

Cost of Living (Tenant Protection)(Scotland) Act 2022 – Implications for Glasgow’s rented sector noted – Declaration of interest.

2 There was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability regarding the Cost of Living (Tenant Protection)(Scotland) Act 2022 and the implications for Glasgow’s rented sector, advising

- (1) that the Cost of Living (Tenant Protection)(Scotland) Act came into force on 28th October 2022 and had been developed as a response to the emergency situation caused by the impact of the cost of living crisis on people who rent their home in Scotland;
- (2) that the Cost of Living (Tenant Protection)(Scotland) Act (Early Expiry and Suspension of Provisions) Regulations were laid in Parliament on 19th January 2023 to expire the rent cap provisions relating to the social sector and suspend the rent cap provisions relating to the student residential sector;
- (3) that the Scottish Government had published a report covering the period from 28th October to 31st December 2022, which reviewed the provisions of Part 1 of the Act and to consider whether those provisions remained necessary and proportionate in connection with the cost of living;
- (4) of Glasgow’s rented sector; and that the Scottish Housing Regulator reports on average rent costs per local authority area broken down by property size and for all rents and in September 2022, the Scottish Housing Regulator had published a report entitled “Rent increases by Scottish social landlords a Thematic Review” which provided a table of percentage rent increases for all Registered Social Landlord’s;
- (5) that Glasgow’s draft Local Housing Strategy 2023-28 builds on the progress made through the 2017-22 strategy and the draft Local Housing Strategy vision was that “Everyone in Glasgow would have access to an affordable, suitable, climate friendly home, which promoted good health and wellbeing and connects to communities and the opportunities the city offers”;
- (6) that to achieve the proposed Local Housing Strategy vision and realise the wider ambitions set out in the Council’s Strategic Plan 2022-27, 5 Local Housing Strategy priorities had been proposed and under priority 5, there were 3 associated missions, which set out to reduce homelessness, support vulnerable tenants and families in the private rented sector to prevent homelessness wherever possible, and work with tenants to determine priorities and actions for improving affordability, standards and security within the rented sector; and
- (7) that increasing the supply of affordable housing options was a core aim for the draft Local Housing Strategy 2023-28 and Glasgow had resource planning assumptions for grant funding of £313m to deliver affordable housing over the first 3 years of the strategy and the Strategic Housing Investment plan 2023-

28 identified potential resources of up to £535m, with capacity to deliver over 6,500 new affordable homes over this period.

After consideration, the committee noted

- (a) the key provisions of the Cost of Living (Tenant Protection)(Scotland) Act 2022;
- (b) the amendments to the regulations introduced affecting social housing providers and student rental accommodation;
- (c) the Scottish Government's plans to revise and extend protections up to March 2024 as set out in a proposed extension of the Cost of Living (Tenant Protection)(Scotland) Act 2022 Statement of Reasons;
- (d) an analysis of the key features and trends for Glasgow's rented sector;
- (e) the establishment of a working group, which included higher education institutions and Council services, to investigate and develop options that would increase the supply of student accommodation in Glasgow;
- (f) that officers would look at student representation on the working group; and
- (g) how the priorities and actions to address rented sector housing were being taken forward in Glasgow's draft Local Housing Strategy 2023-28.

In terms of Standing Order No 27, Councillor Ahmed declared an interest in this item and took no part in the discussion or decision thereon.