

PRS RESILIENCE GROUP VIRTUAL MEETING: 16 APRIL 2020

- Introductions
- Mortgage payment holidays for Buy to Let investors – update on current position
- Actions from the last meeting – update
- Landlord and letting agent guidance – update and current issues (gas safety)
- Landlord loan fund - update
- Emerging issues and current situation

In attendance:

- **{Redacted}**, CAS
- **{Redacted}**, Shelter Scotland
- **{Redacted}**, Shelter Scotland
- **{Redacted}**, Scottish Association of Landlords (SAL)
- **{Redacted}**, ALACHO
- **{Redacted}**, Propertymark
- **{Redacted}**, UK Finance
- **{Redacted}**, COSLA
- **{Redacted}**, Glasgow City Council
- **{Redacted}**, Scottish Government (SG)

Feedback on areas discussed:

1. Mortgage payment holidays for Buy to Let investors – update on current position

- UK Finance confirmed that Buy to Let mortgages were eligible for payment holidays similar to normal mortgages, with expectation used to help tenants
- Empty properties could also be covered by use of initial self cert process though still to be clarified / finalised.
- Payment holiday can be paid over the length of mortgage, Lenders are offering various option
- Concerns over tenant being expected to repay rent deferment quickly after initial period or possibly facing eviction, storing up debt issues. Landlords may increase rent to cover deferment
- Concerns that tenant may give legal 28 days' notice to avoid repayments
- SG expectation is that tenants pay rent and use available help if in difficulties, may need help in access some benefits and CAS would be able to advise. COSLA available to help if specific Local Authorities are difficult to access.
- Overall communications between Landlord and Tenant is key to accessing help and debt reduction.

2. Landlord Loan fund:

- Fund is progressing, hoping for final confirmation today
- Full communications next week with a start date 1st May

- Loan criteria will include being a registered Landlord and backdated to 31st March. Should be available for majority of Landlords
- Loans turnaround expected to be 7 / 10 days, with data sharing with Local Authorities
- Using legislation under Housing Act and will be via direct SG process.

3. Landlord and letting agent guidance:

- Guidance on SG website updated just before Easter, which included changes to Evictions and will be updated regularly
- SG will provide further update on Gas Safety Certificates in due course □ Plans for SG to bring all Housing guidance together as a central resource

Stakeholder top issues

1. CAS:

- Seeing a big rise in Employment advice requirement, will be publishing data on a regular basis and will share with group
- Looking medium to long term expect a rise in Debt advice

2. Shelter:

- Universal credit seen as major issue both applying and accessing money
- Overall lack of awareness by Tenant on rules and guidance
- Notice a number of ex ABB properties being used for longer term lets unregistered

3. PropertyMark:

- Seeing possible delays at end of tenancy with deposit schemes, issues include leaving belongings and storing items once tenancy ends, there are major difficulties moving items

4. Glasgow City Council:

- Concerned with the numbers of Landlord registrations, noticed large drop already in April.

New Actions

- Consider communicating using Tenant Deposit Scheme channels
- SG to investigate online model tenancy downloads / online version is up to date and are fully legal
- SG to update UK finance on Landlord loans and how it interacts with payment holidays

Action for Scottish Government

- Clarification on the approach being taken by Sheriff Officer for current cases where an eviction order has been granted. – **response circulated to members**
- Highlight to UK Government the need to make clear who their landlord guidance comms relate to i.e. only landlords in England and Wales etc; - **contact UK Govt. action ongoing**
- Further clarity on inspections required for landlords and local authorities; - **online guidance updated, Minister has written to UK Govt.,(HSE issued update last week)**
- Consideration of further letter on lenders being inflexible regarding mortgage breaks for landlords; - **cleared covered within UK finance update**
- Contact all local authorities (via SHMONG) to request they advise on approach to HMO licensing and to highlight approach in Glasgow; - **{Redacted} SG awaiting copies of correspondence from Glasgow city council, which will be circulated**
- Further consideration of council tax relief for empty properties; - **ongoing**
- Further consideration of financial support for tenants before UC kicks in; - **SG has written to UK Govt regarding flexibilities but repayments of advance can now be spread over 24 months**
- Investigate TDS approach to releasing deposits to cover rent payment issues; - **ongoing**
- and
- Engage with Police Scotland to highlight the need for officers to be aware of illegal evictions law. – **SG contacted PS highlighting concerns and provided additional information, PS will provide regular feedback. SG will provide update to group**

Future meetings

- Meetings to take place every 2 weeks; and
- Membership to ensure rural representation should be sought.

From {Redacted} SG

Sent: 30 April 2020 17:54

To: {Redacted} SG; {Redacted} SAL; {Redacted} Glasgow city Council ; {Redacted} Dundee City Council; {Redacted} Propertymark; {Redacted} Shelter {Redacted} CAS; {Redacted}

Alacho: {Redacted} COSLA CC: {Redacted} SG

Subject: RE: PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear all,

Further to {Redacted} SG e-mail below just a couple of very short updates to let you know what we had in mind to discuss today and that we can get to next week on our re-arranged call.

- **Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector:**

Please see Catriona's draft paper sent separately. Please let Catriona have any comments by the end of next week.

- **Update on the Landlord Support Fund:**

We anticipate that the PRS Landlord Emergency loan will open for applications next week. We will let Resilience Group members know when we update Coronavirus (COVID-19) guidance for private landlords and letting agents to include the link to the loan application website and the details of the dedicated email address for any enquiries.

- **Consideration of post-Coronavirus (Scotland) Act 2020 protections**

The current provisions under the 2020 Act are due to expire on 30 September 2020 unless extended. As you know we are already thinking about the pathways back to functionality for the housing sector in general and circulated some initial thoughts for comment earlier today. As part of this work we will need to consider what arrangements maybe required in relation to the transition from the extended notice to leave periods that currently apply to the pre-Covid requirements and procedures. One potential option we are exploring is continuing the discretion provided to the First-tier Tribunal for Scotland (Housing and Property Chamber) in determining whether to grant and eviction order for longer e.g. after the extended notice periods end. I'd be grateful for your views on this and any other potential options for managing transition.

- **PRS Resilience Group Action Log and Emerging Issues:**

Please see the attached paper which updates the group on the number of landlord registrations (the final point on the action log for today's meeting). See *annex attached*

- **Stakeholder Issues/Concerns**

To note that the landlord and letting agent guidance page was updated this week to provide further advice around the evictions process:

<https://www.gov.scot/publications/coronavirus-covid-19-landlord-and-letting-agent-faqs/>

Look forward to discussing next week.

Kind regards,

{Redacted} SG

From: {Redacted} SG

Sent: 30 April 2020 11:33{Redacted} SG

To: {Redacted} SG; {Redacted} SAL; {Redacted} Glasgow city Council ; {Redacted} Dundee City Council; {Redacted} PropertyMark; {Redacted} Shelter {Redacted} CAS; {Redacted} Alacho: {Redacted} COSLA

CC: {Redacted} SG

Subject: RE: PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear all

As you have probably gathered, it hasn't been possible to find another conference call line at short notice. Sorry that the technology let us down on this occasion.

We will provide a written up date on the various agenda items as soon as we can, however, in relation to the first agenda item - Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector - please find attached a draft paper that Catriona has developed with some initial thoughts, which she would be grateful for your comments on by end of next week.

File: Framework for Decision Making - Housing Sector thoughts.docx

We will look to arrange another call next week, so can also discuss then. Please get in touch if there was a particular issue wanted to raise at the meeting or you'd like added to next week's agenda.

Apologies again.

{Redacted} SG

{Redacted} SG | Head of Private Rented Sector Team

Scottish Government | Better Homes Division | Private Rented Sector Policy Team | 2H North, Victoria Quay, Edinburgh, EH6 6QQ | **{Redacted} SG**

Practical guides if you're renting or letting a property in Scotland – <https://rentingscotland.org/>

Guide for first-time tenants - <https://young.scot/campaigns/national/new-digs>

From: {Redacted} SG >

Sent: 29 April 2020 15:48

To: {Redacted} SG; {Redacted} SAL; {Redacted} Glasgow city Council ; {Redacted} Dundee City Council; {Redacted} PropertyMark; {Redacted} Shelter {Redacted} CAS; {Redacted} Alacho: {Redacted} COSLA

CC: {Redacted} SG

Subject: PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear All,

The third meeting of the PRS Resilience Group is due to take place tomorrow (30 April) at 10.30am, where we hope to cover the following agenda items (if you would like to add anything to the agenda, please do let me know):

- Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector
- Update on the Landlord Support Fund
- Consideration of post-Coronavirus (Scotland) Act 2020 protections
- PRS Resilience Group Action Log and Emerging Issues
- Stakeholder Issues/Concerns

Please also find attached a note of the last meeting and the latest Action Log/Emerging Issues document for the group:

File: Coronavirus (Scotland) Bill - PRS Resilience Group - Note of meeting - 16 April 2020.docx

File: PRS RESILIENCE GROUP - Action Log - Updated 28 April 2020.docx

Finally, a reminder of the dial in details for the conference call can be found below:

Contact details {Redacted}

Regards,

{Redacted}

{Redacted} | Housing and Social Justice Directorate | The Scottish Government | Telephone: **{Redacted}**

Annex

Landlord Registrations

New / Renewal applications comparison

Mar-19

	Received		
LA	New	Renew	Total
Total	2171	5743	7914

Mar-20

	Received			in month difference		
LA	New	Renew	Total	New	Renew	Total
				0	0	0
Total	1636	6017	7653	-535	274	-261

Apr-19

	Received		
LA	New	Renew	Total
Total	1958	5413	7371

Apr-20

	Received			in month difference		
LA	New	Renew	Total	New	Renew	Total
				0	0	0
				-		-
Total	777	4404	5181	1181	-1009	2190

*April 20 information to 28th April

- All LA's have a reduction in New applications in April down 60%
- April Renewals overall down 19%
- Overall reduction 30% in April, 3% in March
- Edinburgh and Dundee though have a slight overall rise in April due to increased renewals
- Figures are subject to adjustment at month end

The maybe a number of contributing factors

- the sale of properties has all but ceased therefore new landlords can't complete a sale so don't need to register.
- a huge number of PRS properties were vacated early when the Universities shut as all the students went home, causing unexpected long void periods for landlords. This may put some potential new landlords off
- a few landlords who have not renewed their registrations because their property has unexpectedly been vacated and there is little change of letting it again soon particularly when their target market is students

Agenda

PRS Resilience group Meeting 6

10 June 2020

1. Welcome from the Chair and introductions
2. Note of previous meeting and action log
3. Public Health Scotland Toolkit for Tenants
4. Consideration of the emerging proposals from HARSAG
5. Private Landlord Pre-Action Protocols
6. Key information for tenants
7. Future meetings.

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PRS RESILIENCE GROUP VIRTUAL MEETING: 2 APRIL 2020

In attendance:

- {Redacted}, CAS
- {Redacted}, CAS
- {Redacted}, Shelter Scotland
- {Redacted}, Shelter Scotland
- {Redacted}, Scottish Association of Landlords (SAL)
- {Redacted}, Glasgow City Council
- {Redacted} Dundee City Council
- {Redacted}, SG

Apologies:

- {Redacted}, ALACHO
- {Redacted}, Propertymark
- {Redacted}, City of Edinburgh Council
- {Redacted}, Cosla

Feedback on areas discussed:

1. Legislative update:

- Both Shelter and CAS asked about how existing eviction orders already granted by the Tribunal will be dealt with.
- Shelter asked if guidance would be issued for the Tribunal setting out that they must take account of the impact Covid-19 has had on a tenant.

2. Landlord and letting agent guidance:

- SAL highlighted that the UK Government are issuing advice to all landlords which often contradicts advice set out by the Scottish Government. This is confusing for landlords, as it does not highlight that the advice is English/Welsh specific only. SAL asked for the need to coordinate advice better to prevent mixed messaging.
- SAL also highlighted concerns regarding the potential for unregistered letting agents and landlords increasing.

3. Safety certificates:

- SAL highlighted concerns from many of their members regarding compliance with safety legislation (electrical, gas etc). Many landlords and letting agents have preferred contractors who are pressuring them to undertake the work and advising that they are in breach of their duties by not doing so.
- SAL indicated that the difference in advice from the SG and HSE is causing confusion.

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- SAL highlighted that some HMO landlords had contacted them worried about upcoming license renewals:
 - Glasgow City Council advised they have written to all license holders to extend their licenses by at least a 3 month period.
 - Dundee operate a common renewal date for HMO licences. All 2019 renewals have been initially inspected. Licences are to be granted with any outstanding work attached as a condition of the licence. Licences will be issued for an initial period of 1 year and extended for the balance of the normal 3 year licence period ending 30 September 2022 once all outstanding work is carried out.

4. Landlord support fund

- SAL asked for careful consideration to be given to the criteria that is applied to the fund, highlighting that many landlords are not being able to access mortgage breaks due to stringent criteria being applied by lenders (i.e. tenant must be in rent arrears).
- SAL are advising their members to use mortgage breaks as a last resort due to the impact it can have on their credit rating.
- CAS advised that the SG should consider writing to the all lender Chief Execs to highlight the issue SAL raised.
- CAS highlighted the need to monitor financial assistance a landlord is receiving to ensure that this is passed on to the tenant.

Stakeholder top issues

1. CAS:

- Monitoring to see if tenants are fully aware of the new eviction notice periods;
- Monitoring to track what happens to tenants in the longer term i.e. those who are in rent arrears – are they evicted, do they fall into homelessness etc;
- Require clarification on what happens with existing eviction orders not yet executed;
- Understanding the issues and impacts for small scale landlords; and
- Where should tenants go to seek redress on repairs issues now that the FTT are not in operation?

2. Dundee City Council:

- Ensuring consistent and accurate messaging to landlords and tenants; and
- Clarification on what will happen in relation to empty properties – will landlords still be required to pay HMO license renewals, landlord reg etc? Can Council tax relief be provided?

3. SAL:

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- Concerned about those landlords who 'fall between the cracks' in relation to qualifying for financial support – how can we help them?
- Council tax relief for landlords with empty properties;
- Tenancy deposits – some landlords and tenants have agreed that using a deposit to help cover rent when a tenant is struggling to pay but schemes are reluctant to release on this basis; and
- Increased potential for illegal evictions.

4. Glasgow City Council:

- Clear, concise and regular communication with landlords is essential;
- Clarification on safety standards required quickly – local authorities need to know they are giving out the right information; and
- Need to ensure tenants are aware of their rights to get repairs carried out whilst FTT not operating.

5. Shelter Scotland:

- There is a need to make financial support for tenants reach them quicker. How can we address the wait for UC to be paid and also the shortfall in rent that may occur?
- How do we protect tenants when we revert back to the original legislation, especially where large rent arrears have been built up due to the pandemic;
- Illegal evictions – Police Scotland and local authorities have a role in monitoring; and
- High level awareness raising for tenants should be taking place.

Action for Scottish Government

- Clarification on the approach being taken by Sheriff Officer for current cases where an eviction order has been granted.
- Highlight to UK Government the need to make clear who their landlord guidance comms relate to i.e. only landlords in England and Wales etc;
- Further clarity on inspections required for landlords and local authorities;
- Consideration of further letter on lenders being inflexible regarding mortgage breaks for landlords;
- Contact all local authorities (via SHMONG) to request they advise on approach to HMO licensing and to highlight approach in Glasgow;
- Further consideration of council tax relief for empty properties;
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- Investigate TDS approach to releasing deposits to cover rent payment issues; and
- Engage with Police Scotland to highlight the need for officers to be aware of illegal evictions law.

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- Membership to ensure rural representation should be sought.

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- Landlord loan fund - update
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In attendance:

- [REDACTED] CAS
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- [REDACTED] Scottish Association of Landlords (SAL)
- [REDACTED] ALACHO
- [REDACTED] Propertymark
- [REDACTED] UK Finance
- [REDACTED] COSLA
- [REDACTED] Glasgow City Council
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Stakeholder top issues

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- Overall lack of awareness by Tenant on rules and guidance
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- Investigate TDS approach to releasing deposits to cover rent payment issues; - **ongoing**
- and
- Engage with Police Scotland to highlight the need for officers to be aware of illegal evictions law. – **SG contacted PS highlighting concerns and provided additional information, PS will provide regular feedback. SG will provide update to group**

Future meetings

- Meetings to take place every 2 weeks; and
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Agenda

PRS Resilience Group Meeting 8

6 July 2020

1. Welcome from the Chair and introductions
2. Note of previous meeting and action log
3. Ministerial meeting update
4. Private Landlord Pre-Action Protocols update
5. Public Health Scotland Toolkit for tenants update
6. Empty Homes update
7. Short-Term Lets update
8. **Discussion Focus:** Tenancy Sustainment
9. Publishing minutes of the group
10. Any other business

PRS Resilience Group

22 June 2020

Note of Meeting

In attendance:

- {Redacted}, Shelter Scotland
- {Redacted}, Dundee City Council
- {Redacted}, Propertymark
- {Redacted}, Shelter Scotland
- {Redacted}, Glasgow City Council
- {Redacted}, North Ayrshire Council
- {Redacted}, Scottish Association of Landlords (SAL)
- {Redacted}, COSLA
- {Redacted} Public Health Scotland
- {Redacted}, Public Health Scotland – Guest to discuss PHS toolkit
- {Redacted}, Citizen Advice Scotland (CAS) – **Chair**
- {Redacted}, ALACHO
- {Redacted}, SG

Apologies:

- {Redacted}, SG
- {Redacted},, Citizen Advice Scotland (CAS)
- {Redacted}, Dundee City Council
- {Redacted},, City of Edinburgh Council

1. Welcome and introductions

{Redacted} opened the meeting and welcomed participants.

2. Note of previous meeting and action log

The group was content with the note of the previous meeting.

Action log updates:

Action 9: Still ongoing

Action 12: Figures for May show that new applications are down 15%. Renewals holding up slightly. April and May have similar figures.

Action 13: Recent information was sent out on Friday. Would be helpful if could let members know of confirmed dates in future. It was also suggested be useful to know the number of bounce back emails.

Action 19 and Action 27: Group agreed should amalgamate actions 19 and 27. GCC advised they have extended the time period to apply by another two months, taking it to five months in total.

3. Feedback from ministerial meeting with resilience group chairs

{Redacted} talked through the note and advised that these meetings are being held weekly every Wednesday. From a PRS Resilience Group perspective, the meetings have discussed supporting and engaging with tenants and the tenant toolkit under development. Also wider discussions on how to link void properties with PRS. Shelter advised they have talked to empty homes officers and there needs to be increased work around this, particularly on properties empty for less than 6 months.

Action 34: Request that {Redacted} provides an update on the Empty Homes work at next meeting.

4. Private Landlord Pre-Action Protocols

{Redacted} SG thanked members of the group who have provided feedback on the protocols, which are currently being considered. The regulations are due to be laid to Parliament the first week of August and come into force the first week of September. The regulations will be temporary, time limited and tied to the Coronavirus (Scotland) (No. 2) Act 2020. There is a commitment to make the regulations part of the process permanently and this will be considered post-COVID. Guidance will also be published and members are keen to have them published in advance, if possible.

{Redacted} SG advised that tribunal members will be versed and part of the process in response to query on the support available. {Redacted} SG also advised that although landlords don't have to follow the protocols, the tribunal will consider what the landlord has done beforehand as part of the discretionary nature of the emergency provisions.

Suggestions were made by the group including:

- could discuss the protocols with lenders
- checking sample forms from letting agencies might assist
- might also be helpful to have case studies included in the guidance

Action 35: All - Contact {Redacted} SG if you still want to provide feedback or to discuss further

Action 36: {Redacted} SG will provide a further update on this work in due course

5. Public Health Scotland Toolkit for tenants

{Redacted} PHS advised that the subgroup have met to discuss this toolkit which will provide tenants with key information on tenancy sustainment, financial support and also wider, information domestic abuse and mental health signposting. They are currently taking comments and drafting up the first document. The PRS group have been asked to provide any case studies. There was also discussion on how to circulate this toolkit out with social media channels. It was also suggested the need to link into the local authority resilience group.

Action 37: {Redacted} SG – will liaise with {Redacted} SAL and provide copies of case studies to {Redacted} PHS. All – if anyone else has any case studies then please also send to {Redacted} PHS.

Action 38: SG – to consider how this toolkit could be circulated out with social media channels.

Action 39: {Redacted} SG - Letter from Minister to all PRS tenants and the need to link up with the Social Housing Resilience Group on this

6. Tenancy Sustainment

The group discussed what the risks were to tenants in the PRS in relation to effective tenancy sustainment, in order to minimise evictions and rent arrears. CAS set out that failure of tenancy is usually due to some form of income shock (i.e. redundancy etc) which tenants struggle to recover from. CAS will share information with the group from their monthly statistics. The group discussed the need to protect people from eviction further down the line i.e. September onwards. It was suggested that it would be helpful if landlords could provide information on other sources of help/support available to tenants. Communication of tenancy sustainment should be targeted through letting agents, registered landlords and landlord registration and directly to the public by targeted social media activity. The group discussed the transferring of property ownership with sitting tenants and how commercial lenders have a different approach to buy to let.

Action 40: CAS will share information with the group from their monthly statistics.

Action 41: Discuss tenancy sustainment further at next meeting

7. Holiday lets/Airbnb

The group discussed the licensing of holiday lets and Airbnb's and the impact of many short term let owners moving into longer term lets, due to voids. Shelter suggested that the regulations being taken forward by the SG in relation to short term lets need to come into force earlier and it was suggested that policy leads in this area could attend a future meeting to discuss further.

Action 42: SG to arrange for the appropriate policy leads to provide a written update regarding the regulations for short term lets

8. AOB

Social media activity has suggested that tenants interests are not appropriately represented on the PRS Resilience Group. The group discussed and agreed that CAS and Shelter represent tenants.

Action 43: {Redacted} SG will feedback to Minister and provide an update to the group.

9. Date and Time of next meeting

The next meeting will be held on Monday 6 July from 2pm until 3:30pm.

Agenda

PRS Resilience Group Meeting 9

20 July 2020

1. Welcome from the Chair and introductions
2. Note of previous meeting and action log
3. Ministerial meeting update
4. Private Landlord Pre-Action Protocols update
5. Public Health Scotland Toolkit for tenants update
6. Short-Term Lets update
7. Tenancy Sustainment
8. Social Renewal Advisory Board and Housing System Policy Circle
9. Discussion: how the PRS group feeds into the three other groups
10. Discussion: Housing Sector Recovery Workplan
11. Any other business

PRS Resilience Group

6 July 2020

Note of Meeting

In attendance:

- [REDACTED] Shelter Scotland
- [REDACTED] Dundee City Council
- [REDACTED] Shelter Scotland
- [REDACTED] Glasgow City Council
- [REDACTED] North Ayrshire Council
- [REDACTED] Scottish Association of Landlords (SAL) - **Chair**
- [REDACTED] Public Health Scotland
- [REDACTED] Citizen Advice Scotland (CAS)
- [REDACTED] SG
- [REDACTED] SG
- [REDACTED] SG
- [REDACTED] (secretariat)
- [REDACTED] SG
- [REDACTED] SG
- [REDACTED] SG
- [REDACTED] SG

Guests to discuss empty homes:

- [REDACTED] Shelter
- [REDACTED] Shelter

Apologies:

- [REDACTED] COSLA
- [REDACTED] ALACHO
- [REDACTED] Dundee City Council
- [REDACTED] Citizen Advice Scotland (CAS)
- [REDACTED] Propertymark
- [REDACTED] City of Edinburgh Council
- [REDACTED] SG

1. Welcome from the Chair and introductions

[REDACTED] opened the meeting and welcomed participants.

2. Note of previous meeting and action log

Amendment to update on action 12 from last meeting, has now been updated to read: March show that new applications are down 15%. Renewals holding up slightly. April and May show new applications are down 50+%.

Action 44: Update the action log so all the actions currently ongoing are together and all the completed actions are filed

Action log updates:

Action 9: Hearing of advice services in Aberdeen supporting tenants who are facing evictions. Small increase to the number of views on website.

Action 12: June figures are just under 30% less than the previous June so starting to pick up a little bit.

Action 13: PHS toolkit still being drafted. Bouncebacks – don't have specific feedback yet, might be able to provide at a later date.

Action 16: ongoing

18: ongoing

Action 19: SG issued information to LAs that could extend licences. One LA asked for clarification from SG. Dundee Fire and Rescue are not inspecting properties. Glasgow have extended HMO licences and have measures in place to commence inspections. Dundee have just commenced inspections on void properties. The decision to extend licences is for each LA but they should look at Glasgow for steer.

Action 22: ongoing

Action 23: ongoing

Action 35: Feedback and conversations to explore some of the issues more have been helpful

Action 37: Shared cases studies. Considering including couple of examples in the toolkit.

Action 38: part of discussion with comms. Letter to tenants still ongoing. Submission going to Minister this week.

Action 40: been superseded so starting again, should have this week/early next week

3. Ministerial meeting update

█████ provided an update on the previous meeting with the Minister on 24 June. Key points included void properties and tenancy sustainment. Also discussed transparency and publishing notes. Last week's meeting was with the Resilience Group Chairs as the Minister was unable to attend. Key points were the LA clarification through affordable housing supply, approving publication of the notes from the groups, the recovery workplan document and the HARSAG recommendation.

Action 45: to circulate note from Ministerial meeting with the group

Action 46: to add agenda item to discuss how the PRS group feeds into the three other groups

Action 47: Housing sector recovery workplan - to add to agenda to discuss at next meeting

4. Private Landlord Pre-Action Protocols update

██████████ thanked group for feedback on protocols and has also had a few 1-2-1 discussions, with a few more planned this week. The redrafted set of protocols have been expanded to include certain sources of advice, such as debt management. Need to consider changes to tenants circumstances to pay back arrears. The guidance expands on pre-actions and hope to have first draft by end of month.

██████████ spoke to UK finance about mortgage lenders views. The pre-actions were circulated to them and they have no real concerns. They have provided some feedback and will come back to SG on stats.

Action ██████████ **48:** will circulate draft regulations once returned from Solicitors

Action ██████████ **49** will send first draft of the guidance to group for feedback once available

5. Public Health Scotland Toolkit for tenants update

██████████ advised the group met last Thursday and have been working on the toolkit. They are finalising the case studies. CAS and Shelter are also seeking quotes/references to be included. The group is ensuring the toolkit covers all the different types of PRS tenancies, including assured and short assured.

The group discussed dissemination to tenants. The preferred option would be postal. Concerns were raised that the most vulnerable wouldn't get the information if not connected digitally or with tenancy deposit scheme. Submission is going to Minister this week and ██████████ will update the group once decided. The group discussed the other options to share the toolkit, such as social media channels, tenancy deposit scheme, with LAs, registered letting agencies, Living Rent, etc.

Comms plan was discussed last week and will be circulated for comment.

The group raised concerns about the wider issue of lack of transparency and data which is a barrier to effective communication in the PRS sector. SG to consider methods of communication to PRS tenants for the future.

Action 50: PHS - Share the toolkit with the PRS group once available

Action 51: ██████ - Circulate comms plan and update group on Ministerial decision

Action 52: SG - coordinate ideas for how to disseminate if not by post

Action 53: SG – to consider methods of communication with the PRS tenants for the future

6. Empty Homes update

████████ and ██████ from Shelter provide an update on empty homes. They have spoken to ██████ and had online meetings with Empty Homes Officers (EHOs). There is scope to expand work of EHOs to speak to owners of recent empty homes. Need to consider demand for scheme and look to establish benchmark of what is out there. Varies between LAs whether property identified and whether have mechanism to bring back into use. Long term i.e. empty home over 6 months, the majority are not ready to move into ASAP. If look at homes empty for less than 6 months then this is a shift in responsibility for EHOs.

Points raised included: Need to consider how link to LAs? Demand varies across LAs. Is a national approach required? Speak to Heads of Housing to see if need for it? Some EHOs are getting referrals from LAs. The advice service is getting an uptake in calls from private landlords.

Shelter advised the next steps is to write to the Heads of Housing at the LAs.

NAC advised their EHOs are working on properties vacant for over a year only as have so many.

Action 54: Shelter will share the letter to the Heads of Housing

Action 55: Shelter will share paper with ██████ on how to link up

7. Short-Term Lets update

Due to responding to COVID, work was put on hold however now starting to focus on this area. The work is ongoing and an updated will be provided to the PRS group in due course.

Action 56: SG to provide timescales/milestones for the short term let regulations being introduced.

8. Discussion Focus: Tenancy Sustainment

Landlords have concerns over arrears and Shelter are concerned about what it could lead to. Shelter advised it is important to raise awareness as they have clients who are concerned about what the emergency powers are and there is a little bit of confusion. They are advising that although prevents evictions in the meantime, still at risk of eviction further down the line. Tenants are concerned about finances and when furlough ends. The group discussed the importance of access to benefits. There are concerns about what happens when the notice period ends and the economy hasn't recovered, particularly in retail and hospitality.

████████ suggested looking at the Economic Recovery Advisory Group plan to see if there is anything from that which might be useful.

████████ advised from a rural perspective not seeing anything different, although certain areas/sectors more at risk.

Action 57: PHS and Shelter will look at the Economic Recovery Advisory Group plan

Action ██████████ and ██████████ **58:** will draft a step by step plan on Tenancy Sustainment

Action 59: ██████████ will speak to homelessness colleagues and provide an update at next meeting

9. Publishing minutes of the group

Group are content for the notes from the PRS meetings to be published.

10. Date and Time of next meeting

The next meeting will be held on Monday 20 July from 2pm until 3:30pm.

Agenda

PRS Resilience Group Meeting 7

22 June 2020

1. Welcome from the Chair and introductions
2. Note of previous meeting and action log
3. Feedback from ministerial meeting with resilience group chairs
4. Private Landlord Pre-Action Protocol update
5. Public Health Scotland Toolkit for tenants update
6. **Discussion Focus:** Tenancy Sustainment
7. Holiday lets/Airbnb
8. Any other business

From: {Redacted} SG
Sent: 15 April 2020 10:52
To: {Redacted}
Cc: {Redacted}
Subject: PRS Resilience Group - Meeting Two - Agenda

Dear all,

Please find below an agenda for the next meeting of the PRS Resilience Group, due to take place tomorrow (16 April) at 10.30am:

- Introductions
- Mortgage payment holidays for Buy to Let investors – update on current position
- Actions from the last meeting – update
- Landlord and letting agent guidance – update and current issues (gas safety)
- Landlord loan fund - update
- Emerging issues and current situation

Please also find attached an updated minute of the first meeting of the group:

File attachment

Regards,

{Redacted}

Agenda

PRS Resilience group Meeting 6

10 June 2020

1. Welcome from the Chair and introductions
2. Note of previous meeting and action log
3. Public Health Scotland Toolkit for Tenants
4. Consideration of the emerging proposals from HARSAG
5. Private Landlord Pre-Action Protocols
6. Key information for tenants
7. Future meetings.

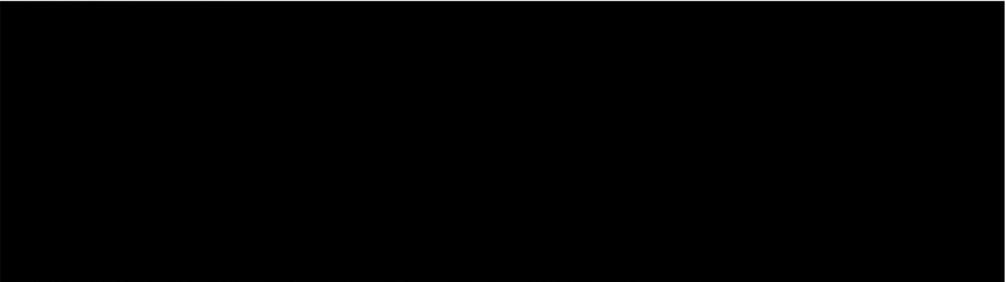
From:



Sent: To:

29 April 2020 15:48

Cc:



Subject:

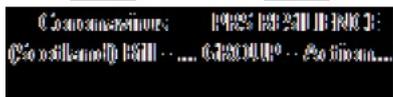
PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear All,

The third meeting of the PRS Resilience Group is due to take place tomorrow (30 April) at 10.30am, where we hope to cover the following agenda items (if you would like to add anything to the agenda, please do let me know):

- Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector
- Update on the Landlord Support Fund
- Consideration of post-Coronavirus (Scotland) Act 2020 protections
- PRS Resilience Group Action Log and Emerging Issues
- Stakeholder Issues/Concerns

Please also find attached a note of the last meeting and the latest Action Log/Emerging Issues document for the group:



Finally, a reminder of the dial in details for the conference call can be found below:



Code:



Call

Enter

Enter Pin No:



Regards,



gov.scot



PRS Resilience Group

10 June 2020

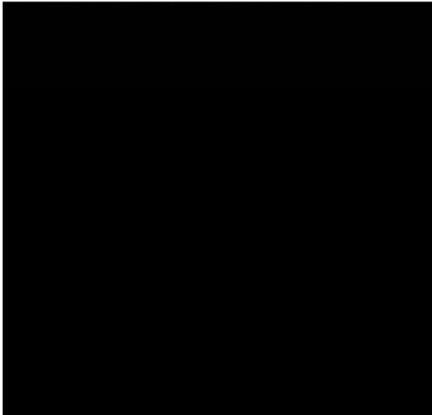
Note of Meeting

Meeting Agenda

1. Welcome and Introductions
2. Note of previous meeting and action log
3. Public Health Scotland – toolkit for tenants
4. Consideration of emerging proposals from HARSAG
5. Private landlord pre –action protocols
6. Key information for tenants
7. Future meetings
8. AOB
9. Date and time of next meeting

In attendance

Scottish Government



Shelter Scotland
– SAL
– Shelter Scotland
– CAS
– Property Mark
– COSLA
– Glasgow City Council

Apologies

– Dundee City Council
– Dundee City Council
– ALACHO

1. Welcome and introductions

opened the meeting and welcomed participants.

2. Note of previous meeting and action log

The group agreed to forward any comments on the note of the previous meeting to



Action log:

Action point 9: There have been no formal reports from Police Scotland, but informally there has been nothing to report. Shelter will forward any problems they become aware of.

Action point 12: [REDACTED] will report on May's statistics for landlord registration and report back to the meeting.

Action point 13: More guidance for tenants to be discussed as part of today's agenda. **Action point 14:** Complete – local authority guidance has been clarified.

Action point 16: All three resilience groups are attending a new weekly call with the Minister (ongoing).

Action point 18: Shelter expressed ongoing concern about the future impact on rent arrears and how to ensure tenants are protected after September. Also noted CAS concerns about redundancies in the hospitality industry and the ongoing effects of these.

Action point 19: Effect of Coronavirus act on HMOs – SG to take forward

Action point 22: Weekly liaison group meetings will help to make the relevant links with local authorities re void properties – ongoing.

Action point 23: [REDACTED] will highlight concerns about rent guarantee insurance at meeting with MHCLG.

Action point 27: Now that HMO position has been clarified SG will disseminate the information via SHMONG

Action point 28 Ongoing – Draft of [REDACTED] work is likely to be shared with the Housing Moves group this week.

3. Public Health Scotland- Toolkit for tenants

The group heard from Public Health Scotland (PHS) about their plans to develop a toolkit to provide tenants with key information. The toolkit will highlight risks and access to support for tenants, both financially and more widely, for example, mental health support, food security and fuel poverty. The toolkit will also focus on tenants' rights, particularly in light of the coronavirus legislation. The Scottish Government and key members of the group will meet with PHS to feed into toolkit development and discuss the best way to disseminate the toolkit to tenants and raise awareness. The group also discussed the need to sustain tenancies and the need to spot early warning signs of potential homelessness and taking preventative action. Landlords are also keen to have information they can use to help support tenants.

PHS is looking to partner organisations to support the development of the toolkit and will pick up on contributions already made.

Action point 29: PHS and SG will feedback on the 11 June meeting to the next meeting of the PRS Resilience group.

4. Consideration of emerging proposals from HARSAG

██████████ updated the group on the recent meeting of the Homelessness and Rough Sleeping Action Group (HARSAG) convened by Mr Stewart, Minister for Local Government, Housing and Planning.

- HARSAG aims to learn from the response to the pandemic and work in partnership with the PRS.
- Priority given to meeting urgent needs.
- People in temporary accommodation to have a settled home as soon as possible.
- People not returning to rough sleeping after the pandemic.
- The approach is part of a wider public health approach including access to support.
- HARSAG would welcome any input early in week commencing 15 June for their next meeting on 18 June.
- HARSAG would welcome feedback from landlords, particularly on support they might need.

Shelter is preparing a detailed response and sits on HARSAG. CAS will copy their response to SG and Shelter. CAS noted that a preventative approach to homelessness to ensure tenancies are sustained by recognising early warning signs is important.

Action point 30: any comments can be passed to ██████████

5. PRS landlords pre action protocols

██████████ introduced the paper on pre action protocols for the private rented sector. The second coronavirus act included provisions for regulation making powers for Scottish Ministers regarding pre action requirements. The First Tier Tribunal would have to consider these before making an order to evict. The protocols have to be in place before any cases go through the tribunal. It is hoped that the regulations can be in place in two weeks. The team are working on a guidance note and communications in parallel with the regulations.

Action point 31: Any feedback to ██████████ by 17 June if possible

6. Key information for tenants

The group discussed the paper on key information for tenants. Suggestions for improvements were to condense the various links and to include information on discretionary housing payments. Noted that the information should not duplicate the work of the toolkit for tenants and it would be good to have information available specifically for tenants available as soon as possible. SG hopes to disseminate the information via the tenancy deposit schemes.

7. Future meetings

Further to a recent meeting of the three Resilience groups with Mr Stewart, the group agreed that for consistency with other resilience groups the PRS should have an external Chair. SG will continue to provide secretariat and policy lead support to the group.

The group agreed that [REDACTED] from CAS and [REDACTED] from CAS should be joint Chairs. They will Chair the group on a rotating basis.

The group also agreed to continue to meet fortnightly and to move meetings to a Monday with effect from Monday 22 June. This will help the PRS resilience group to feed in to the weekly meeting with Mr Stewart as we move into a phase of forward planning and strategic decisions on issues.

Action point 32: SG will send out a new calendar request for the revised meeting dates.

8. AOB

[REDACTED] confirmed that the first report on the Coronavirus Act has been published.

Action point 33: Send link to the report on the Coronavirus Act to the group.

9. Date and Time of next meeting

The next meeting will be held on Monday 22 June from 2 -3.30pm

PRS RESILIENCE GROUP VIRTUAL MEETING: 13 May 2020

Meeting Agenda

- Note of last meeting
- Coronavirus (Scotland)(No.2) Bill – Update
- Update on the Landlord Support Fund
- PRS Resilience Group Action Log
- What does recovery look like
- Stakeholder Update - Issues/Concerns
- AOB

In attendance:

- [REDACTED] Citizen Advice Scotland (CAS)
- [REDACTED] ALACHO
- [REDACTED] Shelter Scotland
- [REDACTED] Scottish Association of Landlords (SAL)
- [REDACTED] Propertymark
- [REDACTED] COSLA
- [REDACTED] Dundee City Council
- [REDACTED] Glasgow City Council
- [REDACTED] SG
- [REDACTED] SG
- [REDACTED] SG
- [REDACTED] SG

Apologies

- [REDACTED] Shelter Scotland
- [REDACTED] SG

1. Note of previous meeting

The group was content with the note of previous meeting.

2. Landlord Support fund:

At 11 May 25 completed applications had been received and were being processed, along with approximately 80 partially completed applications. Initial estimates were for 600 loan applications in 6 weeks.

Noted some concerns being expressed by landlords with 6-10 properties and over 10 properties who are not eligible for funds. SG is keen to build up a picture of need

in the sector, so any landlords that are outwith the scheme can contact the loan fund mailbox to set out their circumstances.

SAL noted that some landlords have concerns about or are not able to access mortgage holidays. Also noted that rent arrears are not as severe as first thought but could become an issue at the end of furlough. Empty properties are becoming more of a problem, particularly student accommodation.

Action 1 : ████████ to forward PRS loan fund e mail address to ████████ to pass on to landlords who are having problems with rent payments and have more than 5 properties.

Action 2: SG and SAL to keep in touch to track changes on arrears and empty properties over the next few months.

3. Action Log Updates

HMO licensing – still waiting on legal advice on extensions to licensing.

Action 3: SG to circulate note with more detail on the Coronavirus Act to the group.

Officials have been looking at the issue of council tax and unoccupied private rented properties, but so far are not convinced that action needs to be taken. Support is available for landlords for 6 months for unoccupied properties. SAL noted that there was concern amongst landlords with furnished properties who are eligible for 10% relief on Council tax and cannot remove furniture because of lockdown. Feel pressured to relet as they cannot afford both council tax and mortgage repayments.

While local authorities are responsible for Discretionary Housing Payments (DHP) Scottish Government policy team will provide support where necessary due to increased demand.

4. Stakeholder update

CAS has updated their stats for April. PRS advice has jumped to one –third of housing advice queries and there has been an increase in page views on renting a house and noted a couple of examples of landlord harassment. An SG discussion with Police Scotland suggested that there have not been any charges for harassment by landlords, but still to be confirmed officially.

Action 4: Think about what we need to do to raise awareness amongst tenants.

Dundee is currently dealing with the renewal of HMO licences with a common renewal date. Some concerns about a letting agent reported to be asking students to agree to paying fees to re advertise a property if they leave early. Shelter advisors have had similar reports.

Action 5: Dundee will pass information to SG letting agents team and Shelter will pass information from advisors to Dundee Council.

ALACHO has no current issues, but noted the strategic role of the PRS in the recovery process and that there is a discussion to be had about evictions and possible homelessness when evictions return.

SAL noted that some landlords had offered empty properties to local authorities but had no response. ALACHO noted that not all LA s need a housing supply from the PRS. Further discussion is needed by bringing together third sector organisations like CAS and Shelter, SG resilience groups e.g. LA resilience and PRS, and local authorities.

Action 6: [REDACTED] and [REDACTED] will pick this up this with [REDACTED] and ALACHO

SAL – need more guidance on recovery for landlords and letting agents when lockdown eases including viewing empty properties safely and safely carrying out repairs

PropertyMark - some letting agents cannot access £25k grant but should be eligible if considered as retail.

Also concerned that rent guarantee insurance may be invalidated by extension of the Coronavirus Act.

Action 7: SG to discuss with insurance providers

COSLA – The local Authority Resilience group meeting is developing guidance on lettings. Work is underway across resilience groups to develop a toolkit for tenant support covering tenancy sustainment, debt advice, CAS and mental health. Any group members who wish to work collaboratively should contact Katey in the first instance. CAS is happy to support.

Action 8: [REDACTED] will come back to the group with particular asks for case studies etc.

Glasgow CC - Suggested agenda item on 'what does recovery look like' for the next meeting. Also noted a problem with students not going back to University/College. Action: Add 'what will recovery look like' to agenda for next meeting.

5. AOB

ALACHO – consider the impact on the build to rent sector and how it might recover.

Statutory protection for students renting from Universities or purpose built accommodation is being considered.

Views expressed on short term lets sector and how they may now move to longer term letting with the impact on market.

While guidance on moving house in England has changed there are no changes to the restrictions in Scotland. While there is no prohibition on moving house, guidance says it should only be done to prevent homelessness.

Discussion by group on whether guidance needed re-enforcing that it had not changed though English guidance had. Comments suggested that it was clear as it is.

Next meeting date and time to be confirmed by e mail.

PRS RESILIENCE GROUP VIRTUAL MEETING: 27 May 2020

Meeting Agenda

- Note of last meeting
- Coronavirus (Scotland)(No.2) Bill – Update
- Update on the Landlord Support Fund
- PRS Resilience Group Action Log
- What does recovery look like
- Stakeholder Update - Issues/Concerns
- AOB

In attendance:

- [REDACTED] Citizen Advice Scotland (CAS)
- [REDACTED] Shelter Scotland
- [REDACTED] Scottish Association of Landlords (SAL)
- [REDACTED] Propertymark
- [REDACTED] Glasgow City Council
- [REDACTED] Shelter Scotland
- [REDACTED] SG

Apologies

- [REDACTED] ALACHO
- [REDACTED] COSLA
- [REDACTED] SG
- [REDACTED] Dundee City Council (problems with teleconference line)
- [REDACTED] Dundee City Council
- [REDACTED] Shelter Scotland

1. Note of previous meeting

The group agreed to amend the note of the previous meeting as follows:

‘Noted some concerns being expressed by landlords with 6-10 properties and over 10 properties who are not eligible for funds. SG is keen to build up a picture of need in the sector, so any landlords that are outwith the scheme can contact the loan fund mailbox to set out their circumstances. **To add** ‘It was also noted that that only a very small number are likely to be affected while the Scottish Government is working hard to consider which issues to prioritise at this difficult time’.

Otherwise the group was content with the note of the meeting.

2. Coronavirus (Scotland) (no 2) Bill – update

The Corona Virus Scotland) (no 2) bill was given Royal Assent on 26 May 2020 and came into force on 27 May 2020.

The notice periods for student accommodation have been amended to seven days and 28 days respectively for University Halls of Residence and purpose built student accommodation from 27 May 2020.

There is a new measure in the Act allowing regulation making power to lay affirmative regulations for pre action protocols that PRS landlords should take prior to taking eviction action. SG is developing a timetable and will discuss with the group how best to engage with stakeholders.

Shelter requested as much notice as possible for stakeholder input.

██████████ confirmed that landlords do not need to follow pre action protocols yet as the regulations are not in place in response to a query from Property Mark. Transition arrangements where tenants have already been given notice will be considered as part of the regulations.

The Action log on Council tax has been updated. If the group has specific queries about Council Tax, SG can direct these to Council Tax colleagues.

██████████ will pass the Chair of the PRS resilience group to ██████████ meeting. will also manage ██████████ related to the Fair Rents Bill. Any queries from the group can be directed to ██████████ ██████████

Action 1: ██████████ will circulate wording on notice periods for student accommodation for the group to disseminate.

3. Landlord support Fund Update

██████████ updated the group on progress of the landlord support group. There were 49 completed applications being processed, four offers were issued and 3 loans were paid as at 22 May 2020. There were also 168 partial applications in the system.

Over 60% of applications are for void properties and a smaller amount are for rent issues. More than half the applications are from landlords with only 1 property. Overall 50% of applications come from Glasgow, Edinburgh and Aberdeen, but otherwise applications are from across the country.

The group discussed where vacancies arose, SAL thought that vacancies in PRS properties had occurred across the board.

Shelter thought that there could be a lag in rent arrears because of furlough, once furlough ends arrears could rise. Shelter will continue to feed in from their side.

SG has also received some feedback from landlords with more than 5 properties.

Action 2: ████████ to ask EST if they can drill down into the information on the application for a loan, e.g., number of bedrooms and property type.

4. PRS Resilience Group Action Log Updates

Action Point 3: There is a Home restart and recovery working group with a focus on getting the property market moving. The group is looking at what guidance might be needed going forward prior to phase 2 of lockdown. CAS asked whether links are being made between discussions on stimulus of the market and the social sector, particularly on vulnerable people. Agreed to ask a member of the homelessness team to the next meeting.

Action Point 5: HMO licensing – still waiting on legal advice on extensions to licensing. Glasgow noted that there is UK guidance but no current SG guidance on extending HMO licences and inspections. They are happy to share their information with other local authorities.

Action Point 9: SG will continue to engage with Police Scotland on any harassment issues and pass on any feedback from CAS and Shelter.

Action Point 12: ████████ updated the group on data from Registers of Scotland (RoS). Landlord registrations are down in March and April from previous years. This could mean that landlords are not registering while a property is void or that they have left the market. There is a small local authority working group, noted that most local authorities are working on PRS issued as normal, other than only visiting properties in an emergency.

Action Point 14: ████████ will circulate information on non-domestic rates and letting agents once he receives it. SAL has been in contact with SG non –domestic rates colleagues to discuss possible confusion in the guidance on the eligibility of letting agents for non – domestic rates relief.

Action Point 16: SG will continue to make appropriate links with other working groups on developing guidance as overall Covid -19 guidelines change.

Action Point 17: Complete. Access to the PRS landlord loan discussed in update.

Action Point 18: Ongoing concern about arrears and end of furlough in addition need to consider in the guidance how landlords can let a vacant room in shared accommodation (this is not covered at the moment). Consider what is required in the

6. Stakeholder update

CAS reported that they are seeing more rent arrears cases from the PRS. Due to time constraints there were no further stakeholder updates, any emerging issues should be e mailed to the SG PRS team.

7. AOB

The next meeting will be held on Wednesday 10 June at 2 – 3.30 pm

PRS RESILIENCE GROUP VIRTUAL MEETING: 7 May 2020

Meeting Agenda

□ Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector □ Update on the Landlord Support Fund □ Consideration of postCoronavirus (Scotland) Act 2020 protections PRS Resilience Group Action Log and Emerging Issues Stakeholder Issues/Concerns

In attendance:

□ {Redacted}, Citizen Advice Scotland (CAS) □ {Redacted}, Shelter Scotland {Redacted}, Shelter Scotland {Redacted}, Scottish Association of Landlords (SAL) □ {Redacted}, PropertyMark {Redacted}, COSLA {Redacted}, Dundee City Council {Redacted}, Glasgow City Council {Redacted} SG

Feedback on areas discussed: Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector

1. {Redacted} talked through her paper (previously circulated) 2. Focus on how to manage face to face meetings, repairs, safety issues. 3. Wish to identify opportunities and risks and how the group can contribute to shaping way forward. 4. Comments from group were positive and there is a need to work out how to refill empty properties (there are many currently) and manage viewings. 5. Panic stage appears to be over with many landlords agreeing payment plans with tenants as financial positions become clearer. 6. The group discussed the need for revised and clear guidance to cover all aspects of a change in approach and to be aware of that being produced by others such as Housing Associations, British Association of Removers. 7. There was a desire amongst all sides to see some of the temporary accommodations be turned into longer term permanent moves. 8. Need to avoid cliff edge when current approach ends. 9. Still some noncompliance among landlords. There is already an SG action point around Police action which will be followed up. 10. Importance of considering compliance and enforcement framework and ensuring that some of the positive progress over the last few years is not lost. 11. Action Point for {Redacted} SG and the councils alongside COSLA and ALACHO to discuss further ideas around tenancies.

Landlord Loan fund:

12. Fund announced on Tuesday 5 May 13. SG Guidance updated. 14. Applications already being received with 14 completed and a further 50 partially completed. 15. Discussed Data Protection issues and also how to measure whether the scheme is being used properly. 16. Enforcement and compliance issues both for the loan fund and more generally were talked about and will require further consideration.

Consideration of post-Coronavirus (Scotland) Act 2020 protections:

17. SG thanked those who had already sent in thoughts and asked for those who had any further thoughts to please send them in. 18. A short discussion followed with a particular point being raised about the ability of tenants to access Discretionary Housing Payments (DHP) and time taken. SG asked for this issue to be put on the Action Log and said it would be referred to the relevant team. 19. **{Redacted} SG** indicated she would e-mail out separately details of the timescale for the next Coronavirus Bill which has now been done. 20. Action point – SG to add DHP issues raised by Shelter Scotland to action log.

Action Log See accompanying document. Other issues CAS:

21. Continuing importance of ensuring tenants are aware of rights and are being signposted to support. Would like to explore other channels for distributing guidance for tenants e.g. more use of Tenancy Deposit Schemes. 22. CAS would like to see new guidance for tenants and for it to consist of headlines with links e.g. Have you lost your job? – follow this link. 23. SG to develop and share further tenant communication to continue awareness raising. 24. **Action point** - SG to draft further tenant communications and circulate to group for comment.

SAL

25. Concern over domestic rates. Difference between what is claimable in England and Scotland as a result of interpretation of the definition of retail. 26. This issue has been raised within SG for clarification and added to action log. 27. Concerns also raised around landlord council tax liability for empty properties and unfurnished requirements for relief. Issue has been raised with relevant colleagues, but a further update will be sought.

From: [REDACTED]
Sent: 30 April 2020 17:54
To:

Cc:
Subject: RE: PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear
all,

Further to [REDACTED] e-mail below just a couple of very short updates to let you know what we had in mind to discuss today and that we can get to next week on our re-arranged call.

- Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector:

Please see [REDACTED] draft paper sent separately. Please let [REDACTED] have any comments by the end of next week.

- Update on the Landlord Support Fund:

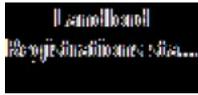
We anticipate that the PRS Landlord Emergency loan will open for applications next week. We will let Resilience Group members know when we update Coronavirus (COVID-19) guidance for private landlords and letting agents to include the link to the loan application website and the details of the dedicated email address for any enquiries.

- Consideration of post-Coronavirus (Scotland) Act 2020 protections

The current provisions under the 2020 Act are due to expire on 30 September 2020 unless extended. As you know we are already thinking about the pathways back to functionality for the housing sector in general and circulated some initial thoughts for comment earlier today. As part of this work we will need to consider what arrangements maybe required in relation to the transition from the extended notice to leave periods that currently apply to the pre-Covid requirements and procedures. One potential option we are exploring is continuing the discretion provided to the First-tier Tribunal for Scotland (Housing and Property Chamber) in determining whether to grant and eviction order for longer e.g. after the extended notice periods end. I'd be grateful for your views on this and any other potential options for managing transition.

- PRS Resilience Group Action Log and Emerging Issues:

Please see the attached paper which updates the group on the number of landlord registrations (the final point on the action log for today's meeting).



- Stakeholder Issues/Concerns

To note that the landlord and letting agent guidance page was updated this week to provide further advice around the evictions process:

<https://www.gov.scot/publications/coronavirus-covid-19-landlord-and-letting-agent-faqs/>

Look forward to discussing next week.

Kind regards,



From: [Redacted]

Sent: 30 April 2020 11:33

To: [Redacted]

Subject: RE: PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear all

As you have probably gathered, it hasn't been possible to find another conference call line at short notice. Sorry that the technology let us down on this occasion.

We will provide a written up date on the various agenda items as soon as we can, however, in relation to the first agenda item - Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector - please find attached a draft paper that [Redacted] has developed with some initial thoughts, which she would be grateful for your comments on by end of next week.

<< File: Framework for Decision Making - Housing Sector thoughts.docx >>

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Apologiesagain.

[REDACTED]
[REDACTED]
Scottish Government | Better Homes Division | Private Rented Sector Policy Team¹ 2H North,
Victoria Quay, Edinburgh, EH6 6QQ | Mob: [REDACTED]

Practical guides if you're renting or letting a property in Scotland — <https://rentingscotland.org/>
Guide for first-time tenants - <https://young.scot/campaigns/national/new-digs>

From: [REDACTED]

Sent: 29 April 2020 15:48

To:

[REDACTED]
Subject: PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear All,

The third meeting of the PRS Resilience Group is due to take place tomorrow (30 April) at 10.30am, where we hope to cover the following agenda items (if you would like to add anything to the agenda, please do let me know):

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Finally, a reminder of the dial in details for the conference call can be found below:

Call [REDACTED]
Enter Code: [REDACTED]
Enter Pin No: [REDACTED]

Regards,

[REDACTED]

[REDACTED]

Housing and Social Justice Directorate | The Scottish Government | Telephone:

[REDACTED]

<< OLE Object: Picture (Device Independent Bitmap) >>

From: [REDACTED]
Sent: 30 April 2020 17:54
To:

Cc:
Subject: RE: PRS Resilience Group: Meeting Three - 30 April at 10.30am

Dear
all,

Further to [REDACTED] e-mail below just a couple of very short updates to let you know what we had in mind to discuss today and that we can get to next week on our re-arranged call.

- Covid-19: A Framework for Decision Making: Considering pathways back to functionality for the housing services sector:

Please see [REDACTED] draft paper sent separately. Please let [REDACTED] have any comments by the end of next week.

- Update on the Landlord Support Fund:

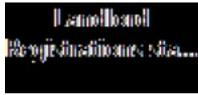
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Enter Pin No: [REDACTED]

Regards,

[REDACTED]

[REDACTED]

Housing and Social Justice Directorate | The Scottish Government | Telephone:

[REDACTED]

<< OLE Object: Picture (Device Independent Bitmap) >>

From: [REDACTED]

Sent: 12 Ma 2020 1509 To:

[REDACTED]

Cc:

Subject: RE: PRS Resilience Group dial-in
Attachments: PRS Resilience Group - Note of meeting - 7 May 2020 final.docx; PRS RESILIENCE GROUP - Action Log - Updated 11 May 2020 final.docx

Hi all,

We intend to go ahead with our PRS Resilience call tomorrow at p.m. as planned but as some of you will know the Stage One debate for the next round of legislation is also tomorrow so [REDACTED] will be tied up with that and [REDACTED] has very kindly offered to chair the meeting for us.

On the assumption that our call goes ok tomorrow then please delete Thursday's PRS resilience meeting from your calendar. [REDACTED] has very kindly joined our group to help organise the calls going forward and she will send new dates and details out but I would assume we will be back to every fortnight unless you hear otherwise.

Attached are the updated minutes and action log.

As it is only a week since we last spoke the agenda will look very similar:

- Note of last meeting
- Update on the Landlord Support Fund
- PRS Resilience Group Action Log
- Stakeholder Update - Issues/Concerns

Kind regards,

-----Original Appointment-----

From: [REDACTED]

Sent: 07 May 2020 14:57

To: [REDACTED]

Subject: PRS Resilience Group dial-in

When: 13 May 2020 14:00-15:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where:

From:

To:

1

Hi everyone,

We have managed to find another time that we thought we could try in order to see if that would help with some of the issues we have suffered the last couple of weeks. I am hoping this time suits everyone but obviously if it doesn't then please shout.

I will leave the old time on Thursday in our diaries for now in case we have to revert to it.
if all goes horribly wrong again can we use your number again as a standby?

Kind regards,

The dial in number for VC participants is [redacted] is
The conference ID is [redacted] followed by [redacted]
The PIN is [redacted]
The dial in number for telephone participants is [redacted] partici
The conference ID is [redacted] followed by [redacted]
The PIN is [redacted]
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The PIN is [redacted] aste this into the "find someone"
space

