

Amendment by Conservative Group

Item No. 9.2

Motion by Councillor Burgess – Shelter Scotland “Making Renting Right” Campaign

Council notes Shelter Scotland's 'Make Renting Right' campaign. Council considers that whilst many of the measures it includes may be superficially attractive, such as rent caps, these would in practice work against the interests of private rented tenants in the longer term. Evidence from across the UK and around the world conclusively demonstrates that rent controls lead to poorer quality accommodation, fewer homes being rented and ultimately higher rents.

In particular rent controls decimated the private rented sector between the introduction of the 1939 Rent and Mortgage Interest Restrictions Act, and the abolition of rent controls at the end of the 1980s. During this period the UK private rented sector fell from 55% of households to just 8% and many landlords could not afford to improve or maintain their homes leading to worsening conditions for tenants.

Council considers that alternative measures could have a much greater beneficial impact for tenants such as:

- an expansion of the provision of affordable housing;
- the use of conditional exemptions to the Land and Building Transactions Tax when private buy-to-let investors commit to offering affordable rents for a set period of time;
- and an increase in the use of long-term rent lock schemes to ensure affordable rents for tenants whilst guaranteeing a rental income to the landlord.

Council notes that, UK wide, private rents have fallen in real terms every year since 2010 and considers that the interests of tenants are best served by measures which encourage choice and competition, rather than excessive regulation.

Moved by Councillor Whyte

Seconded by Councillor Rust