

Rented Sector Reform: Landlord and Tenant Engagement Questionnaire

Analysis report

March 2024

Contents

Executive Summary	i
1: Introduction.....	1
2: Profile of questionnaire respondents.....	5
3: Rent control	9
4: Tenancy proposals.....	33
5: Greater flexibility to personalise a home.....	36
6: Keeping a pet	42
7: Unclaimed tenancy deposits	45
8: Greater protections during the eviction process	49
9: Social Rented Sector proposals	50
10: Potential costs and benefits.....	54
Annex A – Tabular results at all questions	60

Executive Summary

This summary sets out key findings from the analysis of responses to a digital questionnaire asking private and social rented sector landlords and tenants questions on rental sector reform to inform development of legislation to deliver A New Deal for Tenants through a Housing Bill.

Background

In December 2021, the Scottish Government opened a public [consultation](#) on proposals to deliver A New Deal for Tenants. The consultation invited views on a wide range of topics including rent controls, personalisation of a rented home and reforms to the evictions process. Having sought views on the broad principles proposed under A New Deal for Tenants, the Scottish Government has gone on to engage further with both landlords and tenants to shape the legislative changes to be introduced through a Housing Bill in this parliamentary session.

This report presents analysis of a further, very targeted consultation exercise, carried out by questionnaire, that will further inform the development of the Housing Bill. The questionnaire style approach was used to help focus on the policy options under consideration, rather than revisiting issues already covered in the previous consultation.

The questionnaire

The questionnaire opened on 29 September and closed on 27 October 2023. It asked 36 closed questions, the first six of which asked for biographical information. The remaining 30 questions sought respondents' views on a range of issues, including rent controls, ending joint tenancies, flexibility to personalise a home, keeping pets and greater protections during the evictions process.

It is important to note that the views of respondents do not necessarily represent those of the wider population of interest. As with any engagement exercise, the questionnaire respondents are a self-selecting sample, and individuals and organisations who have a keen interest in any given topic, who hold strong views, and who have the capacity to respond are more likely to take part.

It should also be noted that the available routes for disseminating information about the questionnaire may have had an impact on the profile of respondents. For example, a link to the questionnaire was included in an email sent directly to all landlords on the Scottish Landlord Register, but there was no equivalent route for sharing information with tenants. This may explain, at least partly, the relatively high proportion of respondents taking a landlord perspective.

Given the dissemination routes available, the self-selecting nature of the sample and the low numbers of respondents in some groups (both in relative and absolute terms), the results set out in this report should be seen as indicative rather than significant. This applies particularly in terms of the proportions of each respondent group (presented as percentages for the purposes of this report).

In addition to the questionnaire, the Scottish Government explored interest in holding discussion groups for stakeholders but there was limited interest; two discussion groups were held, one with the PRS Stakeholder Engagement Group¹ and the other with members of Propertymark.²

General feedback on the questionnaire

As noted above, the questionnaire asked closed questions only. This was raised as a concern by some of those attending the stakeholder discussion groups, including those coming from both a landlord and a tenant perspective. In summary, the concerns included that the closed question only format did not allow for a nuanced response and did not allow stakeholders to provide further information or commentary.

Profile of questionnaire respondents

In total 6,650 questionnaire responses were available for analysis.³ The largest groups were PRS landlords, with 44% of respondents, and PRS tenants, with 29% of respondents. Other points to note are that:

- 48% of all respondents came from the four groups with a landlord perspective (PRS landlord, PRS landlord organisation, SRS landlord and SRS landlord organisation).
- 33% of all respondents came from the four groups with a tenant perspective (PRS tenant, PRS tenant organisation, SRS tenant and SRS tenant organisation).

Landlord respondents were asked about how many properties they have available for rent and most reported having small portfolios rather than being larger, professional landlords or landlord organisations. The largest group, 46% of those responding to the questionnaire, reported that they own one rental property and a further 33% that they own 2-4 rental properties.

Topics covered by the questionnaire

Rent control

Respondents were divided on a number of the issues covered in the rent control section:

¹ This group includes representatives from the PRS, tenant unions, the housing sector and the third sector.

² Although the Scottish Government did not issue a general public invitation to provide further comments, a number of stakeholders used the email address connected to the questionnaire to make a written submission. These email submissions have been analysed and reported on separately.

³ Respondents were not required to provide any identifying biographical information to accompany their response. This means it is not possible to carry out any checks for multiple responses being submitted. Two responses were removed because they had no content.

- 59% of those answering thought that rent control should be universally applied across Scotland and 41% that it should be introduced on a local basis where assessment shows there is a need. PRS and SRS tenants tended to favour the universal approach, and PRS landlords and landlord organisations generally supported rent control being introduced on a local basis.
- Where restrictions on rent increases are being applied, 58% of those answering thought they should apply to both sitting tenants and in between tenancies, while the remaining 42% thought they should apply to sitting tenants only. PRS and SRS tenants tended to favour restrictions applying to both sitting tenants and in-between tenancies, while PRS landlords and landlord organisations in particular supported restrictions for sitting tenants only.

However, a clear majority, 80% of those answering the question, agreed that, if rent controls in a rent control area apply both within and between tenancies, the first rent increase in a tenancy should be possible at any point after the start of the tenancy, provided that at least 12 months has passed since the rent was last increased during the previous tenancy.

In relation to the time period for rent control areas, a small majority strongly disagreed that rent controls should only last for a fixed amount of time (52%), and small majorities strongly agreed that the duration of rent control areas should be flexible (51%) and that there should not be a time limit on the duration of rent control areas (55%).

If rent control areas are put in place for fixed time periods, 50% of respondents answering the question considered that a time period of more than 5 years would be most appropriate while, at the other end of the spectrum, 41% favoured a 1-year period. Relatively few respondents favoured a period of 2, 3, 4 or 5 years.

In relation to mechanisms for increasing rent above a cap, respondents were relatively evenly divided with 51% thinking there should not be a mechanism (including most PRS and SRS tenants) and 49% thinking there should (including most PRS and SRS landlords). Respondents were also evenly divided on whether there should be a mechanism to allow landlords to raise the rent above the rent cap, on a case-by-case basis, in certain circumstances such as where there have been improvements to the let property.

Ending a joint tenancy

The Scottish Government is exploring the introduction of a new approach to deal with circumstances where it is not possible for joint tenants to agree to end a joint tenancy. A substantial majority of respondents, 87% of those answering the question, agreed that the notice period which the departing joint tenant must give to the other joint tenants should be 2 months. A clear majority in all groups agreed with the proposal, although at a lower level for PRS landlord and PRS landlord organisations, at 76% and 74% respectively.

Greater flexibility to personalise a home

A majority of respondents, 75% of those answering the question, agreed that some small changes (for example putting up pictures and posters) should not require consent. While a substantial majority of PRS and SRS tenants agreed with the proposal, PRS and SRS landlords were evenly divided on this issue.

A majority of respondents, 70% of those answering the question, also agreed that other bigger changes can be requested and not unreasonably refused. Although a substantial majority of PRS and SRS tenants agreed, a majority of PRS landlords disagreed.

In relation to how long landlords should have to respond to a request for a change that cannot be unreasonably refused, a majority of respondents, 63% of those answering the question, favoured 20 working days. A substantial majority of PRS and SRS tenants, and those in 'None of the above' and 'None selected' groups, chose the 20 working days option, with support ranging from 94% to 99%.

Of the remaining respondents, 27% favoured 30 working days, 4% favoured 40 working days and 7% more than 40 working days. Those favouring the 30 working days option included small majorities from the PRS landlord, PRS landlord organisation and SRS landlord organisation groups, at 53%, 54% and 57% respectively.

Although the overall level of support was not high, 14% of PRS landlords and 21% of SRS landlords thought that landlords should have more than 40 working days to respond to a request for a change.

Respondents were most likely to think a tenant should have lived in the let property for 3 months before they can request bigger changes that cannot be unreasonably refused (50% of all respondents answering the question). A substantial majority of PRS and SRS tenants, and those in the 'None of the above' and 'None selected' groups, preferred this option; with support ranging from 89% to 96%.

The next most frequently chosen option was 12 months, selected by 38%, with a majority of PRS landlords, PRS landlord organisations and SRS landlords preferring this option (with support at 77%, 72% and 72% respectively).

Keeping a pet – private rented sector

A majority of respondents, 63% of those answering the question, agreed that private tenants should have a right to request to keep a pet and should not be unreasonably refused. A substantial majority of PRS tenants supported the introduction of the right, while a majority of PRS landlords did not.

In relation to how long landlords should have to respond to a request to keep a pet, 62% of those answering the question favoured 20 working days. A substantial majority of PRS and SRS tenants, and those in the 'None of the above' and 'None selected' groups, chose the 20 working days option, with support ranging from 94% to 99%.

Of the remaining respondents, 23% favoured 30 working days, 4% favoured 40 working days and 11% more than 40 working days. Those favouring the 30 working days option included small majorities from the PRS landlord organisation and PRS tenant organisation groups, at 51% and 62% respectively. The 30 working days option was also supported by 47% of PRS landlords and 40% of SRS landlords.

Unclaimed tenancy deposits

Respondents were asked about five potential uses for any unclaimed deposits that have been transferred to the Scottish Government. Overall, respondents were most likely to strongly agree that any unclaimed funds should be used on the prevention of homelessness from the PRS. A majority also strongly agreed or agreed with providing advice, information and assistance to private tenants and with assisting private tenants to exercise their rights.

Greater protections during the eviction process

A majority (59% of those answering the question) either strongly agreed or agreed that, in the private sector, the Tribunal should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year. This rose to 98% of PRS tenants. However, 67% of PRS landlords either disagreed or strongly disagreed.

Social Rented Sector proposals

A majority of respondents, 76% of those answering the question, agreed that social housing tenants should have a right to request to keep a pet and not be unreasonably refused. While 100% of SRS tenants supported the introduction of the right, a small majority of SRS landlords did not.

In relation to greater protections during the eviction process, a majority (69%) either strongly agreed or agreed that, in the social sector, the court should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year. This rose to 100% of SRS tenants. However, a small majority of SRS landlords, 54% of those answering the question, either disagreed or strongly disagreed.

A substantial majority of respondents, 83% of those answering the question, agreed with the proposal to amend social housing pre-action requirements. A majority of respondents in all groups agreed, although there was considerable variation in the level of that agreement. At one end of the spectrum, all SRS tenants agreed. In contrast, only 53% of SRS landlords agreed although the level of agreement was higher among SRS landlord organisations, at 75%.

1: Introduction

This report presents an analysis of responses to a digital questionnaire asking private and social rented sector landlords and tenants questions on rental sector reform to inform development of legislation to deliver A New Deal for Tenants through a Housing Bill.

Background

[Housing to 2040](#) sets out a vision for what the Scottish Government wants homes and communities to look and feel like for the people in Scotland, no matter where they live and what point in their life they are at. It is a vision where homes are affordable for everyone, where standards are the same whether you rent or own your home, where homes have easy access to green spaces and essential services and where homelessness, child poverty and fuel poverty have been eradicated.

Critical to achieving this vision will be to improve the quality, affordability and fairness of the rented sectors. We know that the rented sector provides homes for large numbers of families and individuals across the country, so to help deliver a successful and quality sector for tenants across Scotland, Housing to 2040 included a commitment to publish a Rented Sector Strategy.

In December 2021, the Scottish Government opened a public [consultation](#) on proposals to deliver a new deal for tenants. The Scottish Government consultation paper invited views on delivering A New Deal for Tenants, which aims to ensure all tenants, whether living in private or social rented homes, can access secure, stable, tenancies, with affordable choices – whilst also benefiting from good quality of homes and professional levels of service and rights.

The consultation invited views on a wide range of topics including rent controls, personalisation of a rented home and reforms to the evictions process. The consultation closed on 15 April 2022 and an [analysis of responses](#) to the consultation was published in August 2022.

Affordable rents were a major focus of the 2022 consultation, with many respondents noting their opposition to any form of rent controls, and some raising concerns that rent controls have the potential to result in unintended consequences that could reduce supply. Others welcomed further consideration of policy options, although sometimes arguing that increasing the supply of social housing is the most important change needed to support the right to adequate housing.

The need to ensure that rent control policy design anticipates potential adverse impacts, incorporates appropriate enforcement, and can respond to local variation in market pressures was also highlighted. A very substantial majority of respondents thought that if any rent controls measures are to be introduced, they should apply across both social and private rented housing.

Other key findings from the 2022 consultation included that:

- A very substantial majority agreed that the Private Housing (Tenancies) (Scotland) Act 2016 should be amended to ensure that all joint tenants can terminate their interest in a private residential tenancy without the agreement of other joint tenant(s).
- In terms of allowing people to personalise their home, the most frequently made point was that, to achieve tenure blind housing outcomes and enshrine tenants' rights, tenants should be able to redecorate their homes. However, some raised concerns, including that the landlord has no way of enforcing a requirement to return the property to the original state when the tenant moves out.
- Those who supported allowing people to keep pets made similar points about embedding tenure-blind rights, although there were some concerns that pets can and have caused problems.
- A substantial majority thought that additional protections against the ending of tenancies during the winter period are needed. Many of those who did not think additional protections are needed identified potential risks associated with their introduction or highlighted possible unintended consequences.

The New Deal for Tenants consultation was the primary route for consulting on possible changes. Having sought views on the broad principles proposed under A New Deal for Tenants, the Scottish Government has gone on to engage further with both landlords and tenants to shape the legislative changes to be introduced through a Housing Bill in this parliamentary session.

The analysis of the present, very targeted consultation exercise, carried out by questionnaire, will further inform the development of the Housing Bill. The questionnaire style approach was used to help focus on the policy options under consideration, rather than revisiting issues already covered in the 2022 consultation.

The questionnaire was accompanied by a [paper on the current proposals](#), which is available on the Scottish Government's website.

The questionnaire

The questionnaire opened on 29 September and closed on 27 October. It asked 36 closed questions, the first six of which asked for biographical information. The remaining 30 questions sought respondents' views on a range of issues, including rent controls, ending joint tenancies, flexibility to personalise a home, keeping pets and greater protections during the evictions process.

In addition to the questionnaire, the Scottish Government explored interest in holding discussion groups for stakeholders, with events offered to members of the PRS Stakeholder Engagement Group. The initial intention had been to hold up to seven events but there was limited interest and only one Engagement Group stakeholder (PropertyMark) took up the offer. In the end, two discussion groups

were held, one with the PRS Stakeholder Engagement Group⁴ and the other with members of Propertymark (a membership body for property agents). This does mean that the amount of supplementary qualitative data is more limited than had been anticipated when the questionnaire approach was devised.

Approach to the analysis

An Excel spreadsheet, containing all the responses to the questionnaire, was made available to the analysis team. Two responses were removed because they had no content. Respondents were not required to provide any identifying biographical information to accompany their response, meaning it was not possible to carry out any checks for multiple responses being submitted by the same respondent. The analysis of answers at the closed questions was undertaken in Excel.

The analysis team was also supplied with notes taken at the two discussion groups held, and a standard qualitative analysis, focusing on key themes, was carried out on this material.

This report sets out a question-by-question analysis of responses to the questionnaire, beginning with a section on the profile of respondents, followed by sections on each of the key policy areas covered.

Questionnaire respondents were asked to select one of nine respondent types and the results at the opinion questions (Questions 6 onwards) are largely broken down according to these groups. For the purposes of the analysis, respondents have been kept within the respondent type they selected. Answers at other questions, including the name of the organisation or relating to how many properties landlords have to rent, suggest that some respondents may not have selected the respondent type expected. However, given that the biographical information is limited – for example only around a third of organisations supplied their organisation name – it is not possible to carry out a complete and consistent reclassification exercise. For this reason, respondents have been left within the group they themselves selected. This does mean that a degree of caution must be exercised when interpreting the results.

The number within each respondent group ranges from 2,893 Private Rented Sector (PRS) landlords down to only 5 Social Rented Sector (SRS) tenant organisation respondents, and there are four groups with fewer than 100 respondents.

The variations in respondent group sizes are unsurprising and, to some extent, reflect the variation in overall numbers across the country/population. For example, there are many more private landlords than private landlord organisations, and there are many more SRS tenants than SRS tenant organisations. It should also be noted that the available routes for disseminating information about the questionnaire may have had an impact on the profile of respondents. For example,

⁴ This group includes representatives from the PRS, tenant unions, the housing sector and the third sector.

a link to the questionnaire was included in an email sent directly to all landlords on the Scottish Landlord Register, but there was no equivalent route for sharing information with tenants. This may explain, at least in part, the relatively high proportion of respondents taking a landlord perspective.

It should also be remembered that, as with any engagement exercise, the questionnaire respondents are a self-selecting sample, and their views cannot be taken as representative of their type of respondent or of the wider population. Individuals and organisations who have a keen interest in any given topic, who hold strong views, and who have the capacity to respond are more likely to take part in an engagement exercise than those who do not.

Given the dissemination routes available, the self-selecting sample and the low numbers of respondents in some groups (both in relative and absolute terms), the results set out in this report should be seen as indicative rather than significant. This applies particularly in terms of the proportions of each respondent group.

The results are presented through a mix of tables and charts, with a full set of tabular results set out in Annex A. The results are generally based on those answering the question only (i.e. they do not present the number who did not answer) and hence the base number of respondents will vary. Please note also that percentages may not always sum to 100% due to rounding.

The main focus is on the results from the questionnaire but, where appropriate, the feedback from the two stakeholder discussion groups may be referenced.

General feedback on the questionnaire

As noted above, the questionnaire asked closed questions only and this was raised as a concern by some of those attending the stakeholder discussion groups. In summary, the concerns included that the closed question only format did not allow for a nuanced response and did not allow stakeholders to provide further information or commentary.

The other major concern was that the questionnaire questions did not give respondents an opportunity to object to the introduction of rent controls. An associated suggestion was that this could affect levels of interest from some sectors, and in particular that PRS landlords might be less inclined to take part.

There was also a concern that digital exclusion could be a factor and, in particular, that some tenants might be unable to take part. It was also suggested that the time required, including to engage with sometimes complex policy suggestions, could act as an additional barrier.

2: Profile of questionnaire respondents

In total 6,650 responses were available for analysis. As noted above, there are considerable variations in the number of respondents in each group, ranging from 2,893 private landlords down to five SRS tenant organisations. A full breakdown of respondents by type is set out in Table 1 below. The variations seen reflect the differences in the potential number of respondents in each group but may also have been affected by the information sharing and dissemination options available to the Scottish Government.

Table 1 – Respondents by type

Type of respondent	Number	% of all respondents
PRS landlord	2893	44%
PRS landlord organisation	201	3%
SRS landlord	73	1%
SRS landlord organisation	15	<1%
PRS tenant	1905	29%
PRS tenant organisation	13	<1%
SRS tenant	264	4%
SRS tenant organisation	5	<1%
None of the above	983	15%
None selected	298	4%
All respondents	6650	

Very much reflecting the main focus of the questionnaire, the largest groups were PRS landlords, with 44% of respondents, and PRS tenants, with 29% of respondents. Other points to note are that:

- 48% of all respondents came from the four groups with a landlord perspective (PRS landlord, PRS landlord organisation, SRS landlord and SRS landlord organisation).
- 33% of all respondents came from the four groups with a tenant perspective (PRS tenant, PRS tenant organisation, SRS tenant and SRS tenant organisation).

Points to note about other groups include that:

- The PRS landlord organisation group is largely made up of letting agents, property management companies and representative bodies.
- The SRS landlord group includes responses from a number of individual respondents. It is not known, however, whether these respondents may, for example, work with the SRS.

- This also applies to the SRS landlord organisation group. This group also contains some responses from organisations that own and rent social housing.

There is very limited information on the make-up of the 'None of the above' group, although the considerable majority (95%) were individual respondents. The organisations that gave a name (of which there were 45), included third sector advice and animal welfare agencies, unions, housing developers, finance organisations and property management companies.

The overall balance of opinion in both the 'None of the above' and 'None selected' groups tended to reflect that of the PRS and SRS tenant respondents, and views across these four respondent groups tended to be in line with those of Living Rent.

Given the various caveats about respondent groups, including the disparity in their sizes, the figures set out in this report should be seen as indicative. This applies particularly to the balance of opinion for the groups with smaller numbers of respondents.

Landlords' number of properties

Landlord respondents were asked about how many properties they have available for rent (including those currently occupied by tenants), and the results are set out in Table 2 below. Given some of the issues with the respondent groups set out above, particularly in relation to SRS landlords and SRS landlord organisations, the figures for landlord organisations are also presented.

Table 2

Landlord group	Number of properties								Total answering
	1	2-4	5-10	11-20	21-50	51-100	100+	500+	
PRS landlord	1389 48%	970 34%	340 12%	112 4%	41 1%	15 1%	12 0%	3 0%	2882
PRS landlord organisation	26 17%	31 21%	16 11%	11 7%	10 7%	9 6%	29 19%	18 12%	150
SRS landlord	30 42%	23 32%	4 6%	1 1%	1 1%	0 0%	0 0%	12 17%	71
SRS landlord organisation	1 7%	0 0%	1 7%	0 0%	2 14%	1 7%	1 7%	8 57%	14
Total	1446	1024	361	124	54	25	42	41	3117
% of those answering	46%	33%	12%	4%	2%	1%	1%	1%	

Most of the landlord respondents had small portfolios rather than being larger, professional landlords or landlord organisations. The majority of all landlords, 46%

of those responding to the questionnaire, reported that they own one rental property and a further 33% that they own 2-4 rental properties. This rose to 48% and 34% respectively of PRS landlords. Relatively small numbers of responses came from landlords with larger portfolios, only 30 PRS landlords had 50 properties or more, as did 12 SRS landlords. Other points to note are that:

- In terms of the PRS landlord organisation group, many of the respondents appear to be letting or property management agents, and hence the numbers may primarily relate to properties managed rather than owned.
- The SRS landlord group contains a majority of respondents who reported that they rent out 50 or fewer properties. Given the size of SRS landlords, some of these respondents may have selected the wrong respondent group or they may have selected the wrong number of properties.
- The SRS landlord organisation group includes 10 respondents who have reported that they rent out 51 or more properties. Albeit that they may have a wider role, these property numbers (and names where given) suggest these respondents are likely to be SRS landlords.

Tenancy types held by tenants

Tenants were asked what type of tenancy⁵ they have, and the results are set out in Table 3 below.

Table 3

Tenant group	Tenancy type							Total
	Private Residential Tenancy	Assured Tenancy	Short Assured Tenancy	Regulated Tenancy	Scottish Secure Tenancy	Short Scottish Secure Tenancy	Don't know	
PRS tenant	1717 91%	59 3%	85 4%	20 1%	1 0%	1 0%	10 1%	1893
SRS tenant	2 1%	1 0%	1 0%	0 0%	239 91%	18 7%	2 1%	263
None of the above	11 18%	1 2%	1 2%	0 0%	1 2%	0 0%	48 77%	62
None selected	98 39%	0 0%	1 0%	1 0%	20 8%	2 1%	128 51%	250

⁵ Tenants renting from a private landlord, with a tenancy that began on or after 1 December 2017, will have a private residential tenancy. If their tenancy began before 1 December 2017 but on or after 2 January 1989, they will have either a short assured tenancy or an assured tenancy. If they rent from a private landlord and their tenancy began before 2 January 1989 they will usually have a regulated tenancy.

If they rent from a social landlord (e.g. local authority or housing association) they will have either a Scottish Secure Tenancy or Short Scottish Secure Tenancy agreement.

Please note that, where it is not possible for a respondent to have a tenancy of the type they selected (for example, a PRS tenant cannot have a Scottish Secure Tenancy), the figures have been italicised. As would be expected, the considerable majority of PRS tenants, 91% of those answering the question, reported that they have a Private Residential Tenancy (PRT), while 91% of SRS tenants have a Scottish Secure Tenancy (SST).⁶

Location of property/properties

Respondents were also asked in which local authority area(s) their property or properties were located. Respondents from all of the groups answered this question, and full results across all 32 local authorities are provided in Annex A. This illustrates a very broad spectrum, ranging from 2539 reports of properties in Glasgow to only five connections to Comhairle nan Eilean Siar and three to the Shetland Isles. Respondents were able to select more than one local authority area, although the majority (82% of PRS landlords and 78% of SRS landlords) selected only one, with a further 14% in both groups selecting two areas.

Table 4 below illustrates figures for landlords and tenants in the five most frequently selected local authority areas.

Table 4

Local authority	PRS landlords	PRS tenants	SRS landlords	SRS tenants	Total for areas
1. Glasgow City	1019	768	19	128	2539
2. City of Edinburgh	1030	776	24	57	2318
3. Aberdeen City	140	16	3	3	204
4. Fife	141	14	7	4	197
5. South Lanarkshire	101	19	5	12	191

By some margin, respondents were most likely to have a connection to Glasgow (34% of all reports) or Edinburgh (31% of all reports).

⁶ Some of those in the 'None of the above' and 'None selected' groups also answered this question, suggesting that at least a proportion of those in these groups may be tenants.

3: Rent control

General view from stakeholder discussion groups

As noted in the introduction, in addition to the questionnaire, the Scottish Government held two discussion groups, one with the PRS Stakeholder Engagement Group and the other with members of Propertymark. Some of those attending stakeholder discussion groups were disappointed that they were not given an opportunity to express their concerns about the introduction of rent controls.

Specific concerns, mostly expressed by those taking a landlord perspective, included that rent controls:

- Will have the unintended consequence of pushing rental prices up, including because of private landlords leaving the sector.
- Could potentially discourage or block investment. There was an associated query as to what engagement there has been with UK Finance or others on behalf of the lenders with regards to the implementation of a permanent rent control framework.
- Could lead to private landlords increasing rent by more than they otherwise would have, in anticipation of the measures being introduced.

There was also a query as to how the policy would be monitored and reviewed, when the parameters for rent controls would be known and whether any consideration had been given to cost/benefit analysis.

Area basis for rent controls

In summary, the proposals are that:

- Local authorities would be required to carry out an assessment of conditions in relation to rent in their area and make a recommendation about whether Scottish Ministers should impose rent controls in all or part of their area. There would be a mandatory requirement to re-assess rent conditions on a regular basis.
- Scottish Ministers would be the final decision maker about whether to impose rent controls, taking account of the outcome of the assessment process.
- In any area where rent controls are introduced, there would be a restriction on the amount by which rents can be increased in that area. This would be via the imposition of a rent cap based on a fixed percentage or a formula by which the increase could be calculated.

Question 6 – Do you think rent control should be introduced on a local basis, where assessment shows that there is a need, or should rent control be universally applied across Scotland?

Responses to Question 6 by respondent type are set out in Table 5 below.

Table 5

Respondent group	Rent control should be universally applied across Scotland	Rent control should be introduced on a local basis where assessment shows there is a need	Total answering
PRS landlord	358 14%	2203 86%	2561
PRS landlord organisation	18 10%	167 90%	185
SRS landlord	10 16%	52 84%	62
SRS landlord organisation	3 21%	11 79%	14
PRS tenant	1839 97%	58 3%	1897
PRS tenant organisation	2 15%	11 85%	13
SRS tenant	251 97%	8 3%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	893 92%	73 8%	966
None selected	285 97%	9 3%	294
Total	3663	2593	6256
% of those answering	59%	41%	

Respondents were divided on this issue, with 59% of those answering thinking that rent control should be universally applied across Scotland and 41% that it should be introduced on a local basis where assessment shows there is a need. The respondent groups divided very clearly between those favouring the universal approach and those preferring the local one:

- A substantial majority of PRS and SRS tenants, SRS tenant organisations and the 'None of the above' and 'None selected' groups supported rent control being universally applied. Levels of support ranged from 80% to 97%.
- A substantial majority of PRS landlords and landlord organisations, SRS landlords and landlord organisations and PRS tenant organisations supported rent control being introduced on a local basis where assessment shows there is a need. Levels of support ranged from 79% to 90%.

Points from stakeholder discussion groups

With reference to local authorities being required to carry out an assessment of conditions in relation to rent in their area, a participant at the Propertymark discussion group flagged the lack of reliable/robust data on private rent levels. There was also a concern that local authorities could choose different systems of data collection as, for example, they have with regard to short term lets. There were also queries as to whether there would be guidelines or a framework for local authorities to adhere to when assessing local circumstances.

Tenancy stage

In summary, the proposal is that rent controls would apply to increases in rent that take place both during a tenancy and where the rent is set for a new tenant.

Question 7 – Where restrictions on rent increases are being applied, do you think those restrictions should apply to:

- Both sitting tenants and in-between tenancies; or
- Sitting tenants only

Responses to Question 7 by respondent type are set out in Table 6 below.

Table 6

Respondent group	Both sitting tenants and in-between tenancies	Sitting tenants only	Total answering
PRS landlord	315 12%	2380 88%	2695
PRS landlord organisation	23 12%	170 88%	193
SRS landlord	17 26%	48 74%	65
SRS landlord organisation	8 57%	6 43%	14
PRS tenant	1868 98%	29 2%	1897
PRS tenant organisation	5 38%	8 62%	13
SRS tenant	258 100%	1 0%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	907 93%	65 7%	972
None selected	286 97%	10 3%	296
Total	3691	2718	6409
% of those answering	58%	42%	

Respondents were also divided on whether any restrictions should be applied to both sitting tenants and in-between tenancies or to sitting tenants only. The majority, 58% of the answering the question, thought they should apply to both sitting tenants and in between tenancies, while the remaining 42% thought they should apply to sitting tenants only.

As at the previous question, the respondent groups divided between those favouring one or other of the approaches:

- A substantial majority of PRS and SRS tenants, SRS tenant organisations and the 'None of the above' and 'None selected' groups supported restrictions applying to both sitting tenants and in-between tenancies. Levels of support ranged from 80% to 100% of those answering. A majority of SRS landlord organisations (57% of those answering) also selected this option.
- A majority of PRS landlords, PRS landlord organisations, SRS landlords, and PRS tenant organisations supported restrictions for sitting tenants only. Levels of support ranged from 62% to 88% of those answering.

Points from stakeholder discussion groups

This issue was also covered at the discussion groups, with a concern voiced that between-tenancy rent controls could potentially remove the incentive for landlords to upgrade properties.

Timing of rent increases

In summary, the proposals are that:

- In most cases, a landlord would not be able to increase their tenant's rent until at least 12 months after the tenancy started.
- Rent increases in areas where rent controls are in place would be limited to one increase per property in any 12-month period, even if the tenant changes within that time.
- If the let property in a new tenancy is substantially the same as the let property in the preceding tenancy, the rent for that property could only be increased once in any 12-month period regardless of how many different tenancies are entered into in that period.
- Rent controls would apply to increases in rent that take place both during a tenancy and where the rent is set for a new tenant.

Question 8 – Do you agree that, if rent controls in a rent control area apply both within and between tenancies, the first rent increase in a tenancy should be possible at any point after the start of the tenancy provided that at least 12 months has passed since the rent was last increased during the previous tenancy?

Responses to Question 8 by respondent type are set out in Table 7 below.

Table 7

Respondent group	Agree	Disagree	Total answering
PRS landlord	1691 61%	1079 39%	2770
PRS landlord organisation	131 66%	69 35%	200
SRS landlord	33 49%	35 51%	68
SRS landlord organisation	10 77%	3 23%	13
PRS tenant	1818 95%	87 5%	1905
PRS tenant organisation	11 85%	2 15%	13
SRS tenant	255 98%	4 2%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	922 95%	49 5%	971
None selected	293 99%	2 1%	295
Total	5168	1331	6499
% of those answering	80%	20%	

A majority of respondents, 80% of those answering the question, agreed that, if rent controls in a rent control area apply both within and between tenancies, the first rent increase in a tenancy should be possible at any point after the start of the tenancy, provided that at least 12 months has passed since the rent was last increased during the previous tenancy.

Support was strongest amongst PRS and SRS tenants and in the 'None of the above' and 'None selected' groups (ranging from 95% to 98%). The majority of PRS landlords and PRS landlord organisations also agreed, with support at 61% and 66% respectively. SRS landlords were the only group in which a small majority (51% of those answering) did not agree.

Exemptions from rent control

The proposal is to class the following types of tenancy as being “new to market” and therefore exempt from rent control:

- i. The first tenancy of a property which has not been let as a principal home before.
- ii. The first tenancy of a property following it being purchased with vacant possession by the current landlord.
- iii. The first tenancy of a property which has been empty for a prolonged period.
- iv. The first private residential tenancy of a property where the previous tenancy was a regulated tenancy under the Rent (Scotland) Act 1984.

Question 9 – Which of the following types of tenancy should be classed as “new to market” and therefore exempt from rent control when the first rent is set?

Responses to Question 9 by respondent type are set out in Table 8 below. Respondents were given each of the four options listed above (of which they could select one or more) or they could select ‘None of the above’.

The most-frequently selected answer, at 61% of all those answering, was ‘None of the above’. A substantial majority of PRS and SRS tenants and the ‘None of the above’ and ‘None selected’ groups thought that no types of tenancy should be exempt from rent control when the first rent is set, with support ranging from 92% to 98%.

In terms of the four options presented, 36% supported an exemption for the first tenancy of a property which has not been let as a principal home before, and 34% both the first tenancy of a property following it being purchased with vacant possession by the current landlord and the first tenancy of a property which has been empty for a prolonged period. The first private residential tenancy of a property where the previous tenancy was a regulated tenancy under the Rent (Scotland) Act 1984 was supported by 29% of those answering the question.

Many of those who selected at least one of the four options selected all four. For example, 53% of the private landlords who selected at least one of the options selected all four.

Table 8

Respondent group	The first tenancy of a property which has not been let as a principal home before	The first tenancy of a property following it being purchased with vacant possession by the current landlord	The first tenancy of a property which has been empty for a prolonged period	The first PRT of a property where the previous tenancy was a regulated tenancy under the Rent (Scotland) Act 1984	None of the above	Total of those responding
PRS landlord	1979 71%	1885 68%	1888 68%	1610 58%	629 23%	2791
PRS landlord organisation	147 75%	148 75%	143 73%	130 66%	37 19%	197
SRS landlord	39 57%	36 53%	35 51%	31 46%	24 35%	68
SRS landlord organisation	9 69%	7 54%	7 54%	5 38%	3 23%	13
PRS tenant	87 5%	61 3%	68 4%	47 2%	1810 95%	1902
PRS tenant organisation	10 77%	10 77%	11 85%	10 77%	2 15%	13
SRS tenant	4 2%	2 1%	2 1%	0 0%	253 98%	258
SRS tenant organisation	0 0%	0 0%	0 0%	1 25%	3 75%	4
None of the above	69 7%	62 6%	63 6%	55 6%	896 92%	972
None selected	6 2%	7 2%	7 2%	6 2%	287 97%	295
Total	2350	2218	2224	1895	3944	6513
% of those answering	36%	34%	34%	29%	61%	

Time period for rent control areas

The proposal is that any rent control area would be in place for a fixed time period, with re-designation based on further assessment showing a continued need for rent control.

Question 10 – It is proposed that any rent control area will be in place for a fixed time period. To what extent do you agree with the following statements?

- Rent control areas should only last for a fixed amount of time. They can only be extended if a new assessment shows they are still needed/
- The duration of rent control areas should be flexible, and able to be extended beyond the designated time period, permitting indefinite continuation where required.
- There should not be a time limit on the duration of rent control areas and any decision to end rent control would be based upon a new assessment indicating they are no longer necessary.

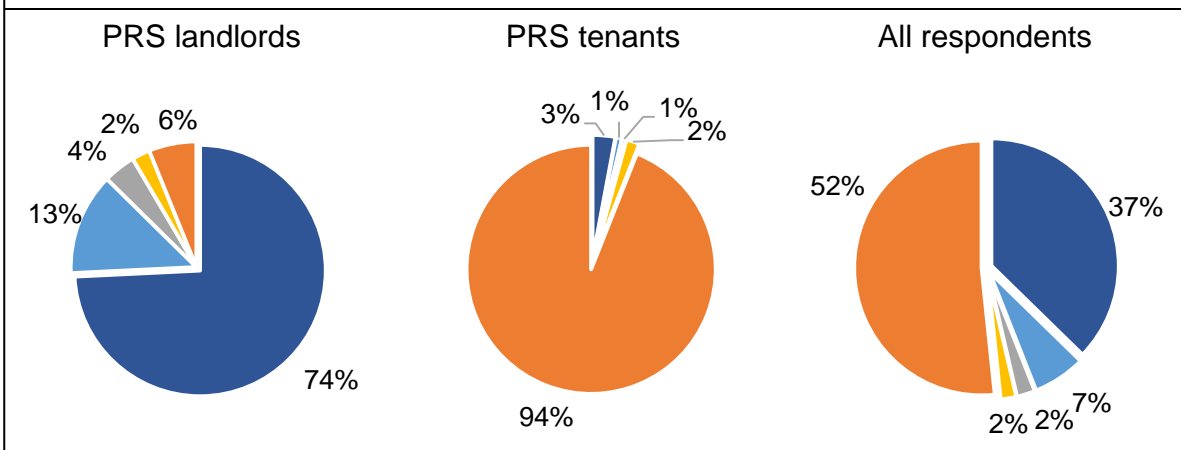
Question 10 asked respondents to agree or disagree with three statements based on a 5-point scale (Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly Disagree).

Full results for all respondent groups are included at Annex A. Chart 1 below shows the results for PRS landlords and PRS tenants, along with the total for all respondents. PRS landlords and tenants have been selected as broadly representative of the two positions that respondents tended to take at this question.

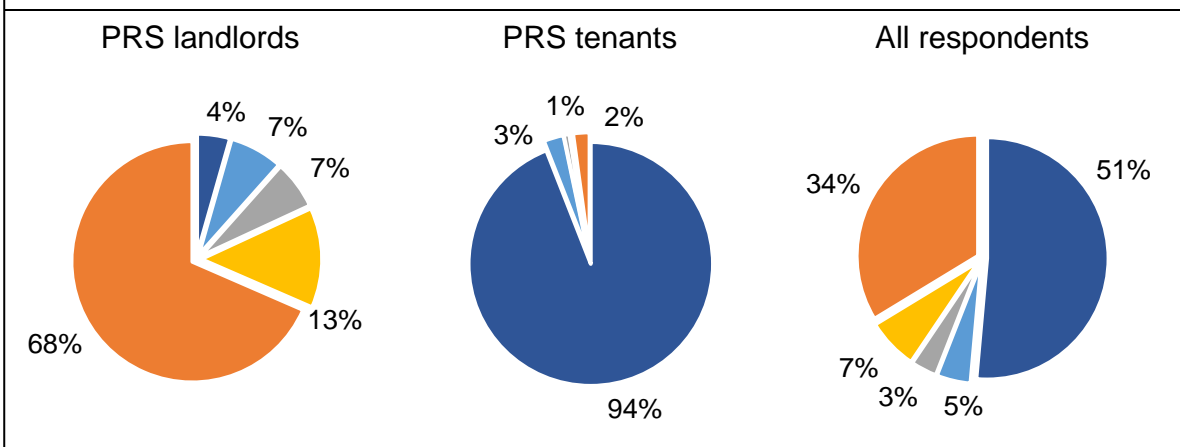
For all three options, views tended to be relatively polarised, with respondents tending to strongly agree or strongly disagree, and with relatively few respondents selecting the Agree, Neither agree nor disagree or Disagree options.

Chart 1

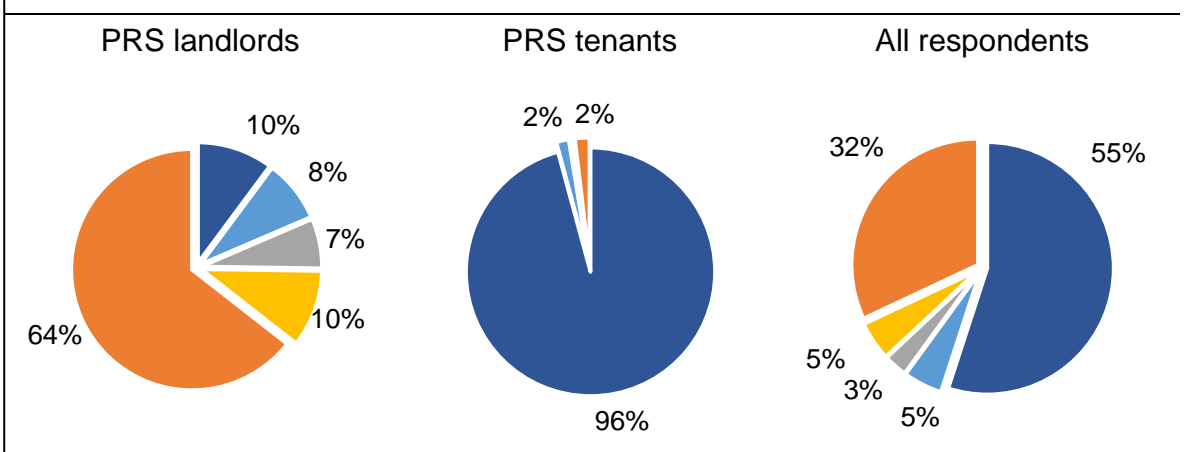
(a) Rent control areas should only last for a fixed amount of time.



(b) The duration of rent control areas should be flexible.



(c) There should not be a time limit on their duration



Strongly agree
 Agree
 Neither agree nor disagree
 Disagree
 Strongly disagree

Rent control areas should only last for a fixed amount of time

A small majority, 52% of those answering the question, strongly disagreed that rent controls should only last for a fixed amount of time. The proportion of PRS tenants

strongly disagreeing rose to 94%, while in contrast 74% of PRS landlords strongly agreed.

The duration of rent control areas should be flexible

A small majority, 51% of those answering the question, strongly agreed that the duration of rent control areas should be flexible, and able to be extended beyond the designated time period, permitting indefinite continuation where required. The proportion of PRS tenants strongly agreeing rose to 94%, while in contrast 68% of PRS landlords strongly disagreed.

There should not be a time limit on the duration of rent control areas

A majority of respondents, 55% of those answering the question, strongly agreed that there should not be a time limit on the duration of rent control areas and any decision to end rent control would be based upon a new assessment indicating they are no longer necessary. The proportion of PRS tenants strongly agreeing rose to 96%, while in contrast 64% of PRS landlords strongly disagreed.

Question 11 – Where an area is designated as a rent control area, do you agree that if there are changes in local circumstances there should be a re-assessment before the fixed time period ends so that the designation could be brought to an end earlier than the fixed period?

Responses to Question 11 by respondent type are set out in Table 9 below.

Table 9

Respondent group	Agree	Disagree	Total answering
PRS landlord	2565 91%	243 9%	2808
PRS landlord organisation	180 90%	19 10%	199
SRS landlord	55 81%	13 19%	68
SRS landlord organisation	12 92%	1 8%	13
PRS tenant	85 4%	1817 96%	1902
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	8 3%	249 97%	257
SRS tenant organisation	3 60%	2 40%	5
None of the above	84 9%	889 91%	973
None selected	11 4%	285 96%	296
Total	3010	3524	6534
% of those answering	46%	54%	

Overall, respondents were relatively evenly divided on whether, if there are changes in local circumstances, there should be a re-assessment before the fixed time period ends so that the designation could be ended earlier. A small majority, 54% of the answering the question, thought there should not, and the remaining 46% that there should be a re-assessment.

However, different respondent groups tended to a clear position:

- A substantial majority of PRS and SRS tenants and the 'None of the above' and 'None selected' groups did not agree that there should be a re-assessment. Levels of support for this view ranged from 91% to 97% of those answering.
- In contrast, a substantial majority of PRS landlords, PRS landlord organisations, SRS landlords, and SRS landlord organisations agreed that there should be a reassessment, with levels of support ranging from 81% to 92% of those answering. A majority of PRS and SRS tenant organisations also agreed (at 54% and 60% respectively).

Question 12 – If rent control areas are put in place for fixed time periods, which time period would you consider to be most appropriate?

Responses to Question 12 by respondent type are set out in Table 10 below.

Table 10

Respondent group	1 year	2 years	3 years	4 years	5 years	More than 5 years	Total answering
PRS landlord	2309 84%	258 9%	120 4%	4 0%	39 1%	23 1%	2753
PRS landlord organisation	173 88%	17 9%	3 2%	0 0%	3 2%	0 0%	196
SRS landlord	58 87%	4 6%	1 1%	0 0%	1 1%	3 4%	67
SRS landlord organisation	7 50%	2 14%	5 36%	0 0%	0 0%	0 0%	14
PRS tenant	32 2%	18 1%	17 1%	3 0%	39 2%	1793 94%	1902
PRS tenant organisation	6 46%	2 15%	0 0%	0 0%	3 23%	2 15%	13
SRS tenant	2 1%	3 1%	4 2%	0 0%	2 1%	248 96%	259
SRS tenant organisation	2 40%	0 0%	0 0%	0 0%	2 40%	1 20%	5
None of the above	67 7%	9 1%	9 1%	2 0%	11 1%	874 90%	972
None selected	9 3%	1 0%	1 0%	0 0%	1 0%	284 96%	296
Total	2665	314	160	9	101	3228	6477
% of those answering	41%	5%	2%	0%	2%	50%	

Of the six options presented, 50% of respondents answering the question considered that a time period of more than 5 years would be most appropriate while, at the other end of the spectrum, 41% favoured a 1-year period. Relatively few respondents favoured a period of 2, 3, 4 or 5 years.

PRS and SRS tenants and respondents in the 'None of the above' and 'None selected' groups tended to favour more than 5 years, with levels of support ranging from 90% to 96%. In contrast, PRS landlords, PRS landlord organisations and SRS landlords tended to favour a time period of 1 year, with levels of support ranging from 84% down to 88%.

Albeit that overall numbers with their groups are small, SRS landlord organisations and PRS and SRS tenant organisations tended to be divided on this issue, although were most likely to favour the 1-year option.

Duty to consult

The proposal is that any rent control area would be in place for a fixed time period, with re-designation based on further assessment showing a continued need for rent control.

Question 13 – Where Scottish Ministers intend to introduce rent control to an area, should there be a duty to consult with landlord groups, tenant groups and local authorities in the local area before introducing rent control to that area?

Responses to Question 13 by respondent type are set out in Table 11 below.

Table 11

Respondent group	Yes, there should be a duty to consult	No, there should not be a duty to consult	Total answering
PRS landlord	2811 98%	47 2%	2858
PRS landlord organisation	196 98%	4 2%	200
SRS landlord	70 99%	1 1%	71
SRS landlord organisation	14 100%	0 0%	14
PRS tenant	1855 98%	46 2%	1901
PRS tenant organisation	11 92%	1 8%	12
SRS tenant	253 98%	4 2%	257
SRS tenant organisation	5 100%	0 0%	5
None of the above	962 98%	16 2%	978
None selected	296 100%	0 0%	296
Total	6473	119	6592
% of those answering	98%	2%	

Respondents were almost unanimous agreeing that there should there be a duty to consult with landlord groups, tenant groups and local authorities in the local area before introducing rent control to that area. Overall, 98% of those answering the question agreed.

Mechanisms for increasing rent above a cap

Question 14 – Should there be a mechanism that allows landlords to increase the rent above the annual rent cap in cases where they have not previously raised the rent for the let property when they were permitted to do so i.e. if the landlord chooses not to increase rent for a period of years then they would be allowed to increase it by an amount above the cap at the next rent increase?

Responses to Question 14 by respondent type are set out in Table 12 below.

Table 12

Respondent group	Yes, there should be a mechanism to take these cases	No, there should not be a mechanism to take these cases	Total answering
PRS landlord	2764 97%	92 3%	2856
PRS landlord organisation	192 96%	7 4%	199
SRS landlord	65 93%	5 7%	70
SRS landlord organisation	9 64%	5 36%	14
PRS tenant	69 4%	1835 96%	1904
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	4 2%	254 98%	258
SRS tenant organisation	1 20%	4 80%	5
None of the above	88 9%	887 91%	975
None selected	10 3%	286 97%	296
Total	3209	3381	6590
% of those answering	49%	51%	

Overall, respondents were evenly divided on whether there should be a mechanism that allows landlords to increase the rent above the annual rent cap in cases where they have not previously raised the rent for the let property when they were permitted to do so; 51% thought there should not be a mechanism to increase the rent, and 49% that there should.

However, different respondent groups again tended to take very different views:

- PRS and SRS tenants, SRS tenant organisations and respondents in the 'None of the above' or 'None selected' groups generally thought there should not be a mechanism for increasing rents, with that view taken by 80% to 98% of respondents in those groups.
- PRS landlords, PRS landlord organisations and SRS landlords generally thought there should be a mechanism that allows landlords to increase the rent, with this view expressed by 93% to 97% of respondents in those groups. Smaller majorities of SRS landlord organisations and PRS tenant

organisations favoured a mechanism for increasing rents, at 64% and 54% respectively.

Question 15 – If there was a mechanism that allows landlords to increase the rent above the annual rent cap in cases where they have not previously raised the rent for the let property when they were permitted to do so, should this only apply to the first rent increase after a rent control area comes into force or to any rent increase while a rent control area is in force?

Responses to Question 15 by respondent type are set out in Table 13 below.

A majority of respondents, 60% of those answering the question, thought that any mechanism that allows landlords to increase the rent above the annual rent cap should only apply to the first rent increase after a rent control area comes into force. The remaining 40% of those answering the question thought it should apply to any rent increase while a rent control area is in force.

A substantial majority of PRS and SRS tenants, and those in 'None of the above' or 'None selected' groups favoured a mechanism that would apply only to the first rent increase after a rent control area comes into force with support for this option ranging from 93% to 97%. A majority of SRS landlord organisations and SRS tenant organisations also favoured this option, at 69% and 75% respectively.

However, a substantial majority of PRS landlords and PRS landlord organisations, (80% and 83% respectively) thought it should apply to any rent increase while a rent control area is in force. A majority of SRS landlords and PRS tenant organisations also favoured this approach (68% and 62% respectively).

Table 13

Respondent group	It should only apply to the first rent increase after a rent control area comes into force	It should apply to any rent increase while a rent control area is in force	Total answering
PRS landlord	569 20%	2252 80%	2821
PRS landlord organisation	34 17%	162 83%	196
SRS landlord	22 32%	46 68%	68
SRS landlord organisation	9 69%	4 31%	13
PRS tenant	1826 96%	73 4%	1899
PRS tenant organisation	5 38%	8 62%	13
SRS tenant	251 97%	7 3%	258
SRS tenant organisation	3 75%	1 25%	4
None of the above	900 93%	69 7%	969
None selected	286 97%	10 3%	296
Total	3905	2632	6537
% of those answering	60%	40%	

Question 16 – Do you think there should be a mechanism to allow landlords to raise the rent above the rent cap, on a case-by-case basis, in certain circumstances such as where there have been improvements to the let property?

Responses to Question 16 by respondent type are set out in Table 14 below.

Table 14

Respondent group	Yes, there should be a mechanism to take these cases into account	No, there should not be a mechanism to take these cases	Total answering
PRS landlord	2796 98%	58 2%	2854
PRS landlord organisation	195 98%	5 3%	200
SRS landlord	62 90%	7 10%	69
SRS landlord organisation	12 86%	2 14%	14
PRS tenant	90 5%	1813 95%	1903
PRS tenant organisation	11 85%	2 15%	13
SRS tenant	4 2%	254 98%	258
SRS tenant organisation	2 40%	3 60%	5
None of the above	94 10%	882 90%	976
None selected	11 4%	285 96%	296
Total	3277	3311	6588
% of those answering	50%	50%	

Overall, respondents were evenly divided on whether there should be a mechanism to allow landlords to raise the rent above the rent cap, on a case-by-case basis, in certain circumstances such as where there have been improvements to the let property.

A substantial majority of PRS landlords, PRS landlord organisations, SRS landlords, SRS landlord organisations and PRS tenant organisations thought that there should be a mechanism to raise rent: support for a mechanism within these groups ranged from 85% to 98%.

In contrast, a substantial majority of PRS and SRS tenants and those in the 'None and the above' and 'None selected' groups thought there should not be a mechanism to allow landlords to raise the rent. From 90% to 98% of respondents in these groups were of that view, as were 60% of SRS tenant organisation respondents.

Question 17 – If there were to be a mechanism to allow landlords to raise the rent above the rent cap on a case-by case basis, which of the following circumstances do you think this should apply to?

Responses to Question 17 by respondent type are set out in Table 15 below. Respondents were given three sets of circumstances, of which they could selected one or more.

Table 15

Respondent group	Improvements to the quality of fixtures and fittings	Improvements to the energy efficiency of the property	Where the landlord's costs incurred in letting the property have increased	Total answering
PRS landlord	2658 93%	2646 93%	2539 89%	2844
PRS landlord organisation	188 94%	186 93%	190 95%	199
SRS landlord	56 81%	59 86%	60 87%	69
SRS landlord organisation	12 86%	12 86%	11 79%	14
PRS tenant	1832 98%	1854 99%	45 2%	1873
PRS tenant organisation	12 92%	12 92%	6 46%	13
SRS tenant	249 97%	251 98%	5 2%	257
SRS tenant organisation	3 75%	3 75%	1 25%	4
None of the above	950 98%	957 99%	75 8%	968
None selected	296 100%	296 100%	11 4%	296
Total	6256	6276	2943	6537
% of those answering	96%	96%	45%	

In terms of the circumstances under which landlords could be able to raise the rent above the rent cap, were such a mechanism to be available, there were high levels of support for both improvements to the quality of fixtures and fittings and to the energy efficiency of the property; in both cases, 96% of those answering the question thought it could apply under these circumstances. A clear majority across

all the respondent groups supported an approach in which these two circumstances could be taken into account.

Overall, only 45% of those responding supported landlord's costs incurred in letting the property having increased being taken into account. However, this circumstance did attract substantial support from some groups of respondents; support for its inclusion from PRS landlords, PRS landlord organisations, SRS landlords and SRS landlord organisations ranged from 79% to 95%.

Verification routes

The proposal is to introduce a route by which tenants in a rent control area can verify that any proposed rent increase is in line with the rent cap. This could cover cases where the tenant believes their landlord may be proposing to increase the rent by more than the amount allowed.

Question 18 – Do you agree with this proposal?

Responses to Question 18 by respondent type are set out in Table 16 below.

A substantial majority of respondents, 84% of those answering the question, thought should be a route by which tenants can check whether a proposed rent increase is allowed under the rent cap.

There were very strong levels of support for the proposal from PRS and SRS tenants and respondents and the 'None of the above' or 'None selected' groups (ranging from 97% to 100%). Although a clear majority of PRS and SRS landlords also supported the proposals, it was at a lower level of 69% and 63% respectively.

Table 16

Respondent group	Yes, there should be a route by which tenants can check whether a proposed rent increase is allowed under the rent cap	No, I don't think it is necessary to have a route by which tenants can check whether a proposed rent increase is allowed under the rent cap	Total answering
PRS landlord	1936 69%	887 31%	2823
PRS landlord organisation	141 71%	57 29%	198
SRS landlord	43 63%	25 37%	68
SRS landlord organisation	13 93%	1 7%	14
PRS tenant	1881 99%	21 1%	1902
PRS tenant organisation	13 100%	0 0%	13
SRS tenant	259 100%	0 0%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	947 97%	25 3%	972
None selected	294 99%	2 1%	296
Total	5531	1019	6550
% of those answering	84%	16%	

Property-type exemptions

The questionnaire form noted the important part that investment plays in the housing sector in Scotland, including in the PRS. It went on to suggest that, while some investors may see rent control as a deterrent to investment, regulated markets can be attractive to institutional investors.

Nevertheless, Scottish Ministers are considering whether there should be the facility to exempt certain categories of housing from rent controls.

Question 19 – Do you consider that any of the categories of housing below should be considered for exemption from rent controls?

Respondents were presented with four possible options at Question 19 and were asked to select only one. Responses by respondent type are set out in Table 17 below.

Table 17

Respondent group	Rented property offered for social good with rents controlled below market level	Purpose-built accommodation for rent, at scale ('Build to Rent')	Both of these categories should be exempt from rent controls	No categories of housing should be exempt from rent controls	Total answering
PRS landlord	850 32%	82 3%	625 23%	1121 42%	2678
PRS landlord organisation	51 26%	7 4%	67 34%	73 37%	198
SRS landlord	19 29%	6 9%	24 37%	16 25%	65
SRS landlord organisation	7 50%	0 0%	5 36%	2 14%	14
PRS tenant	28 1%	2 0%	17 1%	1852 98%	1899
PRS tenant organisation	6 46%	0 0%	3 23%	4 31%	13
SRS tenant	3 1%	0 0%	0 0%	256 99%	259
SRS tenant organisation	2 50%	0 0%	0 0%	2 50%	4
None of the above	21 2%	5 1%	42 4%	909 93%	977
None selected	4 1%	0 0%	3 1%	289 98%	296
Total	991	102	786	4524	6403
% of those answering	15%	2%	12%	71%	31%

A majority of respondents, 71% of those answering the question, thought that no categories of housing should be exempt from rent controls. A substantial majority of PRS and SRS tenants, and respondents in the 'None of the above' and 'None selected' groups favoured this option; from 93% to 99% of respondents thought no categories of housing should be exempt. Although in a minority, 42% of PRS

landlords and 37% of PRS landlord organisations also did not think there should be exemptions.

In terms of the other options, 15% of all respondents favoured an exemption for rented property offered for social good where rents are controlled below market level, but only 2% for 'Build to Rent' properties, although 12% thought that both categories should be exempt. Among PRS landlords 32% supported exemption for properties offered for social good and 23% supported exemption for both categories.

Among SRS landlords, support for an exemption for rented property offered for social good stood at 29% rising to 37% for exemption in both categories. For SRS landlord organisations support for these options stood at 50% and 36% respectively.

4: Tenancy proposals

Ending assured and short assured tenancies

The questionnaire form noted that the intent of The Private Housing (Tenancies) (Scotland) Act 2016, which introduced PRTs, was that PRTs would be the main tenancy for the private rented sector going forwards, with assured and short assured tenancies falling away over time as they were replaced by PRTs.

Question 20 – Given PRTs were introduced in Scotland more than five years ago, should consideration be given to setting a future date by which remaining assured and short assured tenancies should be phased out?

Responses to Question 20 by respondent type are set out in Table 18 below.

Table 18

Respondent group	Yes, consideration should be given to setting a future date	No, consideration should not be given to setting a future date	Total answering
PRS landlord	1150 42%	1594 58%	2744
PRS landlord organisation	83 42%	116 58%	199
SRS landlord	34 50%	34 50%	68
SRS landlord organisation	6 43%	8 57%	14
PRS tenant	1866 98%	36 2%	1902
PRS tenant organisation	8 62%	5 38%	13
SRS tenant	254 98%	4 2%	258
SRS tenant organisation	3 75%	1 25%	4
None of the above	914 94%	58 6%	972
None selected	287 97%	9 3%	296
Total	4605	1865	6550
% of those answering	71%	29%	

A majority of respondents, 71% of those answering the question, thought that consideration should be given to setting a future date by which remaining assured and short assured tenancies should be phased out, while the remaining 29% did not.

Support was strongest amongst PRS and SRS tenants, and those in the 'None of the above' and 'None selected' groups, ranging from 94% to 98% thinking that consideration should be given to setting a future date. A smaller majority of PRS landlords, PRS landlord organisations and SRS landlord organisations supported the move, at 58%, 58% and 57% respectively, while SRS landlords were evenly divided on this issue.

Ending a joint tenancy

The Scottish Government is exploring the introduction of a new approach to deal with circumstances where it is not possible for joint tenants to agree to end a joint tenancy. This process would enable one, or more, joint tenants to end the tenancy without the agreement of all, but only after providing reasonable notice to other joint tenants.

Where there is no agreement between the joint tenants to allow one of them to leave the tenancy, the tenant who wishes to go would be required to give a fixed amount of notice to all other joint tenants of their intention to end the tenancy for all.

The period of time between the departing tenant giving this notice to the other tenants and the final notice to leave being given to the landlord would be set out in law. This period of time would give the other joint tenants time to consider their own circumstances and to come to an agreement with the exiting tenant.

Question 21 – Do you agree that the notice period which the departing joint tenant must give to the other joint tenants should be 2 months?

Responses to Question 21 by respondent type are set out in Table 19 below.

Table 19

Respondent group	Yes, 2 months is an appropriate notice period	No, the notice period should be longer	No, the notice period should be shorter	Total answering
PRS landlord	2115 76%	293 10%	386 14%	2794
PRS landlord organisation	148 74%	21 10%	32 16%	201
SRS landlord	42 63%	8 12%	17 25%	67
SRS landlord organisation	9 64%	0 0%	5 36%	14
PRS tenant	1839 97%	27 1%	34 2%	1900
PRS tenant organisation	11 85%	1 8%	1 8%	13
SRS tenant	251 97%	1 0%	6 2%	258
SRS tenant organisation	4 100%	0 0%	0 0%	4
None of the above	933 96%	18 2%	21 2%	972
None selected	293 99%	1 0%	1 0%	295
Total	5645	370	503	6518
% of those answering	87%	6%	8%	

A substantial majority of respondents, 87% of those answering the question, agreed that the notice period which the departing joint tenant must give to the other joint tenants should be 2 months.

A clear majority of respondents in all groups agreed with the proposal, although at a lower level for PRS landlord and PRS landlord organisations, at 76% and 74% respectively, and SRS landlords and SRS landlord organisations, at 63% and 64% respectively.

5: Greater flexibility to personalise a home

The Scottish Government is developing measures that would change the tenancy framework so that all private tenants with a PRT would be able to make certain minor modifications without consent, and would have the right to request certain other modifications that a landlord could not unreasonably refuse.

This approach would result in the following categories of changes that private tenants with a PRT could make to personalise their home:

- Category 1: No approval from landlord required - private tenants would be allowed to make certain minor modifications to the let property without prior agreement from their landlord. For example, putting pictures and posters on walls.
- Category 2: Right to request and landlord cannot unreasonably refuse – private tenants would have a new right to request to make certain larger changes to the let property and for their request to not to be unreasonably refused, where they had lived in the let property for a set period of time.

Tenants would be able to ask for more substantial modifications to the property's fixtures and fittings, but these would continue to be at the discretion of the landlord as is currently the case. This means the landlord could refuse modifications that did not fall into either category 1 or 2 above without any test of reasonableness.

Question 22 – Do you agree that some small changes (for example putting up pictures and posters) should not require consent?

Responses to Question 22 by respondent type are set out in Table 20 below.

A majority of respondents, 75% of those answering the question, agreed that some small changes (for example putting up pictures and posters) should not require consent. The remaining 25% of those answering the question did not agree.

A substantial majority of PRS and SRS tenants, and those in 'None of the above' or 'None selected' groups agreed with the proposal, with support ranging from 97% to 100%. A majority of SRS landlord organisations and SRS tenant organisations also favoured this option, at 79% and 75% respectively.

However, other groups, including PRS landlords, PRS landlord organisations and SRS landlords, were evenly divided on this issue.

Table 20

Respondent group	Yes	No	Total answering
PRS landlord	1416 50%	1441 50%	2857
PRS landlord organisation	102 51%	99 49%	201
SRS landlord	33 49%	34 51%	67
SRS landlord organisation	11 79%	3 21%	14
PRS tenant	1879 99%	25 1%	1904
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	259 100%	0 0%	259
SRS tenant organisation	3 75%	1 25%	4
None of the above	945 97%	28 3%	973
None selected	289 98%	7 2%	296
Total	4944	1644	6588
% of those answering	75%	25%	

Question 23 – Do you agree that other bigger changes (for example painting walls and installing wall shelves) can be requested and not unreasonably refused?

Responses to Question 23 by respondent type are set out in Table 21 below.

Table 21

Respondent group	Yes	No	Total answering
PRS landlord	1090 38%	1766 62%	2856
PRS landlord organisation	90 45%	110 55%	200
SRS landlord	34 49%	35 51%	69
SRS landlord organisation	10 71%	4 29%	14
PRS tenant	1875 98%	29 2%	1904
PRS tenant organisation	9 69%	4 31%	13
SRS tenant	259 100%	0 0%	259
SRS tenant organisation	3 75%	1 25%	4
None of the above	940 97%	32 3%	972
None selected	287 97%	8 3%	295
Total	4597	1989	6586
% of those answering	70%	30%	

A majority of respondents, 70% of those answering the question, also agreed that other bigger changes can be requested and not unreasonably refused. The remaining 30% of those answering the question did not agree.

As with respect to smaller changes, a substantial majority of PRS and SRS tenants, and those in 'None of the above' or 'None selected' groups agreed with the proposal, with support ranging from 97% to 100%. A majority of SRS landlord organisations and SRS tenant organisations also favoured this option, at 71% and 75% respectively.

However, a small majority of PRS landlords and PRS landlord organisations did not agree, 62% and 55% respectively, and SRS landlords, were evenly divided on this issue.

Question 24 – How long should landlords have to respond to a request for a change that cannot be unreasonably refused?

Responses to Question 24 by respondent type are set out in Table 22 below.

Table 22

Respondent group	20 working days	30 working days	40 working days	More than 40 working days	Total answering
PRS landlord	703 25%	1489 53%	233 8%	399 14%	2824
PRS landlord organisation	56 28%	108 54%	10 5%	26 13%	200
SRS landlord	24 35%	28 41%	2 3%	14 21%	68
SRS landlord organisation	6 43%	8 57%	0 0%	0 0%	14
PRS tenant	1848 97%	38 2%	6 0%	10 1%	1902
PRS tenant organisation	5 38%	8 62%	0 0%	0 0%	13
SRS tenant	257 99%	2 1%	0 0%	0 0%	259
SRS tenant organisation	2 50%	2 50%	0 0%	0 0%	4
None of the above	911 94%	44 5%	4 0%	12 1%	971
None selected	286 97%	10 3%	0 0%	0 0%	296
Total	4098	1737	255	461	6551
% of those answering	63%	27%	4%	7%	

A majority of respondents, 63% of those answering the question, thought landlords should have to respond to a request for a change that cannot be unreasonably refused in 20 working days. Of the remaining respondents, 27% favoured 30 working days, 4% favoured 40 working days and 7% more than 40 working days.

A substantial majority of PRS and SRS tenants, and those in 'None of the above' and 'None selected' groups, chose the 20 working days option, with support ranging from 94% to 99%. Although in a minority, the 20 working days option was also supported by some of those in other groups. For example, 25% of PRS landlords and 35% of SRS landlords selected 20 working days.

Those favouring the 30 working days option included small majorities from the PRS landlord, PRS landlord organisation and SRS landlord organisation groups, at 53%, 54% and 57% respectively.

Although the overall level of support was not high, 14% of PRS landlords and 21% of SRS landlords thought that landlords should have more than 40 working days to respond to a request for a change.

Question 25 – How long should the tenant have lived in the let property before they can request bigger changes that cannot be unreasonably refused?

Responses to Question 25 by respondent type are set out in Table 23 below.

Table 23

Respondent group	No minimum time	3 months	6 months	9 months	12 months	Total answering
PRS landlord	175 6%	115 4%	298 11%	55 2%	2142 77%	2785
PRS landlord organisation	29 15%	6 3%	18 9%	3 2%	144 72%	200
SRS landlord	5 7%	5 7%	9 13%	0 0%	48 72%	67
SRS landlord organisation	7 50%	1 7%	3 21%	0 0%	3 21%	14
PRS tenant	69 4%	1755 92%	26 1%	5 0%	47 2%	1902
PRS tenant organisation	1 8%	5 38%	2 15%	0 0%	5 38%	13
SRS tenant	8 3%	245 95%	1 0%	0 0%	5 2%	259
SRS tenant organisation	1 25%	0 0%	1 25%	0 0%	2 50%	4
None of the above	27 3%	867 89%	22 2%	4 0%	50 5%	970
None selected	1 0%	285 96%	1 0%	0 0%	9 3%	296
Total	323	3284	381	67	2455	6510
% of those answering	5%	50%	6%	1%	38%	

Respondents were most likely to think a tenant should have lived in the let property for 3 months before they can request bigger changes that cannot be unreasonably refused. However, while just 50% of all respondents answering the question chose

3 months, a substantial majority of PRS and SRS tenants, and those in the 'None of the above' and 'None selected' groups, preferred this option; with support ranging from 89% to 96%.

The next most frequently chosen option was 12 months, with 38% of all those answering the question preferring the longer time period. This included a majority of PRS landlords, PRS landlord organisations and SRS landlords, with support at 77%, 72% and 72% respectively.

6: Keeping a pet

The Scottish Government is looking at changes that would introduce the right to request to keep a pet and to not be unreasonably refused for tenants with:

- a private residential tenancy under the 2016 Act (those whose tenancy began on or after 1 December 2017); and
- for social rented sector tenants with a Scottish Secure Tenancy or a Short Scottish Secure Tenancy under the Housing (Scotland) Act 2001.

There would be clarity about what types of animals would be considered pets.

Private and social tenants would need to make a written request to their landlord to keep a pet. Landlords would only be able to refuse a request where it was reasonable to do so and would be required to give reasons for any refusal of permission. Landlords would also be able set out conditions for any approval but only where the conditions are reasonable.

Question 26 – Do you agree that private tenants should have a right to request and not be unreasonably refused to keep a pet?

Responses to Question 26 by respondent type are set out in Table 24 below.

A majority of respondents, 63% of those answering the question, agreed that private tenants should have a right to request to keep a pet and should not be unreasonably refused. The remaining 37% disagreed.

A substantial majority of PRS and SRS tenants, SRS landlord organisations and those in the 'None of the above' and 'None selected' groups supported the introduction of the right, ranging from 86% to 100%. A majority of PRS and SRS tenant organisations also agreed with the proposal, at 54% and 75% respectively.

However, a majority of PRS landlords, PRS landlord organisations and SRS landlords disagreed, at 75%, 68% and 63% respectively.

Table 24

Respondent group	Yes	No	Total answering
PRS landlord	706 25%	2163 75%	2869
PRS landlord organisation	65 32%	136 68%	201
SRS landlord	26 37%	44 63%	70
SRS landlord organisation	12 86%	2 14%	14
PRS tenant	1861 98%	44 2%	1905
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	257 100%	1 0%	258
SRS tenant organisation	3 75%	1 25%	4
None of the above	939 96%	38 4%	977
None selected	285 96%	11 4%	296
Total	4161	2446	6607
% of those answering	63%	37%	

Question 27 – How long should private landlords have to respond to a request to keep a pet?

Responses to Question 27 by respondent type are set out in Table 25 below.

A majority of respondents, 62% of those answering the question, thought private landlords should have 20 working days to respond to a request to keep a pet. Of the remaining respondents, 23% favoured 30 working days, 4% favoured 40 working days and 11% more than 40 working days.

A substantial majority of PRS and SRS tenants, and those in the 'None of the above' and 'None selected' groups, chose the 20 working days option, with support ranging from 94% to 99%. Although in a minority, the 20 working days option was also supported by some of those in other groups. For example, 24% of PRS landlords and 36% of SRS landlords selected 20 working days.

Those favouring the 30 working days option included small majorities from the PRS landlord organisation and PRS tenant organisations, at 51% and 62% respectively. The 30 working days option was also supported by 47% of PRS landlords and 40% of SRS landlords.

Table 25

Respondent group	20 working days	30 working days	40 working days	More than 40 working days	Total answering
PRS landlord	652 24%	1291 47%	202 7%	622 22%	2767
PRS landlord organisation	50 25%	101 51%	8 4%	39 20%	198
SRS landlord	24 36%	27 40%	3 4%	13 19%	67
SRS landlord organisation	6 46%	6 46%	1 8%	0 0%	13
PRS tenant	1836 97%	40 2%	11 1%	15 1%	1902
PRS tenant organisation	5 38%	8 62%	0 0%	0 0%	13
SRS tenant	256 99%	3 1%	0 0%	0 0%	259
SRS tenant organisation	1 25%	2 50%	1 25%	0 0%	4
None of the above	916 94%	38 4%	3 0%	15 2%	972
None selected	285 97%	8 3%	0 0%	2 1%	295
Total	4031	1524	229	706	6490
% of those answering	62%	23%	4%	11%	

Although the overall level of support was not high, 22% of PRS landlords and 19% of SRS landlords thought that landlords should have more than 40 working days to respond to a request to keep a pet.

7: Unclaimed tenancy deposits

The Scottish Government is considering making changes to regulations so that tenancy deposit schemes are required to request alternative contact details from the tenant when a tenancy deposit is lodged. It also proposes to provide more information to tenants about unclaimed tenancy deposits to raise awareness of the issue and to be clear about what would happen if they don't reclaim their deposit.

Unclaimed tenancy deposits funds would be able to be transferred to Scottish Government after a set amount of time. Former tenants whose unclaimed deposits had been transferred to the Scottish Government, to still be able to reclaim their deposit under certain circumstances.

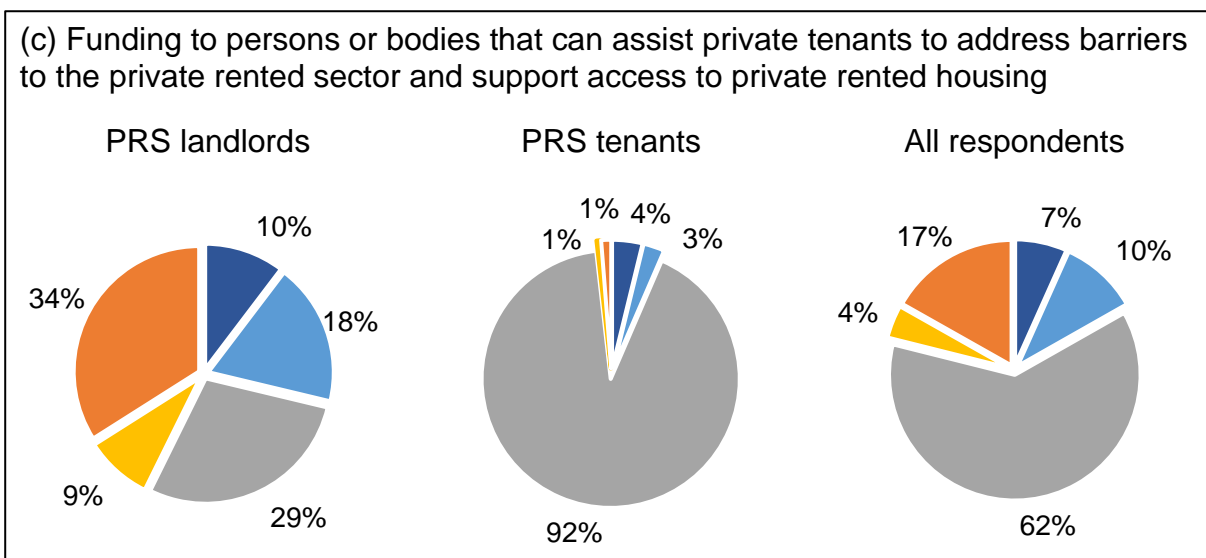
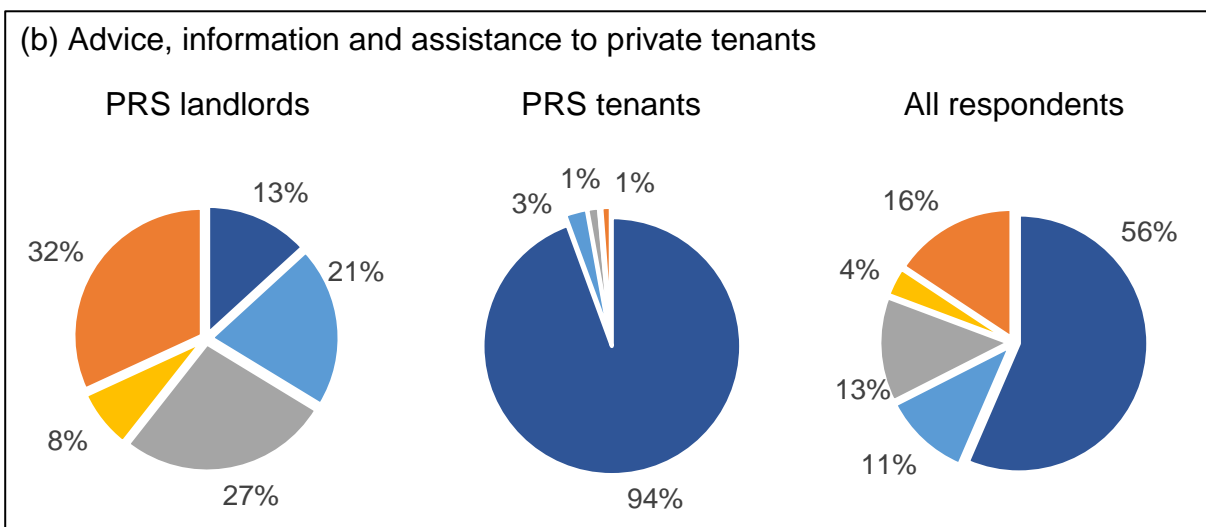
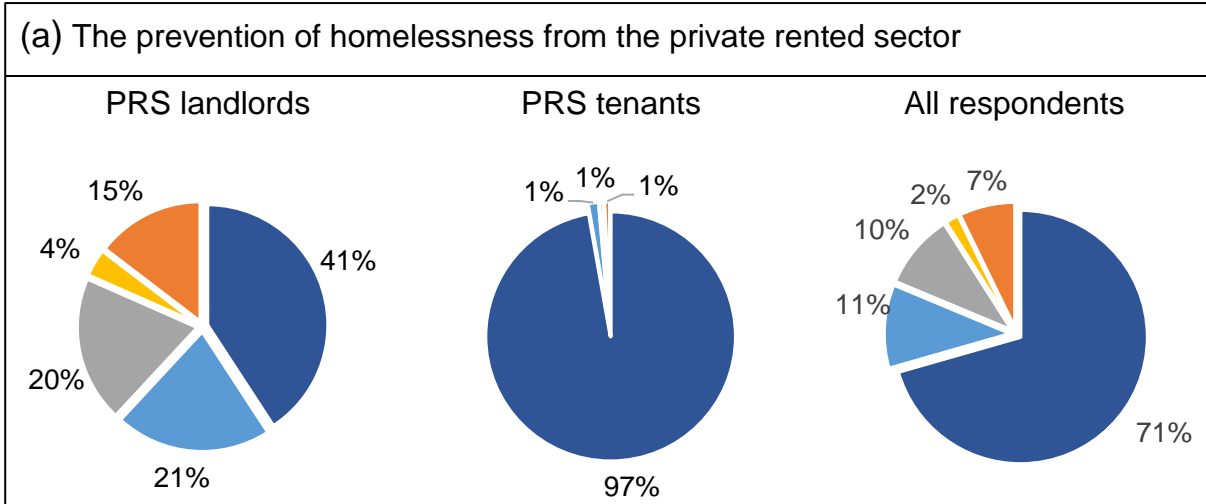
Question 28 – To what extent do you agree with the following uses of the funds?

At Question 28 respondents were asked to indicate their views on five potential uses for any unclaimed deposits transferred to the Scottish Government. The options were:

- (a) The prevention of homelessness from the private rented sector.
- (b) Advice, information and assistance to private tenants.
- (c) Funding to persons or bodies that can assist private tenants to address barriers to the private rented sector and support access to private rented housing.
- (d) Activities that support private tenant participation and the representation of tenants' interests at a local and national level.
- (e) Assisting private tenants to exercise their rights.

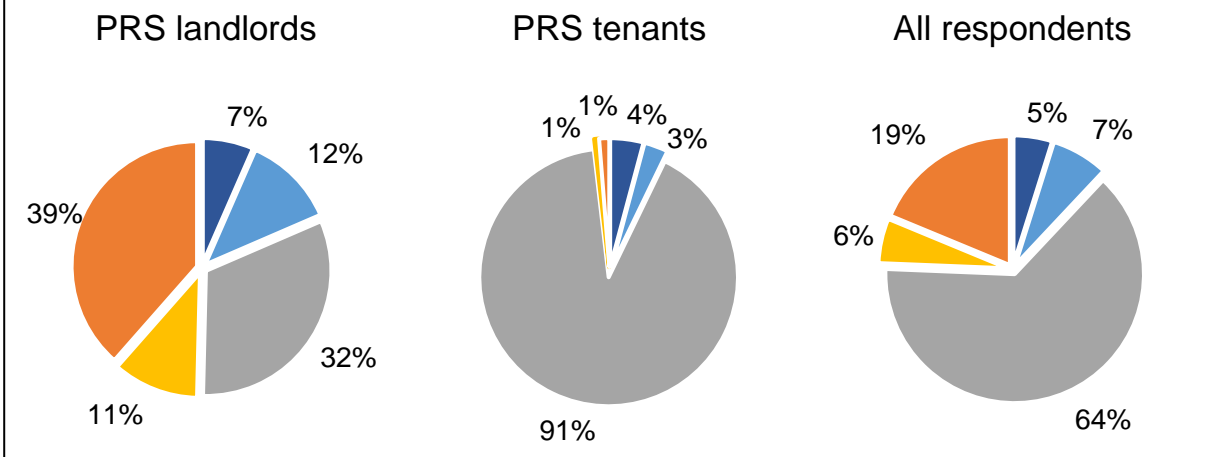
Responses to Question 28 are set out in Chart 2 below. As at Question 10, the chart presents the results for PRS landlords, PRS tenants and all respondents, the first two groups having been selected as broadly representative of the two positions that respondents tended to take at this question. Full results, for all respondent groups, are included at Annex A.

Chart 2

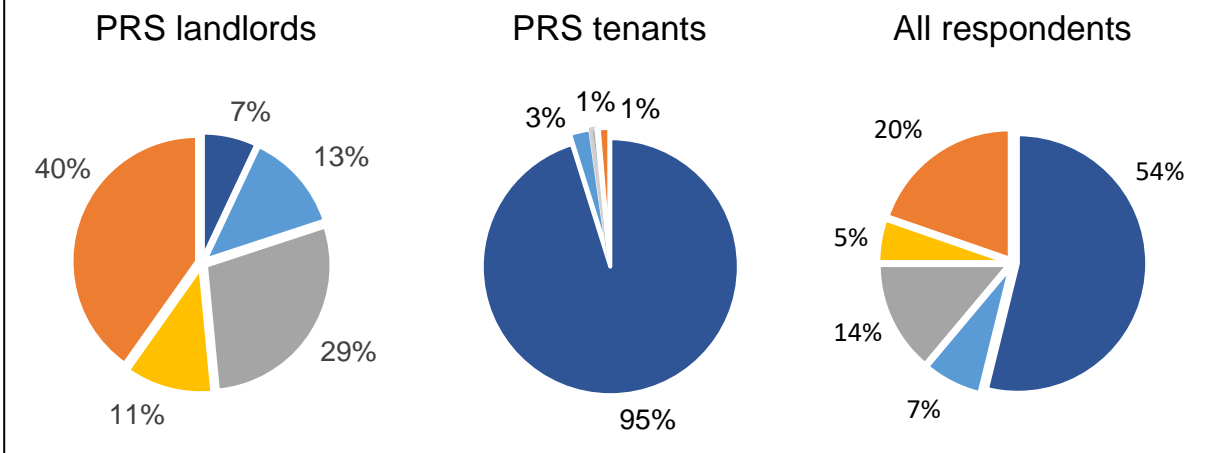


Strongly agree
 Agree
 Neither agree nor disagree
 Disagree
 Strongly disagree

(d) Activities that support private tenant participation and the representation of tenants' interests at a local and national level



(e) Assisting private tenants to exercise their rights



■ Strongly agree
 ■ Agree
 ■ Neither agree nor disagree
 ■ Disagree
 ■ Strongly disagree

Overall, respondents were most likely to strongly agree that any unclaimed funds should be used on the prevention of homelessness from the PRS; 71% of all those answering strongly agreed, and a further 11% agreed with this use of funds. This was the only use of funds with which a majority of both PRS landlords and tenants strongly agreed or agreed.

A majority of those answering the question also strongly agreed or agreed with providing advice, information and assistance to private tenants and with assisting private tenants to exercise their rights; 67% and 61% respectively supported these uses. However, a small majority of PRS landlords disagreed or strongly disagreed with using the funds to assist private tenants to exercise their rights (51% of those answering).

In terms of funding to address barriers to the PRS and support access and supporting private tenant participation and representation, a majority overall, and a large majority

of PRS tenants, neither agreed nor disagreed. For example, 62% of all respondents and 92% of PRS tenants were neutral on the funding to address barriers option.⁷

⁷ This may be connected with Living Rent having taken a neutral position on options (c) and (d).

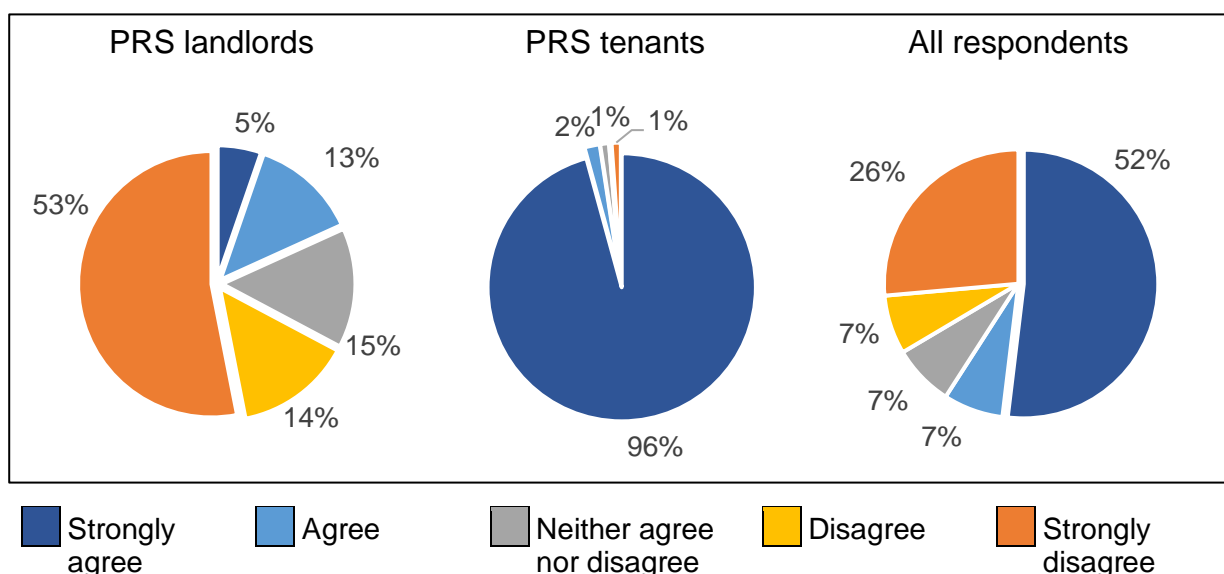
8: Greater protections during the eviction process

The proposal is that where an eviction order is granted by the Housing Tribunal, there would be a requirement for the Tribunal member to consider whether there should be a delay to the enforcement of that eviction based on the circumstances of the case. This would not apply to cases of anti-social behaviour or criminal behaviour.

Question 29 – Do you agree that in the private sector the Tribunal should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year?

Responses to Question 29 by respondent type are set out in Chart 3 below. As at Question 10, the chart compares the results for PRS landlords, PRS tenants and for all respondents.

Chart 3



Overall, a majority – 59% of those answering the question – either strongly agreed or agreed that, in the private sector, the Tribunal should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year. This rose to 98% of PRS tenants. However, 67% of PRS landlords either strongly disagreed or disagreed.

9: Social Rented Sector proposals

Keeping a pet

The Scottish Government wants all tenants to have the right to request to keep a pet in their property with this request not to be unreasonably refused by the landlord.

In respect of social tenancies, the proposal is that, in the absence of the landlord objecting to a pet request within a specific timescale, consent would be deemed to be approved and the tenant could proceed with keeping a pet.

Question 30 – Do you agree that social housing tenants should have a right to request to keep a pet and not be unreasonably refused?

Responses to Question 30 by respondent type are set out in Table 26 below.

Table 26

Respondent group	Yes	No	Total answering
PRS landlord	836 41%	1200 59%	2036
PRS landlord organisation	63 48%	67 52%	130
SRS landlord	31 48%	34 52%	65
SRS landlord organisation	10 77%	3 23%	13
PRS tenant	1859 98%	33 2%	1892
PRS tenant organisation	8 89%	1 11%	9
SRS tenant	263 100%	1 0%	264
SRS tenant organisation	4 80%	1 20%	5
None of the above	935 97%	26 3%	961
None selected	286 99%	4 1%	290
Total	4295	1370	5666
% of those answering	76%	24%	

A majority of respondents, 76% of those answering the question, agreed that social housing tenants should have a right to request to keep a pet and not be unreasonably refused. The remaining 24% disagreed. A greater proportion of those responding thought that social housing tenants should have this right compared to private tenants; by comparison at Question 26, only 63% of those answering the question agreed.

While all SRS tenants and a majority (77%) of SRS landlord organisations agreed that SRS tenants should have a right to request to keep a pet and not be unreasonably refused, a small majority (52%) of SRS landlords disagreed.

Greater protections during the eviction process

The proposal is that where an eviction order is granted by the Sheriff Court, there would be a requirement for the sheriff to consider whether there should be a delay to the enforcement of that eviction based on the circumstances of the case.

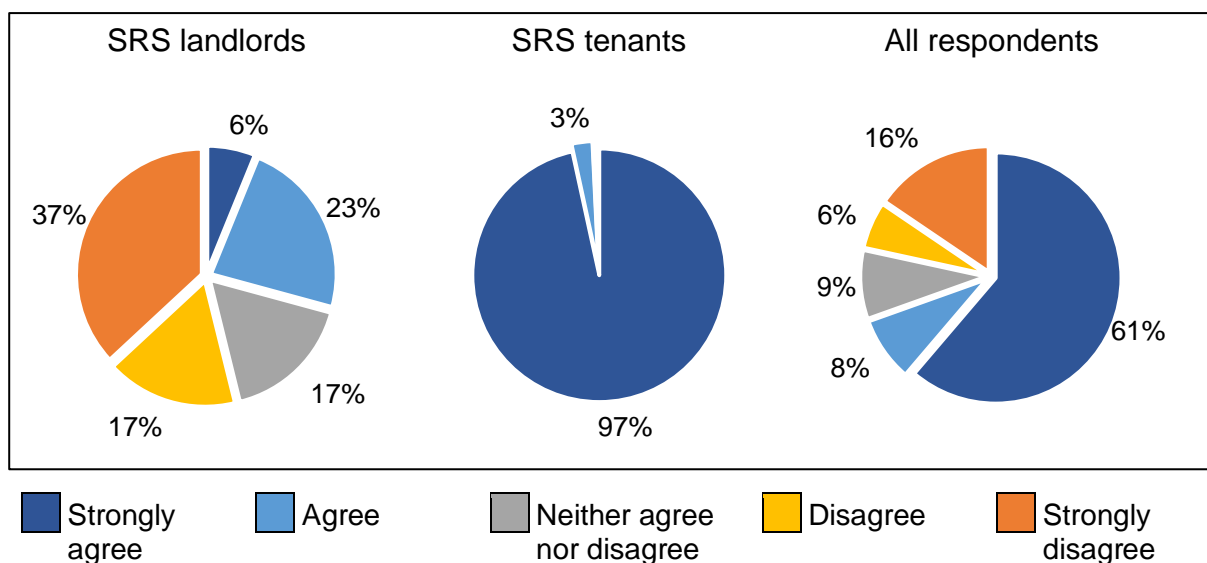
In considering whether a delay would be reasonable, the Scottish Government is looking at setting out factors that the sheriff should take into account when reaching a decision. For example:

- Whether any seasonal pressures apply including but not limited to winter or other relevant circumstances;
- Whether enforcement taking place during a particular period would cause financial hardship or a negative impact on the health or long-term disability of a tenant or a member of the tenant's household;
- These factors considered, whether ordering a delay to enforcement is reasonable.

Question 31 – Do you agree that, in the social sector, the court should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year? Please note, this proposal would not apply to cases of antisocial behaviour, criminal behaviour and domestic abuse.

Responses to Question 31 are set out in Chart 4 below. Given the focus of the question, the chart compares the results for SRS landlords, SRS tenants and all respondents.

Chart 4



A majority of respondents, 69% of those answering the question, strongly agreed or agreed that, in the social sector, the court should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year. This rose to 100% of SRS tenants. However, a small majority of SRS landlords, 54% of those answering the question either strongly disagreed or disagreed.

Pre-action requirements in the SRS

The proposal is to amend social housing pre-action requirements to require social housing landlords to specifically consider the effect of domestic abuse in the accrual of rent arrears. Where domestic abuse financial control has had an impact on the arrears, social landlords would be required to fully consider further actions that could assist the victim-survivor before eviction action for rent arrears could be taken in court.

Question 32 – Do you agree with the proposal?

Responses to Question 32 respondent type are set out in Table 27 below.

A substantial majority of respondents, 83% of those answering the question, agreed with the proposal to amend social housing pre-action requirements. A majority of respondents in all groups agreed, although there were considerable variations in the levels of that agreement.

At one end of the spectrum, a very substantial majority of PRS and SRS tenants, and those in the ‘None of the above’ or ‘None selected’ groups, agreed, with support ranging from 98% to 100%. However, at the other end of the spectrum, only 53% of SRS landlords agreed although the level of agreement was higher among SRS landlord organisations, at 75%.

Further analysis of the SRS landlord and landlord organisations groups suggests that those who reported having larger numbers of properties to rent (and which by extension are most likely to be operating as a SRS landlord) generally agreed with

the proposal; 18 of the 20 SRS landlord/landlord organisation respondents who said they had 500+ properties to rent, and who answered the question, agreed with amending the social housing pre-action requirements.

Table 27

Respondent group	Yes	No	Total answering
PRS landlord	1141 57%	846 43%	1987
PRS landlord organisation	75 58%	55 42%	130
SRS landlord	34 53%	30 47%	64
SRS landlord organisation	9 75%	3 25%	12
PRS tenant	1878 99%	15 1%	1893
PRS tenant organisation	8 89%	1 11%	9
SRS tenant	263 100%	1 0%	264
SRS tenant organisation	4 80%	1 20%	5
None of the above	942 98%	20 2%	962
None selected	290 100%	1 0%	291
Total	4644	973	5617
% of those answering	83%	17%	

10: Potential costs and benefits

The final set of questions asked respondents to rank the impact of the proposals overall, in terms of overall benefit to landlords and tenants, and then financial impact on landlords and tenants. Questions 33 and 35 were focused on the benefit/financial impact for landlords, and Question 34 and 36 were focused on tenants.

At Questions 33 and 35, the charts present the views of a combined group of PRS landlords and landlord organisations, a corresponding group of SRS landlords and landlord organisations and of all respondents. At Questions 34 and 36, the charts present the views of a combined group of PRS tenants and tenant organisations, a corresponding group of SRS tenants and tenant organisations and of all respondents. Full results for all respondent groups are included in Annex A.

Please note that, while tenants, and those from the 'None of the above' and 'None selected' groups tended not to answer the questions about landlords, a greater proportion of landlords answered the questions about tenants.

Question 33 – Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial.

Overall, the patterns of response across the three groups, as set out in Chart 5 below, were not dissimilar. In particular, there was a clear view that rent control policies will be the least beneficial to landlords; in each grouping, a majority of those answering the question ranked rent controls as least beneficial.

In terms of the proposals that respondents saw as most beneficial, amendments to social housing pre-action requirements and the proposals relating to the use of unclaimed tenancy deposits tended to be seen as most beneficial.

Question 34 – Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial.

In terms of benefits to tenants, as set out in Chart 6, the pattern of answers was very different, with a very clear consensus around the ranking of the policy options from the PRS and SRS tenant/tenant organisations groups.⁸ The rent control proposals were seen as most beneficial, followed by changes to the rules around ending joint tenancies and then greater protections during the eviction process. The proposed uses of unclaimed tenancy deposits were seen as least beneficial, followed by greater flexibility to personalise a home. The views of all respondents were slightly less emphatic, albeit the overall pattern and ranking remained the same.

⁸ Given the overall pattern of responses, which was very much in line with that of Living Rent, it may be that some or many respondents were aware of the response being submitted by Living Rent.

Chart 5 (Question 33)

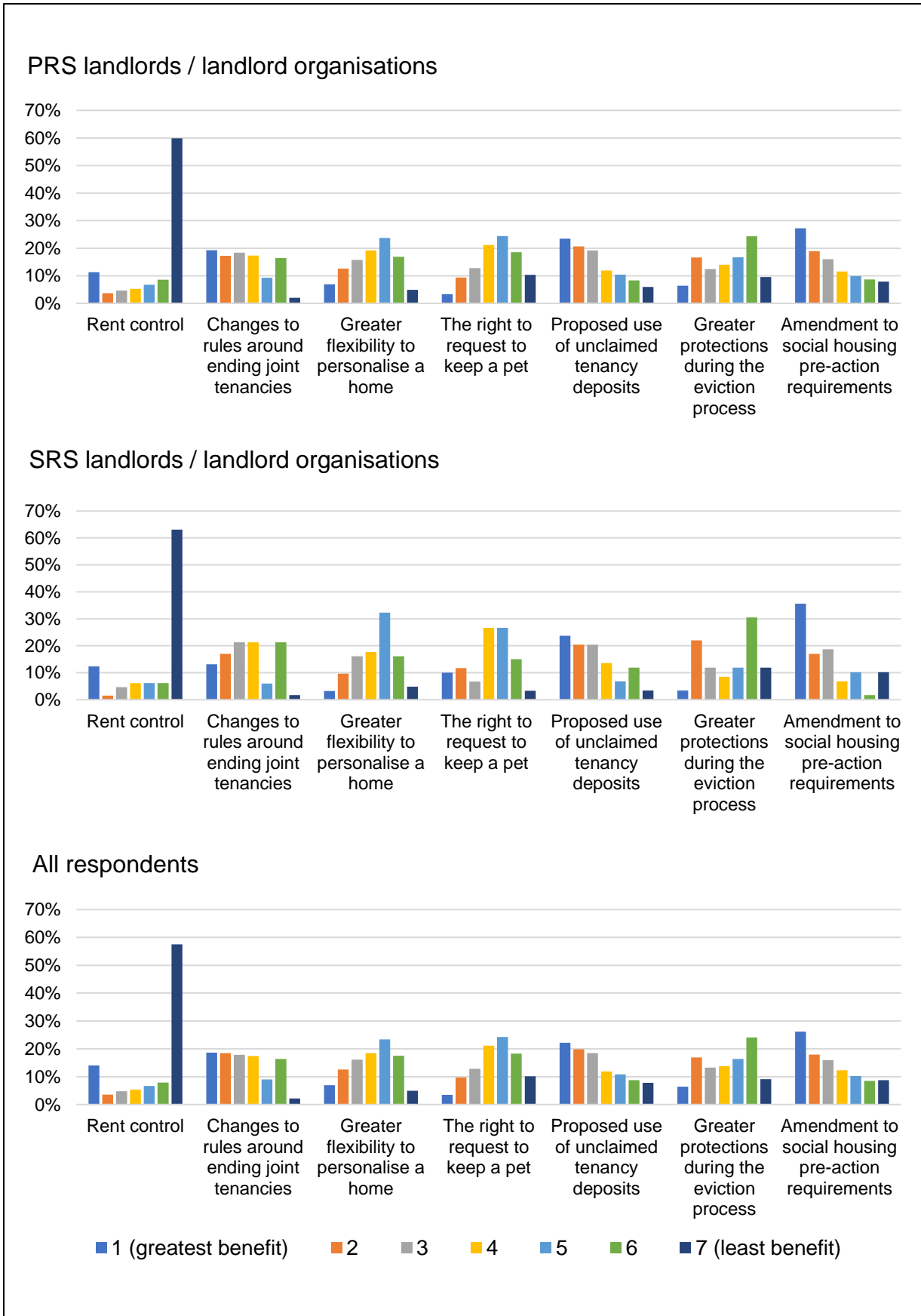
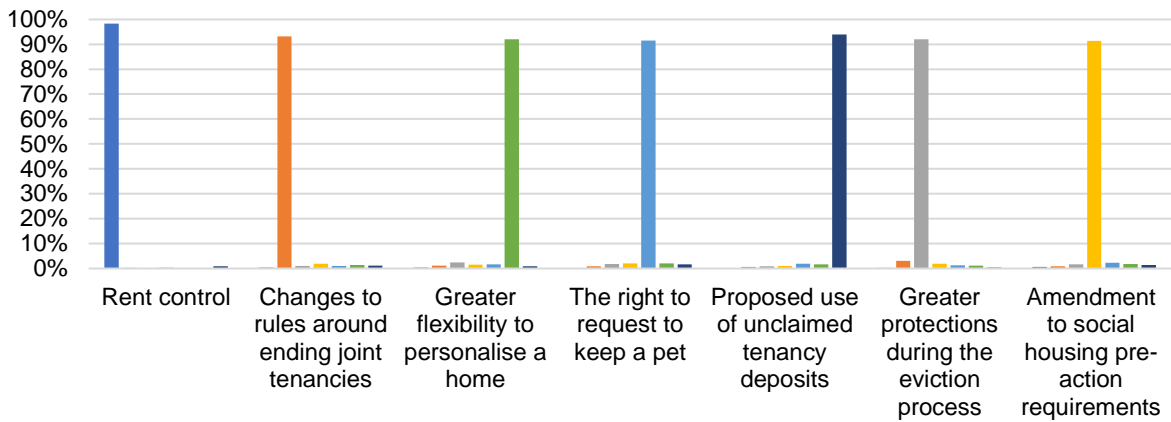
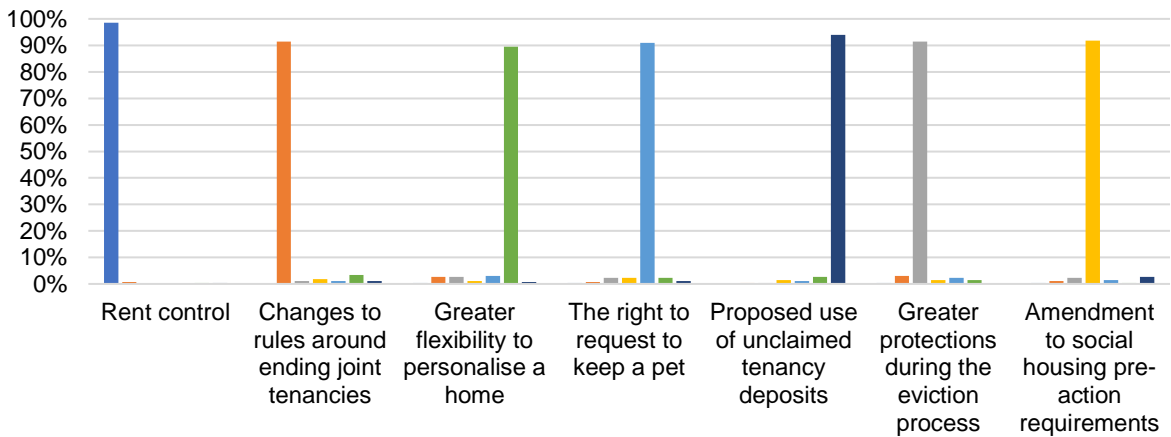


Chart 6 (Question 34)

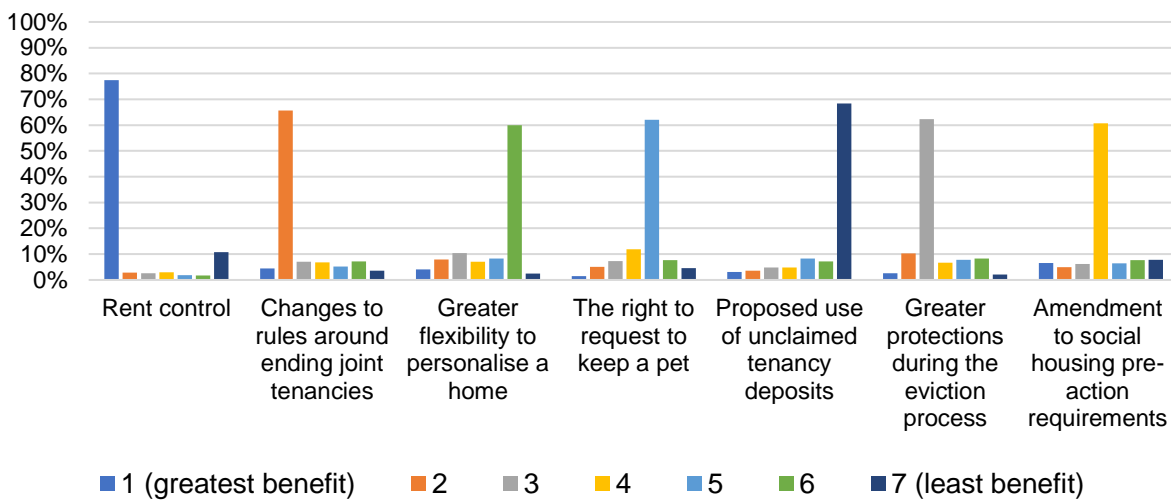
PRS tenants / tenant organisations



SRS tenants / tenant organisations



All respondents



■ 1 (greatest benefit) ■ 2 ■ 3 ■ 4 ■ 5 ■ 6 ■ 7 (least benefit)

The pattern of response to the questions relating to financial impact was broadly in line with that for overall benefit, suggesting that respondents tended to see the two as linked strongly.⁹

Question 35 – Thinking of the financial impacts, please rank the proposals with regard to the potential impact for landlords, from most beneficial to least beneficial.

As at Question 33, the patterns of response across the three groups, as set out in Chart 7 below, were not dissimilar. In particular, there was a clear view that in relation to financial impact, rent control policies will be the least beneficial to landlords; in each grouping, a majority of those answering the question ranked rent controls as least financially beneficial.

In terms of the proposals that respondents saw as most beneficial, amendments to social housing pre-action requirements and the proposals relating to ending joint tenancies around tended to be seen as most financially beneficial.

Question 36 – Thinking of the financial impacts, please rank the proposals with regard to the potential impact for tenant, from most beneficial to least beneficial.

In terms of benefits to tenants, at Chart 8, there was again a very clear consensus around the ranking of the policy options from the PRS and SRS tenant/tenant organisations groups. The rent control proposals were seen as most financially beneficial for tenants, followed by changes to the rules around ending joint tenancies and then greater protections during the eviction process.

Greater flexibility to personalise a home was seen as least financially beneficial to tenants, followed by the right to request to keep a pet.

The views of all respondents were slightly less clear, albeit as at Question 34, the overall pattern and ranking remained the same.

⁹ Please note that while Questions 33 and 34 asked respondents to rank seven factors, for Questions 35 and 36 this was reduced to six (neither landlords nor tenants being impacted financially by use of unclaimed deposits).

Chart 7 (Question 35)

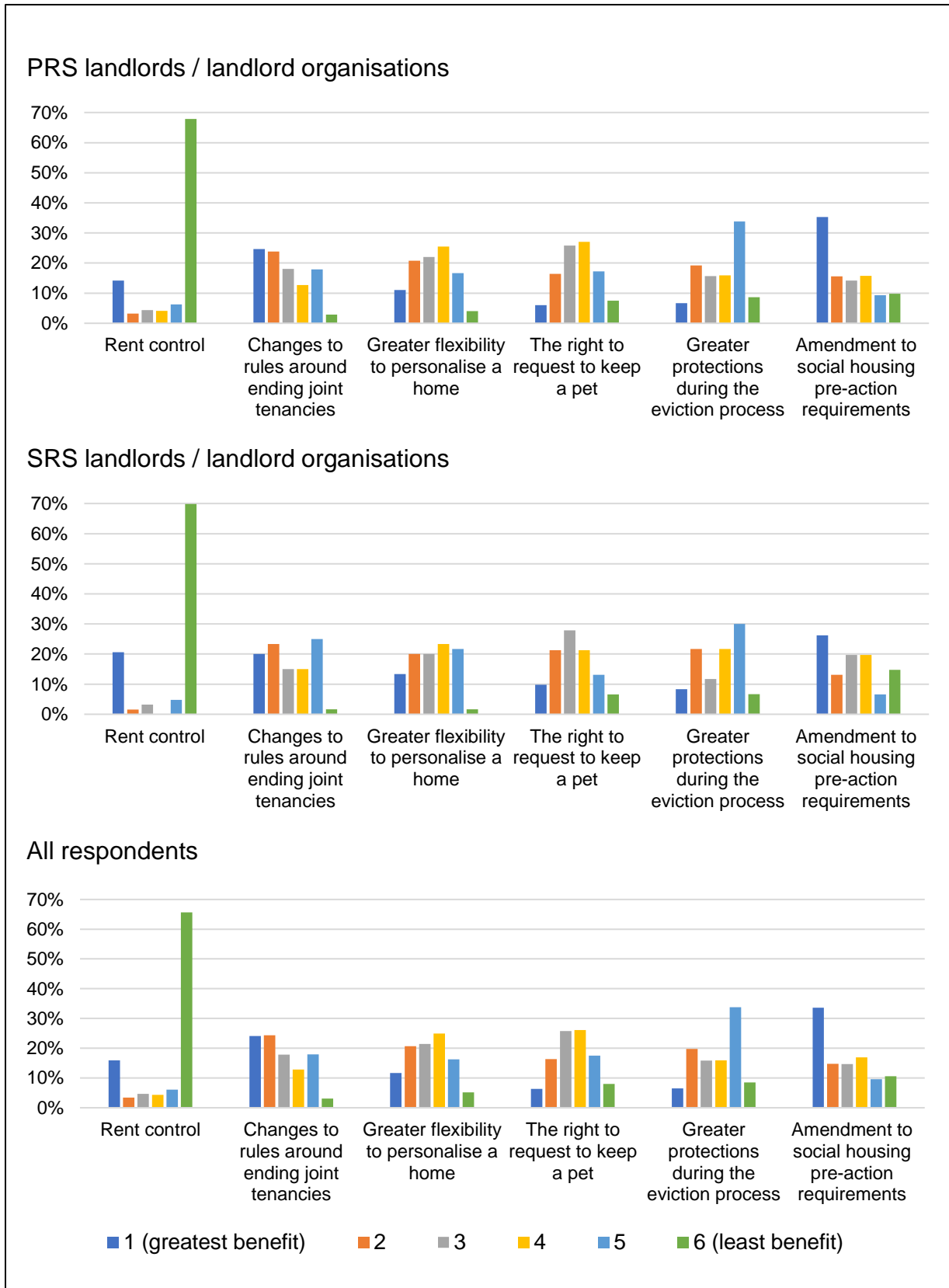
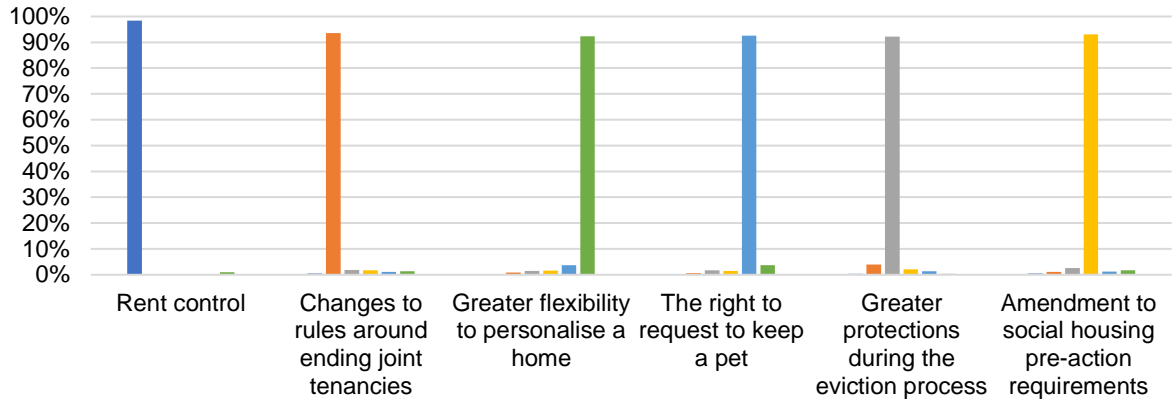
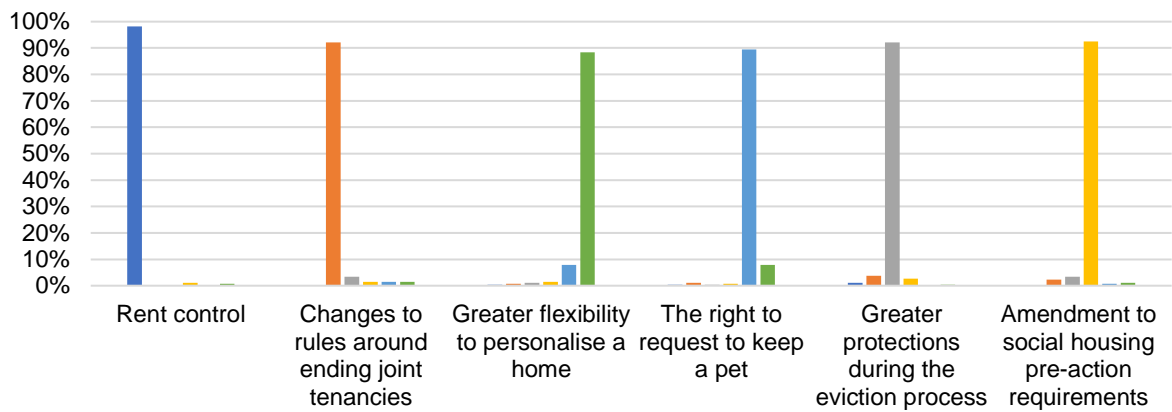


Chart 8 (Question 36)

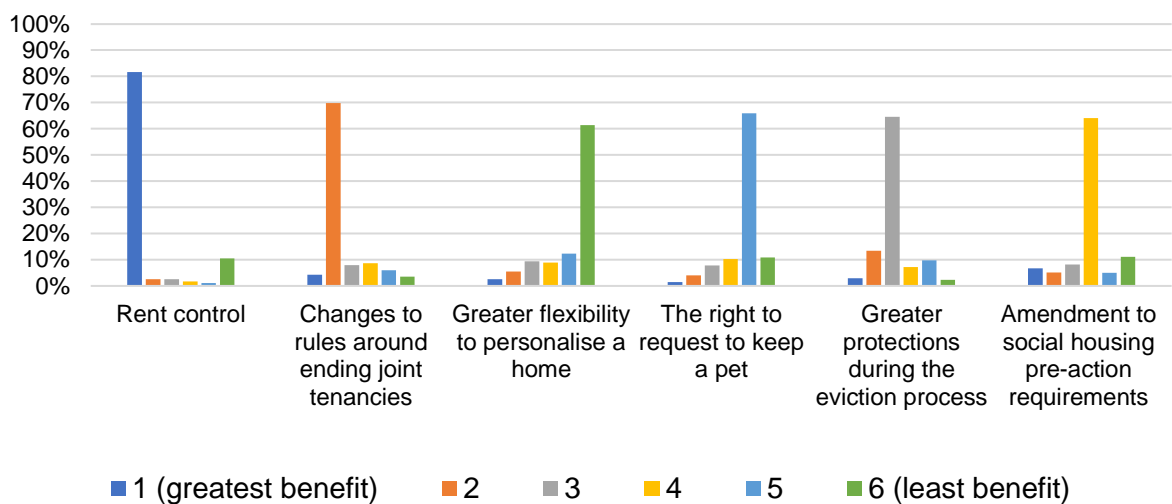
PRS tenants / tenant organisations



SRS tenants / tenant organisations



All respondents



■ 1 (greatest benefit) ■ 2 ■ 3 ■ 4 ■ 5 ■ 6 (least benefit)

Annex A – Tabular results at all questions

Annex tables are numbered to match the questions and do not correspond to table numbering within the body of the report.

Table Q3: If you are a landlord, how many properties do you have available for rent (including those currently occupied by tenants)?

Number of properties									
Landlord group	1	2-4	5-10	11-20	21-50	51-100	100+	500+	Total answering
PRS landlord	1389 48%	970 34%	340 12%	112 4%	41 1%	15 1%	12 0%	3 0%	2882
PRS landlord organisation	26 17%	31 21%	16 11%	11 7%	10 7%	9 6%	29 19%	18 12%	150
SRS landlord	30 42%	23 32%	4 6%	1 1%	1 1%	0 0%	0 0%	12 17%	71
SRS landlord organisation	1 7%	0 0%	1 7%	0 0%	2 14%	1 7%	1 7%	8 57%	14
Total	1446	1024	361	124	54	25	42	41	3117
% of those answering	46%	33%	12%	4%	2%	1%	1%	1%	

Table Q4: If you are a tenant, what type of tenancy do you have?

Tenant group	Tenancy type							Total
	Private Residential Tenancy	Assured Tenancy	Short Assured Tenancy	Regulated Tenancy	Scottish Secure Tenancy	Short Scottish Secure Tenancy	Don't know	
PRS tenant	1717 91%	59 3%	85 4%	20 1%	1 0%	1 0%	10 1%	1893
SRS tenant	2 1%	1 0%	1 0%	0 0%	239 91%	18 7%	2 1%	263
None of the above	11 18%	1 2%	1 2%	0 0%	1 2%	0 0%	48 77%	62
None selected	98 39%	0 0%	1 0%	1 0%	20% 8%	2 1%	128 51%	250

Table Q5: Where is your property (or properties) primarily located? (Please tick all that apply)

Respondent group	Council area							
	Aberdeen City	Aberdeenshire	Angus	Argyll and Bute	City of Edinburgh	Clackmannshire	Comhairle nan Eilean Siar	Dumfries and Galloway
PRS landlord	140	56	28	29	1030	17	3	45
PRS landlord organisation	23	7	10	2	76	4		7
SRS landlord	3	4	2	2	24	2		3
SRS landlord organisation	2	1	2	1	5	1		
PRS tenant	16	1	4	1	776	1		2
PRS tenant organisation	1				2			
SRS tenant	3	2		2	57	2		
SRS tenant organisation					2			
None of the above	14	8	2	8	288	8	2	5
None selected	2	1		2	58			1
Total	204	80	48	47	2318	35	5	63
	3%	1%	1%	1%	31%	0%	0%	1%

Respondent group	Council area							
	Dundee City	East Ayrshire	East Dunbartonshire	East Lothian	East Renfrewshire	Falkirk	Fife	Glasgow City
PRS landlord	76	33	38	71	34	47	141	1019
PRS landlord organisation	16	9	3	15	12	7	17	74
SRS landlord	1	3	3	3	2	2	7	19
SRS landlord organisation	2	2	2	2		1	2	5
PRS tenant	26	4	4	2	5	2	14	768
PRS tenant organisation				1				1
SRS tenant	3		1	1		1	4	128
SRS tenant organisation								2
None of the above	12	5	13	11	9	9	11	346
None selected	4			1		1	1	177
Total	140	56	64	107	62	70	197	2539
	2%	1%	1%	1%	1%	1%	3%	34%

Respondent group	Inverclyde	Midlothian	North Ayrshire	North Lanarkshire	Orkney Islands	Perth and Kinross	Renfrewshire	Shetland Islands
PRS landlord	17	124	39	76	2	37	81	
PRS landlord organisation	6	20	8	6		12	16	
SRS landlord	3	5	3	6		3	8	
SRS landlord organisation	2	1	2	3		2	1	
PRS tenant		9	1	7	3	13	20	1
PRS tenant organisation		1					1	
SRS tenant		1	2	4	2		7	
SRS tenant organisation								
None of the above	5	13	5	32	4	14	11	2
None selected		3					3	
Total	33	177	60	134	11	81	148	3
	0%	2%	1%	2%	0%	1%	2%	0%

Respondent group	Scottish Borders	South Ayrshire	South Lanarkshire	Stirling	The Highland Council	The Moray Council	West Dunbartonshire	West Lothian
PRS landlord	55	20	101	58	71	22	22	55
PRS landlord organisation	8	8	14	11	11	1	5	10
SRS landlord	1	3	5	1	1	3	3	2
SRS landlord organisation	1	2	2	1			1	1
PRS tenant	8	4	19	21	12	1	1	4
PRS tenant organisation		3	1					
SRS tenant	3	1	12	2	3		1	
SRS tenant organisation								
None of the above	7	6	36	13	21	6	8	8
None selected	1	1	1	2		3	3	2
Total	84	48	191	109	119	36	44	82
	1%	1%	3%	1%	2%	0%	1%	1%

Table Q5(Alternative): Where is your property (or properties) primarily located?

Landlord group	Number of local authority areas where landlord has a property												
	0	1	2	3	4	5	6	7	8	9	10	11+	Total
PRS landlord	7 0%	2366 82%	408 14%	75 3%	20 1%	13 0%	3 0%	0 0%	0 0%	0 0%	0 0%	1 0%	2893
PRS landlord organisation	7 3%	124 62%	29 14%	19 9%	7 3%	1 0%	1 0%	4 2%	3 1%	0 0%	2 1%	4 2%	201
SRS landlord	0 0%	57 78%	10 14%	4 5%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	2 3%	73
SRS landlord organisation	2 13%	9 60%	0 0%	1 7%	0 0%	0 0%	1 7%	0 0%	1 7%	0 0%	0 0%	1 7%	15
Total	16	2499	437	95	27	14	5	4	4	0	2	6	3109
% of those answering	1%	80%	14%	3%	1%	0%	0%	0%	0%	0%	0%	0%	

Table Q6: Do you think rent control should be introduced on a local basis, where assessment shows that there is a need, or should rent control be universally applied across Scotland?

Respondent group	Rent control should be universally applied across Scotland	Rent control should be introduced on a local basis where assessment shows there is a need	Total answering
PRS landlord	358 14%	2203 86%	2561
PRS landlord organisation	18 10%	167 90%	185
SRS landlord	10 16%	52 84%	62
SRS landlord organisation	3 21%	11 79%	14
PRS tenant	1839 97%	58 3%	1897
PRS tenant organisation	2 15%	11 85%	13
SRS tenant	251 97%	8 3%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	893 92%	73 8%	966
None selected	285 97%	9 3%	294
Total	3663	2593	6256
% of those answering	59%	41%	

Table Q7: Where restrictions on rent increases are being applied, do you think those restrictions should apply to:

Respondent group	Both sitting tenants and in-between tenancies?	Sitting tenants only?	Total answering
PRS landlord	315 12%	2380 88%	2695
PRS landlord organisation	23 12%	170 88%	193
SRS landlord	17 26%	48 74%	65
SRS landlord organisation	8 57%	6 43%	14
PRS tenant	1868 98%	29 2%	1897
PRS tenant organisation	5 38%	8 62%	13
SRS tenant	258 100%	1 0%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	907 93%	65 7%	972
None selected	286 97%	10 3%	296
Total	3691	2718	6409
% of those answering	58%	42%	

Table Q8: Do you agree that, if rent controls in a rent control area apply both within and between tenancies, the first rent increase in a tenancy should be possible at any point after the start of the tenancy provided that at least 12 months has passed since the rent was last increased during the previous tenancy?

Respondent group	Agree	Disagree	Total answering
PRS landlord	1691 61%	1079 39%	2770
PRS landlord organisation	131 66%	69 35%	200
SRS landlord	33 49%	35 51%	68
SRS landlord organisation	10 77%	3 23%	13
PRS tenant	1818 95%	87 5%	1905
PRS tenant organisation	11 85%	2 15%	13
SRS tenant	255 98%	4 2%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	922 95%	49 5%	971
None selected	293 99%	2 1%	295
Total	5168	1331	6499
% of those answering	80%	20%	

Table Q9: Which of the following types of tenancy should be classed as “new to market” and therefore exempt from rent control when the first rent is set? (You can select more than one answer.)

Respondent group	The first tenancy of a property which has not been let as a principal home before	The first tenancy of a property following it being purchased with vacant possession by the current landlord	The first tenancy of a property which has been empty for a prolonged period	The first private residential tenancy of a property where the previous tenancy was a regulated tenancy under the Rent (Scotland) Act 1984	None of the above	Total choosing at least one option
PRS landlord	1979 71%	1885 68%	1888 68%	1610 58%	629 23%	2791
PRS landlord organisation	147 75%	148 75%	143 73%	130 66%	37 19%	197
SRS landlord	39 57%	36 53%	35 51%	31 46%	24 35%	68
SRS landlord organisation	9 69%	7 54%	7 54%	5 38%	3 23%	13
PRS tenant	87 5%	61 3%	68 4%	47 2%	1810 95%	1902
PRS tenant organisation	10 77%	10 77%	11 85%	10 77%	2 15%	13
SRS tenant	4 2%	2 1%	2 1%	0 0%	253 98%	258
SRS tenant organisation	0 0%	0 0%	0 0%	1 25%	3 75%	4
None of the above	69 7%	62 6%	63 6%	55 6%	896 92%	972
None selected	6 2%	7 2%	7 2%	6 2%	287 97%	295
Total	2350	2218	2224	1895	3944	6513
% of those choosing at least one option	36%	34%	34%	29%	61%	

Table Q10(a): It is proposed that any rent control area will be in place for a fixed time period. To what extent do you agree with the following statements?

(a) Rent control areas should only last for a fixed amount of time. They can only be extended if a new assessment shows they are still needed.

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	2106 74%	373 13%	118 4%	66 2%	174 6%	2837
PRS landlord organisation	153 77%	19 10%	10 5%	8 4%	9 5%	199
SRS landlord	44 67%	8 12%	4 6%	2 3%	8 12%	66
SRS landlord organisation	10 71%	1 7%	1 7%	0 0%	2 14%	14
PRS tenant	56 3%	15 1%	10 1%	33 2%	1788 94%	1902
PRS tenant organisation	8 62%	2 15%	0 0%	2 15%	1 8%	13
SRS tenant	2 1%	4 2%	2 1%	4 2%	246 95%	258
SRS tenant organisation	1 25%	1 25%	0 0%	1 25%	1 25%	4
None of the above	58 6%	15 2%	8 1%	14 1%	875 90%	970
None selected	9 3%	3 1%	0 0%	0 0%	284 96%	296
Total	2447	441	153	130	3388	6559
% of those answering	37%	7%	2%	2%	52%	

Table Q10(b): The duration of rent control areas should be flexible, and able to be extended beyond the designated time period, permitting indefinite continuation where required.

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	123 4%	200 7%	182 7%	376 13%	1912 68%	2793
PRS landlord organisation	9 5%	12 6%	14 7%	26 13%	136 69%	197
SRS landlord	5 8%	8 12%	6 9%	6 9%	41 62%	66
SRS landlord organisation	2 14%	2 14%	1 7%	4 29%	5 36%	14
PRS tenant	1790 94%	50 3%	14 1%	8 0%	41 2%	1903
PRS tenant organisation	6 46%	4 31%	0 0%	0 0%	3 23%	13
SRS tenant	249 97%	4 2%	1 0%	3 1%	1 0%	258
SRS tenant organisation	2 67%	0 0%	0 0%	1 33%	0 0%	3
None of the above	875 90%	15 2%	8 1%	22 2%	49 5%	969
None selected	287 97%	0 0%	1 0%	1 0%	7 2%	296
Total	3348	295	227	447	2195	6512
% of those answering	51%	5%	3%	7%	34%	

Table Q10(c): There should not be a time limit on the duration of rent control areas and any decision to end rent control would be based upon a new assessment indicating they are no longer necessary.

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	282 10%	233 8%	186 7%	287 10%	1790 64%	2778
PRS landlord organisation	21 11%	20 10%	13 7%	15 8%	128 65%	197
SRS landlord	17 25%	10 15%	1 1%	10 15%	29 43%	67
SRS landlord organisation	2 14%	2 14%	0 0%	4 29%	6 43%	14
PRS tenant	1821 96%	31 2%	7 0%	6 0%	36 2%	1901
PRS tenant organisation	1 8%	3 23%	1 8%	3 23%	5 38%	13
SRS tenant	247 96%	1 0%	2 1%	2 1%	5 2%	257
SRS tenant organisation	1 25%	1 25%	0 0%	1 25%	1 25%	4
None of the above	889 92%	14 1%	7 1%	16 2%	44 5%	970
None selected	287 97%	0 0%	0 0%	1 0%	7 2%	295
Total % of those answering	3568 55%	315 5%	217 3%	345 5%	2051 32%	6496

Table Q11: Where an area is designated as a rent control area, do you agree that if there are changes in local circumstances there should be a re-assessment before the fixed time period ends so that the designation could be brought to an end earlier than the fixed period?

Respondent group	Yes	No	Total answering
PRS landlord	2565 91%	243 9%	2808
PRS landlord organisation	180 90%	19 10%	199
SRS landlord	55 81%	13 19%	68
SRS landlord organisation	12 92%	1 8%	13
PRS tenant	85 4%	1817 96%	1902
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	8 3%	249 97%	257
SRS tenant organisation	3 60%	2 40%	5
None of the above	84 9%	889 91%	973
None selected	11 4%	285 96%	296
Total	3010	3524	6534
% of those answering	46%	54%	

Table Q12: If rent control areas are put in place for fixed time periods, which time period would you consider to be most appropriate?

Respondent group	1 year	2 years	3 years	4 years	5 years	More than 5 years	Total answering
PRS landlord	2309 84%	258 9%	120 4%	4 0%	39 1%	23 1%	2753
PRS landlord organisation	173 88%	17 9%	3 2%	0 0%	3 2%	0 0%	196
SRS landlord	58 87%	4 6%	1 1%	0 0%	1 1%	3 4%	67
SRS landlord organisation	7 50%	2 14%	5 36%	0 0%	0 0%	0 0%	14
PRS tenant	32 2%	18 1%	17 1%	3 0%	39 2%	1793 94%	1902
PRS tenant organisation	6 46%	2 15%	0 0%	0 0%	3 23%	2 15%	13
SRS tenant	2 1%	3 1%	4 2%	0 0%	2 1%	248 96%	259
SRS tenant organisation	2 40%	0 0%	0 0%	0 0%	2 40%	1 20%	5
None of the above	67 7%	9 1%	9 1%	2 0%	11 1%	874 90%	972
None selected	9 3%	1 0%	1 0%	0 0%	1 0%	284 96%	296
Total	2665	314	160	9	101	3228	6477
% of those answering	41%	5%	2%	0%	2%	50%	

Table Q13: Where Scottish Ministers intend to introduce rent control to an area, should there be a duty to consult with landlord groups, tenant groups and local authorities in the local area before introducing rent control to that area?

Respondent group	Yes, there should be a duty to consult	No, there should not be a duty to consult	Total answering
PRS landlord	2811 98%	47 2%	2858
PRS landlord organisation	196 98%	4 2%	200
SRS landlord	70 99%	1 1%	71
SRS landlord organisation	14 100%	0 0%	14
PRS tenant	1855 98%	46 2%	1901
PRS tenant organisation	11 92%	1 8%	12
SRS tenant	253 98%	4 2%	257
SRS tenant organisation	5 100%	0 0%	5
None of the above	962 98%	16 2%	978
None selected	296 100%	0 0%	296
Total	6473	119	6592
% of those answering	98%	2%	

Table Q14: Should there be a mechanism that allows landlords to increase the rent above the annual rent cap in cases where they have not previously raised the rent for the let property when they were permitted to do so i.e. if the landlord chooses not to increase rent for a period of years then they would be allowed to increase it by an amount above the cap at the next rent increase?

Respondent group	Yes, there should be a mechanism to take these cases into account	No, there should not be a mechanism to take these cases into account	Total answering
PRS landlord	2764 97%	92 3%	2856
PRS landlord organisation	192 96%	7 4%	199
SRS landlord	65 93%	5 7%	70
SRS landlord organisation	9 64%	5 36%	14
PRS tenant	69 4%	1835 96%	1904
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	4 2%	254 98%	258
SRS tenant organisation	1 20%	4 80%	5
None of the above	88 9%	887 91%	975
None selected	10 3%	286 97%	296
Total	3209	3381	6590
% of those answering	49%	51%	

Table Q15: If there was a mechanism that allows landlords to increase the rent above the annual rent cap in cases where they have not previously raised the rent for the let property when they were permitted to do so, should this only apply to the first rent increase after a rent control area comes into force or to any rent increase while a rent control area is in force?

Respondent group	It should only apply to the first rent increase after a rent control area comes into force	It should apply to any rent increase while a rent control area is in force	Total answering
PRS landlord	569 20%	2252 80%	2821
PRS landlord organisation	34 17%	162 83%	196
SRS landlord	22 32%	46 68%	68
SRS landlord organisation	9 69%	4 31%	13
PRS tenant	1826 96%	73 4%	1899
PRS tenant organisation	5 38%	8 62%	13
SRS tenant	251 97%	7 3%	258
SRS tenant organisation	3 75%	1 25%	4
None of the above	900 93%	69 7%	969
None selected	286 97%	10 3%	296
Total	3905	2632	6537
% of those answering	60%	40%	

Table Q16: Do you think there should be a mechanism to allow landlords to raise the rent above the rent cap, on a case-by-case basis, in certain circumstances such as where there have been improvements to the let property?

Respondent group	Yes, there should be a mechanism to take these cases into account	No, there should not be a mechanism to take these cases into account	Total answering
PRS landlord	2796 98%	58 2%	2854
PRS landlord organisation	195 98%	5 3%	200
SRS landlord	62 90%	7 10%	69
SRS landlord organisation	12 86%	2 14%	14
PRS tenant	90 5%	1813 95%	1903
PRS tenant organisation	11 85%	2 15%	13
SRS tenant	4 2%	254 98%	258
SRS tenant organisation	2 40%	3 60%	5
None of the above	94 10%	882 90%	976
None selected	11 4%	285 96%	296
Total	3277	3311	6588
% of those answering	50%	50%	

Table Q17: If there were to be a mechanism to allow landlords to raise the rent above the rent cap on a case-by case basis, which of the following circumstances do you think this should apply to? You can select more than one answer.

Respondent group	Improvements to the quality of fixtures and fittings (beyond cosmetic changes such as painting the walls) e.g. new kitchen, upgrades to appliances etc	Improvements to the energy efficiency of the property such as heating systems, or insulation	Where the landlord's costs incurred in letting the property have increased	Total choosing at least one option
PRS landlord	2658 93%	2646 93%	2539 89%	2844
PRS landlord organisation	188 94%	186 93%	190 95%	199
SRS landlord	56 81%	59 86%	60 87%	69
SRS landlord organisation	12 86%	12 86%	11 79%	14
PRS tenant	1832 98%	1854 99%	45 2%	1873
PRS tenant organisation	12 92%	12 92%	6 46%	13
SRS tenant	249 97%	251 98%	5 2%	257
SRS tenant organisation	3 75%	3 75%	1 25%	4
None of the above	950 98%	957 99%	75 8%	968
None selected	296 100%	296 100%	11 4%	296
Total	6256	6276	2943	6537
% of those choosing at least one option	96%	96%	45%	

Table Q18: We propose to introduce a route by which tenants in a rent control area can verify that any proposed rent increase is in line with the rent cap. This could cover cases where the tenant believes their landlord may be proposing to increase the rent by more than the amount allowed. Do you agree with this proposal?

Respondent group	Yes, there should be a route by which tenants can check whether a proposed rent increase is allowed under the rent cap	No, I don't think it is necessary to have a route by which tenants can check whether a proposed rent increase is allowed under the rent cap	Total answering
PRS landlord	1936 69%	887 31%	2823
PRS landlord organisation	141 71%	57 29%	198
SRS landlord	43 63%	25 37%	68
SRS landlord organisation	13 93%	1 7%	14
PRS tenant	1881 99%	21 1%	1902
PRS tenant organisation	13 100%	0 0%	13
SRS tenant	259 100%	0 0%	259
SRS tenant organisation	4 80%	1 20%	5
None of the above	947 97%	25 3%	972
None selected	294 99%	2 1%	296
Total	5531	1019	6550
% of those answering	84%	16%	

Table Q19: Do you consider that any of the categories of housing below should be considered for exemption from rent controls?

Respondent group	Rented property offered for social good where rents are controlled below market level	Purpose-built accommodation for rent, providing professionally managed privately rented accommodation at scale ('Build to Rent')	Both of these categories of housing should be exempt from rent controls	No categories of housing should be exempt from rent controls	Total answering
PRS landlord	850 32%	82 3%	625 23%	1121 42%	2678
PRS landlord organisation	51 26%	7 4%	67 34%	73 37%	198
SRS landlord	19 29%	6 9%	24 37%	16 25%	65
SRS landlord organisation	7 50%	0 0%	5 36%	2 14%	14
PRS tenant	28 1%	2 0%	17 1%	1852 98%	1899
PRS tenant organisation	6 46%	0 0%	3 23%	4 31%	13
SRS tenant	3 1%	0 0%	0 0%	256 99%	259
SRS tenant organisation	2 50%	0 0%	0 0%	2 50%	4
None of the above	21 2%	5 1%	42 4%	909 93%	977
None selected	4 1%	0 0%	3 1%	289 98%	296
Total	991	102	786	4524	6403
% of those answering	15%	2%	12%	71%	31%

Table Q20: Given PRTs were introduced in Scotland more than five years ago, should consideration be given to setting a future date by which remaining assured and short assured tenancies should be phased out?

Respondent group	Yes, consideration should be given to setting a future date by which remaining assured and short assured tenancies should be phased out.	No, consideration should not be given to setting a future date by which remaining assured and short assured tenancies should be phased out.	Total answering
PRS landlord	1150 42%	1594 58%	2744
PRS landlord organisation	83 42%	116 58%	199
SRS landlord	34 50%	34 50%	68
SRS landlord organisation	6 43%	8 57%	14
PRS tenant	1866 98%	36 2%	1902
PRS tenant organisation	8 62%	5 38%	13
SRS tenant	254 98%	4 2%	258
SRS tenant organisation	3 75%	1 25%	4
None of the above	914 94%	58 6%	972
None selected	287 97%	9 3%	296
Total	4605	1865	6550
% of those answering	71%	29%	

Table Q21: Do you agree that the notice period which the departing joint tenant must give to the other joint tenants should be 2 months?

Respondent group	Yes, 2 months is an appropriate notice period	No, the notice period should be longer	No, the notice period should be shorter	Total answering
PRS landlord	2115 76%	293 10%	386 14%	2794
PRS landlord organisation	148 74%	21 10%	32 16%	201
SRS landlord	42 63%	8 12%	17 25%	67
SRS landlord organisation	9 64%	0 0%	5 36%	14
PRS tenant	1839 97%	27 1%	34 2%	1900
PRS tenant organisation	11 85%	1 8%	1 8%	13
SRS tenant	251 97%	1 0%	6 2%	258
SRS tenant organisation	4 100%	0 0%	0 0%	4
None of the above	933 96%	18 2%	21 2%	972
None selected	293 99%	1 0%	1 0%	295
Total	5645	370	503	6518
% of those answering	87%	6%	8%	

Table Q22: Do you agree that some small changes (for example putting up pictures and posters) should not require consent?

Respondent group	Yes	No	Total answering
PRS landlord	1416 50%	1441 50%	2857
PRS landlord organisation	102 51%	99 49%	201
SRS landlord	33 49%	34 51%	67
SRS landlord organisation	11 79%	3 21%	14
PRS tenant	1879 99%	25 1%	1904
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	259 100%	0 0%	259
SRS tenant organisation	3 75%	1 25%	4
None of the above	945 97%	28 3%	973
None selected	289 98%	7 2%	296
Total	4944	1644	6588
% of those answering	75%	25%	

Table Q23: Do you agree that other bigger changes (for example painting walls and installing wall shelves) can be requested and not unreasonably refused?

Respondent group	Yes	No	Total answering
PRS landlord	1090 38%	1766 62%	2856
PRS landlord organisation	90 45%	110 55%	200
SRS landlord	34 49%	35 51%	69
SRS landlord organisation	10 71%	4 29%	14
PRS tenant	1875 98%	29 2%	1904
PRS tenant organisation	9 69%	4 31%	13
SRS tenant	259 100%	0 0%	259
SRS tenant organisation	3 75%	1 25%	4
None of the above	940 97%	32 3%	972
None selected	287 97%	8 3%	295
Total	4597	1989	6586
% of those answering	70%	30%	

Table Q24: How long should landlords have to respond to a request for a change that cannot be unreasonably refused?

Respondent group	20 working days	30 working days	40 working days	More than 40 working days	Total answering
PRS landlord	703 25%	1489 53%	233 8%	399 14%	2824
PRS landlord organisation	56 28%	108 54%	10 5%	26 13%	200
SRS landlord	24 35%	28 41%	2 3%	14 21%	68
SRS landlord organisation	6 43%	8 57%	0 0%	0 0%	14
PRS tenant	1848 97%	38 2%	6 0%	10 1%	1902
PRS tenant organisation	5 38%	8 62%	0 0%	0 0%	13
SRS tenant	257 99%	2 1%	0 0%	0 0%	259
SRS tenant organisation	2 50%	2 50%	0 0%	0 0%	4
None of the above	911 94%	44 5%	4 0%	12 1%	971
None selected	286 97%	10 3%	0 0%	0 0%	296
Total	4098	1737	255	461	6551
% of those answering	63%	27%	4%	7%	

Table Q25: How long should the tenant have lived in the let property before they can request bigger changes that cannot be unreasonably refused?

Respondent group	No minimum time	3 months	6 months	9 months	12 months	Total answering
PRS landlord	175 6%	115 4%	298 11%	55 2%	2142 77%	2785
PRS landlord organisation	29 15%	6 3%	18 9%	3 2%	144 72%	200
SRS landlord	5 7%	5 7%	9 13%	0 0%	48 72%	67
SRS landlord organisation	7 50%	1 7%	3 21%	0 0%	3 21%	14
PRS tenant	69 4%	1755 92%	26 1%	5 0%	47 2%	1902
PRS tenant organisation	1 8%	5 38%	2 15%	0 0%	5 38%	13
SRS tenant	8 3%	245 95%	1 0%	0 0%	5 2%	259
SRS tenant organisation	1 25%	0 0%	1 25%	0 0%	2 50%	4
None of the above	27 3%	867 89%	22 2%	4 0%	50 5%	970
None selected	1 0%	285 96%	1 0%	0 0%	9 3%	296
Total	323 5%	3284 50%	381 6%	67 1%	2455 38%	6510

Table Q26: Do you agree that private tenants should have a right to request and not be unreasonably refused to keep a pet?

Respondent group	Yes	No	Total answering
PRS landlord	706 25%	2163 75%	2869
PRS landlord organisation	65 32%	136 68%	201
SRS landlord	26 37%	44 63%	70
SRS landlord organisation	12 86%	2 14%	14
PRS tenant	1861 98%	44 2%	1905
PRS tenant organisation	7 54%	6 46%	13
SRS tenant	257 100%	1 0%	258
SRS tenant organisation	3 75%	1 25%	4
None of the above	939 96%	38 4%	977
None selected	285 96%	11 4%	296
Total	4161	2446	6607
% of those answering	63%	37%	

Table Q27: How long should private landlords have to respond to a request to keep a pet?

Respondent group	20 working days	30 working days	40 working days	More than 40 working days	Total answering
PRS landlord	652 24%	1291 47%	202 7%	622 22%	2767
PRS landlord organisation	50 25%	101 51%	8 4%	39 20%	198
SRS landlord	24 36%	27 40%	3 4%	13 19%	67
SRS landlord organisation	6 46%	6 46%	1 8%	0 0%	13
PRS tenant	1836 97%	40 2%	11 1%	15 1%	1902
PRS tenant organisation	5 38%	8 62%	0 0%	0 0%	13
SRS tenant	256 99%	3 1%	0 0%	0 0%	259
SRS tenant organisation	1 25%	2 50%	1 25%	0 0%	4
None of the above	916 94%	38 4%	3 0%	15 2%	972
None selected	285 97%	8 3%	0 0%	2 1%	295
Total	4031	1524	229	706	6490
% of those answering	62%	23%	4%	11%	

Table Q28(a): Unclaimed tenancy deposits in the Private Rented Sector – to what extent do you agree with the following uses of the funds?

(a) The prevention of homelessness from the private rented sector.

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	1137 41%	587 21%	550 20%	105 4%	407 15%	2778
PRS landlord organisation	94 48%	36 19%	37 19%	6 3%	21 11%	197
SRS landlord	28 41%	16 24%	9 13%	1 1%	14 21%	67
SRS landlord organisation	12 86%	0 0%	1 7%	0 0%	1 7%	14
PRS tenant	1849 97%	27 1%	11 1%	1 0%	14 1%	1901
PRS tenant organisation	10 77%	2 15%	1 8%	0 0%	0 0%	13
SRS tenant	249 97%	7 3%	1 0%	1 0%	0 0%	257
SRS tenant organisation	2 50%	1 25%	0 0%	1 25%	0 0%	4
None of the above	918 95%	22 2%	17 2%	2 0%	11 1%	970
None selected	291 98%	1 0%	4 1%	0 0%	0 0%	295
Total	4590	699	631	117	468	6505
% of those answering	71%	11%	10%	2%	7%	

Table Q28(b): Advice, information and assistance to private tenants

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	359 13%	560 21%	732 27%	205 8%	869 32%	2725
PRS landlord organisation	26 14%	39 21%	43 23%	12 6%	69 37%	189
SRS landlord	12 18%	16 25%	17 26%	2 3%	18 28%	65
SRS landlord organisation	7 50%	2 14%	2 14%	0 0%	3 21%	14
PRS tenant	1794 94%	52 3%	27 1%	5 0%	22 1%	1900
PRS tenant organisation	6 46%	3 23%	0 0%	0 0%	4 31%	13
SRS tenant	248 96%	7 3%	2 1%	1 0%	0 0%	258
SRS tenant organisation	1 25%	3 75%	0 0%	0 0%	0 0%	4
None of the above	895 92%	25 3%	24 2%	6 1%	19 2%	969
None selected	284 96%	3 1%	3 1%	1 0%	4 1%	295
Total	3632	710	850	232	1008	6432
% of those answering	56%	11%	13%	4%	16%	

Table Q28(c): Funding to persons or bodies that can assist private tenants to address barriers to the private rented sector and support access to private rented housing

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	281 10%	501 18%	777 29%	237 9%	925 34%	2721
PRS landlord organisation	18 9%	37 19%	55 29%	12 6%	69 36%	191
SRS landlord	6 9%	13 20%	21 32%	6 9%	20 30%	66
SRS landlord organisation	4 29%	3 21%	4 29%	0 0%	3 21%	14
PRS tenant	70 4%	49 3%	1685 92%	10 1%	23 1%	1837
PRS tenant organisation	5 38%	2 15%	2 15%	0 0%	4 31%	13
SRS tenant	5 2%	10 4%	243 94%	0 0%	0 0%	258
SRS tenant organisation	1 25%	2 50%	0 0%	1 25%	0 0%	4
None of the above	36 4%	26 3%	878 91%	4 0%	24 2%	968
None selected	0 0%	0 0%	291 98%	2 1%	3 1%	296
Total % of those answering	426 7%	643 10%	3956 62%	272 4%	1071 17%	6368

Table Q28(d): Activities that support private tenant participation and the representation of tenants' interests at a local and national level

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	177 7%	323 12%	862 32%	300 11%	1042 39%	2704
PRS landlord organisation	8 4%	23 12%	58 31%	23 12%	78 41%	190
SRS landlord	6 9%	12 18%	19 29%	9 14%	19 29%	65
SRS landlord organisation	2 14%	3 21%	5 36%	0 0%	4 29%	14
PRS tenant	79 4%	57 3%	1731 91%	11 1%	24 1%	1902
PRS tenant organisation	0 0%	3 23%	2 15%	3 23%	5 38%	13
SRS tenant	7 3%	11 4%	239 93%	1 0%	0 0%	258
SRS tenant organisation	1 25%	2 50%	0 0%	1 25%	0 0%	4
None of the above	30 3%	23 2%	874 91%	10 1%	26 3%	963
None selected	0 0%	1 0%	290 98%	2 1%	3 1%	296
Total % of those answering	310 5%	458 7%	4080 64%	360 6%	1201 19%	6409

Table Q28(e): Assisting private tenants to exercise their rights

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	190 7%	351 13%	774 29%	307 11%	1090 40%	2712
PRS landlord organisation	7 4%	19 10%	57 30%	16 9%	89 47%	188
SRS landlord	10 15%	11 17%	18 28%	5 8%	21 32%	65
SRS landlord organisation	5 36%	2 14%	4 29%	0 0%	3 21%	14
PRS tenant	1812 95%	49 3%	13 1%	5 0%	25 1%	1904
PRS tenant organisation	6 46%	2 15%	1 8%	0 0%	4 31%	13
SRS tenant	251 97%	7 3%	0 0%	0 0%	0 0%	258
SRS tenant organisation	1 25%	2 50%	0 0%	1 25%	0 0%	4
None of the above	890 92%	21 2%	22 2%	6 1%	27 3%	966
None selected	285 96%	2 1%	3 1%	1 0%	5 2%	296
Total	3457	466	892	341	1264	6420
% of those answering	54%	7%	14%	5%	20%	

Table Q29: Do you agree that in the private sector the Tribunal should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year? Please note, this proposal will not apply to cases of antisocial or criminal behaviour.

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	150 5%	368 13%	414 15%	402 14%	1509 53%	2843
PRS landlord organisation	5 3%	19 10%	28 14%	30 15%	117 59%	199
SRS landlord	4 6%	11 16%	10 14%	10 14%	34 49%	69
SRS landlord organisation	1 7%	4 29%	0 0%	2 14%	7 50%	14
PRS tenant	1824 96%	35 2%	20 1%	5 0%	21 1%	1905
PRS tenant organisation	5 38%	1 8%	1 8%	2 15%	4 31%	13
SRS tenant	251 97%	7 3%	1 0%	0 0%	0 0%	259
SRS tenant organisation	1 25%	2 50%	0 0%	1 25%	0 0%	4
None of the above	887 91%	25 3%	8 1%	13 1%	40 4%	973
None selected	285 96%	1 0%	3 1%	2 1%	5 2%	296
Total	3413	473	485	467	1737	6575
% of those answering	52%	7%	7%	7%	26%	

Table Q30: Do you agree that social housing tenants should have a right to request to keep a pet and not be unreasonably refused?

Respondent group	Yes	No	Total answering
PRS landlord	836 41%	1200 59%	2036
PRS landlord organisation	63 48%	67 52%	130
SRS landlord	31 48%	34 52%	65
SRS landlord organisation	10 77%	3 23%	13
PRS tenant	1859 98%	33 2%	1892
PRS tenant organisation	8 89%	1 11%	9
SRS tenant	263 100%	1 0%	264
SRS tenant organisation	4 80%	1 20%	5
None of the above	935 97%	26 3%	961
None selected	286 99%	4 1%	290
Total	4295	1370	5666
% of those answering	76%	24%	

Table Q31: Do you agree that, in the social sector, the court should be required to consider whether it is reasonable to delay the enforcement of an eviction at any time of year? Please note, this proposal would not apply to cases of antisocial behaviour, criminal behaviour and domestic abuse.

Respondent group	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total answering
PRS landlord	176 9%	364 18%	436 22%	285 14%	756 37%	2017
PRS landlord organisation	8 6%	20 15%	26 20%	28 21%	49 37%	131
SRS landlord	4 6%	15 23%	11 17%	11 17%	24 37%	65
SRS landlord organisation	1 8%	5 38%	0 0%	2 15%	5 38%	13
PRS tenant	1829 97%	30 2%	15 1%	4 0%	15 1%	1893
PRS tenant organisation	4 44%	1 11%	2 22%	1 11%	1 11%	9
SRS tenant	255 97%	7 3%	1 0%	1 0%	0 0%	264
SRS tenant organisation	3 60%	1 20%	0 0%	1 20%	0 0%	5
None of the above	892 93%	25 3%	7 1%	10 1%	25 3%	959
None selected	285 98%	1 0%	3 1%	0 0%	1 0%	290
Total	3457	469	501	343	876	5646
% of those answering	61%	8%	9%	6%	16%	

Table Q32: We are looking to amend social housing pre-action requirements to require social housing landlords to specifically consider the effect of domestic abuse in the accrual of rent arrears. Where domestic abuse financial control has had an impact on the arrears, social landlords would be required to fully consider further actions that could assist the victim-survivor before eviction action for rent arrears could be taken in court. Do you agree with this proposal?

Respondent group	Yes	No	Total answering
PRS landlord	1141 57%	846 43%	1987
PRS landlord organisation	75 58%	55 42%	130
SRS landlord	34 53%	30 47%	64
SRS landlord organisation	9 75%	3 25%	12
PRS tenant	1878 99%	15 1%	1893
PRS tenant organisation	8 89%	1 11%	9
SRS tenant	263 100%	1 0%	264
SRS tenant organisation	4 80%	1 20%	5
None of the above	942 98%	20 2%	962
None selected	290 100%	1 0%	291
Total	4644	973	5617
% of those answering	83%	17%	

Table Q33(a): Please rank the proposals in terms of which you feel will bring the most overall benefit to landlords, from most beneficial to least beneficial, with 1 indicating most beneficial and 7 indicating least beneficial

(a) Rent control

Respondent group	most beneficial	Ranking						least beneficial	Total answering
	1	2	3	4	5	6	7		
PRS landlord	262 11%	88 4%	110 5%	122 5%	163 7%	200 9%	1373 59%	2318	
PRS landlord organisation	17 11%	2 1%	5 3%	8 5%	4 3%	11 7%	107 69%	154	
SRS landlord	7 13%	0 0%	2 4%	4 7%	4 7%	4 7%	35 63%	56	
SRS landlord organisation	1 11%	1 11%	1 11%	0 0%	0 0%	0 0%	6 67%	9	
PRS tenant	73 41%	7 4%	10 6%	14 8%	14 8%	7 4%	53 30%	178	
PRS tenant organisation	4 57%	0 0%	1 14%	0 0%	0 0%	1 14%	1 14%	7	
SRS tenant	12 52%	2 9%	2 9%	1 4%	1 4%	0 0%	5 22%	23	
SRS tenant organisation	1 25%	0 0%	0 0%	1 25%	0 0%	0 0%	2 50%	4	
None of the above	24 24%	2 2%	4 4%	5 5%	5 5%	4 4%	57 56%	101	
None selected	0 0%	1 17%	1 17%	0 0%	1 17%	0 0%	3 50%	6	
Total	401	103	136	155	192	227	1642	2856	
% of those answering	14%	4%	5%	5%	7%	8%	57%		

Table Q33(b): Changes to rules around ending joint tenancies

Respondent group	Ranking						least beneficial	Total answering
	most beneficial	1	2	3	4	5	6	
PRS landlord	437 19%	387 17%	416 18%	397 18%	205 9%	375 17%	46 2%	2263
PRS landlord organisation	28 19%	29 19%	27 18%	22 15%	18 12%	23 15%	3 2%	150
SRS landlord	7 13%	9 17%	11 20%	11 20%	2 4%	13 24%	1 2%	54
SRS landlord organisation	1 11%	2 22%	2 22%	2 22%	2 22%	0 0%	0 0%	9
PRS tenant	30 17%	55 31%	21 12%	22 13%	13 7%	23 13%	12 7%	176
PRS tenant organisation	0 0%	1 14%	4 57%	2 29%	0 0%	0 0%	0 0%	7
SRS tenant	2 9%	9 39%	3 13%	5 22%	1 4%	3 13%	0 0%	23
SRS tenant organisation	1 25%	1 25%	1 25%	0 0%	1 25%	0 0%	0 0%	4
None of the above	13 13%	23 24%	12 12%	21 22%	10 10%	18 19%	0 0%	97
None selected	1 17%	0 0%	1 17%	3 50%	0 0%	1 17%	0 0%	6
Total	520	516	498	485	252	456	62	2789
% of those answering	19%	19%	18%	17%	9%	16%	2%	

Table Q33(c): Greater flexibility to personalise a home

Respondent group	Ranking							Total answering
	most beneficial						least beneficial	
	1	2	3	4	5	6	7	
PRS landlord	146 6%	292 13%	351 16%	436 19%	536 24%	387 17%	113 5%	2261
PRS landlord organisation	21 14%	12 8%	28 19%	27 18%	36 24%	20 13%	6 4%	150
SRS landlord	2 4%	6 11%	8 15%	7 13%	18 33%	10 19%	3 6%	54
SRS landlord organisation	0 0%	0 0%	2 25%	4 50%	2 25%	0 0%	0 0%	8
PRS tenant	10 6%	27 16%	30 17%	22 13%	31 18%	47 27%	6 3%	173
PRS tenant organisation	0 0%	2 29%	1 14%	0 0%	0 0%	1 14%	3 43%	7
SRS tenant	3 13%	2 9%	8 35%	0 0%	4 17%	4 17%	2 9%	23
SRS tenant organisation	0 0%	0 0%	2 50%	0 0%	1 25%	1 25%	0 0%	4
None of the above	11 11%	9 9%	16 17%	16 17%	23 24%	16 17%	5 5%	96
None selected	0 0%	0 0%	2 40%	1 20%	1 20%	0 0%	1 20%	5
Total	193	350	448	513	652	486	139	2781
% of those answering	7%	13%	16%	18%	23%	17%	5%	

Table Q33(d): The right to request to keep a pet and to not be unreasonably refused

Respondent group	Ranking							Total answering
	most beneficial						least beneficial	
	1	2	3	4	5	6	7	
PRS landlord	76 3%	191 9%	281 13%	470 21%	552 25%	428 19%	233 10%	2231
PRS landlord organisation	4 3%	32 21%	24 16%	34 23%	29 19%	14 9%	12 8%	149
SRS landlord	6 12%	5 10%	2 4%	15 29%	14 27%	7 14%	2 4%	51
SRS landlord organisation	0 0%	2 22%	2 22%	1 11%	2 22%	2 22%	0 0	9
PRS tenant	6 3%	18 10%	25 14%	32 18%	44 25%	25 14%	24 14%	174
PRS tenant organisation	0 0%	0 0%	1 14%	1 14%	2 29%	3 43%	0 0%	7
SRS tenant	0 0%	4 18%	2 9%	6 27%	3 14%	4 18%	3 14%	22
SRS tenant organisation	0 0%	0 0%	0 0%	1 25%	2 50%	1 25%	0 0%	4
None of the above	4 4%	16 17%	16 17%	21 22%	18 19%	17 18%	4 4%	96
None selected	0 0%	0 0%	0 0%	1 20%	1 20%	2 40%	1 20%	5
Total	96	268	353	582	667	503	279	2748
% of those answering	3%	10%	13%	21%	24%	18%	10%	

Table Q33(e): Proposed use of unclaimed tenancy deposits

Respondent group	most beneficial	Ranking						least beneficial	Total answering
	1	2	3	4	5	6	7		
PRS landlord	527 24%	462 21%	430 19%	251 11%	225 10%	189 9%	137 6%	2221	
PRS landlord organisation	29 19%	28 19%	24 16%	32 21%	22 15%	9 6%	5 3%	149	
SRS landlord	10 20%	11 22%	12 24%	8 16%	2 4%	6 12%	2 4%	51	
SRS landlord organisation	4 50%	1 13%			2 25%	1 13%		8	
PRS tenant	16 9%	23 13%	24 14%	23 13%	21 12%	21 12%	45 26%	173	
PRS tenant organisation		1 14%			5 71%		1 14%	7	
SRS tenant	2 9%	1 4%	2 9%	1 4%	4 17%	5 22%	8 35%	23	
SRS tenant organisation		1 25%		1 25%		1 25%	1 25%	4	
None of the above	18 19%	13 14%	14 15%	10 11%	17 18%	9 9%	14 15%	95	
None selected	2 40%	3 60%						5	
Total	608	544	506	326	298	241	213	2736	
% of those answering	22%	20%	18%	12%	11%	9%	8%		

Table Q33(f): Greater protections during the eviction process

Respondent group	Ranking						least beneficial	Total answering
	most beneficial	1	2	3	4	5		
PRS landlord	144 7%	370 17%	276 13%	315 14%	370 17%	510 23%	212 10%	2197
PRS landlord organisation	5 3%	19 13%	16 11%	14 10%	21 14%	60 41%	11 8%	146
SRS landlord	2 4%	13 25%	7 14%	5 10%	7 14%	12 24%	5 10%	51
SRS landlord organisation	0 0%	0 0%	0 0%	0 0%	0 0%	6 75%	2 25%	8
PRS tenant	11 6%	30 17%	35 20%	26 15%	26 15%	35 20%	11 6%	174
PRS tenant organisation	1 14%	3 43%	0 0%	1 14%	0 0%	1 14%	1 14%	7
SRS tenant	3 14%	1 5%	4 18%	6 27%	3 14%	5 23%	0 0%	22
SRS tenant organisation	2 50%	0 0%	0 0%	1 25%	0 0%	1 25%	0 0%	4
None of the above	5 5%	20 22%	20 22%	6 7%	15 16%	21 23%	5 5%	92
None selected	1 17%	1 17%	1 17%	0 0%	1 17%	2 33%	0 0%	6
Total	174	457	359	374	443	653	247	2707
% of those answering	6%	17%	13%	14%	16%	24%	9%	

Table Q33(g): Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6	7	
PRS landlord	582 27%	404 19%	344 16%	249 12%	206 10%	184 9%	171 8%	2140
PRS landlord organisation	39 27%	28 19%	22 15%	14 10%	19 13%	13 9%	9 6%	144
SRS landlord	19 37%	8 16%	10 20%	3 6%	5 10%	1 2%	5 10%	51
SRS landlord organisation	2 25%	2 25%	1 13%	1 13%	1 13%	0 0%	1 13%	8
PRS tenant	29 17%	15 9%	29 17%	36 21%	25 14%	15 9%	26 15%	175
PRS tenant organisation	2 29%	0 0%	0 0%	3 43%	0 0%	1 14%	1 14%	7
SRS tenant	1 5%	4 18%	2 9%	4 18%	6 27%	1 5%	4 18%	22
SRS tenant organisation	0 0%	2 50%	1 25%	0 0%	0 0%	0 0%	1 25%	4
None of the above	18 19%	13 14%	14 15%	16 17%	9 10%	10 11%	14 15%	94
None selected	2 33%	1 17%	1 17%	0 0%	1 17%	0 0%	1 17%	6
Total	694	477	424	326	272	225	233	2651
% of those answering	26%	18%	16%	12%	10%	8%	9%	

Table Q34(a): Please rank the proposals in terms of which you feel will bring the most overall benefit to tenants, from most beneficial to least beneficial, with 1 indicating most beneficial and 7 indicating least beneficial

(a) Rent control

Respondent group	most beneficial	Ranking						least beneficial	Total answering
	1	2	3	4	5	6	7		
PRS landlord	1045 49%	138 6%	125 6%	141 7%	97 5%	87 4%	499 23%	2132	
PRS landlord organisation	49 34%	3 2%	12 8%	8 6%	3 2%	6 4%	63 44%	144	
SRS landlord	24 44%	5 9%	2 4%	4 7%	2 4%	1 2%	16 30%	54	
SRS landlord organisation	4 44%	2 22%	0 0%	1 11%	0 0%	0 0%	2 22%	9	
PRS tenant	1859 98%	4 0%	2 0%	6 0%	2 0%	1 0%	15 1%	1889	
PRS tenant organisation	5 63%	1 13%	1 13%	0 0%	0 0%	0 0%	1 13%	8	
SRS tenant	258 98%	2 1%	0 0%	0 0%	0 0%	1 0%	1 0%	262	
SRS tenant organisation	5 100%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	5	
None of the above	909 96%	7 1%	3 0%	5 1%	1 0%	3 0%	23 2%	951	
None selected	287 99%	0 0%	1 0%	0 0%	1 0%	1 0%	0 0%	290	
Total	4445	162	146	165	106	100	620	5744	
% of those answering	77%	3%	3%	3%	2%	2%	11%		

Table Q34(b): Changes to rules around ending joint tenancies

Respondent group	Ranking						least beneficial	Total answering
	most beneficial						7	
	1	2	3	4	5	6		
PRS landlord	216 10%	519 25%	327 16%	305 15%	235 11%	321 15%	151 7%	2074
PRS landlord organisation	13 9%	34 24%	26 18%	22 15%	12 8%	25 18%	10 7%	142
SRS landlord	6 11%	14 26%	7 13%	8 15%	5 9%	8 15%	5 9%	53
SRS landlord organisation	1 11%	1 11%	1 11%	1 11%	2 22%	2 22%	1 11%	9
PRS tenant	7 0%	1761 93%	18 1%	35 2%	20 1%	25 1%	21 1%	1887
PRS tenant organisation	0%	4 50%	2 25%	1 13%	0%	1 13%	0%	8
SRS tenant	0%	244 93%	2 1%	4 2%	3 1%	7 3%	2 1%	262
SRS tenant organisation	0%	0%	1 20%	1 20%	0%	2 40%	1 20%	5
None of the above	11 1%	866 91%	18 2%	10 1%	18 2%	16 2%	8 1%	947
None selected	0%	287 99%	0%	1 0%	1 0%	0%	1 0%	290
Total	254	3730	402	388	296	407	200	5677
% of those answering	4%	66%	7%	7%	5%	7%	4%	

Table Q34(c): Greater flexibility to personalise a home

Respondent group	Ranking							Total answering
	most beneficial						least beneficial	
	1	2	3	4	5	6	7	
PRS landlord	181 9%	366 18%	470 23%	329 16%	355 17%	264 13%	113 5%	2078
PRS landlord organisation	28 20%	24 17%	25 18%	18 13%	23 17%	19 14%	2 1%	139
SRS landlord	3 6%	10 19%	9 17%	6 11%	12 23%	10 19%	3 6%	53
SRS landlord organisation	2 20%	1 10%	5 50%	0 0%	1 10%	1 10%	0 0%	10
PRS tenant	7 0%	21 1%	44 2%	27 1%	32 2%	1739 92%	15 1%	1885
PRS tenant organisation	1 13%	0 0%	3 38%	1 13%	0 0%	2 25%	1 13%	8
SRS tenant	1 0%	6 2%	6 2%	2 1%	8 3%	238 91%	1 0%	262
SRS tenant organisation	0 0%	1 20%	1 20%	1 20%	0 0%	1 20%	1 20%	5
None of the above	6 1%	18 2%	22 2%	14 1%	39 4%	844 89%	5 1%	948
None selected	0 0%	1 0%	4 1%	0 0%	1 0%	284 98%	0 0%	290
Total	229	448	589	398	471	3402	141	5678
% of those answering	4%	8%	10%	7%	8%	60%	2%	

Table Q34(d): The right to request to keep a pet and to not be unreasonably refused

Respondent group	Ranking							Total answering
	most beneficial						least beneficial	
	1	2	3	4	5	6	7	
PRS landlord	71 3%	225 11%	326 16%	536 26%	373 18%	337 16%	199 10%	2067
PRS landlord organisation	5 4%	24 17%	25 18%	42 30%	26 18%	10 7%	9 6%	141
SRS landlord	3 6%	5 9%	8 15%	15 28%	12 23%	5 9%	5 9%	53
SRS landlord organisation	0 0%	1 10%	1 10%	4 40%	2 20%	2 20%	0 0%	10
PRS tenant	0 0%	17 1%	34 2%	36 2%	1729 92%	38 2%	31 2%	1885
PRS tenant organisation	0 0%	1 13%	0 0%	3 38%	4 50%	0 0%	0 0%	8
SRS tenant	1 0%	1 0%	5 2%	6 2%	241 92%	5 2%	3 1%	262
SRS tenant organisation	0 0%	1 20%	1 20%	0 0%	2 40%	1 20%	0 0%	5
None of the above	2 0%	11 1%	15 2%	31 3%	847 89%	35 4%	6 1%	947
None selected	1 0%	0 0%	0 0%	2 1%	283 98%	2 1%	2 1%	290
Total	83	286	415	675	3519	435	255	5668
% of those answering	1%	5%	7%	12%	62%	8%	4%	

Table Q34(e): Proposed use of unclaimed tenancy deposits

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6	7	
PRS landlord	155 8%	166 8%	209 10%	213 10%	364 18%	318 15%	627 31%	2052
PRS landlord organisation	10 7%	16 12%	21 15%	15 11%	22 16%	29 21%	26 19%	139
SRS landlord	3 6%	4 8%	13 25%	4 8%	10 19%	7 13%	12 23%	53
SRS landlord organisation	1 10%		1 10%	2 20%	1 10%	1 10%	4 40%	10
PRS tenant		11 1%	17 1%	18 1%	36 2%	28 1%	1775 94%	1885
PRS tenant organisation				2 25%	1 13%	3 38%	2 25%	8
SRS tenant			1 0%	3 1%	1 0%	7 3%	250 95%	262
SRS tenant organisation		1 20%		1 20%	2 40%		1 20%	5
None of the above	5 1%	5 1%	12 1%	10 1%	24 3%	12 1%	879 93%	947
None selected	1 0%				3 1%	1 0%	285 98%	290
Total	175	203	274	268	464	406	3861	5651
% of those answering	3%	4%	5%	5%	8%	7%	68%	

Table Q34(f): Greater protections during the eviction process

Respondent group	Ranking						least beneficial 7	Total answering
	most beneficial 1	2	3	4	5	6		
PRS landlord	115 6%	441 22%	349 17%	307 15%	361 18%	377 18%	97 5%	2047
PRS landlord organisation	12 9%	26 19%	21 15%	10 7%	32 23%	29 21%	9 6%	139
SRS landlord	3 6%	12 23%	11 21%	6 12%	6 12%	12 23%	2 4%	52
SRS landlord organisation	1 11%	4 44%	0% 0%	0% 0%	1 11%	3 33%	0% 0%	9
PRS tenant	2 0%	56 3%	1742 92%	36 2%	25 1%	20 1%	4 0%	1885
PRS tenant organisation	2 25%	1 13%	0% 0%	1 13%	0% 0%	1 13%	3 38%	8
SRS tenant	1 0%	6 2%	243 93%	4 2%	5 2%	3 1%	0% 0%	262
SRS tenant organisation	0% 0%	2 40%	1 20%	0% 0%	1 20%	1 20%	0% 0%	5
None of the above	10 1%	31 3%	862 91%	13 1%	8 1%	19 2%	4 0%	947
None selected	1 0%	2 1%	285 98%	1 0%	0% 0%	1 0%	0% 0%	290
Total	147	581	3514	378	439	466	119	5644
% of those answering	3%	10%	62%	7%	8%	8%	2%	

Table Q34(g): Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse

Respondent group	most beneficial	Ranking						least beneficial	Total answering
	1	2	3	4	5	6	7		
PRS landlord	310 15%	230 11%	277 14%	245 12%	269 13%	345 17%	343 17%	2019	
PRS landlord organisation	24 17%	14 10%	11 8%	25 18%	21 15%	20 14%	24 17%	139	
SRS landlord	12 23%	4 8%	4 8%	11 21%	6 12%	8 15%	7 13%	52	
SRS landlord organisation	1 11%	1 11%	2 22%	1 11%	2 22%	0 0%	2 22%	9	
PRS tenant	12 1%	16 1%	29 2%	1729 92%	40 2%	33 2%	26 1%	1885	
PRS tenant organisation	0 0%	1 13%	2 25%	0 0%	3 38%	1 13%	1 13%	8	
SRS tenant	1 0%	3 1%	5 2%	243 93%	4 2%	1 0%	5 2%	262	
SRS tenant organisation	0 0%	0 0%	1 20%	2 40%	0 0%	0 0%	2 40%	5	
None of the above	6 1%	9 1%	16 2%	866 91%	11 1%	19 2%	22 2%	949	
None selected	0 0%	0 0%	0 0%	286 99%	1 0%	1 0%	2 1%	290	
Total	366	278	347	3408	357	428	434	5618	
% of those answering	7%	5%	6%	61%	6%	8%	8%		

Table Q35(a): Thinking of the financial impacts, please rank the proposals with regard to the potential impact for landlords, from most beneficial to least beneficial, with 1 indicating most beneficial and 6 indicating least beneficial

(a) Rent control

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	320 14%	73 3%	101 4%	94 4%	144 6%	1519 67%	2251	
PRS landlord organisation	21 14%	3 2%	4 3%	5 3%	6 4%	110 74%	149	
SRS landlord	12 22%	1 2%	2 4%	0 0%	2 4%	37 69%	54	
SRS landlord organisation	1 11%	0 0%	0 0%	0 0%	1 11%	7 78%	9	
PRS tenant	48 30%	6 4%	19 12%	8 5%	9 6%	69 43%	159	
PRS tenant organisation	0 0%	1 14%	0 0%	1 14%	1 14%	4 57%	7	
SRS tenant	13 57%	3 13%	0 0%	2 9%	0 0%	5 22%	23	
SRS tenant organisation	2 50%	0 0%	0 0%	0 0%	0 0%	2 50%	4	
None of the above	21 21%	6 6%	0 0%	9 9%	5 5%	58 59%	99	
None selected	1 17%	1 17%	2 33%	0 0%	0 0%	2 33%	6	
Total % of those answering	439 16%	94 3%	128 5%	119 4%	168 6%	1813 66%	2761	

Table Q35(b): Changes to rules around ending joint tenancies

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	536 25%	514 24%	388 18%	276 13%	381 18%	63 3%	2158	
PRS landlord organisation	32 22%	34 24%	28 19%	16 11%	31 22%	3 2%	144	
SRS landlord	9 17%	14 27%	7 13%	6 12%	15 29%	1 2%	52	
SRS landlord organisation	3 38%	0 0%	2 25%	3 38%	0 0%	0 0%	8	
PRS tenant	31 20%	52 33%	23 15%	20 13%	24 15%	7 4%	157	
PRS tenant organisation	3 43%	0 0%	0 0%	1 14%	2 29%	1 14%	7	
SRS tenant	2 9%	6 26%	7 30%	3 13%	4 17%	1 4%	23	
SRS tenant organisation	0 0%	0 0%	2 50%	0 0%	1 25%	1 25%	4	
None of the above	22 23%	25 27%	13 14%	15 16%	16 17%	3 3%	94	
None selected	0 0%	1 17%	2 33%	1 17%	1 17%	1 17%	6	
Total	638	646	472	341	475	81	2653	
% of those answering	24%	24%	18%	13%	18%	3%		

Table Q35(c): Greater flexibility to personalise a home

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	233 11%	452 21%	470 22%	550 25%	367 17%	88 4%	2160	
PRS landlord organisation	21 15%	27 19%	37 26%	37 26%	16 11%	5 3%	143	
SRS landlord	6 12%	9 18%	10 20%	14 27%	11 22%	1 2%	51	
SRS landlord organisation	2 22%	3 33%	2 22%	0 0%	2 22%	0 0%	9	
PRS tenant	29 19%	30 19%	21 13%	29 19%	16 10%	31 20%	156	
PRS tenant organisation	2 29%	1 14%	0 0%	4 57%	0 0%	0 0%	7	
SRS tenant	7 30%	0 0%	5 22%	3 13%	4 17%	4 17%	23	
SRS tenant organisation	1 25%	1 25%	0 0%	2 50%	0 0%	0 0%	4	
None of the above	8 9%	24 26%	21 23%	20 22%	12 13%	7 8%	92	
None selected	0 0%	0 0%	1 17%	2 33%	3 50%	0 0%	6	
Total	309	547	567	661	431	136	2651	
% of those answering	12%	21%	21%	25%	16%	5%		

Table Q35(d): The right to request to keep a pet and to not be unreasonably refused

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	132 6%	336 16%	548 25%	588 27%	381 18%	168 8%	2153	
PRS landlord organisation	5 4%	40 29%	43 31%	33 24%	15 11%	4 3%	140	
SRS landlord	4 8%	10 19%	14 27%	13 25%	7 13%	4 8%	52	
SRS landlord organisation	2 22%	3 33%	3 33%	0 0%	1 11%	0 0%	9	
PRS tenant	11 7%	23 15%	43 28%	24 15%	38 24%	17 11%	156	
PRS tenant organisation	1 14%	1 14%	4 57%	0 0%	1 14%	0 0%	7	
SRS tenant	1 4%	6 26%	1 4%	5 22%	3 13%	7 30%	23	
SRS tenant organisation	0 0%	2 50%	1 25%	1 25%	0 0%	0 0%	4	
None of the above	9 10%	10 11%	22 24%	25 27%	17 18%	9 10%	92	
None selected	1 17%	1 17%	1 17%	1 17%	0 0%	2 33%	6	
Total	166	432	680	690	463	211	2642	
% of those answering	6%	16%	26%	26%	18%	8%		

Table Q35(e): Greater protections during the eviction process

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	146 7%	414 19%	346 16%	338 16%	711 33%	185 9%	2140	
PRS landlord organisation	7 5%	25 18%	11 8%	24 17%	61 43%	13 9%	141	
SRS landlord	5 10%	13 25%	7 14%	11 22%	13 25%	2 4%	51	
SRS landlord organisation	0%	0%	0%	2 22%	5 56%	2 22%	9	
PRS tenant	9 6%	31 20%	30 19%	31 20%	46 29%	10 6%	157	
PRS tenant organisation	0%	1 14%	1 14%	0%	3 43%	2 29%	7	
SRS tenant	0%	7 32%	5 23%	2 9%	7 32%	1 5%	22	
SRS tenant organisation	0%	1 25%	0%	0%	3 75%	0%	4	
None of the above	3 3%	23 25%	15 16%	8 9%	36 39%	7 8%	92	
None selected	0%	3 50%	0%	1 17%	2 33%	0%	6	
Total	170	518	415	417	887	222	2629	
% of those answering	6%	20%	16%	16%	34%	8%		

Table Q35(f): Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	729 35%	332 16%	294 14%	323 16%	194 9%	202 10%	2074	
PRS landlord organisation	53 38%	13 9%	20 14%	26 19%	13 9%	15 11%	140	
SRS landlord	15 29%	5 10%	11 21%	8 15%	4 8%	9 17%	52	
SRS landlord organisation	1 11%	3 33%	1 11%	4 44%	0 0%	0 0%	9	
PRS tenant	29 18%	14 9%	21 13%	45 29%	24 15%	24 15%	157	
PRS tenant organisation	1 14%	3 43%	2 29%	1 14%	0 0%	0 0%	7	
SRS tenant	0 0%	1 4%	5 22%	8 35%	4 17%	5 22%	23	
SRS tenant organisation	1 25%	0 0%	1 25%	1 25%	0 0%	1 25%	4	
None of the above	28 31%	6 7%	21 23%	16 18%	7 8%	13 14%	91	
None selected	4 67%	0 0%	0 0%	1 17%	0 0%	1 17%	6	
Total % of those answering	861 34%	377 15%	376 15%	433 17%	246 10%	270 11%	2563	

Table Q36(a): Thinking of the financial impacts, please rank the proposals with regard to the potential impact for tenants, from most beneficial to least beneficial, with 1 indicating most beneficial and 6 indicating least beneficial

(a) Rent control

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	1168 58%	132 7%	123 6%	82 4%	53 3%	469 23%	2027	
PRS landlord organisation	58 41%	3 2%	8 6%	4 3%	4 3%	63 45%	140	
SRS landlord	42 75%	1 2%	2 4%	0 0%	0 0%	11 20%	56	
SRS landlord organisation	7 70%	1 10%	0 0%	0 0%	0 0%	2 20%	10	
PRS tenant	1856 98%	3 0%	4 0%	2 0%	2 0%	19 1%	1886	
PRS tenant organisation	6 75%	1 13%	0 0%	0 0%	1 13%	0 0%	8	
SRS tenant	256 98%	0 0%	0 0%	3 1%	0 0%	1 0%	260	
SRS tenant organisation	4 80%	0 0%	0 0%	0 0%	0 0%	1 20%	5	
None of the above	915 96%	2 0%	6 1%	4 0%	0 0%	23 2%	950	
None selected	287 99%	1 0%	1 0%	0 0%	0 0%	0 0%	289	
Total	4599	144	144	95	60	589	5631	
% of those answering	82%	3%	3%	2%	1%	10%		

Table Q36(b): Changes to rules around ending joint tenancies

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	198 10%	633 32%	345 18%	383 19%	259 13%	150 8%	1968	
PRS landlord organisation	20 14%	47 34%	22 16%	20 14%	21 15%	8 6%	138	
SRS landlord	2 4%	21 39%	10 19%	10 19%	10 19%	1 2%	54	
SRS landlord organisation	0%	2 20%	4 40%	3 30%	0%	1 10%	10	
PRS tenant	9 0%	1767 94%	32 2%	31 2%	20 1%	24 1%	1883	
PRS tenant organisation	0%	1 14%	3 43%	2 29%	0%	1 14%	7	
SRS tenant	0%	243 93%	8 3%	3 1%	3 1%	3 1%	260	
SRS tenant organisation	0%	1 20%	1 20%	1 20%	1 20%	1 20%	5	
None of the above	7 1%	883 93%	14 1%	23 2%	14 1%	6 1%	947	
None selected	0%	286 99%	1 0%	2 1%	0%	0%	289	
Total	236	3884	440	478	328	195	5561	
% of those answering	4%	70%	8%	9%	6%	4%		

Table Q36(c): Greater flexibility to personalise a home

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	107 5%	254 13%	432 22%	391 20%	515 26%	263 13%	1962	
PRS landlord organisation	21 15%	17 13%	29 21%	31 23%	29 21%	9 7%	136	
SRS landlord	3 6%	4 7%	15 28%	11 20%	10 19%	11 20%	54	
SRS landlord organisation	0 0%	1 10%	1 10%	1 10%	5 50%	2 20%	10	
PRS tenant	3 0%	15 1%	27 1%	29 2%	67 4%	1741 93%	1882	
PRS tenant organisation	0 0%	0 0%	1 14%	1 14%	3 43%	2 29%	7	
SRS tenant	1 0%	1 0%	2 1%	4 2%	18 7%	234 90%	260	
SRS tenant organisation	0 0%	1 20%	1 20%	0 0%	3 60%	0 0%	5	
None of the above	5 1%	9 1%	12 1%	24 3%	32 3%	865 91%	947	
None selected	0 0%	0 0%	2 1%	1 0%	3 1%	283 98%	289	
Total	140	302	522	493	685	3410	5552	
% of those answering	3%	5%	9%	9%	12%	61%		

Table Q36(d): The right to request to keep a pet and to not be unreasonably refused

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	67 3%	171 9%	340 17%	481 24%	468 24%	440 22%	1967	
PRS landlord organisation	4 3%	26 19%	33 24%	29 21%	22 16%	22 16%	136	
SRS landlord	0%	5 9%	8 15%	11 20%	18 33%	12 22%	54	
SRS landlord organisation	1 10%	0%	1 10%	2 20%	3 30%	3 30%	10	
PRS tenant	1 0%	10 1%	31 2%	28 1%	1746 93%	66 4%	1882	
PRS tenant organisation	1 14%	0%	0%	0%	3 43%	3 43%	7	
SRS tenant	0%	3 1%	1 0%	1 0%	236 91%	19 7%	260	
SRS tenant organisation	1 20%	0%	0%	1 20%	1 20%	2 40%	5	
None of the above	2 0%	5 1%	18 2%	12 1%	879 93%	31 3%	947	
None selected	1 0%	0%	0%	2 1%	283 98%	3 1%	289	
Total	78	220	432	567	3659	601	5557	
% of those answering	1%	4%	8%	10%	66%	11%		

Table Q36(e): Greater protections during the eviction process

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	131 7%	573 29%	403 21%	291 15%	452 23%	114 6%	1964	
PRS landlord organisation	9 7%	30 22%	21 15%	33 24%	38 28%	6 4%	137	
SRS landlord	1 2%	19 36%	13 25%	8 15%	11 21%	1 2%	53	
SRS landlord organisation	1 10%	4 40%	1 10%	3 30%	1 10%	0 0%	10	
PRS tenant	5 0%	68 4%	1742 93%	39 2%	24 1%	5 0%	1883	
PRS tenant organisation	1 13%	5 63%	2 25%	0 0%	0 0%	0 0%	8	
SRS tenant	3 1%	7 3%	243 94%	5 2%	0 0%	1 0%	259	
SRS tenant organisation	0 0%	3 60%	0 0%	2 40%	0 0%	0 0%	5	
None of the above	7 1%	34 4%	873 92%	17 2%	13 1%	2 0%	946	
None selected	0 0%	2 1%	284 98%	0 0%	3 1%	0 0%	289	
Total	158	745	3582	398	542	129	5554	
% of those answering	3%	13%	64%	7%	10%	2%		

Table Q36(f)): Amendment to social housing pre-action requirements to reflect the potential impact of domestic abuse

Respondent group	most beneficial	Ranking					least beneficial	Total answering
	1	2	3	4	5	6		
PRS landlord	315 16%	219 11%	333 17%	342 18%	209 11%	501 26%	1919	
PRS landlord organisation	24 18%	14 10%	25 19%	19 14%	23 17%	29 22%	134	
SRS landlord	6 11%	4 7%	6 11%	14 26%	5 9%	19 35%	54	
SRS landlord organisation	1 10%	2 20%	3 30%	1 10%	1 10%	2 20%	10	
PRS tenant	9 0%	20 1%	47 2%	1753 93%	23 1%	30 2%	1882	
PRS tenant organisation	0%	1 14%	1 14%	4 57%	0%	1 14%	7	
SRS tenant	0%	6 2%	6 2%	244 94%	2 1%	2 1%	260	
SRS tenant organisation	0%	0%	3 60%	1 20%	0%	1 20%	5	
None of the above	10 1%	13 1%	24 3%	867 92%	9 1%	21 2%	944	
None selected	1 0%	0%	1 0%	284 98%	0%	3 1%	289	
Total	366	279	449	3529	272	609	5504	
% of those answering	7%	5%	8%	64%	5%	11%		



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