



Meeting	Glasgow Tenant-Led Housing Commission (Private Rented Sector)		
Date	Wednesday 27 th October 2021		
Time	6.00pm		
Venue	Virtual via Microsoft TEAMS		
Present			
Victoria Hyde	Jean Charsley	Elaine Gallagher	Hanne Thijs
Colm Birmingham	David Gunn	Grace McIntyre	Kirsty Purves
Beatrice Onashile	Daniel McCallum		
Samuel Thomas Shelter	Danny Pilkington Living Rent	Dr. Jennifer Harris UK Collaborative Centre for Housing Evidence	Joey Lawrie Homes for Good
Marjorie Cuthbert Glasgow Centre for Inclusive Living	Benn Rapson Strathclyde University Union	Stephen Connor TIS	Matt McNulty Glasgow City Council
Apologies			
Emma McShane	Grace McIntyre		

Minute of Previous Meeting

1. S Connor provided an overview of discussions held at the previous meeting.

Outcome(s): Minute agreed

Matters Arising

2. Matters arising from the previous meeting were presented by J Charsley.

Outcome(s): Matters arising noted

Code of Conduct

3. The Glasgow Tenant-Led Housing Commission (PRS) Code of Conduct was agreed to define the culture of the Commission; set standards and expectations for members to follow when it comes to behaviour; and allows stakeholders to understand the Commission's values and principles and creates a level of transparency for a healthy collaborative partnership/relationship.

Outcome(s): Code of Conduct agreed

Tenants Information Service
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4. The commission noted the presentation of the proposed Tenant-Led Housing Commission project plan, timescales and milestone reporting targets.

Outcome(s): agreed

Researching the Private Rented Sector - Dr. Jennifer Harris (CaCHE)

5. The Commission noted a presentation from Dr. J Harris on behalf of the UK Collaborative Centre for Housing Evidence (CaCHE). The presentation focused on CaCHE's recent and ongoing research into the PRS.

Points for consideration were noted as the following:

- Expectations in lower income households is low
- More research is needed to understand what is needed to make a house a home
- Housing and health are intrinsically linked
- Attachment to a property or area often led to a compromise on tenants' health and choice
- Additional security (i.e. increased safety from eviction) resulted in tenants not paying rent
- Most landlords are not aware of their legal obligations however letting agents acting on their behalf do.
- There's opportunity for the Commission to explore gaps in research. To what extent are landlords involved in consultation?
- There is a power imbalance between landlords and tenants. Tenants often feel powerless to hold their landlords to account without consequence (e.g. eviction).
- Tenants are often the only regulator of a landlord or letting agents' performance. Strategic monitoring and performance assessment is required from the local authority and enforcement action taken when required.
- Many tenants are not aware of their rights and where to seek support.
- Funding for local authorities to better support tenants and landlords to understand their rights and obligations is required.
- Students often encounter different challenges and barriers within the PRS.

Glasgow's Private Rented Sector – Matt McNulty (GCC)

6. The Commission noted a presentation from M McNulty on behalf of Glasgow City Council (GCC). The presentation outlining housing in Glasgow and support provided by Glasgow City Council.

Points for consideration were noted as the following:

- GCC will investigate landlords and property conditions where evidence or cause for concern has been reported.
- PRS landlord registration consists of a self-certification process.
- There are approx. 59,000 PRS properties within Glasgow which accounts for 19-20% of housing stock.
- There are over 30,000 PRS landlords within Glasgow owning one single rental property.
- The GCC PRS Support Hub provide a holistic service to vulnerable households.
- There is currently no bespoke support service available for students through GCC.
- Breakdown of registered landlords/properties per ward/neighbourhood.
- Breakdown of registered landlord portfolios



- Breakdown of rents per ward/neighbourhood.
- Landlord enforcement – landlords removed, failure to register, referrals to committee and successful deregistration.



7. S Connor advised that two (2) submissions for the positions of co-chairperson had been received. The Commission proposed and seconded nominations for J Charsley and E McShane for the positions of Co-Chairpersons.

Outcome(s): J Charsley and E McShane appointed Co-Chairpersons

AOCB

8. S Connor outlined the joint work of TIS and TPAS on behalf of the Scottish Government to undertake focused engagement to understand the experiences and views of PRS tenants. Feedback from sessions will help to inform the final draft version of the new Rented Sector Strategy, prior to going out to consultation.

DONM

9. The date/time of the next meeting will be Wednesday 24th November 2021 at 6.00pm via Microsoft TEAMS.

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