Rented Housing

1. “Social Housing” is the most demeaning term ever invented and has done so much damage to Rented Housing. To many it aligns with “being on the Social” – a derogatory term for those living on Benefits.

What is a “Social House”?  
2. For anyone to say that changing the name will not make any difference, they are way off the mark (probably Professionals who do not live in Rented Housing).

3. “Affordable Housing” is now being aligned with “Social Housing”, especially where Planning Authorities are trying to get houses for rent, erected in the same area where “Houses for Sale” are being built.

What does “affordable” really mean?  
4. Many suggestions have been made, but there has never been an agreed definition.

5. Unfortunately the terms “Social Housing”, “Affordable Housing” and “Homeless” are becoming synonymous with Anti-Social Behaviour, Drug Addicts and Alcoholics etc.

6. People do not want to buy and live near houses with these horrible titles.

7. It is very sad that nice, good living Council and Housing Association Tenants are being classed in this way.

8. In the Responses to the Consultation Paper on Housing, 48% chose “Community Housing” and we are so glad that the Scottish Government wishes to pursue finding a suitable term for all types of Rented Housing.

9. The Scottish Government has given us the chance to get rid of the terrible stigma, and we must ensure that there is a name change.

10. We hope that there can be consensus and that the new term will be included in the Bill.

11. We wish to support the change to Community Housing.

RTB

12. For those unhappy with RTB being abolished - yes many Tenants have become House Owners and many of these houses are now in a very poor state as owners cannot afford to maintain them properly.

13. There has been a lot of abuse of the regime, where extended families and others have bought to “make a fast buck”.

14. Remaining Tenants have been very badly let down by Landlords, as no factoring arrangements have been made for Footpath Repairs, Grass-cutting etc, so the House
Owners pay nothing for these services and it comes out of the Housing Revenue Account.

15. No Council Houses have been built in most areas. What was the point of building to have to sell at vastly discounted prices and the Houses still had to be paid for?

16. How long will it take young couples, especially those on low wages, to save £15 - 20,000 for a deposit to buy?

17. How many families have a teenage boy and girl sharing a bedroom?

18. How many families cannot move from a flat to a house?

19. The whole turnover in Rented Housing has diminished, and tenancies have become very restricted to the detriment of many.

20. We are so glad that the Scottish Government is going to abolish RTB.

21. Existing Tenants should not have to endure large rent rises to pay for new houses which are an absolute necessity.

22. Far more money must be given by the UK and Scottish Governments to Local Authorities to start building Council Houses. The number of houses required to abolish Homelessness and house families adequately is astronomical.

23. £25,000/per house is a paltry sum which must be increased dramatically to alleviate the terrible shortage of Rented Housing.

**Access for Tenants to the Housing Regulator**

24. No detail is given on this.

25. What is the role of the Board governing the Regulator? Who will the Board consist of?

26. Will there be appropriate Housing Professionals and experienced tenants on the board or will it be high-powered Business people?

27. How will the Tenant Representative be chosen and by whom? Why not have quotas of board reps that have to be tenants? What ability will they have and how much influence will one Tenant have on their own among professionals?

28. Tenant Contact Officer – what is this position? Is this someone working for the Regulator whom Tenants will have to deal with first, and it will be very hard to get by this person, like the Receptionist at the Doctors?

29. Will this person decide if a complaint from Tenants will go before the Regulator or not?

30. Tenants want direct access to the Regulator, who will be able to make decisions and force Landlords to remedy problems, not going through another person in the first instance.
31. Tenants want their concerns listened to, and acted upon speedily to minimise the length of time it takes to resolve issues.

Anne T. Cameron
Treetops Tenants and Residents Association

2 March 2010