

FOI Request 202200331323– Part 1A – 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:

1a) Patrick Harvie's meeting with Leigh Pearce, CEO of the Nationwide Foundation on August 4, 2022

Documents provided

- Email chain with meeting request and published research paper
- Letter to Nationwide dated 28 June 2022
- Email chain with Nationwide regarding availability
- Outlook meeting details
- Internal email chain
- Internal email chain
- Email to Private Office with briefing
- Briefing as attached to email to Ministerial Private Office
- Note of Meeting
- Internal email chain
- Email chain with officials and Nationwide

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

Sent: 15 June 2022 14:14

To: Public Engagement Unit <CorrespondenceUnit@gov.scot>

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

Subject: FW: PRS reform: meeting request from Nationwide Foundation CEO

PEU,

Please add to MiCase as a DR.

Thanks

[Redacted]

[Redacted] Assistant 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 | Email:
MinisterZCBATTR@gov.scot

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From: Hannah Slater<[Redacted]@nationwide.co.uk>

Sent: 15 June 2022 13:23

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

Cc: Leigh Pearce <[Redacted]@nationwidefoundation.org.uk>

Subject: PRS reform: meeting request from Nationwide Foundation CEO

Dear Minister

I'm emailing to request a meeting between yourself and the CEO of The Nationwide Foundation, Leigh Pearce, regarding private renting reforms in Scotland.

The Nationwide Foundation is strongly supportive of tenancy reform and improving the rights and experiences of private renters. As such, we have a UK-wide funding programme for Transforming the Private Rented Sector, through which we fund tenant voice and advocacy work. We have funded work by Living Rent in Scotland since 2019.

The Foundation also funds Indigo House to deliver [RentBetter](#), a five year research project evaluating the impact of tenancy reform in Scotland, for tenants, landlords, and the PRS market as a whole. The second wave of research was recently published in May, and this wave specifically dug into the experiences of tenants on low incomes and in housing need. I attach the Executive Summary for your information, and the full research report can be found [here](#).

The RentBetter research provides valuable insights into the achievements of private renting reforms, and the challenges ahead for improving the rights and experiences of private renters on low incomes in the forthcoming reforms planned by Scottish Government. Leigh would be grateful for the opportunity to discuss these with you. If this is something of interest, please let us know your availability for a virtual meeting.

Many thanks
Hannah

Hannah Slater

Programme Manager | Transforming the Private Rented Sector

Mobile: [Redacted] | [Redacted]

www.nationwidefoundation.org.uk | @NationwideFdn |

Nationwide House | Pipers Way | Swindon | SN38 1NW

Please note that I work a nine day fortnight and my next non-working Friday is 24th June.



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Scottish Government
Riaghaltas na h-Alba
gov.scot

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

Patrick Harvie MSP

T : 0300 244 4000
E : scottish.ministers@gov.scot

Hannah Slater
[Redacted]@nationwide.co.uk

Our Reference: 202200306435

28 June 2022

Dear Ms Slater,

Thank you for your email of 15th June 2022 inviting Patrick Harvie MSP, Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights, to meet with Leigh Pearce, your CEO to discuss the Rented Sector Strategy.

Mr Harvie would be delighted to accept your invitation subject to Parliamentary business. I would be grateful if you could contact the Minister's Assistant Private Secretary, [Redacted], via email at MinisterZCBATTR@gov.scot to arrange a mutually convenient date/make the necessary arrangements.

Yours sincerely,

[Redacted]
[Redacted]

Private Secretary

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St Andrew's House, Regent Road, Edinburgh EH1 3DG www.gov.scot



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From: [Redacted] <[Redacted]@gov.scot> **Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
Sent: 04 July 2022 13:34
To: Hannah Slater<[Redacted]@nationwide.co.uk>
Cc: Leigh Pearce <[Redacted]@nationwidefoundation.org.uk>Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Subject: RE: [Ext]RE: Meeting between CEO Nationwide Foundation and Minister Harvie

Thanks Hannah,

Please see below Teams link;

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: 325 333 119 651

Passcode: XM4PjV

Or call in (audio only)

[+44 131 376 2847.539557309#](#) United Kingdom, Edinburgh

Phone Conference ID: 539 557 309#

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

SCOTS Connect

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

If you have any questions, please let me know.

Thanks

[Redacted]

[Redacted] Assistant 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 | Email:
MinisterZCBATTR@gov.scot

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From: Hannah Slater<[Redacted]@nationwide.co.uk>
Sent: 04 July 2022 10:58
To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Cc: Leigh Pearce <[Redacted]@nationwidefoundation.org.uk>
Subject: RE: [Ext]RE: Meeting between CEO Nationwide Foundation and Minister Harvie

NBS Public

Dear [Redacted]

Thanks for sending these times through.

Ms Pearce will go for the slot on Thursday 4th August, and Microsoft Teams is great.

Many thanks
Hannah Slater

NBS Public

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

Sent: 04 July 2022 09:16

To: Hannah Slater<[Redacted]@nationwide.co.uk>

Cc: Leigh Pearce <[Redacted]@nationwidefoundation.org.uk>;
MinisterZCBATTR@gov.scot

Subject: [Ext]RE: Meeting between CEO Nationwide Foundation and Minister Harvie

Morning Hannah,

Thanks for your email.

Grateful if you can confirm if either of the below times be suitable;

Thursday 4 August, 14:00 – 14:45

Tuesday 9 August, 10:30 – 11:15

Is Mr Pearce happy for the meeting to be conducted via Microsoft Teams?

Regards

[Redacted]

[Redacted] Assistant 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 | Email:
MinisterZCBATTR@gov.scot

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From: Hannah Slater<[Redacted]@nationwide.co.uk>

Sent: 01 July 2022 17:36

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

Cc: Leigh Pearce <[Redacted]@nationwidefoundation.org.uk>
Subject: Meeting between CEO Nationwide Foundation and Minister Harvie

NBS Public

Dear [Redacted]

I have received a letter from Minister Harvie's Private Secretary accepting the invitation to meet with Leigh Pearce, CEO of the Nationwide Foundation, regarding the Rented Sector Strategy in Scotland. I have attached the letter to this email.

I would like to note that the expertise of the Nationwide Foundation focuses on the private rented sector in particular.

Please could you send through some dates that the Minister would be available and I will check Leigh's availability.

Many thanks
Hannah

Hannah Slater

Programme Manager | Transforming the Private Rented Sector

Mobile: [Redacted] | [Redacted]

www.nationwidefoundation.org.uk | @NationwideFdtn |
Nationwide House | Pipers Way | Swindon | SN38 1NW

Please note that I have some annual leave coming up, from Thursday 7th, returning to work on Tuesday 12th July.



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Organiser: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
14:00 - 14:45 Meeting: Leigh Pearce, CEO of the Nationwide Foundation - Rented
Sector Strategy in Scotland (B)
Location: MS Teams

Briefing received 28/07 – [Redacted]

MC: 202200306435

AO: [Redacted]

[Redacted], grateful for briefing and confirmation of official support/note taker by
4pm, 28 July.

Thanks, [Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 11:36
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted]

I was just about to email you, it looks like [Redacted] found them, I've added them as annex's now, it was the briefing's we'd prepared in the past.

We will probably also include the Nationwide summaries.

Thanks,
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 11:34
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted] – just checking, do you mean summaries from Nationwide or briefings we've prepared in the past?

Best wishes,
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 26 July 2022 16:31
To: [Redacted] <[Redacted]@gov.scot> [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

I've saved the early draft that I've started to put together for the briefing Private Rented Sector - Ministerial Engagement Briefing - meeting between Mr Harvie and Leigh Pearce, CEO Nationwide Foundation 4 August 2022 details - Objective ECM (scotland.gov.uk)

Do you have any documents regarding the findings from Wave One and Wave Two and the recommendations from them to add as annexes for the briefing?

Thanks again for your help on this and apologise for the quick turn around, we need to have the briefing submitted by 4pm on Thursday.

Any questions let me know,
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 25 July 2022 09:05
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

I'm back from today and happy to attend the meeting and contribute to a briefing paper – I suspect would a few of the other analytical leads in CAD including [Redacted], [Redacted] and [Redacted] would also be really helpful to cast an eye over it as we have all read the report and provided critical feedback to RentBetter. Do you have a draft you can share? I'm happy to coordinate the analytical contribution to it.

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 20 July 2022 10:15
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

I think that should be fine for one of us to attend but I will need to check with [Redacted] when she returns from leave on 25 July. After tomorrow I'm also on leave until Tuesday 26 July.

Happy to provide what input I can today and tomorrow on the briefing paper if you get more information from Nationwide. Will also flag this to [Redacted] if we need to add anything else before 28 July.

Best,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 20 July 2022 10:06
To: [Redacted] [Redacted]@gov.scot; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted] and [Redacted],

Following on from the below emails there has now been a meeting set between Mr Harvie and the CEO of the Nationwide Foundation on 04/08/2022 at 2pm.

[Redacted] suggested that one of our team would provide official support, probably [Redacted], and wondered if either of you would be able to join too to provide support from your side of things?

I'd also be grateful for your input on a briefing paper. I am chasing up with Nationwide for more information from them regarding their intent for the meeting. The briefing paper is requested by 28th July.

I've copied in [Redacted] as [Redacted] is on leave and I'm currently off with covid (hopefully not for long).

Thanks,
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 15:38
To: [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

Sorry for the delay, there are no issues with the meeting with the minister going forward, and we're happy to assist in preparing a briefing paper for the minister beforehand as well. I've attached the submission we put up about Nationwide's RentBetter research when this last wave was published for your interest.

[Redacted – out of scope]

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 13:07
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

If there's anything just let me know so I can get it sent off today.

Thanks,
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 11:02

To: [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

No worries, [Redacted]

I'm having to log off but if you can send anything to [Redacted] (cc'd) that would be great.

Thanks
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 08:45
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Apologies [Redacted] I'll check in again

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 08:02
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted]

Just checking if you or [Redacted] has anything to flag? The case is due up tomorrow.

Thanks
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 22 June 2022 13:52
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

Just to say I've not forgotten about this, I'm just awaiting input from [Redacted] about whether he thinks there is anything to flag up in addition to the notice we sent up to the minister upon publication. I'll get back to you as soon as I can!

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 20 June 2022 09:47

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

Subject: FW: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted]

For information - we have received the below diary case, it seems to be about discussing the Rentbetter research. Just looking to check you are happy for this meeting to take place and we can send up to the Minister? If there is anything you'd like included please let me know.

Thanks

[Redacted]

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

Sent: 15 June 2022 14:14

To: Public Engagement Unit <CorrespondenceUnit@gov.scot>

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

Subject: FW: PRS reform: meeting request from Nationwide Foundation CEO

[Redacted]

PEU,

Please add to MiCase as a DR.

Thanks

[Redacted]

[Redacted] Assistant 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 | Email:
MinisterZCBATTR@gov.scot

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From: Hannah Slater <[Redacted]@nationwide.co.uk>

Sent: 15 June 2022 13:23

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

Cc: Leigh Pearce <[Redacted]@nationwidefoundation.org.uk>

Subject: PRS reform: meeting request from Nationwide Foundation CEO

Dear Minister

I'm emailing to request a meeting between yourself and the CEO of The Nationwide Foundation, Leigh Pearce, regarding private renting reforms in Scotland.

The Nationwide Foundation is strongly supportive of tenancy reform and improving the rights and experiences of private renters. As such, we have a UK-wide funding programme for Transforming the Private Rented Sector, through which we fund tenant voice and advocacy work. We have funded work by Living Rent in Scotland since 2019.

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The RentBetter research provides valuable insights into the achievements of private renting reforms, and the challenges ahead for improving the rights and experiences of private renters on low incomes in the forthcoming reforms planned by Scottish Government. Leigh would be grateful for the opportunity to discuss these with you. If this is something of interest, please let us know your availability for a virtual meeting.

Many thanks
Hannah

Hannah Slater

Programme Manager | Transforming the Private Rented Sector

Mobile: [Redacted] | [Redacted]

www.nationwidefoundation.org.uk | @NationwideFdtn |
Nationwide House | Pipers Way | Swindon | SN38 1NW

Please note that I work a nine day fortnight and my next non-working Friday is 24th June.



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From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 July 2022 12:28
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Looks good to me too.

Thanks,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 July 2022 09:24
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

I've had a look through and looks good to me. Nothing to add.

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 19:23
To: [Redacted] [Redacted]@gov.scot; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Thanks [Redacted], I had a scan over and it looks good to me.
[Redacted]

[Redacted] | Housing and Regeneration Economics | Communities Analysis Division | [Redacted] | Area 2-H (Dockside)

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 17:56
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi All,

[Redacted] has added exactly this, and I've added a few comments if you want to see if you're happy, she's just finishing up now so I'll take another look first thing tomorrow!

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 15:03
To: [Redacted] <[Redacted]@gov.scot> [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

I agree with [Redacted], we should just stick with the main points from previous submissions – focussing on key results from the research

[Redacted]
Head of Housing, Homelessness & Regeneration Analysis (HHaRA)
Communities Analysis Division
The Scottish Government

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 14:04
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

Yeah that was what I was thinking, the briefings are also going to be attached in their entirety – I guess I wasn't sure whether those are things that we would suggest the minister raise as queries, or just points of interest. I'm not sure what 'top notes' usually consist of to be honest!

Best,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 14:00
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

You may already be planning this, but I wondered if one option could be to start with the material that was used in the Ministerial Submissions for the Wave One and Two publication releases, which should possibly cover most of the summary of the findings along with any policy lines that were included at the time the submissions were collated.

I remember there was a line we had added to the Wave Two submission on interpreting the findings on the size of the PRS, which might be useful to keep in for the Engagement Briefing.

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 27 July 2022 12:45
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: FW: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted], [Redacted] and [Redacted],

Just wondering if there are any key questions or top lines that you want me to add to recommend for the minister based on your reading of the rentbetter documents?

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 26 July 2022 16:31
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

I've saved the early draft that I've started to put together for the briefing Private Rented Sector - Ministerial Engagement Briefing - meeting between Mr Harvie and Leigh Pearce, CEO Nationwide Foundation 4 August 2022 details - Objective ECM (scotland.gov.uk)

Do you have any documents regarding the findings from Wave One and Wave Two and the recommendations from them to add as annexes for the briefing?

Thanks again for your help on this and apologise for the quick turn around, we need to have the briefing submitted by 4pm on Thursday.

Any questions let me know,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 25 July 2022 09:05
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

I'm back from today and happy to attend the meeting and contribute to a briefing paper – I suspect would a few of the other analytical leads in CAD including [Redacted], [Redacted] and [Redacted] would also be really helpful to cast an eye over it as we have all read the report and provided critical feedback to RentBetter. Do you have a draft you can share? I'm happy to coordinate the analytical contribution to it.

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 20 July 2022 10:15
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

I think that should be fine for one of us to attend but I will need to check with [Redacted] when she returns from leave on 25 July. After tomorrow I'm also on leave until Tuesday 26 July.

Happy to provide what input I can today and tomorrow on the briefing paper if you get more information from Nationwide. Will also flag this to [Redacted] if we need to add anything else before 28 July.

Best,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 20 July 2022 10:06
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted] and [Redacted],

Following on from the below emails there has now been a meeting set between Mr Harvie and the CEO of the Nationwide Foundation on 04/08/2022 at 2pm.

[Redacted] suggested that one of our team would provide official support, probably [Redacted], and wondered if either of you would be able to join too to provide support from your side of things?

I'd also be grateful for your input on a briefing paper. I am chasing up with Nationwide for more information from them regarding their intent for the meeting. The briefing paper is requested by 28th July.

I've copied in [Redacted] as [Redacted] is on leave and I'm currently off with covid (hopefully not for long).

Thanks,
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 15:38
To: [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

Sorry for the delay, there are no issues with the meeting with the minister going forward, and we're happy to assist in preparing a briefing paper for the minister beforehand as well. I've attached the submission we put up about Nationwide's RentBetter research when this last wave was published for your interest.

[Redacted – out of scope]

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 13:07
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

If there's anything just let me know so I can get it sent off today.

Thanks,
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 11:02
To: [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

No worries, [Redacted]

I'm having to log off but if you can send anything to [Redacted] (cc'd) that would be great.

Thanks
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 08:45
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Apologies [Redacted] I'll check in again

From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 June 2022 08:02
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted]

Just checking if you or [Redacted] has anything to flag? The case is due up tomorrow.

Thanks
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 22 June 2022 13:52
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted],

Just to say I've not forgotten about this, I'm just awaiting input from [Redacted] about whether he thinks there is anything to flag up in addition to the notice we sent up to the minister upon publication. I'll get back to you as soon as I can!

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 20 June 2022 09:47
To: [Redacted] <[Redacted]@gov.scot>
Subject: FW: PRS reform: meeting request from Nationwide Foundation CEO

Hi [Redacted]

For information - we have received the below diary case, it seems to be about discussing the Rentbetter research. Just looking to check you are happy for this meeting to take place and we can send up to the Minister? If there is anything you'd like included please let me know.

Thanks
[Redacted]

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
Sent: 15 June 2022 14:14
To: Public Engagement Unit <CorrespondenceUnit@gov.scot>
Cc: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Subject: FW: PRS reform: meeting request from Nationwide Foundation CEO

[Redacted]

PEU,

Please add to MiCase as a DR.

Thanks

[Redacted]

[Redacted] Assistant 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 | Email:
MinisterZCBATTR@gov.scot

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From: Hannah Slater<[Redacted]@nationwide.co.uk>
Sent: 15 June 2022 13:23
To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>
Cc: Leigh Pearce <[Redacted]@nationwidefoundation.org.uk>
Subject: PRS reform: meeting request from Nationwide Foundation CEO

Dear Minister

I'm emailing to request a meeting between yourself and the CEO of The Nationwide Foundation, Leigh Pearce, regarding private renting reforms in Scotland.

The Nationwide Foundation is strongly supportive of tenancy reform and improving the rights and experiences of private renters. As such, we have a UK-wide funding programme for Transforming the Private Rented Sector, through which we fund tenant voice and advocacy work. We have funded work by Living Rent in Scotland since 2019.

The Foundation also funds Indigo House to deliver [RentBetter](#), a five year research project evaluating the impact of tenancy reform in Scotland, for tenants, landlords, and the PRS market as a whole. The second wave of research was recently published in May, and this wave specifically dug into the experiences of tenants on low incomes and in housing need. I attach the Executive Summary for your information, and the full research report can be found [here](#).

The RentBetter research provides valuable insights into the achievements of private renting reforms, and the challenges ahead for improving the rights and experiences of private renters on low incomes in the forthcoming reforms planned by Scottish Government. Leigh would be grateful for the opportunity to discuss these with you. If this is something of interest, please let us know your availability for a virtual meeting.

Many thanks
Hannah

Hannah Slater

Programme Manager | Transforming the Private Rented Sector

Mobile: [Redacted] | [Redacted]

www.nationwidefoundation.org.uk | @NationwideFdn |
Nationwide House | Pipers Way | Swindon | SN38 1NW

Please note that I work a nine day fortnight and my next non-working Friday is 24th June.



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From: [Redacted] <[Redacted]@gov.scot>
Sent: 28 July 2022 14:13
To: Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights <MinisterZCBATTR@gov.scot>; 'patrick.harvie.msp@parliament.scot' <patrick.harvie.msp@parliament.scot>; Corbett GN (Gavin) <Gavin.Corbett@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Subject: RE: 14:00 - 14:45 Meeting: Leigh Pearce, CEO of the Nationwide Foundation - Rented Sector Strategy in Scotland

Good Afternoon,

Please find attached a briefing for Mr Harvie's meeting with Leigh Pearce (CEO of the Nationwide Foundation) on Thursday 4 August 2022.

Please can you also include [Redacted] (copied in) in the meeting invite who will provide official support along with [Redacted]. [Redacted] will also hopefully be able to attend and provide support however she is on leave at the moment so has not been included in the briefing as confirmed support in case she is not able to attend.

Thanks,
[Redacted]

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

From: [Redacted] <[Redacted]@gov.scot> **On Behalf Of** Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights
Sent: 04 July 2022 13:32
To: 'patrick.harvie.msp@parliament.scot'; Corbett GN (Gavin); [Redacted]; [Redacted]
Subject: 14:00 - 14:45 Meeting: Leigh Pearce, CEO of the Nationwide Foundation - Rented Sector Strategy in Scotland
When: 04 August 2022 14:00-14:45 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: MS Teams

MC: 202200306435
AO: [Redacted]

[Redacted], grateful for briefing and confirmation of official support/note taker by 4pm, 28 July.

Thanks, [Redacted]

Microsoft Teams meeting

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**MINISTERIAL ENGAGEMENT BRIEFING:
 PATRICK HARVIE, MINISTER FOR ZERO CARBON BUILDINGS, ACTIVE
 TRAVEL AND TENANTS’ RIGHTS
 Briefing for Meeting: Leigh Pearce, CEO of the Nationwide Foundation –
 RentBetter Research Project, 04 August 2022**

What	Meeting with Leigh Pearce, the Chief Executive of the Nationwide Foundation, and Anna Evans, Co-founding Director of Indigo House to discuss findings from RentBetter Project and future PRS reform.
Where	<p>This will be a virtual meeting</p> <p>Microsoft Teams meeting</p> <p>Join on your computer or mobile app Click here to join the meeting</p> <p>Or join by entering a meeting ID Meeting ID: 325 333 119 651 Passcode: XM4PjV</p> <p>Or call in (audio only) +44 131 376 2847,,539557309# United Kingdom, Edinburgh Phone Conference ID: 539 557 309# Find a local number Reset PIN SCOTS Connect Learn More Help Meeting options</p>
When	Thursday, 4 August, 14:00 – 14:45
Key Message(s)	<p><u>See Annex C for Top Lines</u></p> <ul style="list-style-type: none"> • I welcome the opportunity to meet with you to hear more about the progress of the RentBetter research and the views of the Nationwide Foundation on the our New Deal for Tenants. • We are very grateful for the insights into the private rented sector, and particularly the needs of tenants, that the RentBetter research provides. • ‘Housing to 2040’ committed us to delivering a new Rented Sector Strategy, one that considers the social and private rented sectors as a whole. Regardless of what type of landlord you rent from we want to ensure that tenants have equality of outcome. • Thank you for taking that time to respond to the consultation. The responses given reflect the findings of the wave 1 and wave 2 research. • We have consulted widely on A New Deal for Tenants which sets out a whole range of reforms – from further protection against eviction to more rights to personalise tenants’ homes and higher quality standards.

	<ul style="list-style-type: none"> • Responses are being analysed by external consultants and we will carefully consider the views from landlords and tenants alike. • The rented sector strategy consultation seeks views on how a final Strategy once published can improve accessibility, standards and affordability choices across the whole rented sector, including agricultural and non-traditional residential homes. • It is vitally important to take the time to consider all the consultation responses we have received, and we intend to do that before legislating. • We want to work with landlords as we develop proposals and good landlords having nothing to fear from the changes. • We share concerns about the impact of the cost of living crisis on renters. That is why we are committed to introducing rent controls in a housing bill and to do so in a way which is robust and provides lasting benefit to tenants. • Over the last 20 years, there have been a range of necessary changes to the private rented sector aimed at improving quality and accountability and, although stakeholders have often warned that such changes would lead to a reduction in supply of private rented homes, the sector has more than doubled over that time from 130,000 to 340,000 properties. We are, however, mindful of the need to continue to monitor changes in the private rented sector as we develop and implement the New Deal.
Who	<ul style="list-style-type: none"> • Leigh Pearce, Chief executive of the Nationwide Foundation • Anna Evans. RentBetter research team leader and Co-founding Director of Indigo House
Why	<p>The Nationwide Foundation has asked to meet with you to discuss the findings so far from RentBetter, (funded by the Foundation and delivered by Indigo House) research project and the insights it gives into the achievements of private renting reforms to date, the challenges to improving the rights and experiences of private renters in relation to planned reforms by the Scottish Government.</p> <p>MiCase Reference: 202200306435</p>
Supporting official	<p>[Redacted], Tenants' and Landlords' Rights and Responsibilities Team, Tel: [Redacted]</p> <p>[Redacted], Housing and Regeneration Analysis, Tel: [Redacted]</p>

***Briefing
contents***

Annex A: Agenda

Annex B: Attendees/Biographies

Annex C: Summary Page / Top Brief

Annex D: RentBetter Research – Wave 1 & 2

Annex E: Rental Sector Brief

Annex F: PRS Tenant Participation Panel

Annex G: Joseph Rowntree Foundation Tenants Insights
Project

Agenda items:

The Nationwide Foundation have asked to discuss the following items:

1. **Findings from the RentBetter research** and what this means for the 'A New Deal for Tenants' strategy and forthcoming PRS reforms. Discuss how low-income tenants can access better rights, enforcement, and rent affordability.
2. **Tenant participation models** formed through early learnings from the Nationwide Foundation's tenant voice programme, and how these might support Scottish Government's strategy development.

Attendees and Biographies:

Leigh Pearce joined the [Nationwide Foundation](#), an independent charitable foundation, in 2006 and became its Chief Executive in 2014. Leigh has guided the Foundation in developing an evidence-based and systems-focused approach to addressing the lack of decent affordable homes in the UK. She has led the Foundation to take a long-term approach and use its funding, knowledge and position to aid changes to the housing system to increase the availability of decent, affordable homes for people in need.

Anna Evans is the [RentBetter](#) research team leader, and Co-founding Director of [Indigo House](#). Indigo House was commissioned by the Nationwide Foundation to deliver this research programme. Anna is a specialist in housing policy and strategy development. She combines her policy work with strategic option appraisal, housing services reviews, redesign and change. Her work focuses on achieving transformational change in housing organisations, and in local and national housing policy. Anna has 25 years' experience working in the affordable housing sector across the UK. She has an applied economics and social research background, a postgraduate qualification in Housing Studies (University of Stirling) and MBA (University of Edinburgh). She is a member of the Chartered Institute of Housing, and Institute of Leadership and Management and is a mentor in the CIH Mentoring scheme. Anna has worked in local government, central government agencies and corporate consultancy, and has been a senior Board member in three housing associations. Before establishing her own consultancy businesses, she led the affordable housing research work at DTZ in Edinburgh.

SUMMARY PAGE AND TOP LINES

Top lines:

RentBetter Research

- The research programme provides a valuable insight on the experiences of households living in, and landlords providing, rental properties in Scotland.
- We are considering the findings from this second wave of research in greater detail and I welcome the opportunity to hear directly from you today.

Tenant participation

- We are committed to improving tenant participation in the private rented sector and that is why we set out in 'Housing to 2040' that we would put tenant participation at the heart of developing the Rented Sector Strategy and that we would establish a PRS Tenant Participation Panel.
- There is huge diversity amongst the PRS and its tenants, and the Scottish Government is open to working collaboratively and innovatively to seek solutions to get the best results for the Scottish housing sector.
- I am very keen to hear more about your tenant voice projects and how the learning formed through these and the RentBetter project can help us influence the development and operation of the panel once established.
- Our vision is for people to have equality of outcomes no matter what tenure they live in and ensuring rent affordability in the PRS is an absolutely essential part of realising that vision. I'm interested to hear your thoughts on implementing a national system of rent control.

Background

1. As an independent charity, the Nationwide Foundation influences changes to improve circumstances for those people in the UK who most need help. Its vision is for everyone in the UK to have access to a decent home that they can afford, and the Decent Affordable Homes strategy seeks to improve the lives of people who are disadvantaged because of their housing circumstances.
2. One aspect of the Nationwide Foundation's strategy is its [Transforming the Private Rented Sector programme](#). The Nationwide Foundation has a commitment to transforming the private rented sector so that it provides homes for people in need that are more affordable, secure and accessible and are better quality.
3. RentBetter is a research programme funded by the Nationwide Foundation to evaluate changes in the Scottish Private Rented Sector regime: in particular, the impact of the Private Residential Tenancy introduced in 2017. The Nationwide Foundation commissioned [Indigo House](#) in 2019 to undertake research to learn

from the experiences of households living in, and landlords providing, private rental properties in Scotland. The aim is to help identify any further changes that may be needed in Scotland and to share lessons learned for the benefit of private tenants and landlords across the UK.

4. The work is independent from the Scottish Government but a social researcher from the Scottish Government sits on the Advisory Group for this project and we have referenced this work as part of our monitoring of the impact of the Private Residential Tenancy and changes introduced under the Private Housing (Tenancies) (Scotland) Act 2016.
5. So far, the programme has delivered [two waves](#) of research and findings (see Annex D). The first, published in October 2020, provided a baseline study showing the state of the sector in 2019/20. The second, published in May 2022, investigated the specific impacts of reforms on renters with lower incomes and those in housing need, as well as the experiences and future plans of landlords. A third wave of data collection is expected to start next year.
6. A further piece of work funded by the Nationwide Foundation to transform the private rented sector, the [tenant voice programme](#), is likely to be of relevance and interest. The programme was created to support the Nationwide Foundation's principle that tenants should be central to any changes to the private rented sector.
7. Since 2019, the Foundation has funded seven projects across the UK as part of the tenant voice programme, including [Living Rent](#) in Scotland. As well as strengthening tenants' voice in public debate, the programme increases understanding of how to engage and empower tenants, especially those who are vulnerable, to use their voice and explores how to get that voice heard. They are currently collating learning on tenant voice and participation models to share with key stakeholders, including government.

NATIONWIDE FOUNDATION RENTBETTER RESEARCH PROGRAMME - WAVE 1 & 2

Lines to take:

RentBetter Recommendations (recommendations detailed below)

We are taking forward a range of actions that help to respond to the RentBetter findings and recommendations.

- The Scottish Government has reaffirmed our commitment to review the grounds of repossession after 5 years of operation (after December 2022). Our New Deal for Tenants consultation sought views on the operation the grounds for repossession which will help to inform the review in due course.
- A review of Purpose Built Student Accommodation is underway and the Scottish Government is committed to bringing forward a Student Accommodation Strategy for Scotland, which, in part will be informed by the review of Purpose Built Student Accommodation. We will look to develop and incorporate our Student Accommodation Strategy alongside and within the final Rented Sector Strategy.
- We have committed in Housing to 2040 and the New Deal for Tenants on improving data on the Private Rented Sector and, following the Bute House agreement, we are committed to the introduction of Rent Controls.
- Having reached our previous 50,000 affordable homes target, we are now delivering against a new commitment for a further 110,000 affordable homes by 2032, with at least 70% for social rent. Since 2007 we have delivered 111,750 affordable homes, with more than 78,000 for social rent.

AWARENESS RAISING

We have already taken action to raise awareness of tenants' rights through a new tenancy rights campaign earlier this year, but know there is more to do and have committed to a further campaign.

- The campaign ran from January to March with the aim of helping tenants know their rights, feel confident that they're protected by the law and empowered to exercise their rights.
- Survey work for wave 2 of RentBetter ran from September 2021 to February 2022 so findings from the latest research may not have been able to reflect the impact of this awareness raising activity.
- It is vitally important that tenants are empowered to use their rights to challenge poor or illegal practices where they occur. We will build on the our campaign earlier this year with a particular focus on empowering lower income tenants and those that feel unable to exercise their rights.

FIRST-TIER TRIBUNAL FOR SCOTLAND

The First-tier Tribunal is an independent judicial body and Scottish Ministers do not intervene or comment on the procedural arrangements or the decisions of the FTT.

- The Housing and Property Chamber delivers benefits of specialism, consistency, and improved access to justice for both tenants and landlords in the private rented sector, following the move from the Sherriff Court.

BACKGROUND

1. RentBetter research is predominantly focussed on changes brought about by the introduction of the Private Residential Tenancy (PRT) in 2017 but also touches on wider issues in the PRS experienced by these groups over the study period.
2. Wave 1 of the research, aimed to establish a baseline of the state of the private rented sector in Scotland. Key findings from Wave 1 included:
 - i. most tenants in Scotland feel secure in their properties, particularly when they have a good relationship with their landlord and feel able to pay their rent (the research will not have taken account of the impact of the pandemic, however, the Wave 2 research will include consideration of the impact of coronavirus on private renters), although where deprivation and lack of financial power is an issue, tenants still feel a sense of insecurity;
 - ii. most tenants are not aware of their rights (again, the findings won't take account of recent work to raise awareness of tenants' rights);
 - iii. identifies some areas which may merit refinement in the legislation from landlords' perspectives, but most landlords stated they wished to continue with their landlord business going forward. The report notes that "this data should give reassurance and guidance to policymakers in other areas of the UK, as they consider similar changes to their private rented markets".
3. Wave 2 of the research concentrated more on tenants with lower incomes and those with housing needs and explored three key themes: Leavers and Stayers (whether landlords with few properties were more likely to leave the sector due to reforms); Access and Affordability; and Justice. The research also considers the impact of the emergency coronavirus legislation on the sector, as well as the wider experience of being in the PRS during the pandemic. Key findings included:
 - i. It is likely that the amount of PRS stock may be starting to reduce.
 - ii. Roughly equal proportions of landlords interviewed expressed intentions to leave or stay in the PRS over the next few years. Reasons to leave included increased perception of risk, personal reasons, perceptions of excessive regulation, and challenging energy efficiency requirements.
 - iii. Low income tenants in the study described having a different experience of the PRS than higher income tenants. They expressed feeling trapped in the PRS, having challenges accessing and affording properties, and may have experience a more unequal renting relationship with landlords.
 - iv. Those who had experienced the First Tier Tribunal (FTT) found it formal, lengthy and inaccessible.
 - v. The Coronavirus pandemic had a reported negative financial impact on many tenants and landlords alike. It was felt by participants that emergency legislation helped during the worst of the pandemic but that it should not be extended.
 - vi. While the PRT has improved tenants' rights, many low income tenants remain unaware of their rights or may be reluctant to exercise them.
4. The Wave 1 and 2 included a number of recommendations which are detailed below.

Wave 1 recommendations

- i. **Recommendation 1** - More work is needed, led by the Scottish Government and involving wider advisory stakeholders, to raise awareness of tenancy rights as a starting point to empower tenants and increase their access to justice. This may include some targeted work for those private tenants with less financial power – those on lower incomes and housing benefit – who feel less security of tenure than private tenants generally.
- ii. **Recommendation 2** - The Scottish Government may wish to consider the early findings on the combined negative impact of the open-ended tenancy and the reduced 28-day notice period which is argued by landlords and letting agents to be causing increased turnover, although it gives tenants greater flexibility. Other negative impacts that merit early consideration are the Ground 12 timescales and the difficulties around the joint tenancy aspects of the PRT.
- iii. **Recommendation 3** - While not a focus of this research, challenges reported by landlords around the practical implications of the PRT in the student market should be explored further by the Scottish Government.
- iv. **Recommendation 4** - There are challenges relating to rent data to enable accurate assessment of rent increases and affordability. However, given overall findings so far, the Scottish Government should consider commissioning further work to fully explore the limitations of the Rent Pressure Zones mechanism, and how this can be improved to tackle excessive rent increases where these occur in specific markets.
- v. **Recommendation 5** - There is scope for the Scottish Government, with training and advisory bodies, to support landlords and letting agents to better understand and navigate the benefits system. This could help support more lower income tenants in the PRS, and help landlords mitigate any real, or perceived financial risks in this part of the market.
- vi. **Recommendation 6** - The Scottish Government and the Scottish Courts and Tribunal Service, alongside advisory agencies and local authorities should work together to raise awareness amongst tenants about the Tribunal system as a formal route to justice. In addition, there should be consideration from these stakeholders on the development of mediation services to fill a gap between informal and formal tenant landlord dispute resolution, which might better meet tenants' needs compared to the formal Tribunal route.
- vii. **Recommendation 7** (aimed at stakeholders elsewhere in the UK) - Should consider the early lessons learned at baseline stage and recommendations listed above. In particular, stakeholders should note the lack of concern (so far) in the loss of the 'no-fault' ground amongst the majority landlords/letting agents participating in this research.

5. Wave 2 recommendations are:

- i. **Early information and advice for tenants** - There should be greater capacity created for early and ongoing information and advice for PRS

tenants. There should be a plain language, accessible information leaflet provided at the start of each tenancy (say 2-pages), and a verbal walk-through provided by the landlord or letting agent on the key tenant and landlord rights and responsibilities. To support tenants in potential disputes there should be more PRS ring-fenced resources for independent advice, and for local authorities' advice and PRS regulatory services.

- ii. **Enforcement** – a much greater emphasis should be placed on strong and targeted enforcement of existing legislation within the lower end of the market where tenants have less market power to address failings, and less choice to move elsewhere. Scottish Government should support targeted enforcement through additional ringfenced funding for existing enforcement routes – local authorities and the First Tier Tribunal.
- iii. **Training and support for landlords and letting agents** – landlords should be supported in compliance through continuous awareness raising of Letting Agent registration, landlord registration, and Government should support the landlord and letting trade bodies that promote compliance.
- iv. **Access to justice** – capacity should be increased in the First Tier Tribunal system, and the system should be simplified to encourage tenants and landlords to seek formal justice when necessary. This should be accompanied by awareness raising, and support through information, advice and advocacy.
- v. **More supply of affordable housing** – there is a vicious cycle of power imbalance in the PRS at the bottom of the market. This is ultimately due to lack of good quality affordable housing for people who are living in poverty. Scottish Government should continue to fund the new supply of social and other affordable housing, and local authorities should release generous land supplies to enable new housing supply across tenures.
- vi. **Addressing poverty** – this research showed how tenants were struggling against poverty even when paying private rents that were within Local Housing Allowance levels. The scale of difficulties faced suggests tackling affordability problems is beyond the confines of policies for the PRS, but requires Government to tackle the challenges of precarious low paid work, the barriers of the benefit system, and wider cost of living.
- vii. **Energy efficiency** – Scottish Government should support landlords by providing them with clear and accessible information and advice, as well as provide financial grants to landlords to enable them to bring properties up to climate change compliance. This should also help tenants with energy costs, and help deter sales out of the PRS or to non-compliant landlords.

RENTAL SECTOR BRIEF

Line to take:

I share concerns regarding high rents.

- To respond to concerns raised over recent weeks about continued rises in rent, we will continue our detailed work with stakeholders to further raise awareness of tenants' rights, to explore how we can make better use of existing powers and how we can increase access to rent adjudication – which is key to challenging unfair rent increases.
- Through our New Deal for Tenants consultation, we have already committed to introducing rent controls during this Parliament, and we are currently doing the hard work required to develop a robust system that will give long-lasting benefit to tenants.
- We have strengthened protection for private tenants against eviction, agreed in June by Parliament, including making pre-action protocol measures which we introduced during the pandemic, permanent.
- This means a landlord should make any tenant who is at risk of losing their home due to arrears aware of all the financial support available.
- We also committed to undertaking further awareness raising to ensure that tenants are aware of the rights they already have to challenge unfair rent increases.
- Tenants will also benefit from the almost £3 billion of cost of living support that we have committed this year.
- We are providing a total of £83m for DHPs to support mitigation of bedroom tax and to support housing costs. This investment is an important tool used to safeguard tenancies.
- Scotland continues to lead the way in the UK in protecting the rights of, and supporting tenants. We would always welcome further ideas which are robust, workable and provide the benefits which tenants needs.

STAGE 3 RENT FREEZE AMENDMENT:

- I recognise the pressure that rising rents cause as we face a cost of living crisis. However the rent freeze amendment for the Coronavirus (Recovery and Reform) (Scotland) Bill, would not have worked.
- The near-blanket approach coupled with the lack of opportunity for full engagement presented real challenges and risks that cannot be ignored.
- The structure of the amendments also risked the possibility of unintended consequences, including that they could prompt landlords to bring tenancies to an end and restart new ones simply as a way to raise rents.
- But the issues highlighted by the amendment are important and we are committed to doing what we can to tackle them in ways which are workable and robust.
- Through our New Deal for Tenants, we have already committed to introducing rent controls during this Parliament, and we are currently doing the hard work required to develop a robust system that will give long-lasting benefit to tenants.
- We have also consulted on improving the current rent adjudication process further by protecting any applicants from their rent being increased beyond that being requested by their landlord.

It is important to note that the vast majority of tenancies end without dispute, and only a small number result in an application to the First-tier Tribunal.

- Where an eviction application is brought before the Tribunal, I want to be clear that the Tribunal cannot arrive at a decision that is incompatible with the Convention rights of the tenant or the landlord in determining whether an eviction order should be granted.
- Of course, giving the Tribunal discretion does not prevent a landlord from seeking eviction action if that is necessary.
- It simply means a Tribunal can take into account all of the circumstances relating to a case before making a decision.
- Good landlords recognise the case for keeping tenants in their homes where possible.
- Adding a final check from the Tribunal will support responsible management, recognise financial and other pressures that tenants can face and help prevent homelessness.
- Over the last 20 years, there have been a range of necessary changes to the private rented sector aimed at improving quality and accountability.
- Although stakeholders have often warned that such changes would lead to a reduction in supply of private rented homes, the private rented sector has more than doubled over that time.

RENT CONTROLS

I share concerns about the impact of the cost of living crisis on renters. That is why we are committed to introducing rent controls in a housing bill and to do so in a way which is robust and provides lasting benefit to tenants.

- Through the Private Residential (Tenancies) (Scotland) Act 2016, Scotland has the strongest tenancy protections in the UK.
- Landlords are already limited to no more than a single rent increase in a year and such a rise must be fair or the landlord can be subject to a rent adjudication ruling.
- We will introduce a Housing Bill that will further strengthen these existing rights by improving rent adjudication and set out the framework for the delivery of new rent controls by 2025.
- [Redacted]
- [Redacted]

The principle of introducing rent controls is supported by a majority of MSPs.

- Scotland is doing more on rent controls than any part of the UK for over 30 years.
- We are leading the way within the UK, with Wales following Scotland's example, as the Welsh Government has committed to exploring rent controls as part of its Co-operation Agreement with Plaid Cymru.
- The UK Government's rejection of rent controls is perhaps not surprising but, coming at the same time as its plan to squeeze yet more life out of 'Right to Buy', it's a sign of just how differently we are approaching access to housing in Scotland.

What is good for tenants is also good for those landlords and letting agents who manage properties responsibly and professionally.

- Over the last 20 years, there have been a range of necessary changes to the private rented sector aimed at improving quality and accountability.
- And, although stakeholders have often warned that such changes would lead to a reduction in supply of private rented homes, the sector has more than doubled over that time from 130,000 to 340,000 properties.
- We want to work with landlords as we develop proposals and good landlords having nothing to fear from the changes.
- Where landlords and agents are expressing concerns about the market this appears to be UK-wide, not unique to Scottish-specific policies.
- Rents in some areas have risen by more than 40% in the last ten years.

Keeping rents affordable is a principal objective of all social landlords

- Social Landlords are independent not for profit bodies.
- They make their own decisions on the balance between rent levels and investment in homes making use of reserves, based on their legal requirement to consult tenants.
- It is right that social landlords should be mindful of the extra pressures their tenants are facing, whilst supporting investment in their homes including on energy efficiency measures that help to address the cost of living crisis and climate change.
- The Scottish Housing Regulator monitors rent levels and rent affordability.
- Official data on social rent increases has not yet been published by the Scottish Housing Regulator.
- However, an Inside Housing survey shows that of those social landlords who responded to the survey, social landlords in Scotland are generally raising rents by less than in England.

EVICCTIONS

We have been clear from the outset of the pandemic that eviction action – private or social, 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.

- A court or Tribunal order is required before an eviction can be carried out.
- Unfortunately some tenancies will no longer be sustainable and landlords must 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.

With the Private Rented Tenancies introduced in 2017, Scotland already has the most protections for renters from eviction anywhere in the UK.

- If a private tenant disagrees with the grounds for eviction, a landlord must go to the First-tier Tribunal for an eviction order to be granted
- There are strict legal processes that private landlords must follow – failure to do so is a criminal offence that should be reported to the police.
- We have worked directly with Police Scotland on this matter and understand that they have made operational changes to ensure call handlers are fully briefed on the law relating to illegal evictions and able to advise officers attending any such situations.
- We have strong homelessness legislation in place to support households facing eviction and people should contact their local authority for advice and support.

NEW DEAL FOR TENANTS AND RENTERS' RIGHTS

Our 'New Deal for Tenants' consultation closed on 22 April with around 930 individual/organisational responses and 8400 campaign responses received.

- It sought a wide range of views on how we can further protect and strengthen the rights for people living in the rented sector in Scotland; around 1.85 million people.
- I believe it is crucially important to view the rented sector as a whole but acknowledge that the private rented sector has further to travel to reform.
- However, this does not mean we can't continue to improve outcomes for social tenants alongside reforms for private tenants.
- Indeed, in their response to the consultation the Chartered Institute for Housing stated [QUOTE]: "The rented sector strategy is an opportunity to improve standards and tenant experiences across both the private and social sector".
- The New Deal for Tenants work supports our progress towards the human right of an adequate home for all.
- It includes improvements to the Private Rented Tenancy, increasing tenants' rights, new restrictions to evictions in the winter, the right to personalise the place they call home and action to ensure rents are affordable.

DEBT ADVICE AND HOUSING SUPPORT FOR TENANTS

The £10m Tenant Grant Fund is focused on helping private and social tenants who are struggling the most financially as a direct result of the pandemic and preventing homelessness

- As part of the pre-action protocol measures we have put in place, a landlord should make any tenant who is at risk of losing their home due to arrears aware of all the financial support available – including the Tenant Grant Fund.
- As of 31 January, £1.8m has been paid out and councils are now spending their allocations quickly.
- Local authorities can continue to spend the fund until their allocation is spent.

We are providing £83m housing support this year and provided £39m of additional funding to avoid evictions as a result of the pandemic

- We are providing a total of £83m for DHPs to support mitigation of bedroom tax and to support housing costs. This investment is an important tool used to safeguard tenancies.
- This includes £68.1m to mitigate the bedroom tax helping over 91,000 households in Scotland to sustain their tenancy.
- An additional £14.9m has been made available to mitigate against the damaging impact of other UK Government welfare cuts including to mitigate the Benefit Cap as far as we can within our powers and changes to the Local Housing Allowance rates.

ESTABLISHING A PRS TENANT PARTICIPATION PANEL

Line to take:

- **We recognise past challenges in engaging with the diverse range of people who make the private rented sector their home.**
- **We are keen to learn lessons from RentBetter as well as our own tenant engagement activities to inform delivery of the PRS tenant participation panel, which is currently being developed.**

Background

1. Housing to 2040 (H2040) commits in the development of a new Rented Sector Strategy to put 'tenant participation at its heart' and for the establishment of a PRS Tenant Participation Panel to support its development and delivery.
2. To deliver on these commitments we are taking a phased approach with our initial focus on supporting the development of both the New Deal for Tenants: Draft Rented Sector Strategy consultation and the final strategy, with learning from this initial phase helping to support the longer term establishment of the panel.
3. As part of the first phase we have worked with:
 - the Joseph Rowntree Foundation to hear directly from low income PRS tenants (see Annex G);
 - and provided grant funding to Tenant Information Service (TIS) and Tenant Participation Advisory Service (TPAS) to support additional PRS tenant participation in the development of the draft Rented Sector Strategy.
4. The JRF project focuses on those living in the PRS on low income, and the aim of the focus groups was to supplement this work and seek to include voices from other parts of the PRS market.
5. We are now progressing phase 2 and a submission will be provided soon setting out a proposed approach for consideration.

**PRS TENANT PARTICIPATION
JOSEPH ROWNTREE FOUNDATION – TENANT INSIGHTS PROJECT**

Lines to take:

- **We are working with JRF on a project to explore what people living on a low income want to see from further reform to the private rented sector in Scotland and initial findings informed the development of our New Deal for Tenant: Draft Rented Sector Strategy Consultation.**
- **The final report is due shortly and will help to inform the development of the final Rented Sector Strategy and the forthcoming Housing Bill.**

Background

1. We are working with JRF on a project to explore what people living on a low income want to see from further reform to the private rented sector in Scotland and initial findings informed the development of our New Deal for Tenant: Draft Rented Sector Strategy Consultation.
2. The project is funded by both JRF and Scottish Government. We are providing up to £36k of grant funding to JRF for the quantitative survey element of the project.
3. Following an open competition, a multi-disciplinary research team has been appointed to deliver the project. The team is led by Edge Hill University, working with housing specialists from a consortium of universities. The consortium is made up of Edge Hill University ([Redacted]), University of Stirling ([Redacted]), University of Glasgow ([Redacted]), University of Bristol ([Redacted]), University of Liverpool ([Redacted]), and the UK Collaborative Centre for Housing Evidence (CaCHE) ([Redacted] and [Redacted]).
4. This first stage of the project comprised of a desk-based review to existing research, a bespoke survey of around 1000 PRS tenants by YouGov as part of the initial research. It also conducted a small number of focus groups with an Expert Advisory Group members and tenants, to produce an interim report (November 2021).
5. Emerging findings from Phase 1 show a nuanced picture of the experiences of private renters in Scotland. Some key emergent themes included:
 - finding a tenancy - a lack of supply of affordable housing;
 - affordability – some low-income households are having to prioritise rents at the expense of other, basic necessities; and
 - support with disputes - low-income households are less likely to challenge unprofessional practice and to raise disputes with their landlords.
6. While the research to date has highlighted there are many renters who have had a positive experience(s), there are renters who have not and further analysis is needed to examine the experiences of particular groups. Key issues and priorities highlighted in the focus groups were around:

- affordability;
 - professionalism of the sector;
 - repairs and property conditions; and
 - empowering renters to assert their rights safely.
7. The second phase of the study, involved in-depth qualitative interviews with renters and an innovative Delphi & Participatory Co-production Study to allow tenants to represent themselves to policymakers and co-produce recommendations to the challenges experienced by low-income renters in Scotland. The final report is due shortly.

Meeting with the Nationwide Foundation regarding RentBetter Research Project, 4 August 2022.

In attendance:

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

Gavin Corbett (GC), Special Advisor

Leigh Pearce (LP) , Chief Executive of the Nationwide Foundation

Anna Evans (AE), Co-founding Director of Indigo House

[Redacted], Scottish Government

[Redacted], Scottish Government

[Redacted], Scottish Government

- Introductions

Mr Harvie welcomed everyone to the meeting and introductions were made. He stated that he was interested to hear about the progress of the RentBetter research and the views of the Nationwide Foundation on the New Deal for Tenants.

- Findings from the RentBetter research

Leigh Pearce (LP) began with some background on The Nationwide Foundation and explained The Foundation influences and changes to improve circumstances for those people in the UK who most need help and one aspect of the programme is it 'Transforming the Private Rented Sector programme'.

LP continued to explain that the RentBetter is a research programme funded by the Nationwide Foundation to evaluate the changes in the PRS and especially the impact of the Private Residential Tenancy introduced in 2017. They commissioned Indigo House in 2019 to undertake the research which would be discussed as the meeting progresses.

Anna Evans (AE) from Indigo House then gave some background about wave 1 and wave 2 of the research.

- Wave 1

The first wave, published in October 2020, provided a baseline study showing the state of the sector in 2019/2020 (this was prior to the impact of the coronavirus lockdown) and what was surprising was the at most tenants in Scotland felt secure in their properties, particularly when they have a good relationship with their landlord and feel able to pay their rent although in some cases where deprivation and financial hardship some tenants did feel a sense of insecurity.

There were also the issues of tenants right and in some cases many tenants were not aware of the rights but AE acknowledged that this did not take into account the recent campaigns which has been running.

From a landlord perspective most wanted to stay being a landlord but wanted some refinement in the current legislation to incorporate landlord perspectives.

AE noted the recommendations in the Wave 1 report:

- More work is needed to raise awareness of tenants' rights as a starting point to empower tenants and increase their access to justice but noted that the work the Scottish Government is doing with its campaigns may have superseded this but there was also reference to include some targeted work for those private tenants with less financial security.

- The Scottish Government may wish to consider the early findings on the combined negative impact on the open ended tenancy and the reduced 28 days' notice period which is argued by landlords and letting agents to be causing increased turnover, although it does give tenants greater flexibility.
- Whilst not the focus of this research, challenges report by landlords around the practical implications of the Private Rented Tenancy in the student market should be explored further by the Scottish Government.
- There are challenges relating to rent data to enable accurate assessment of the rent increases and affordability. However, given the overall findings so far, the Scottish Government should consider commissioning further work to fully explore the limitations of the Rent pressure zones mechanisms, and how this can be improved to tackle excessive rent increases where these occur in specific markets.
- There is scope for the Scottish Government, with training and advisory bodies, to support landlords and letting agents to better understand and navigate the benefits system. This could help support more lower income tenants in the PRS and help landlords mitigate any real, or perceived financial risks in this part of the market.
- The Scottish Government and the Scottish Courts and First Tier Tribunal Service, should work together to raise awareness amongst tenants about the Tribunal system as a formal route to justice. There should be better access to mediation services which can service informal and formal landlord dispute resolution, which may better meet tenants needs compared to the formal tribunal route.
- Wave 2

Wave 2, published in May 2022 (after the pandemic) and investigated the specific impacts of reforms, such as the Private Residential Tenancy (PRT) as well as understanding rights, enforcement, and affordability on renters with lower incomes and those in housing need, as well as the experiences and plans of landlords. What was found in this Wave was that tenants especially those on lower incomes were still unaware of their rights and were less confident and less willing to take forward complaints for fear of reprisals.

There was an indication from this study that the amount of PRS stock may be starting to reduce which is leaving renters with less choice and alternatives in the sector.

Landlords that were interviewed expressed intention to leave or stage in the PRS equally and the reasons given to the research team were increased perception of risk, personal reasons, perceptions of excessive regulation and the challenging energy efficiency requirements.

Whilst the Private Residential Tenancy (PRT) has improved the rights of tenants, many of tenant especially those on low income were still unaware of their rights or reluctant to exercise them.

Those who shared their experience with the First Tier Tribunal (FTT) found it formal, lengthy and inaccessible and there should be greater resources and information and support to the those who were accessing the FTT by local authorities would be beneficial.

AE noted the recommendations from this wave 2 were as follows:

- Early recommendation and advice for tenants, there should be greater capacity created for early and ongoing information and advice for PRS tenants.
 - Enforcement by the Scottish Government with a much greater emphasis targeting the enforcement of existing legislation for lower income tenants who have less market power to address failings and less choice to move elsewhere.
 - Training and support for landlords and letting agents.
 - Access to justice with increased capacity in the First Tier Tribunal system and the system should be simplified to encourage tenants and landlords to seek formal justice when necessary. This should be accompanied by awareness raising and support through information, advice and advocacy.
 - More supply of affordable housing with the Scottish Government continuing to fund the new supply of social and other affordable housing and the local authorities should release generous land supplies to enable new housing supply across tenures.
 - Addressing poverty – the research has showed how tenants were struggling against poverty even when paying private rents that were within LHA levels. The scale of difficulties faced suggests tackling affordability problems is beyond the confines of policies for the PRS but required the Government to tackle the challenges of precarious low paid work, the barriers of the benefit system and the wider cost of living
 - Energy efficiency and the Scottish Government should support landlords by providing them with clear and accessible information and advice, as well as providing financial grants to landlords to enable to bring properties up to climate change compliance. This should also help tenants with energy costs and help deter sales out if the PRS or to non-complaint landlords.
- Wave 3

AE stated that Wave 3 is expected to start next year (2023) and a further piece of work funded by the Nationwide Foundation to transform the private rented sector, the tenant voice programme, is also something that Mr Harvie may find of interest when published.

The tenant voice programme will be another grant-funded programme to reach out to those who are more vulnerable and how to understand experience and actions and learning how good practice can be shared and they have engaged with Living Rent for this research.

Mr Harvie thanked both for presenting the information and stated that he hoped tenants would start to benefit from a tenant voice in the PRS and certainly more information and accessibility about tenants' rights would be beneficial in particular for those more vulnerable tenants.

- The research process

Mr Harvie asked about how did they set about reaching out for tenants to take part in the research process and LP explained that they focussed on low incomes tenants and reached out via Shelter and CAB.

AE stated that 65 tenants were interviewed on a quantitative basis and security of tenure based on robust rather than contrived. Landlords relationship, tenant challenging landlords, legal security of tenure, holding the relationship, feeling confident to exercise rights and alternative rights

There was a general feeling from the tenants interviewed that the legal part (First Tier Tribunal) was too slow, onerous and intimidating for tenants and it was also set up as a traditional court room setting which was not a great experience for tenants. Wave 2 of the research concentrated more on tenants with lower incomes and those with housing needs and explored affordability and local authority enforcement and comparing this wave of research at the lower end of the market there was a difference perception regarding access to justice.

[Redacted]

- Private Rented Sector Regulator

LP asked Mr Harvie if the creation of a Private Rented Sector Regulator would be seen as a way to redress the imbalance for tenants in the sector. Mr Harvie stated that it was a bit premature to answer this point but was keen to explore all options and he stated he would look at the consultation analysis as the rented sector strategy progresses.

He emphasised that Housing is a human right and some PRS landlords needs to recognise this but there is complex issues ahead and thinking for policy development.

- Social Housing

LP also stated the lack of social housing was also an issue and any tenants are being left in the PRS without the hope of ever accessing social housing and stated that she hoped to explore this with social landlords as part of the Wave 3 research. [Redacted].

GC also stated that social housing supply supports the bigger programme of house building and abolishing Right to Buy has helped ease the burden of social housing stock being sold.

- Rent Regulation

LP also stated that the impending cost of living crisis was also going to be unaffordable for many especially during the winter months and there has to be a balance going forward.

Mr Harvie stated that rent regulation was being considered and noted that this has been done on other countries to ensure rents are affordable. Tenants who are low paid and on low income do need a rental policy which protects them. He also emphasised that social rented levels were a bit different as these are decided by tenants as part of a consultation process but this did not happen with tenants in the PRS. He stated that further consultation on rent controls would be forthcoming.

- Close

Mr Harvie thanked the Nationwide Foundation and Indigo House for attending the meeting today and for the wider work they do with tenants He asked officials to continue the conversation as the rental sector strategy progresses.

- Action: Officials to send LP and AE details of team contacts for future reference. An email was issued by [Redacted] with this information on 9th August 2022.

[Redacted], August 2022

From: [Redacted] <[Redacted]@gov.scot>
Sent: 04 August 2022 16:16
To: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Vulnerability in the

Thanks [Redacted],

Look forward to taking a look – hope the meeting went well.

Best,
[Redacted]

[Redacted]
Social Researcher
Housing and Regeneration Research
Scottish Government
| 2H North | Victoria Quay | Edinburgh | EH6 6QP
E: [Redacted]@gov.scot
Please note I don't work Mondays and Fridays.
My working pattern is 25 hours across Tues-Thurs.
(She/Her)

From: [Redacted] <[Redacted]@gov.scot>
Sent: 04 August 2022 15:02
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>
Subject: Vulnerability in the

Hi all,

In the meeting with the minister today, Leigh Pearce from Nationwide gave the Minister this report on vulnerability in the PRS in England – it might be helpful to look through this if you get a chance and see if there is any useful learning for the Scottish context – relevant for both PRS and equalities work:

<https://nationwidefoundation.org.uk/wp-content/uploads/2018/09/Vulnerability-report.pdf>

Best wishes,

[Redacted]

[Redacted]
Principal Researcher
Housing and Regeneration Research
Scottish Government
E: [Redacted]@gov.scot
(She/Her)

80.

From: [Redacted]
Sent: 15 August 2022 13:47
To: [Redacted]<[Redacted]@nationwide.co.uk>
Cc: 'Anna Evans' <anna.evans@indigohousegroup.com>
Subject: FW: Scottish Government Policy Leads

Hi [Redacted],

I've just checked with [Redacted] and she sent the email below to Leigh Pearce on the 9th - unfortunately I don't have Leigh's email address to confirm whether there might have been a typo in it which caused it to go awry, but this should have all the relevant contacts.

[Redacted]'s information is below but I can also confirm that she was the tenant participation policy officer in the meeting.

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 09 August 2022 14:43
To: [Redacted]@nationwidefoundation.org.uk
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: Scottish Government Policy Leads

Hello Leigh

It was nice to virtually meet you on Thursday at the Ministerial meeting with Mr Harvie.

I have provided you with details of the policy team leaders and team members below as requested.

If you require anything further please let me know.

Kind Regards

[Redacted]

[Redacted] - [Redacted]@gov.scot - Tenants' Landlords' Rights and Responsibilities Team Leader

- [Redacted] - [Redacted]@gov.scot and [Redacted]- [Redacted]@gov.scot – Private Tenancies
- [Redacted] – [Redacted]@gov.scot - PRS Tenant Participation Policy Officer
- [Redacted]- [Redacted]@gov.scot - Landlord Registration and HMO Licencing
- [Redacted]- [Redacted]@gov.scot – Tenant Deposit Schemes
- [Redacted]- [Redacted]@gov.scot - Tenant Hardship Loan and Landlord Covid Loan

[Redacted] – [Redacted]@gov.scot - PRS Regulator Team Leader

- [Redacted]– [Redacted]@gov.scot - Future Private Rented Sector Policy and Legislation

[Redacted] - [Redacted]@gov.scot - Rented Sector Strategy/New Deal for Tenants Team leader

- [Redacted] – [Redacted]@gov.scot – Policy Advisor - Rented Sector Strategy/New Deal for Tenants

[Redacted]

[Redacted]

Mobile: [Redacted]

Tenant Participation Policy Officer
Tenants' and Landlords' Rights and Responsibilities Team
Housing Services and Rented Sector Reform Unit
Better Homes Division
Scottish Government

From: [Redacted] <[Redacted]@gov.scot>
Sent: 15 August 2022 13:48
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Follow up after Patrick Harvie mtg

Fantastic, thanks very much [Redacted],

I'll forward that along just in case anyone at Nationwide hasn't seen it.

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 15 August 2022 12:36
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;
[Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Follow up after Patrick Harvie mtg

Hi [Redacted]

I hope you are well today?

I did indeed send a follow up email to Leigh with various policy leads which I have attached.

I may not have used the correct email address but happy for you to share with [Redacted] for information.

Just to confirm that I was the tenant participation officer at the meeting 😊

Let me know if you need anything further at this stage.

Thanks

[Redacted]

**[Redacted] / Tenant Participation Policy Officer/ Tenants' and Landlords'
Rights and Responsibilities Team / Scottish Government / [Redacted]
/mobile [Redacted]**

From: [Redacted] <[Redacted]@gov.scot>
Sent: 15 August 2022 12:04
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>;

[Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Follow up after Patrick Harvie mtg

Hi [Redacted],

Ah that's great, thank you. I did get the email from [Redacted] last week when I was on leave so the Nationwide folk might just not have communicated with each other yet after receiving [Redacted]'s email.

Definitely, I'll check with [Redacted] to see what she thinks about the workshop idea – it might not be something they're interested in but it can't hurt to ask!

Best wishes,

[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 15 August 2022 12:01
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: RE: Follow up after Patrick Harvie mtg

Hi [Redacted]

I'm cc'ing [Redacted] as I'm aware she shared our contact details with Nationwide last week but can't find the email to check who was copied in.

The roundtable events sound like a good idea but maybe something to discuss with [Redacted], as I imagine it would include more than just our team? I don't have anything about ongoing communication in my notes apart from sharing contact details. Did you have anything further [Redacted]?

Thanks
[Redacted]

From: [Redacted] <[Redacted]@gov.scot>
Sent: 15 August 2022 11:16
To: [Redacted] <[Redacted]@gov.scot>; [Redacted] <[Redacted]@gov.scot>
Cc: [Redacted] <[Redacted]@gov.scot>
Subject: FW: Follow up after Patrick Harvie mtg

Hi [Redacted] and [Redacted],

I received this from Nationwide following the meeting and I'm not sure who would normally follow up or respond. I've had a quick chat with [Redacted] and [Redacted] last week and I was wondering if we wanted to offer them a series of roundtable events to share their research findings in more depth with policy staff? We might

need to get other sign off for it potentially but [Redacted] has offered to chair the meetings.

We currently do this with CaCHE (you might have been to some of their events) and it's proven to be a really productive way for folk to really get in depth understanding about the research that's going on in their area. My notes about the commitment to keep in contact were a little vague and just say 'keep in contact about future research', I'm not sure what kind of ongoing communication they were looking for but contact with policy staff via these roundtables might be a good way of progressing. [Redacted] you might well have something more detailed in your notes! I also wasn't sure it was okay to give out anyone's email without checking in first but happy to forward this suggestion to [Redacted] if you think that would be appropriate?

Best wishes,

[Redacted]

From: Hannah Slater <[Redacted]@nationwide.co.uk>
Sent: 12 August 2022 11:38
To: [Redacted] <[Redacted]@gov.scot>
Cc: Anna Evans <anna.evans@indigohousegroup.com>
Subject: Follow up after Patrick Harvie mtg

NBS Public

Hi [Redacted]

Anna Evans and Leigh Pearce from The Nationwide Foundation met with yourself, Patrick Harvie and a number of other last week. Someone from the meeting (possibly [Redacted]?) was due to be in touch to share names, briefs and contact details around so that we can follow up with people in the meeting.

We haven't heard anything yet and would be keen to follow up soon, would you be able to share [Redacted] email? I'm afraid we only have your contact details.

Also could you confirm who was the tenant participation officer in the meeting – possibly [Redacted] or [Redacted]?

Many thanks

Hannah

Hannah Slater

Programme Manager | Transforming the Private Rented Sector

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Please note that I work a nine day fortnight and my next non-working day is Friday 5th August.



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