1. **Right to Buy**
   - Reforms have not gone far enough in preserving social housing
   - There should be a cut-off point for people deciding whether to buy their house or not
   - Reforms too complicated and need more explanation

2. **Scottish Social Housing Charter**
   - The charter should be Objective, Unambiguous and Helpful
   - Guidance for RSL’s on how much tenant’s should be involved in housing decision-making
   - The charter must include opportunities for involvement
   - Every RSL should have a their own charter, which is based on the national document, but pertains to the local area in which it operates

3. **Powers of the regulator**
   - Will there be a team for each geographical area?
   - Self assessment may give the RSL more work which will detract from the everyday running of the association or local authority
   - Private landlords should be regulated in the same way as RSL’s
   - More regulation for absentee landlords and there should be consequences for poor property management

4. **Role of tenants in regulation**
   - How does the Scottish Government envisage role of tenants in regulation / RSL self-assessment?
   - How many tenants would want the responsibility of being on the national board of the SHR?
   - SHR intervention – what does this mean and what type of sanctions can be expected?

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