

# Private Landlord Forum



## Housing (Scotland) Bill: Prevention of Homelessness

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# Housing (Scotland) Bill

- Introduced to Parliament on 26<sup>th</sup> March 2024

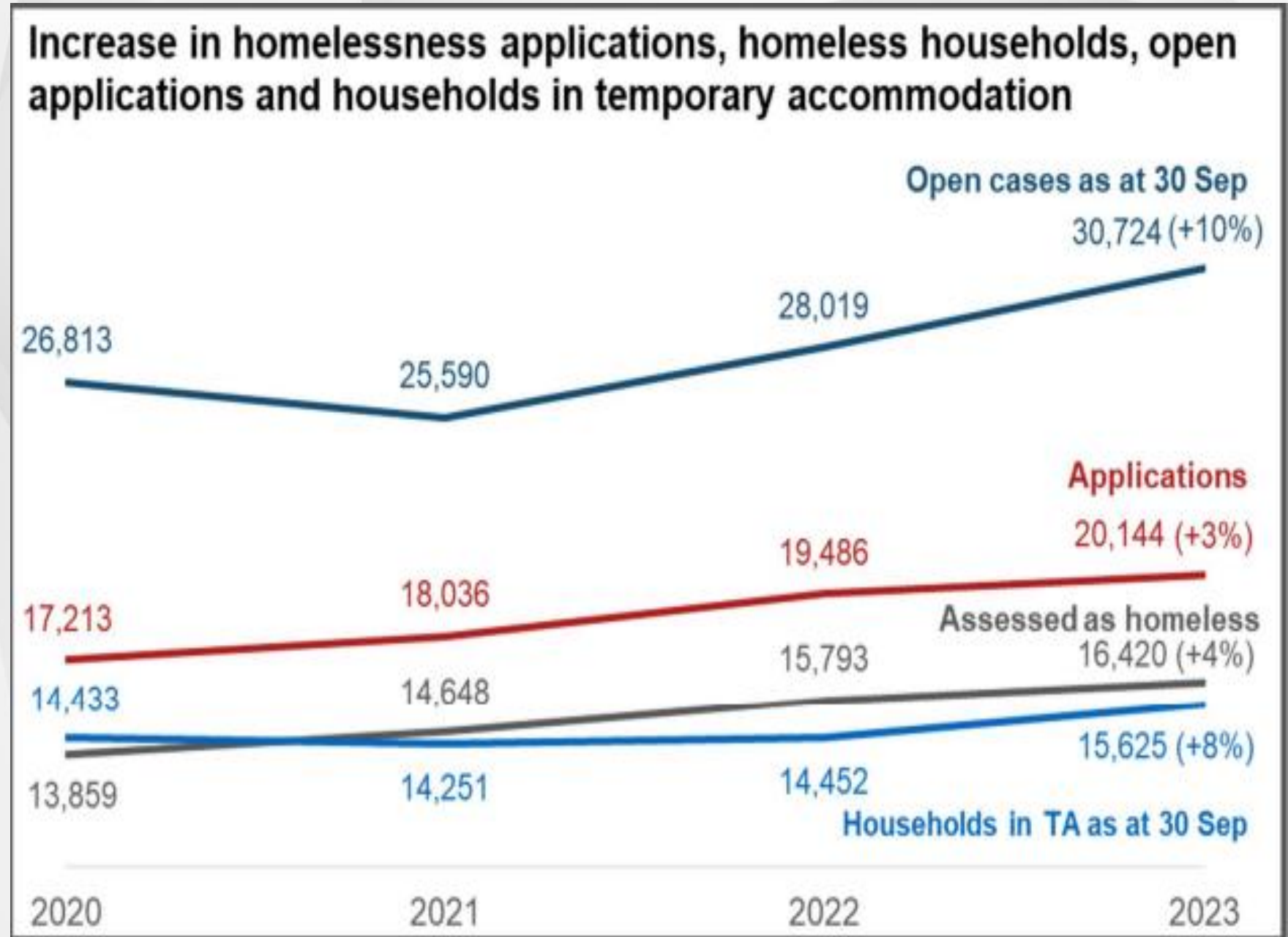
## Two main elements

- New Deal for Tenants
  - Capping rent increases and establishing long term rent controls
  - Strengthen eviction protections
  - New rights relating to home decoration and keeping pets
- Prevention of Homelessness
  - Extending support for people threatened with homelessness from 2 months to 6 months
  - Introduce 'ask and act' duties across social landlords and all public bodies
    - Key aim to share responsibility for ending homelessness and take proactive action
  - Provisions by social landlords to support tenants who are experiencing or at risk of domestic abuse

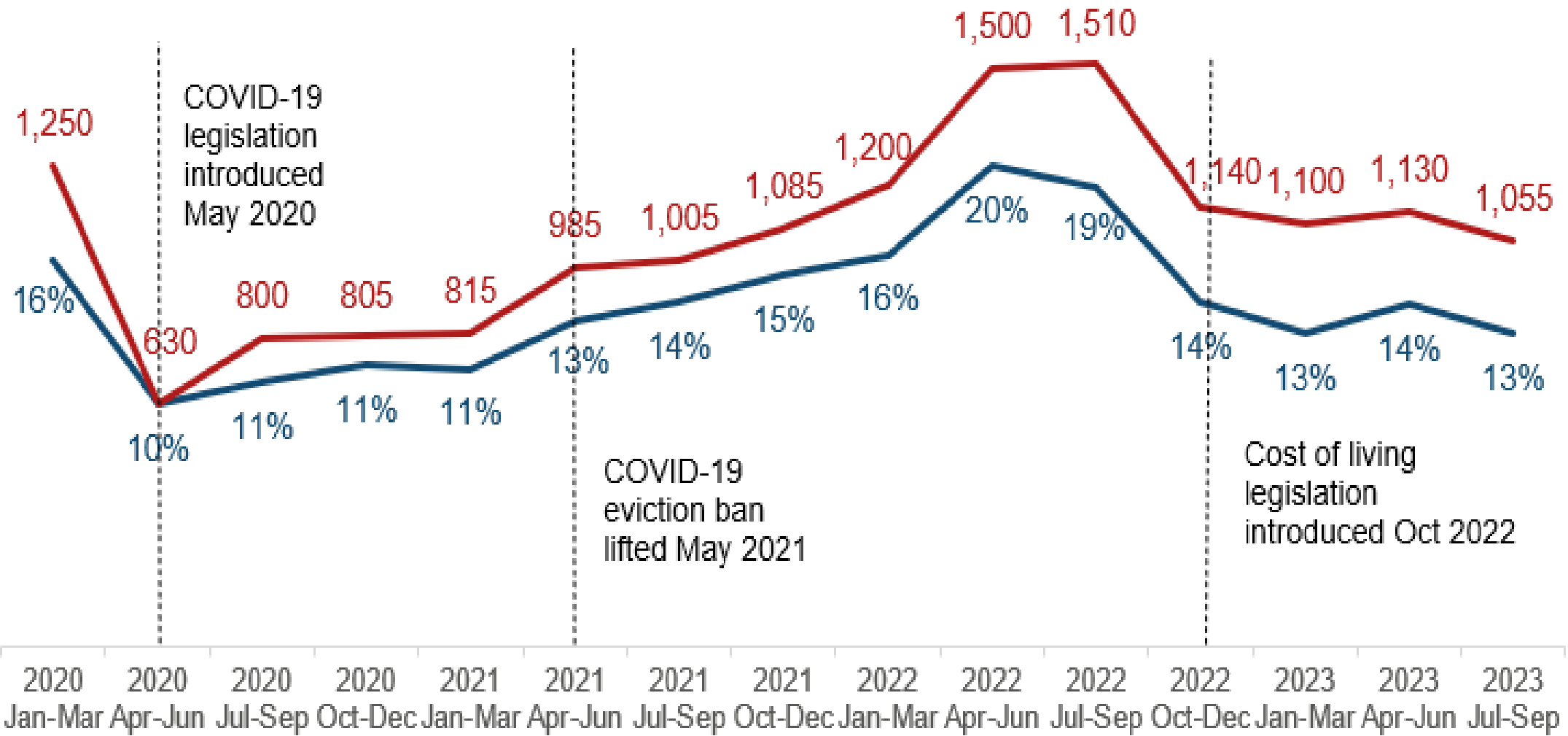
# Scottish Context

Scottish Government  
bi-annual report Apr-  
Sept 2023

(published 27<sup>th</sup> Feb  
2024)



# Homeless from the PRS (Scotland)



# Current Housing Pressures and Market Drivers

- Cost of Living Crisis and inflationary costs
- Housing Affordability
  - Rising house prices
  - Mortgage interest rate hikes
- PRS drivers
  - Affordability for landlords
  - Increasing rents and evictions
  - Legislative requirements
  - Potential future reduction in PRS properties
- Rising waiting lists for social housing
  - Increase in Homelessness
  - Local Connection legislative change
- Wider policy and legislative changes

# Prevention & Sustainability in North Lanarkshire



# RDGS & Open Market Purchase Scheme

## RDGS

- Want to live in NL
- Aged 16+ and in housing need
- Unable to raise the deposit
- Can meet monthly rental costs

Link: [Rent deposit guarantee scheme | North Lanarkshire Council](#)

## Open Market Purchase Scheme

- Demand for type & size in area
- Combined cost of purchase & repairs is value for money
- Would give council complete or majority ownership
- Would meet needs of those with disabilities
- Purchase from private landlords in certain circumstances

Link: [Open Market Purchase Scheme | North Lanarkshire Council](#)

# Questions

