



Blog published by Jean Charsley and Emma McShane

Working together to improve Glasgow's private rented sector

February 2022

Your experts in housing, community development, and engagement practice. We are committed to influencing change and strive for an active, inclusive, and just Scotland with strong, equitable, and sustainable communities.

Our aim is simple, we want to change housing in Scotland for the better.

Overview

In September 2021, the trailblazing **Tenant-Led Housing Commission – focused on Glasgow’s Private Rented Sector (PRS)** was established with the support of the Tenants Information (TIS), and in partnership with Glasgow City Council (GCC).

In December 2020, GCC, passed a motion which stated that “Glasgow has a rent crisis for many in the private rented sector”. The motion resolved “to set up a tenant-led Commission to make recommendations on reforms needed to address this crisis, including action to limit rent increases in the private rented sector.”

The motion coincided with TIS successfully securing funding for a unique, two-and-a-half-year city-wide project, focussed in Glasgow. The grant, awarded by the **Glasgow Communities Fund** enabled TIS to launch their unique **Engage Influence Change (EIC) project**. The project aims to make a positive impact within Glasgow by increasing opportunities to influence and shape housing and wider community services. **One of the three key objectives of the project to support PRS tenants and owners** to create a model platform for the Council and partner agencies to engage.

TIS, working in partnership with GCC, are excited to pioneer the Tenant Led Housing Commission model, and offer fantastic opportunities for individuals across the city to get involved and help shape Glasgow’s Housing Strategy.

The Commission is made up of 16 members - 10 of which are people with lived experience as private sector tenants, who are passionate about improving PRS housing in Glasgow.

We are proud that the Commission provides representation, participation, and direction from people with lived experience, as well as representation from organisations with experience of engaging tenants, residents, and communities across the city.

We are grateful for the ongoing commitment and support from 6 supporting organisations (Glasgow Centre for Inclusive Living, Homes for Good, Living Rent, Shelter Scotland – Glasgow Hub, Strathclyde University Students Union, and the UK Collaborative Centre for Housing Evidence - CaCHE) which bring a wealth of experience and expertise in engaging with private rented sector tenants.

Our Focus

As we move forward, **we will focus on housing supply; property conditions and repairs; energy efficiency; and rents and affordability**. To achieve this, we are continuously engaging with Glasgow’s PRS stakeholders to share their data, research, and experience of the sector.

To date we have welcomed presentations from GCC’s Neighbourhood and Regeneration Services, CaCHE, SafeDeposit Scotland, and Shelter Scotland.

From our experience so far, we have highlighted several key findings to date. Notably that there are approx. 59,000 PRS properties within Glasgow which accounts for 19-20% of Glasgow’s housing stock. This figure has remained relatively steady in recent years.

In addition, there are 40,208 private landlords operating in Glasgow, of which almost 76% own and let one individual property, with almost 19% owning between 2-5 properties. Interestingly when we

considered Glasgow’s landlord residency data, we found that 92% reside in the United Kingdom, of which 66% reside in Scotland and almost 55% in Glasgow, whereas 8% reside overseas.

However, a lack of data for Glasgow’s PRS in terms of rents and affordability means that there is limited access to research and statistics as there is no central source for Glasgow’s existing rental figures. Although, when taking into consideration within CityLets rental data for new lets, there has been a considerable increase in rent levels.

Similarly, there are gaps in data to corroborate reports of high levels of disrepair in Glasgow’s PRS. However, the Commission highlighted the lack of industry standard towards disrepair under The Repairing Standard as being detrimental to the landlord-tenant relationship, and condition of the property. Landlords and tenants need transparency and support on what constitutes a “reasonable time” to address repairs issues.

Moving Forward

The Commission will continue to engage with key stakeholders to ensure we have a fair and balanced understanding of the issues facing tenants within Glasgow’s PRS. **As we progress, we will begin to explore opportunities to corroborate findings through gathering qualitative data and evidence to support our findings.**

If you would like any further information on the Commission or would like to be kept up to date with our progress, then please go to the TIS website: <http://tis.org.uk/tis-gcc-tenant-led-housing-commission-glasgow/> and register your interest.

We would be grateful if you would please share this blog with interested organisations, friends, family, or colleagues via your social media platforms.

Jean Charsley and Emma McShane

Co-Chairpersons

Glasgow’s Tenant-Led Housing Commission (PRS)

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Engage Influence Change: A Tenants Information Service Project

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