context and to require social landlords to develop and implement a domestic abuse policy to support their tenants who are at risk of homelessness as a result of domestic abuse.
- 7.2.2 The Act seeks to protect the rights of women and children experiencing domestic abuse financial control living in social housing to remain in their home, or be re-housed if that is their wish, and ensure arrears accrued because of domestic abuse are not a barrier to accessing social housing in the future.
- 7.2.3 Provisions include amending the Housing (Scotland) Act 2001 to place a duty on social landlords to comply with a new domestic abuse pre-action requirement where the landlord considers that domestic abuse is a factor in the accrual of rent arrears.

7.3 Housing First

- 7.3.1 The Act introduces an obligation for Scottish Ministers to publish an annual report on the use of Housing First tenancies.

8 Other Housing Matters (Part 6)

8.1 Mobile homes

- 8.1.1 The provisions make changes to pitch fee uprating under the Mobile Homes Act 1983 ("1983 Act") to ensure that increases remain fair, appropriate, and in line with the development of statistical measures of inflation.

8.2 Decisions of the Scottish Housing Regulator: Reviews and Appeals

8.2.1 The Act creates an independent appeals process for social landlords and other regulated bodies to refer decisions by the Scottish Housing Regulator to the First tier Tribunal following internal review, providing more accountability for regulatory interventions.

8.3 Property Factors

8.3.1 The Act modifies the Property Factors (Scotland) Act 2011 to strengthen the registration and enforcement processes. It introduces powers for Scottish Ministers to inspect and enables future amendment by regulation.

8.4 Managers of Related Properties

8.4.1 The Act modifies the Title Conditions (Scotland) Act 2003 to reduce the threshold for property owners to appoint or dismiss a property factor from two-thirds to a majority.

8.5 Fuel poverty

8.5.1 The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 (“2019 Act”) set targets relating to the eradication of fuel poverty, reporting provisions and includes the establishment of the Scottish Fuel Poverty Advisory Panel (“the SFPAP”). The Act seeks to strengthen and improve the Scottish Ministers duties to consult and report under the 2019 Act and to remove budgetary limitations on the SFPAP.

8.6 New homes ombudsman (NHO)

8.6.1 The Act makes a minor change to the UK Building Safety Act 2022 to enable the Scottish Public Services Ombudsman to share information with the new UK-wide NHO.

8.7 Council Tax

8.7.1 The Act amends the Local Government (Scotland) Act 2003 to give local authorities to vary Council Tax on long-term empty properties, having regard to guidance issued by Scottish Ministers.

8.7.2 Scottish Ministers are required to carry out a review of the impact of joint and several liability for council tax arrears on those who have experienced, or are experiencing, domestic abuse. The review is to be completed within one year and will include a statement of action intended to be taken as a result of the review.

8.8 Housing Emergency

8.8.1 The Act enables Scottish Minister to lay regulations that would define a national housing emergency, the circumstances in which it would be declared, the effect, actions to be taken and circumstances that it would cease to apply.

8.8.2 Scottish Ministers may issue guidance for Local Authorities about a local housing emergency, including the meaning, circumstances and effect of a declaration and the circumstances in which a housing emergency would cease to apply. Guidance will be subject to consultation.

9 Considerations

9.1 The Act is intended to improve the experience of people who live mainly in rented accommodation or face homelessness and enhance their rights. Consequently, a number of the measures in the Act have a direct and indirect impact on local government resources. For example, in relation to service delivery for prevention of homelessness, or the creation of a mandatory responsibility for the council to assess and monitor rental conditions.

9.2 The impact will mainly depend on subsequent secondary legislation. The Act proposes new duties for local authorities in relation to rent control and the prevention of homelessness, which will have resource and cost implications. Scottish Government has engaged with COSLA and local authorities throughout the policy development process and during the progress of the Bill and will continue engagement activity as the secondary legislation is developed. The Scottish Government is obliged to consult with local authorities in the implementation of rent control under the Bill.

10 Response and Next Steps

10.1 As the Scottish Government progress the implementation of the Act, NRS Housing will continue to support discussion on and development of specific provisions, with particular interest in areas of the Act impacting on the statutory duties of local authorities including the:

- Development of detail around rent control measures and the Council's role in mandatory assessment of rent control areas, directly or through the Local Authority Working Group on Rent Control.
- Design and content of Scottish Ministerial guidance provided for throughout the act including on assessments of rent conditions, reports to be prepared, and the power to seek information from landlords and tenants.
- Design of Scottish Minister consultation processes, for example those to be followed prior to laying of regulations designating an area as a rent control area or varying rent controls in an existing Rent Control Area where the Local Authority must be consulted.
- Design of Scottish Minister consultation processes, for example consultation on properties exempt from rent control area restrictions where persons who appear to represent the interests of tenants and landlords must be consulted.
- Measures in the Act as they impact the preparation and content of the Local Housing Strategy.
- Clarification and further refinement of provisions across the Act, as appropriate.

10.2 NRS Housing will continue to engage with partners across the housing sector to facilitate further understanding of potential impacts and definition of roles via existing meeting structures and attendance at one-off events. Engagement with Scottish Government will also continue in respect of outlining the resource impacts (both financial and staff) that additional activities associated with the Act will place on the Council and the Glasgow City Health and Social Care Partnership (GCHSCP), particularly those associated with:

- The mandatory assessment of rent conditions by local authorities.
- Local authority power to seek information from landlords and tenants, and the remedy proposed where a landlord fails to provide information sought or provides false information, including use of orders.
- Operational implications of changes, for example to registration of letting agents and additional duties for landlords.
- Responding to Scottish Government consultations on rent control assessment and exemptions.
- Homelessness prevention duties (“Ask and Act”).

10.3 NRS Housing will also continue to support discussion with GCHSCP colleagues and stakeholders as the implementation progresses for specific provisions including the operational and resourcing impacts of additional powers, homelessness prevention duties of relevant bodies, assessment of housing support services and tenants affected by domestic abuse. The operational impact of regulation changes will also be monitored particularly in relation to impacting on council business, landlord compliance and enforcement and support implementation, including system design, methodology and resourcing in readiness for preparing the first rent assessment report by May 2027.

11 Policy and Resource Implications

Resource Implications:

Financial:

There are no direct financial implications arising from the report. As detailed provisions in the Act are developed and commenced via regulation, there will be resource implications for local authorities, specifically in relation to rent control assessment and homelessness prevention, which have still to be determined.

Legal:

There are no direct legal implications arising from the report.

Personnel:

There are no direct personnel implications arising from the report.

Procurement:

There are no direct procurement implications arising from the report.

Council Strategic Plan: The Housing (Scotland) Act contains proposed measures that may impact the following Grand Challenges (GC) and Missions.

Grand Challenge 1 – Reduce poverty and inequality in our communities:

Mission 1 – End child poverty in our city using early intervention to support families.

Mission 3 – Improve the health and wellbeing of our local communities.

Grand Challenge 4 – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities:

Mission 1 – Create safe, clean and thriving neighbourhoods.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

The proposed response to the Housing (Scotland) Act supports Equality Outcome 4.

What are the potential equality impacts as a result of this report?

The Housing (Scotland) Bill was subject to an Equality Impact Assessment that examined the rent control measures and their impact on affordability for vulnerable groups, the homelessness prevention duties and how they support equality of opportunity and tenant rights (e.g., ability to keep pets, make reasonable alterations) and whether these improve inclusion.

Measures in the Act are intended to improve housing outcomes for people who live mainly in rented accommodation or face homelessness. The impacts identified from the assessment were found to be neutral/none, or positive, and no negative impacts have been identified. It is anticipated that, in general terms, the Act will have a positive impact on all equality groups.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The rent control measures, measures to improve tenants' rights, and homelessness prevention measures in the Housing (Scotland) Act will have specific impacts addressing socio-economic disadvantage in terms of potentially improved housing outcomes for those who rent their home.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

What are the potential climate impacts as a result of this proposal?

Will the proposal contribute to Glasgow's net zero carbon target?

Not applicable.

No potential climate impacts identified.

Not applicable.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

No privacy or data protection impact identified.

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

Not applicable.

12 Recommendations

Committee is asked to note:

1. The passing of the Bill for the Housing (Scotland) Act 2025.
2. Considerations and next steps to be taken as regulations and guidance are developed and the provisions within the Act commence.