**LANDLORD & TENANT ENGAGEMENT QUESTIONNAIRE ON RENTED SECTOR REFORM**

Dear <insert name of MSP>,

I am writing to you as a housing provider in your constituency.

As you will be aware, The Scottish Government has published a paper and response questionnaire setting out proposals for progressing some rental reform measures originally consulted in 2021.

This questionnaire is biased and undemocratic, not giving options to disagree with the proposals. It is important that all voices are heard in a consultation process, and as I am unable to share my view through the questionnaire, I wish for you to represent my views back to the Housing Minister, Paul McLennan.

These proposals have the intended aim of improving the affordability, security, and quality of housing for tenants in Scotland; however, I have concerns that these proposals will in fact have quite the opposite impact to those stated.

Specifically, there is a very great danger that the rent controls proposed will result in

* Reduced supply of rental housing: Rent controls make it less feasible for landlords to rent out their properties, which will ultimately lead to a reduction in the supply of rental housing. This is particularly harmful for low-income tenants, who may have difficulty finding affordable housing.
* Increased rents for new tenants: If the supply of rental housing decreases, rents will increase for new tenants. This is because there will be more competition for the fewer number of available units. Although the proposed reforms seek to address this the reality is that landlords who may not have increased rents during a tenancy in an uncontrolled market will be forced to make the maximum increases where they can within the controlled structure.  Ultimately driving rents ever upwards.
* Deterioration of the quality of rental housing: Landlords who are struggling to make the viability of a rental property stack up are less likely to invest in maintaining their properties. This will lead to a decline in the quality of rental housing, which is particularly harmful for low-income tenants.
* Increased black market activity: Rent controls can lead to an increase in black market activity, as landlords may try to circumvent the regulations by charging illegal rents. This can make it more difficult for tenants to find affordable housing and can also lead to exploitation.

I look forward to hearing from you, with an assurance from you that my views as a local housing provider regarding the proposals will be raised at the appropriate time.

Kind regards

<insert name>