

FOI Request 202200331323– Part 1B – For Release

1) All internal and external correspondence within and sent or received by the Scottish Government including attached documents, meeting handouts, memos, briefings to ministers, attendee lists, location of meeting, notes, minutes, or OneNote memos, linked to the following meetings:

1b) Patrick Harvie's meeting with the Irish Rental Tenancy Board on August 9, 2022

Documents provided

- Email chain with RTB
- Biography attached to email (1)
- Biography attached to email (2)
- Biography attached to email (3)
- External email from RTB dated 8 August 2022
- Email chain with Ministerial Private Office, regarding “Summer Tour”
- Note of official’s pre-meet with RTB on 5 July 2022
- Email chain with meeting request
- Outlook invitation
- Email providing Ministerial briefing pack
- Ministerial briefing pack
- Email chain with Ministerial Private Office
- Note of meeting

From: [Redacted] <[Redacted]@gov.scot>
Sent: 02 December 2022 12:14
To: [Redacted] <[Redacted]@gov.scot>
Subject: FW: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Kind regards

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: Andrea Wesolowski <[Redacted]@rtb.ie>
Sent: 22 July 2022 15:27
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

No problem at all [Redacted]

From: [Redacted]@gov.scot <[Redacted]@gov.scot>
Sent: Friday 22 July 2022 15:25
To: Andrea Wesolowski <[Redacted]@rtb.ie>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Thanks so much Andrea, really appreciate this.

Kind regards

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: Andrea Wesolowski <[Redacted]@rtb.ie>
Sent: 22 July 2022 15:02
To: [Redacted] <[Redacted]@gov.scot>; Caren Gallagher <[Redacted]@rtb.ie>
Cc: Brian Gallwey <[Redacted]@rtb.ie>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Hi [Redacted],

Yes, it will be Niall Byrne, RTB Director; Caren Gallagher, Head of Communications and Research; and Brian Gallwey, Research Officer in attendance.

I'm attaching their respective bios.

In terms of research, here is an overview of the relevant research related to rent controls and people's first-hand experiences with them:

- Rental Inflation and stabilisation policies: International evidence and the Irish experience (2022) <https://www.esri.ie/system/files/publications/RS136.pdf>
- RTB Rental Sector Survey – Tenants Report (2021) - https://www.rtb.ie/images/uploads/general/RTB_Tenant_Survey_Report_July_2021_3.pdf
- RTB Rental Sector Survey – Summary Report (2021) – https://www.rtb.ie/images/uploads/general/RTB_Research_Summary_Report_July_2021_4.pdf , Please note that additional reports on small, medium and large landlords, as well as letting agents are available on our website [here](#)
- Trends in Rental Price Inflation and the Introduction of Rent Pressure Zones in Ireland (2019) https://www.rtb.ie/images/uploads/Comms%20and%20Research/Trends_in_Rental_Price_Inflation_and_the_Introduction_of_RPZs_in_Ireland.pdf
- Landlord and tenant Experience of Rent Pressure Zones (2019) - https://www.rtb.ie/images/uploads/Comms%20and%20Research/Landlord_and_Tenant_Experiences_of_Rent_Pressure_Zone_Measures.pdf

Don't hesitate if any further questions.

Kind regards,
Andrea



Andrea Wesolowski
Communications & Information Manager
Communications & Research, Residential Tenancies Board
[Redacted] | [Redacted]@rtb.ie
www.rtb.ie P.O. Box 12323, Dublin 2

From: [Redacted]@gov.scot <[Redacted]@gov.scot>
Sent: Friday 22 July 2022 13:03
To: Andrea Wesolowski <[Redacted]@rtb.ie>; Caren Gallagher <[Redacted]@rtb.ie>
Cc: Brian Gallwey <[Redacted]@rtb.ie>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's

experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Hi Andrea,

I hope you are well.

Could you let me know who will be attending from RTB, and provide short bios?

Regarding the outcome, Mr Harvie is keen to discuss rent controls and learn more about people's first hand experiences of them.

Caren noted that Brian Galway may be able to assist, as some research has been done on this. If it is published research could you send me a link?

Many thanks

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: Andrea Wesolowski <[Redacted]@rtb.ie>

Sent: 18 July 2022 14:37

To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>; [Redacted] <[Redacted]@gov.scot>; Caren Gallagher <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Hi [Redacted],

Many thanks for sharing. I'll send this onto him now.

Kindest regards,
Andrea



Andrea Wesolowski
Communications & Information Manager
Communications & Research, Residential Tenancies Board
[\[Redacted\]@rtb.ie](mailto:[Redacted]@rtb.ie) | [\[Redacted\]@rtb.ie](mailto:[Redacted]@rtb.ie)
www.rtb.ie P.O. Box 12323, Dublin 2

From: [Redacted]@gov.scot <[Redacted]@gov.scot> **On Behalf**

Of MinisterZCBATTR@gov.scot

Sent: Monday 18 July 2022 10:26

To: Andrea Wesolowski <[Redacted]@rtb.ie>; [Redacted]@gov.scot; Caren Gallagher <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>; MinisterZCBATTR@gov.scot

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Morning Andrea,

Thanks for confirming. Niall will be able to access the meeting using the MS Teams link below:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by entering a meeting ID

Meeting ID:381 683 152 176

Passcode:d3n8qc

Or call in (audio only)

[+44 131 376 2847,775999937#](tel:+441313762847775999937) United Kingdom, Edinburgh

Phone Conference ID:775 999 937#

[Find a local number](#) | [Reset PIN](#)

SCOTS Connect

[Learn More](#) | [Help](#) | [Meeting options](#)

Kind regards,

[Redacted]

[Redacted] Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie
St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob:
[Redacted] Email: MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: Andrea Wesolowski <[Redacted]@rtb.ie>

Sent: 18 July 2022 09:32

To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
<MinisterZCBATTR@gov.scot>; [Redacted] <[Redacted]@gov.scot>; Caren Gallagher <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's

experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Morning [Redacted],

Hope all is well. Following up on behalf of Caren, I just wanted to confirm that our Director, Niall Byrne, is available on the 9th of August at 9-10am.

Let me know if you would like me to send the MS Teams invite.

Kindest regards,
Andrea



Andrea Wesolowski
Communications & Information Manager
Communications & Research, Residential Tenancies Board
[Redacted] | [Redacted] | [Redacted]@rtb.ie
www.rtb.ie P.O. Box 12323, Dublin 2

From: [Redacted]@gov.scot <[Redacted]@gov.scot> **On Behalf Of** MinisterZCBATTR@gov.scot
Sent: Thursday 14 July 2022 08:29
To: [Redacted]@gov.scot; Caren Gallagher <[Redacted]@rtb.ie>
Cc: Brian Gallwey <[Redacted]@rtb.ie>; Andrea Wesolowski <[Redacted]@rtb.ie>; MinisterZCBATTR@gov.scot
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Morning Caren,

Would you have availability to meet virtually at **09:00 – 10:00 on Tuesday 9 August?**

Regards,

[Redacted]

[Redacted] Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie
St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob: [Redacted] | Email: MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot>

Sent: 13 July 2022 11:13

To: Caren Gallagher <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>; Andrea Wesolowski <[Redacted]@rtb.ie>;
Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
<MinisterZCBATTR@gov.scot>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Thanks Caren,

I've copied in the Private Office at our end, so they can liaise with your colleagues to set a suitable date.

Thanks for all your help and enjoy your leave.

Kind regards

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: Caren Gallagher <[Redacted]@rtb.ie>

Sent: 13 July 2022 10:43

To: [Redacted] <[Redacted]@gov.scot>

Cc: Brian Gallwey <[Redacted]@rtb.ie>; Andrea Wesolowski <[Redacted]@rtb.ie>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Hi [Redacted],

Sincere apologies but I have not been able to confirm this date with our Director.

Would there be other prospective dates?

I am on leave shortly but have copied my colleagues in who can liaise with you.

Warm regards

Caren

From: [Redacted]@gov.scot <[Redacted]@gov.scot>

Sent: Monday 11 July 2022 16:19

To: Caren Gallagher <[Redacted]@rtb.ie>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Hi Caren,

I hope you've had a good weekend, and I was wondering how you are getting on with your Director's diary at your end for a proposed Team meeting with our Minister?

thanks

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: Caren Gallagher <[Redacted]@rtb.ie>
Sent: 07 July 2022 10:56
To: [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date

Hi [Redacted],
Apologies for the delay in coming back to you re the date. I am trying to confirm with our Director on his availability,
Thanks
Caren

From: [Redacted]@gov.scot <[Redacted]@gov.scot>
Sent: Tuesday 5 July 2022 16:49
To: Caren Gallagher <[Redacted]@rtb.ie>
Cc: [Redacted]@gov.scot
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date

Thanks Caren for our really useful chat.

Our Ministerial office is proposing:

A Teams meeting on **Wednesday 27 July at 09:00 – 10:00.**

Would that be suitable? And if you could let us know at your end, who might wish to meet the Minister, that would be helpful too.

Regarding the outcome, Mr Harvie is keen to discuss rent controls and learn more about people's first hand experiences of them.

I look forward to hearing from you. Thanks very much for all your help, really appreciate this.

Kind regards

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

This e-mail (and any files or other attachments transmitted with it) is intended solely for the attention of the addressee(s). Unauthorised use, disclosure, storage, copying or distribution of any part of this e-mail is not permitted. If you are not the intended recipient please destroy the email, remove any copies from your system and inform the sender immediately by return.

Communications with the Scottish Government may be monitored or recorded in order to secure the effective operation of the system and for other lawful purposes. The views or opinions contained within this e-mail may not necessarily reflect those of the Scottish Government.

This e-mail (and any files or other attachments transmitted with it) is intended solely for the attention of the addressee(s). Unauthorised use, disclosure, storage, copying or distribution of any part of this e-mail is not permitted. If you are not the intended recipient please destroy the email, remove any copies from your system and inform the sender immediately by return.

Communications with the Scottish Government may be monitored or recorded in order to secure the effective operation of the system and for other lawful purposes. The views or opinions contained within this e-mail may not necessarily reflect those of the Scottish Government.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The RTB respects your privacy and is committed to complying with Data

Protection law. For information on how the RTB handle your personal data, please refer to the RTB Privacy Statement at <https://www.rtb.ie/privacy-statement>

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais. Tabhair faoi deara, le do thoil, go gcosnaímid an ceart chun an Ráiteas Príobháideachais seo a uasdátú de réir mar is gá. Tá teacht ar an leagan is déanaí den doiciméad seo ar ár suíomh gréasáin tríd an nasc seo a leanas: <https://www.rtb.ie/privacy-statement>

Niall Byrne was appointed as Director of the RTB on 24 January this year. He joined the RTB from PSI – The Pharmacy Regulator where he served for over five years as Registrar and Chief Officer and was responsible for the regulation of the profession of pharmacy as well as the registration and safety of retail pharmacies. Niall has an extensive background in regulatory affairs, organisation development and corporate governance and holds third-level qualifications in public administration, governance, and human development. Prior to his role with the PSI, Niall held positions as Head of State Boards and Corporate Services with the Public Appointments Service and, for 6 years, was Deputy Director of Regulation at the Health Information and Quality Authority (HIQA), where he was responsible for the regulation of residential services for older people and for adults with disabilities.

Caren Gallagher is Head of Communications and Research with the Residential Tenancies Board (RTB). Before joining the RTB in 2017, Caren worked in the not-for-profit housing sector and before that in social research. She has considerable experience in housing, research and policy development and holds an Honours degree in Geography from Queens University, Belfast and an MPhil examining urban social exclusion.

Brian Gallwey has been working as a researcher for the Residential Tenancies Board (RTB) since 2019. He currently manages the delivery of a number of research projects for the RTB, including: the rental sector survey of landlords, tenants and letting agents; and the RTB Data Hub. Prior to joining the RTB, Brian worked as senior researcher with the Dublin Region Homeless Executive (DRHE) where he managed the bi-annual DRHE Rough Sleeping Count. Brian holds an Honours degree in Property Economics and a Masters in Local and Community Development from TU Dublin; and a Masters in Regional and Urban Planning (MRUP) from the University College Dublin.

From: Caren Gallagher <[Redacted]@rtb.ie>

Sent: 08 August 2022 17:45

To: [Redacted] <[Redacted]@gov.scot>; Andrea Wesolowski <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs

Hi [Redacted],

I hope you are keeping well.

We are looking forward to the meeting tomorrow and both Brian and I can provide a general background and specific information on landlord and tenant experiences for the Minister.

In terms of an agenda, see below draft if that works for you?

Thanks

Caren

Draft agenda

1. Welcome and introductions (RTB Director / Minister)
2. Current context and background (CG)
3. Landlord and Tenant experiences of Rent Pressure Zones (BG)
4. Discussion

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
Sent: 30 June 2022 16:53
To: [Redacted] <[Redacted]@gov.scot>
Cc: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Subject: RE: Summer Tour? - Irish Rental Tenancy Board

Hi [Redacted],

A Teams meeting will suffice. Wednesday 27 July at 09:00 – 10:00 would be a good date and time to sound them out about. I can confirm with them via email if they are content.

Regarding the outcome, Mr Harvie is keen to discuss rent controls and learn more about people's first hand experiences of them.

Grateful if you could please provide some feedback following your meeting on Monday.

Thanks,

[Redacted]

[Redacted] | Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie
St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob: [Redacted] | Email: MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot>
Sent: 30 June 2022 16:42
To: [Redacted] <[Redacted]@gov.scot>
Subject: FW: Summer Tour? - Irish Rental Tenancy Board

Hi [Redacted],

I have a quick meeting with someone from the Irish Rental Tenancy Board on Monday coming.

At this stage, do you know if this is an in-person or is a virtual meeting being requested? And what outcome is being sought for the meeting, would be helpful too, so the right person can be found at their end.

Many thanks

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

Sent: 21 June 2022 11:16

To: [Redacted] <[Redacted]@gov.scot>; MacBean C (Colin)
<Colin.MacBean@gov.scot>

Cc: Cabinet Secretary for Social Justice, Housing & Local Government
<CabSecSJHLG@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted]
<[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted]
<[Redacted]@gov.scot>; Minister for Zero Carbon Buildings, Active Travel and
Tenants' Rights <MinisterZCBATTR@gov.scot>; [Redacted]
<[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted]
<[\[Redacted\]@gov.scot](mailto:[Redacted]@gov.scot)>; [Redacted] <[Redacted]@gov.scot>

Subject: RE: Summer Tour?

Hi [Redacted],

Mr Harvie is happy to meet with IUT, the Tenant-Led Housing Commission Glasgow, as well as the Irish Rental Tenancy Board. Grateful if you could please provide the key contact details (lead contact, email address, phone number, and address (where applicable)) as soon as possible so we can progress the arrangements for the meetings/visits.

[Redacted – out of scope]

Thanks,

[Redacted]

[Redacted] | Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie
St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob: [Redacted] | Email:
MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot>

Sent: 16 June 2022 16:53

To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>; MacBean C (Colin) <Colin.MacBean@gov.scot>
Cc: Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: Summer Tour?

PS/Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

In response to the Ministers' request [Redacted – out of scope], however, should the Minister agree, we suggest exploring setting up meetings with the following tenant groups/organisations:

- **International Union of Tenants** – The [IUT](#) is a non-governmental and not-for-profit membership organisation for global tenants' organisations, based in Stockholm. A meeting with the IUT would provide an opportunity to discuss how tenant unions have developed in other countries. The IUT held their international conference in Glasgow in October 2016 (hosted by TPAS and supported by the SG and Wheatley Group). The conference is held every 3 years with the next one due to take place in 2023.
- [Redacted – out of scope]

In terms of rent controls, a stakeholder roundtable on rent control is already being progressed, but officials will also investigate arranging a meeting for you with representatives from the Irish Rental Tenancy Board regarding their experience of rent controls.

[Redacted – out of scope]

Kind regards,

[Redacted]

[Redacted] | Private Housing Services Unit
Tenants' and Landlords' Rights and Responsibilities Team Leader
Scottish Government | Better Homes Division | Mob: [Redacted]

[Coronavirus \(COVID-19\): advice for private tenants - gov.scot \(www.gov.scot\)](https://www.gov.scot/government/coronavirus/covid-19/advice-for-private-tenants)
[Coronavirus \(COVID-19\): guidance for private landlords and letting agents - gov.scot \(www.gov.scot\)](https://www.gov.scot/government/coronavirus/covid-19/guidance-for-private-landlords-and-letting-agents)

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

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

Sent: 15 June 2022 09:54

To: MacBean C (Colin) <Colin.MacBean@gov.scot>

Cc: Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>

Subject: RE: Summer Tour?

Hi Colin and TR officials,

Grateful for an update on the below please by **COP tomorrow, Thursday 16 June.**

Thanks,

[Redacted]

[Redacted] | Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie
St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob: [Redacted] | Email: MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

Sent: 07 June 2022 09:32

To: MacBean C (Colin) <Colin.MacBean@gov.scot>

Cc: Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>

Subject: RE: Summer Tour?

Hi Colin,

Mr Harvie has reviewed the suggestions provided below and has asked if we could please identify [Redacted – out of scope].

[Redacted – out of scope]

Furthermore, Mr Harvie is open to the possibility of a visit (or online meeting) with a European country where rent controls and/or greater role for tenants' unions are already the norm.

I would appreciate if you could please liaise with tenants' rights officials – who are copied into this email - and provide a list of recommended visits based on the feedback above from Mr Harvie.

Grateful for responses by **4pm on Monday 13 June**.

Thanks,

[Redacted]

[Redacted] | Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie
St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob: [Redacted] | Email: MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** MacBean C (Colin)
Sent: 30 May 2022 11:27
To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Cc: Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; MacBean C (Colin) <Colin.MacBean@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: Summer Tour?

Hi [Redacted]

A couple of suggestions below from our North and East team for Mr Harvie's summer tour. [Redacted – out of scope]

- [Redacted – out of scope]
- [Redacted – out of scope]

Thanks
Lynn

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
Sent: 17 May 2022 15:39
To: MacBean C (Colin) <Colin.MacBean@gov.scot>; Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>

Cc: Director for Local Government and Housing
<DirectorForLocalGovernment&Housing@gov.scot>
Subject: RE: Summer Tour?

Hi Colin and [Redacted],

[Redacted – out of scope]

Once other Ministers' leaves plans are finalised, we would welcome any suggestions for Summer tour visits which might be relevant for Mr Harvie. [Redacted – out of scope]

Thanks,

[Redacted]

[Redacted] | Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie
St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob: [Redacted] | Email:
MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Cabinet Secretary for Social Justice, Housing & Local Government
Sent: 10 May 2022 14:18
To: MacBean C (Colin) <Colin.MacBean@gov.scot>; Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Cc: Director for Local Government and Housing
<DirectorForLocalGovernment&Housing@gov.scot>
Subject: RE: Summer Tour?

Hi Colin,

Welcome back 😊 We've missed you! There are indeed plans although I'm still confirming when the Cab Sec is taking leave, so once we get that, we'll come out to you for suggestions.

Thanks,

[Redacted]

[Redacted] (she/her)

Private Secretary | Office of Cabinet Secretary for Social Justice, Housing and Local Government

St Andrews House, Regent Road, Edinburgh, EH1 3DG
Email: CabSecSJHLG@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments.

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: MacBean C (Colin) <Colin.MacBean@gov.scot>

Sent: 10 May 2022 14:12

To: Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>

Cc: Director for Local Government and Housing <DirectorForLocalGovernment&Housing@gov.scot>

Subject: Summer Tour?

Importance: Low

[Redacted]

Are there any plans for a Summer tour this year?

Just wondering whether I should get the team to start looking for interesting opportunities (or indeed if Ms Robison and Mr Harvie already have projects they would like to see)?

Colin

Colin MacBean
Deputy Director More Homes
Scottish Government
[Redacted]

Discussion with Irish Residential Tenancies Board (RTB) (set up by [Redacted] with Caren Gallagher, RTB, to seek agreement to Ministerial Summer Tour engagement)

5 July 2022

Key points

- [Redacted]
- In terms of tenants' experiences, Brian Galway has been doing some work on the research side - [Research and Data Hub | Residential Tenancies Board \(rtb.ie\)](#)

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

Sent: 18 July 2022 10:26

To: Andrea Wesolowski <[Redacted]@rtb.ie>; [Redacted] <[Redacted]@gov.scot>; Caren Gallagher <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Morning Andrea,

Thanks for confirming. Niall will be able to access the meeting using the MS Teams link below:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by entering a meeting ID

Meeting ID: 381 683 152 176

Passcode: d3n8qc

Or call in (audio only)

[+44 131 376 2847,775999937#](#) United Kingdom, Edinburgh

Phone Conference ID: 775 999 937#

[Find a local number](#) | [Reset PIN](#)

SCOTS Connect

[Learn More](#) | [Help](#) | [Meeting options](#)

Kind regards,

[Redacted]

[Redacted] | Deputy Private Secretary to the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie

St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob: [Redacted] | Email:

MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: Andrea Wesolowski <[Redacted]@rtb.ie>

Sent: 18 July 2022 09:32

To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

<MinisterZCBATTR@gov.scot>; [Redacted] <[Redacted]@gov.scot>; Caren

Gallagher <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Morning [Redacted],

Hope all is well. Following up on behalf of Caren, I just wanted to confirm that our Director, Niall Byrne, is available on the 9th of August at 9-10am.

Let me know if you would like me to send the MS Teams invite.

Kindest regards,
Andrea



Andrea Wesolowski

Communications & Information Manager

Communications & Research, Residential Tenancies Board

[Redacted] | [Redacted] | [Redacted]@rtb.ie

www.rtb.ie | P.O. Box 12323, Dublin 2

From: [Redacted]@gov.scot <[Redacted]@gov.scot> **On Behalf Of**
MinisterZCBATTR@gov.scot

Sent: Thursday 14 July 2022 08:29

To: [Redacted]@gov.scot; Caren Gallagher <[Redacted]@rtb.ie>

Cc: Brian Gallwey <[Redacted]@rtb.ie>; Andrea Wesolowski <[Redacted]@rtb.ie>;
MinisterZCBATTR@gov.scot

Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Morning Caren,

Would you have availability to meet virtually at **09:00 – 10:00 on Tuesday 9 August?**

Regards,

[Redacted]

[Redacted] Deputy Private Secretary to the Minister for Zero Carbon Buildings,
Active Travel and Tenants' Rights – Patrick Harvie

St Andrew's House | Regent Road | Edinburgh | EH1 3DG Mob:

[Redacted] | Email: MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot>
Sent: 13 July 2022 11:13
To: Caren Gallagher <[Redacted]@rtb.ie>
Cc: Brian Gallwey <[Redacted]@rtb.ie>; Andrea Wesolowski <[Redacted]@rtb.ie>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Thanks Caren,

I've copied in the Private Office at our end, so they can liaise with your colleagues to set a suitable date.

Thanks for all your help and enjoy your leave.

Kind regards

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: Caren Gallagher <[Redacted]@rtb.ie>
Sent: 13 July 2022 10:43
To: [Redacted] <[Redacted]@gov.scot>
Cc: Brian Gallwey <[Redacted]@rtb.ie>; Andrea Wesolowski <[Redacted]@rtb.ie>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Hi [Redacted],
Sincere apologies but I have not been able to confirm this date with our Director. Would there be other prospective dates?
I am on leave shortly but have copied my colleagues in who can liaise with you.
Warm regards
Caren

From:[Redacted]@gov.scot <[Redacted]@gov.scot>
Sent: Monday 11 July 2022 16:19
To: Caren Gallagher <[Redacted]@rtb.ie>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date - A Teams meeting on Wednesday 27 July at 09:00 – 10:00.

Hi Caren,

I hope you've had a good weekend, and I was wondering how you are getting on with your Director's diary at your end for a proposed Team meeting with our Minister?

thanks

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

From: Caren Gallagher <[Redacted]@rtb.ie>
Sent: 07 July 2022 10:56
To: [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date

Hi [Redacted],
Apologies for the delay in coming back to you re the date. I am trying to confirm with our Director on his availability,
Thanks
Caren

From:[Redacted]@gov.scot <[Redacted]@gov.scot>
Sent: Tuesday 5 July 2022 16:49
To: Caren Gallagher <[Redacted]@rtb.ie>
Cc:[Redacted]@gov.scot
Subject: RE: Request for a Meeting with RTB and Patrick Harvie, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights - Learning from Ireland's experience on RPZs - Proposed Date

Thanks Caren for our really useful chat.

Our Ministerial office is proposing:

A Teams meeting on**Wednesday 27 July at 09:00 – 10:00.**

Would that be suitable? And if you could let us know at your end, who might wish to meet the Minister, that would be helpful too.

Regarding the outcome, Mr Harvie is keen to discuss rent controls and learn more about people's first hand experiences of them.

I look forward to hearing from you. Thanks very much for all your help, really appreciate this.

Kind regards

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

This e-mail (and any files or other attachments transmitted with it) is intended solely for the attention of the addressee(s). Unauthorised use, disclosure, storage, copying or distribution of any part of this e-mail is not permitted. If you are not the intended recipient please destroy the email, remove any copies from your system and inform the sender immediately by return.

Communications with the Scottish Government may be monitored or recorded in order to secure the effective operation of the system and for other lawful purposes. The views or opinions contained within this e-mail may not necessarily reflect those of the Scottish Government.

This e-mail (and any files or other attachments transmitted with it) is intended solely for the attention of the addressee(s). Unauthorised use, disclosure, storage, copying or distribution of any part of this e-mail is not permitted. If you are not the intended recipient please destroy the email, remove any copies from your system and inform the sender immediately by return.

Communications with the Scottish Government may be monitored or recorded in order to secure the effective operation of the system and for other lawful purposes. The views or opinions contained within this e-mail may not necessarily reflect those of the Scottish Government.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The RTB respects your privacy and is committed to

complying with Data Protection law. For information on how the RTB handle your personal data, please refer to the RTB Privacy Statement at <https://www.rtb.ie/privacy-statement>

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais. Tabhair faoi deara, le do thoil, go gcosnaímid an ceart chun an Ráiteas Príobháideachais seo a uasdátú de réir mar is gá. Tá teacht ar an leagan is déanaí den doiciméad seo ar ár suíomh gréasáin tríd an nasc seo a leanas:

<https://www.rtb.ie/privacy-statement>

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

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

Sent: 02 August 2022 14:57

To: 'patrick.harvie.msp@parliament.scot'; [Redacted]; [Redacted]; Corbett GN (Gavin)

Subject: 09:00 - 10:00 Meeting: Irish Rental Tenancy Board (B)

When: 09 August 2022 09:00-10:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: MS Teams

Briefing received 02/08 – [Redacted]

Grateful for briefing and confirmation of official support/note taker by **COP** on **Tuesday 2 August**.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by entering a meeting ID

Meeting ID: 381 683 152 176

Passcode: d3n8qc

Or call in (audio only)

[+44 131 376 2847,775999937#](#) United Kingdom, Edinburgh

Phone Conference ID: 775 999 937#

[Find a local number](#) | [Reset PIN](#)

SCOTS Connect

[Learn More](#) | [Help](#) | [Meeting options](#)

From: [Redacted]

Sent: 02 August 2022 12:48

To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
<MinisterZCBATTR@gov.scot>

Cc: Cabinet Secretary for Social Justice, Housing & Local Government
<CabSecSJHLG@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted]
<[Redacted]@gov.scot>; Corbett GN (Gavin) <Gavin.Corbett@gov.scot>; Campbell
J (Jeanette) (Special Adviser) <Jeanette.Campbell@gov.scot>; [Redacted]
<[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; Communications
Social Justice, Housing & Local Government
<CommunicationsSocialJusticeHousing&LocalGovt@gov.scot>; MacKean C
(Catriona) <Catriona.Mackean@gov.scot>

Subject: Ministerial Briefing: Mr Harvie's meeting with Ireland's Residential
Tenancies Board, 9 August 2022 - Summer Tour

MPO/Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

Please find attached briefing for Mr Harvie's meeting with the Irish Residential
Tenancies Board on Tuesday, 9 August.

Official Support will be provided by me, and I will be taking the note.

I hope this is helpful but please let me know if anything further is needed.

Kind regards

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

**MINISTERIAL ENGAGEMENT BRIEFING:
PATRICK HARVIE, MINISTER FOR ZERO CARBON BUILDINGS, ACTIVE
TRAVEL AND TENANTS' RIGHTS
Briefing for meeting with Residential Tenancies Board, 9 August 2022**

What	The Minister requested a meeting with Ireland's Residential Tenancies Board (RTB) – to meet with staff to hear about RTB's work and to how the implementation of Rent Pressure Zones (RPZs) have impacted tenants.
Where	<p>This will be a virtual meeting.</p> <p>Microsoft Teams meeting Join on your computer or mobile app Click here to join the meeting Or join by entering a meeting ID Meeting ID: 381 683 152 176 Passcode: d3n8qc Or call in (audio only) +44 131 376 2847,,775999937# United Kingdom, Edinburgh Phone Conference ID: 775 999 937#</p>
When	Tuesday, 9 August 2022, 9:00-10:00
Key Message(s)	<p><u>See Annex A for Top Lines on Topics</u></p> <ul style="list-style-type: none"> • Thank you for meeting with me today to learn about your Rent Pressure Zones (RPZs) system of rent control and hear how tenants have been impacted and benefitted. • We believe all tenants should live in properties where quality and standards are high and in a place they can call home. I'm interested to hear how the Residential Tenancies Board (RTB) helps achieve this for tenants. • I also want to share our work on the New Deal for Tenants – specifically on rent control. We will introduce effective national rent controls by 2025, for privately-rented homes, with appropriate mechanisms to allow local authorities to introduce local measures. • 'Housing to 2040' committed us to delivering a new Rented Sector Strategy, one that considers the social and private rented sectors as a whole. • The rented sector strategy consultation sought views on how a final Strategy can improve accessibility, standards and affordability choices across the whole rented sector. • The consultation also reflected the additional commitments included in the Scottish Government and Scottish Greens Party's Co-operation Agreement, and sets out and seeks views on how we will deliver a new deal for tenants.

	<ul style="list-style-type: none"> • A Housing Bill will be introduced in this parliamentary session to deliver some of the legislative changes required to implement the Strategy. With further legislation to follow on longer-term issues.
Who	<ul style="list-style-type: none"> • Niall Byrne, RTB Director; • Caren Gallagher, Head of Communications and Research; • Brian Gallwey, Research Officer
Why	An opportunity to hear about the work of RTB, to meet staff so that they might share their experiences, on rent control.
Supporting official	[Redacted], PRS Rent Control and Regulator Team Mob: [Redacted]
Briefing contents	<p>Annex A: Attendees/Biographies and Top Lines</p> <p>Annex B: Residential Tenancies Board (RTB) - Background</p> <p>Annex C: Rented Sector Strategy</p> <p>Annex D: Rent Controls</p>
Media Handling	<p>Comms not attending.</p> <p>Comms may prepare social content for @ScotGovFairer about this event.</p>

ATTENDEES and BIOGRAPHIES

Niall Byrne

Appointed as Director of the RTB on 24 January this year. Niall joined the RTB from PSI – The Pharmacy Regulator - where he served for over five years as Registrar and Chief Officer and was responsible for the regulation of the profession of pharmacy as well as the registration and safety of retail pharmacies. He has an extensive background in regulatory affairs, organisation development and corporate governance and holds third-level qualifications in public administration, governance, and human development. Prior to his role with the PSI, he held positions as Head of State Boards and Corporate Services with the Public Appointments Service and, for 6 years, was Deputy Director of Regulation at the Health Information and Quality Authority (HIQA), where he was responsible for the regulation of residential services for older people and for adults with disabilities.

Caren Gallagher

Head of Communications and Research with the RTB. Before joining the RTB in 2017, Caren worked in the not-for-profit housing sector and before that in social research. She has considerable experience in housing, research and policy development and holds an Honours degree in Geography from Queens University, Belfast and an MPhil examining urban social exclusion.

Brian Gallwey

Researcher for the RTB since 2019. He currently manages the delivery of a number of research projects for the RTB, including: the rental sector survey of landlords, tenants and letting agents and the RTB Data Hub. Prior to joining the RTB, Brian worked as senior researcher with the Dublin Region Homeless Executive (DRHE) where he managed the bi-annual DRHE Rough Sleeping Count.

TOP LINES

Draft rented sector strategy consultation (see also Annex C)

- The time is right to do more for people who rent their homes – to ensure everyone has a safe, high quality home that is affordable and meets their needs in a place they want to be.
- Our New Deal for Tenants consultation lays out an ambitious set of proposals for the phased implementation of a plan, over the next five years, to ensure that the rights and needs of people who rent homes in Scotland are met.
- Careful consideration of action to ensure rents are affordable is at the heart of our ‘New Deal for Tenants’.
- We want to improve standards and enforce tenants’ rights in the PRS, including introducing rent control and a Private Rented Sector Housing Regulator.

Rent Controls (see also Annex D)

- We know rising rents put pressure on budgets and we are committed to taking action to introduce rent controls
- We will introduce effective national rent controls by 2025, for privately-rented homes, with appropriate mechanisms to allow local authorities to introduce local measures.
- Rent control can take different forms and we are focused on ensuring we have the evidence and data to develop an effective system which meets the needs of Scotland.
- We are looking at international evidence on rent control systems to learn from the experience of others and are working closely with a range of stakeholders to understand their perspectives.

Housing affordability

- In Scottish Planning Policy, affordable housing is described rather broadly as housing of a reasonable quality that is affordable to people on modest incomes.
- The lack of a shared understanding means that an ‘affordable rent’ means slightly different things to councils, housing associations, private sector landlords and tenants.
- During the consultation on Housing to 2040, stakeholders told us that housing affordability is currently ill-defined and does not always deliver the best outcomes for people.
- A short-life working group of stakeholders and experts is working together with the aim of reaching a consensus on a shared understanding of affordability. The group has representation from across the housing sector and will consult widely with people with lived experience of housing stress.

PRS Regulation

- As we set out in the New Deal consultation, tenants must know what to expect from their landlord and what to do when these standards are not met. Equally landlords and their agents, must know and comply with the minimum standards required by law.
- Delivering quality homes and raising standards across the sector means both ensuring that the physical buildings are suitable to be people’s homes and that the services tenants receive are professional and supportive. This means active regulation and implementation of standards.
- We have committed to the introduction of a new regulator for the PRS and reviewing the existing registration and regulation regimes within the private rented sector.
- The existing registration systems place requirements on any individual or business carrying out specific activities related to the private rental of residential property and aim to ensure that any individual or business that is registered has been assessed as being fit and proper and meets the specific requirements that have been laid out.
- I am very much interested in to hear more about your Residential Tenancies Board (RTB), and any views on the strengths and weaknesses you can share as we further develop our regulation system to help drive up standards.

RESIDENTIAL TENANCIES BOARD (RTB) - BACKGROUND

Regulation in the PRS in Ireland has increased, with significant and complex changes to the regulation. The Residential Tenancies Act 2004 (as amended) which regulates the PRS landlord-tenant relationship and sets out the rights and obligations of landlords and tenants. The Act also established the Residential Tenancies Board (RTB) – a statutory independent body to operate a national tenancy registration system.

Whether a PRS property is in an RPZ or not, all private tenancies must be registered with the RTB within one month of the start of the tenancy. More recently (from 4 April 2022), a tenancy must also be registered every year on the anniversary of the date the tenancy commenced.

Where a tenancy is terminated, from 6 July 2022, landlords must send a copy of any Notice of Termination to the Residential Tenancies Board (RTB) at the same time they serve it on the tenant, and so a significant increase in notices of termination could give a local authority early warning of a potential increase in homelessness applications.

Rent Pressure Zones

In terms of rent regulation, this has continued to evolve. The procedure for designating an area as a rent pressure zone is set out in legislation in 2016. It is a rent stabilisation form of rent control, which aims to ensure reasonable certainty and predictability in rent increases. The rent restrictions apply to a property rather than to a specific tenant.

The legislation allows local authorities, or local electoral areas (LEAs) within a local authority, to become RPZs if certain conditions are met. These are:

- Rents must have grown at a rate of 7 per cent or more on an annual basis in at least four of the previous six quarters.
- The average rent in the current quarter must be higher than the average reference rent.

Where the above conditions are met, the Housing Agency (a non-commercial state agency under the aegis of the Department of Housing, Local Government and Heritage), in consultation with the relevant housing authority, may make a proposal to the Minister that an area should be classified as a RPZ. The Minister will then receive the relevant information from the Residential Tenancies Board to confirm that the two conditions have been met. The legislation was designed in such a way as to minimise the role of the political process in the designation of RPZs, and in practice, all areas where these two rental data conditions have been met have immediately been declared an RPZ.

The reference rent was initially a national standardised average rent, but in 2019 this was refined (into three benchmarks) so that:

- Rents in Dublin areas continue to be compared to the national standardised average rent.
- Rents in the Greater Dublin area but excluding Dublin itself, are compared to the standardised average rent excluding Dublin.
- Rents in the rest of the country are compared to the standardised average rent excluding the Greater Dublin area.

This refinement created a further 19 RPZs in 2019. The most recent estimate is that around 75% of private rental tenancies in Ireland are within RPZs. No RPZs have been de-designated, and there is a blanket extension for all RPZs until the end of 2024.

Rent increases in a RPZ

In a RPZ designated area, rents (from 16th July 2021), rents cannot be increased by more than general inflation, as recorded by the Harmonised Index of the Consumer Price (HICP). Any rent increase in a RPZ cannot exceed general inflation, as recorded by HICP and the rent previously set, cannot (from December 2021) increase by more than 2% per year pro rata, where HICP inflation is higher. This applies to new and existing tenancies (unless an exemption is being applied).

[When the RPZ legislation first came into force in December 2016, the maximum value was set at 4% p.a.]

There are 3 exceptions to the rent limits applied in Rent Pressure Zones:

- Properties that have not been let at any time in the previous 2 years
- Properties in protected structures or proposed protected structures that have not been let in the previous year
- Properties that have been substantially changed. (A 'substantial change' in this situation is defined in the Residential Tenancies (Amendment) Act 2019.

In summary, Ireland moved from a position of liberalised rent to the introduction of rent constraints where the RPZ criteria were met:

- Rent Pressure Zones (RPZs) are areas where rents are highest and rising quickly. In these areas annual rent increases are capped. RPZs were introduced on 24 December 2016 and remain in place until 31 December 2024.
- The system for calculating allowable rent increases in RPZs has changed a number of times. Due to rising inflation these rules were changed to include the new 2% per year condition.
- Rents set must be in line with local market rents for similar properties, demonstrated with reference to three comparable properties.
- There are 6 Local Authority Areas and 48 Local Electoral Areas which have been designated as Rent Pressure Zones, covering around 75% of Ireland.

DRAFT RENTED SECTOR STRATEGY – A NEW DEAL FOR TENANTS**ISSUE: On 20 December, the Scottish Government published the Draft New Deal for Tenants - Rented Sector Strategy Consultation.**

- ‘Housing to 2040’ committed us to delivering a new Rented Sector Strategy, one that considers the social and private rented sectors as a whole.
- The Draft Strategy Consultation was published on Monday, 20 December and closed in April 2022.
- The consultation sought views on how a final Strategy can improve accessibility, standards and affordability choices across the whole rented sector, including agricultural and non-traditional residential homes.
- The consultation also reflected the additional commitments included in the Scottish Government and Scottish Greens Party’s Co-operation Agreement, setting out and seeking views on how we could deliver a new deal for tenants.
- [Redacted]

We are aware that many tenants have been struggling financially as a result of increasing rents and this has been exacerbated by the pandemic - that is why we launched ‘The New Deal for Tenants’ consultation.

- We want to build on the success in preventing evictions during the pandemic. The time is right to seek views on our ambitious plans for the rented sector; which affects 1.85 million people in Scotland.
- All tenants should live in properties where quality and standards are high, and tenants have clear rights for the place they call home.
- The ‘New Deal for Tenants’ consultation supports our progress towards the human right of an adequate home for all.
- The consultation will consider options for new evictions restrictions in winter when people more vulnerable and support services less available.
- Careful consideration of action to ensure rents are affordable will be at the heart of our ‘New Deal for Tenants’.
- Affordability of rent is essential in every tenure and we will be working through our rented sector strategy to look at these issues in the round – including through developing a shared understanding of what rent affordability means.
- We have committed to tackling high rents by implementing an effective national system of private rent controls by the end of 2025, whilst exploring what further action we can take to ensure rents in the social rented sector are affordable.
- The new deal will also encourage those landlords who share our commitment to providing good quality homes and will deter landlords who flout the law, undertake illegal evictions or provide high cost, poor quality accommodation.

We want to improve standards and enforce tenants’ rights in the PRS, including introducing a Private Rented Sector Housing Regulator

- I share the desire to see a well-functioning PRS and proper enforcement of existing regulations is a vital part of that. That is why we have committed in the strategy to consult on creation of a new housing regulator for the private rented sector to improve standards and enforce tenants' rights.
- In addition, we have committed in Housing to 2040 to review the existing registration and regulation regimes within the private rented sector and consult on any proposals to strengthen them where needed.
- The current Scottish Housing Regulator is a key and respected feature of our social housing system as it sets the standard, prompts improvement and underpins investment.
- We want to bring similar benefits to the private rented sector and a Regulator will assist in embedding a strong rights based approach, improving standards and ensuring the system is fair. We will consult widely on what this could look like.

We have been clear from the outset of the pandemic that eviction action, especially related to rent arrears, must be an absolute last resort, when all other avenues have been exhausted and a tenancy is no longer sustainable.

- We provided a range of support and interventions in response to the pandemic, including extending notice periods and introducing pre-action requirements that make clear how landlords should support tenants who are struggling.
- Social landlords have already said they will only take eviction action as a last resort. Supporting tenants is a core part of what they already do by providing them with advice and support to help them sustain their tenancy and to access benefits.
- Tenants should always in the first instance contact their landlord where they are having difficulties paying their rent.
- Unfortunately some tenancies will no longer be sustainable and landlords need to be able to deal with serious cases such as antisocial behaviour or where a tenant refuses to engage in rent payments and high levels of arrears are accruing.
- Where this is the case, our emergency Coronavirus legislation had given people extra time to prepare and Tribunals have discretion to take all factors into account when hearing cases and could decide not to grant an eviction order.
- This includes consideration on whether the pre-action requirements for PRS rent arrears and the Tribunal's discretion in eviction cases. These provision have now been made permanent by the Scottish Parliament, giving private tenants further protections.
- We have strong homelessness legislation in place to support households facing eviction and people should contact their local authority for advice and support.
- We work closely with local authorities to monitor the impact of eviction action.

RENT CONTROLS

We are aware that many people have been struggling financially as a result of increasing Cost of Living crisis and the pressure rising rents can cause

- The time is right to seek views on how we can further protect and strengthen the rights for people living in the rented sector in Scotland.
- Careful consideration of action to ensure rents are affordable is at the heart of our 'New Deal for Tenants'.
- We will introduce effective national rent controls by 2025, for privately-rented homes, with appropriate mechanisms to allow local authorities to introduce local measures.
- Rent control can take different forms and we need to make sure that we have the evidence and the right data to develop an effective system which meets the needs of Scotland. This will take time.
- To support us to deliver an effective system of rent controls we will improve data on private rented sector.
- We will look to international evidence on rent control systems to learn from the experience of others and we will work closely with a range of stakeholders to understand their perspectives. We will design a solution that is right for Scotland.
- At the same time we will be looking at how best to share good practice and improve affordability in the social rented sector.
- Our consultation makes clear that all tenants should live in properties where quality and standards are high and we will consider this as part of ensuring we deliver an effective system of rent controls.
- We are continuing to work with stakeholders to develop a shared understanding of affordability that is fit for the future and takes into account the drivers of poverty and inequality, the housing market, the distribution of homes, the supply of affordable homes, the financial sustainability of the affordable rented sector and the real costs of living in a home and a place.

Rent controls are common in Europe, with many countries having some form of rent control in place, according to a UK Collaborative Centre for Housing Evidence (CaCHE) study

- The Policy Briefing Paper on Rent Control and the International Experience prepared by CACHE indicated that some form of rent control is currently in place in 16 out of 33 European countries in the study.
- Various systems of rent control have been adopted across Europe and beyond. For example, controlling rent rises within a tenancy and between tenancies with the control measure defined in terms of inflation or against incomes or initial rent setting as benchmarked against market rent levels or in relation to the type and characteristics of the property or some other measure.

[Redacted]

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

Sent: 05 September 2022 11:40

To: [Redacted] <[Redacted]@gov.scot>; Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>

Cc: [Redacted] <[Redacted]@gov.scot>; Corbett GN (Gavin) <Gavin.Corbett@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>

Subject: RE: Note of Mr Harvie's Meeting: Residential Tenancies Board - 9 August 2022

Hi [Redacted]

Thanks very much for this. Mr Harvie has noted.

Many thanks

[Redacted]

[Redacted]

Private Secretary | Office of the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights – Patrick Harvie

The Scottish Government, St Andrews House (2N.08), Regent Road, Edinburgh, EH1 3DG

Tel. [Redacted]

Mob. [Redacted]

MinisterZCBATTR@gov.scot

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments. Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [Redacted] <[Redacted]@gov.scot>

Sent: 01 September 2022 11:48

To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>

Cc: [Redacted] <[Redacted]@gov.scot>; Corbett GN (Gavin) <Gavin.Corbett@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>

Subject: Note of Mr Harvie's Meeting: Residential Tenancies Board - 9 August 2022

**PS/Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
cc as above**

Routine: Note of Meeting with Ireland's Residential Tenancies Board – 9 August 2022

Please find attached a note of Mr Harvie's meeting with the Residential Tenancies Board.

Thanks

[Redacted]

[Redacted], Private Rented Team, Better Homes Division,
Scottish Government | Housing and Social Justice

Meeting with Residential Tenancies Board, 9 August 2022

Attendees

Residential Tenancies Board (RTB):

Niall Byrne, Director

Caren Gallagher Head of Communications and Research

Brian Gallwey, Research Officer

Scottish Government:

Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights

[Redacted], Better Homes

Summary of the discussion

- The Minister welcomed and thanked the Residential Tenancies Board (RTB) for the opportunity to discuss Rent Pressure Zones (RPZs) in Ireland, noting that Scotland is currently looking at rent control and is keen to explore how the policy has developed in Ireland.
- RTB is an independent non-departmental public body, originally set up as a statutory independent body to operate a national tenancy registration system in the Residential Tenancies Act 2004. The 2004 Act has been amended many times and the RTB's role has grown to encompass wider PRS policy, regulation and advice. It reports to the Department of Housing, Local Government and Heritage and managed by a Board which is appointed by Ministers.
- About half of the income is from registration fees, the rest is from the Exchequer grant (taxpayers). Until a few years ago, it was self-funding, but remit expansion has impacted this.
- It has a role in registering tenancies and this information supports the mechanism for rent control (for PRS and Approved Housing Bodies (AHBs) with local authority housing having its own statutory arrangements).
- It also has a statutory role in dispute resolution and seeks to intervene early where possible eg. in terms of enforcement of Orders, where a landlord accepts a breach early in an investigation and are willing to work with the RTB to resolve an issue, they may not get a fine."¹ It also seeks to mediate first and adjudicates only as a last resort.
- [Redacted]

Rent Pressure Zones

- The procedure for designating a local electoral area (or local authority area) as a rent pressure zone is set out under Section 24A of The Residential Tenancies Act 2004 (as amended).
- Prior to designation the Housing Agency must engage in consultation with the appropriate local housing authority before submitting a written petition to the housing minister.

¹ [Investigations and Sanctions | Residential Tenancies Board \(rtb.ie\)](#) "The Decision Maker will consider the final Investigation Report and if they agree that a breach has occurred, they can apply a caution or a fine on a landlord of up to a maximum of €15,000 and costs of €15,000. This fine is paid to the Exchequer".

- Following petition, the Minister will then make a request to the director of the Residential Tenancies Board (RTB) who is tasked with compiling a 'rent zone report' on the local electoral area within two weeks.
- Two components must be met in order for a rent zone report to classify an area as a rent pressure zone.
 - The standardised average rent in the previous quarter must be above the appropriate reference standardised average rent in the quarter; and
 - The annual rate of rent inflation in the area must have been 7% or more in four of the last six quarters.
- [Redacted]
- The reference rent was initially a national standardised average rent, but in 2019 this was refined (into three benchmarks) so that:
 - Rents in Dublin areas continue to be compared to the national standardised average rent.
 - Rents in the Greater Dublin area but excluding Dublin itself, are compared to the standardised average rent excluding Dublin.
 - Rents in the rest of the country are compared to the standardised average rent excluding the Greater Dublin area.
- This refinement created a further 19 RPZs in 2019. No RPZs have been de-designated, and there is a blanket extension for all RPZs until the end of 2024.
- In a RPZ designated area, from 16th July 2021, rents cannot be increased by more than general inflation (Harmonised Index of the Consumer Price (HICP)). From December 2021, rents cannot increase by more than 2% per year pro rata, where HICP inflation is at a higher. Essentially rent increases are currently capped at 2%. This applies to new and existing tenancies (unless an exemption is being applied). When the RPZ legislation first came into force in December 2016, the maximum value was set at 4% p.a.
- The mechanism that imposes rent control on an area relies on time-series data showing that a 'trigger' level has been reached. Substantial data being available before RPZ introduction in 2016 was key to developing their approach and a lot of data is now held – 1.2m records – giving a solid foundation that shows trends.
- Managing data is a lot of work, for instance each new registered tenancy being matched to EIRcode (postcode) every quarter and also to previously recorded data. Previously, there was reliance on renewal of tenancies (which varied depending on the tenancy type) and now have moved to annual registration – from 4 April 2022, new legislation was introduced requiring landlords to register each of their tenancies with the RTB every year. So there will be more 'touch points' for the data, and to help understand what is going on in the market.
- Originally the consideration in terms of whether the trigger is reached was at a local authority area level but this has moved to a more granular Local Electoral Area (LEA) level so areas subject to control can be very small.
- LEA boundaries have also changed, which meant that the data had to be 're-aligned' to reflect the new boundaries.
- There are 3 exceptions to the rent limits applied in Rent Pressure Zones:
 - Properties that have not been let at any time in the previous 2 years

- Properties in protected structures or proposed protected structures that have not been let in the previous year – this is a more recent change.
 - Properties that have been substantially changed. (A 'substantial change' in this situation is defined in the Residential Tenancies (Amendment) Act 2019.
- There are 6 Local Authority Areas and 48 Local Electoral Areas which have been designated as Rent Pressure Zones.
 - In a RPZ, the restriction on the level of increase also applies between tenancies, though RTB acknowledge that this may not be well understood, as it is so complex. To try to address this, information is given when a new tenancy is created - [RTB A Guide to Being A Good Tenant - Landlord V6 2021 Final.pdf](#).
 - [Redacted]

Impacts and Tenants' and Landlords' understanding - research

- [Redacted]
- Landlord mix is 53% having 1-2 tenancies, with 5-6% having 100+ properties. So many are small landlords. Tracking the sector over time indicates a move towards landlords with more tenancies.
- Research done in 2020 (published 2021) indicates that of those leaving the sector – 24% of small landlords indicated they wished to sell with the reasons given being no longer wish to be a landlord; increasing regulation; tax treatment compared to more institutional (larger) landlords or personal reasons (had become a landlord by accident, inheritance/ new household formation).
- Around 75% of tenancies are currently within RPZ designations and just under half LEAs are RPZs.
- To note that there are restrictions for short-term lets² which are in RPZs.
- The Rent Index is capturing whole new cohorts of tenancies, but it is not used for measuring levels of compliance and rents can still go up and the general sense is that rents are continuing to rise.
- [Redacted]
- **Tenant face to face research** – although focused on PRS rather than RPZs looked at awareness levels: 37% knew what RPZs were; many thought they were in a RPZ when they were not; those who knew what a RPZ was felt 'protected'; some felt their landlord treated the 4% as a 'target', even when inflation was low at the time.
- **Research with smaller landlords** – showed far more awareness of RPZs than tenants with 1/3 having a positive opinion; many were indifferent considering that RPZs are part of the market; some felt that 'next door' were able to charge a higher rent. Some landlords wanted to keep a good tenant by keeping rents low

² The rules around short-term letting are based on [regulations](#) introduced in July 2019. The regulations aim to bring properties used for short-term tourist lettings in [Rent Pressure Zones \(RPZs\)](#) back to the long-term rental market. For principal home – capped at 90 days pa. in a max 14 day periods, and planning permission for other homes you own. These regulations will continue as long as RPZs are in place.

but felt that in doing so they were penalised when the tenant moved and would never be able to get back to the market level.

- **Research with larger landlords** – many accepted that rents were too high. There are about 70 of this type of landlord and around 10 were interviewed. Most recognised that RPZs were a necessary measure and felt it ‘put a floor’ on rent levels. Another issue is that though they may have normally looked to reduce the rent in a ‘time of crisis’ to encourage a new let, but felt that they ‘couldn’t’, as this would set lower rents in the future.
- [Redacted]

[Redacted]

- [Redacted]
- Ireland is also having a **Public consultation on a Referendum on Housing in Ireland**.³

Conclusion and next steps

- **The Minister thanked the RTB for taking the time to talk to us, and that this discussion has been really helpful and instructive, as we develop a New Rented Sector Strategy.**
- **It was agreed that the mutual sharing of policy is really useful, and we will continue to share ideas and learning.**

Post-meeting

In terms of research, here is an overview of the relevant research related to rent controls and people’s first-hand experiences with them:

- Rental Inflation and stabilisation policies: International evidence and the Irish experience (2022) <https://www.esri.ie/system/files/publications/RS136.pdf>
- RTB Rental Sector Survey – Tenants Report (2021) - https://www.rtb.ie/images/uploads/general/RTB_Tenant_Survey_Report_July_2021_3.pdf
- RTB Rental Sector Survey – Summary Report (2021) – https://www.rtb.ie/images/uploads/general/RTB_Research_Summary_Report_July_2021_4.pdf , Please note that additional reports on small, medium and large landlords, as well as letting agents are available on our website [here](#)
- Trends in Rental Price Inflation and the Introduction of Rent Pressure Zones in Ireland (2019) https://www.rtb.ie/images/uploads/Comms%20and%20Research/Trends_in_Rental_Price_Inflation_and_the_Introduction_of_RPZs_in_Ireland.pdf
- Landlord and tenant Experience of Rent Pressure Zones (2019) - https://www.rtb.ie/images/uploads/Comms%20and%20Research/Landlord_and_Tenant_Experiences_of_Rent_Pressure_Zone_Measures.pdf

³ gov.ie - Public consultation on a Referendum on Housing in Ireland (www.gov.ie)