



Meeting	Glasgow Tenant-Led Housing Commission (Private Rented Sector)		
Date	Wednesday 24 th November 2021		
Time	6.00pm		
Venue	Virtual via Microsoft TEAMS		
Present			
Beatrice Onashile	Jean Charsley (Chair)	Hanne Thijs	Emma McShane
Victoria Hyde	David Gunn	Daniel McCallum	Dr. Jennifer Harris UK Collaborative Centre for Housing Evidence
Marjorie Cuthbert Glasgow Centre for Inclusive Living	Joey Lawrie Homes for Good	Brian Carroll Glasgow City Council	Steve McGowan Glasgow City Council
Samuel Thomas Shelter	Stephen Connor TIS		
Apologies			
Kirsty Purves	Grace McIntyre	Colm Birmingham	Elaine Gallagher
Benn Rapson Strathclyde University Union	Danny Pilkington Living Rent		

Minute of Previous Meeting

1. J Charsley 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 were noted.

Glasgow’s PRS – Landlord Registration and Enforcement

3. The Commission noted information/data on Glasgow’s landlord registrations and enforcement figures presented by B Carroll (Glasgow City Council).

Points for consideration were noted as the following:

There are 40,208 registered landlord’s operating within the City of Glasgow. 30,485 (75.8%) of which have a portfolio of one (1) property.

Glasgow City Council collates data for newly registered landlords per year; however, it does not capture the number of unregistered landlords reported to them via third party. Reporting of potential unregistered landlords to the council is minimal.

Glasgow City Council's Neighbourhood and Regeneration Services has six (6) Houses of Multiple Occupation (HMO) officers and eight (8) Private Landlord Registration Unit (PLRU) officers currently managing 40,208 registered landlords.

Landlords are obligated to undertake a self-certification process as part of their registration. Random sampling is periodically undertaken at the council's discretion however this is not reflected in legislation.

Glasgow City Council will proactively engage with landlords and tenants where there has been concerns raised with property standards and conditions. However local authorities are not the regulatory body for private property disrepair issues.

There is no industry standard approach to disrepair and as such landlords approach repair issues differently. In the council's experience the main driver for property disrepair can be poor communication between landlords and tenants with tenants concerned with insecurity of tenure for reporting disrepair.

The PRS Housing and Welfare Team support low-income families within Glasgow's PRS. They provide support with benefits and tackling poor property conditions.

There is currently no data to corroborate reports of high levels of disrepair in Glasgow's PRS. However, mixed tenure housing presents challenges in coordinating common repairs in multi-story blocks (e.g. tenements, high rise, 4-in-block, etc.).

Since the Licensing and Regulatory Committee took on its role of reviewing landlord performance (2016-17), there have been seventy-one (71) landlords refused registration or had their registration revoked.

Outcome(s): Presentation noted

Glasgow's PRS – Rent Data Analysis

4. The Commission noted information/data on Glasgow's PRS rental figures presented by S McGowan (Glasgow City Council).

Points for consideration were noted as the following:

There is currently no central source for data for Glasgow's PRS rental figures.

Data shows there hasn't been a significant increase in the number of private lets in recent years, however, there has been a considerable increase in rent levels, which is reflected within CityLets rental data for new lets.

Research has reportedly highlighted PRS tenants paying over 40% of their weekly income on rent.

A lack of rental data and appropriate powers presents significant challenges for local authorities to consider the implementation of Rent Pressure Zones (RPZ's).

Outcome(s): Presentation noted

Glasgow's PRS Stakeholders

5. The Commission discussed engagement with key stakeholders from Glasgow's PRS.

Supporting agencies represented on the Commission are encouraged to consider presenting any Glasgow based PRS data, research, or case studies for the Commission's consideration.

The Commission are encouraged to consider Glasgow's PRS stakeholders and establish a schedule for engagement.

Outcome(s): Agreed

Reporting Glasgow's PRS

6. S Connor encouraged all members of the Commission to submit (via email) their informal findings and points for consideration to date re. Glasgow's PRS.

Outcome(s): Agreed

AOCB

7. The Commission considered the option to bring forward the next meeting forward from the 22nd December to 15th December.

Outcome(s): Agreed

DONM

8. The date/time of the next meeting will be **Wednesday 15th December 2021 at 6.00pm** via Microsoft TEAMS.

Tenants Information Service

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