

ANGUS COUNCIL

COMMUNITIES COMMITTEE

February 2017

**SCOTISH GOVERNMENT CONSULTATION ON PROPOSALS FOR REGULATIONS AND POLICY
SUPPORTING THE PRIVATE HOUSING (TENANCIES) (SCOTLAND) ACT 2016 - FOR
INFORMATION**

1. Introduction

The new The Private Housing (Tenancies) (Scotland) Act 2016 is expected to come into force in December 2017 and is part of the broader approach to reforming the private rented sector, to make it a more professionally managed and better functioning sector, providing good quality homes.

2. Background

The new private residential tenancy will replace current assured and short assured tenancies. The purpose of the new tenancy is to improve security of tenure for tenants balanced with appropriate safeguards for landlords, lenders and investors.

3. Overview

This consultation sought views on the secondary legislation and further policy to support the new tenancy, which includes the following:

- the content of all of the prescribed notices to be used by tenants and landlords under the new tenancy;
- the content of the Scottish Government's Recommended Model Tenancy Agreement;
- should there be an option of serving documents electronically, if a tenant and landlord agree this as the preferred method of communications?; and
- which terms should be 'statutory terms' (applicable to all private residential tenancies).

4. Conclusions

The response submitted on behalf of Angus Council supported the proposals which it is considered will further regulate the sector, increasing improvements and greater regulation.