

From: Kate McCauley

Sent: 15 December 2021 13:29

To: Thompson, Dr Janice

Subject: Re: Clarification re Scottish research on rent increases relevant to clause 7 of the Private Tenancies Bill

Hi Janice

Good to speak with you this morning. You had asked me to send a follow up email just by way of further clarification to assist the Committee below. I hope the below is clear.

In Housing Rights' written evidence on Clause 7 of the Private Tenancies Bill, we had highlighted research underway in Scotland which is looking at the impact of (amongst other things) similar legislation to restrict the frequency of rent increases. In our evidence we had referred to initial qualitative evidence from the research which suggested that the changes may have had the perverse effect of incentivising rents more regularly than had previously occurred.

We noted that during the Committee session on the Private Tenancies Bill on 30th November Departmental officials were asked about this. In responding to the Committee, Ms O'Neill from the Department said that at a recent Housing Rights conference a researcher from Scotland stated that this had not happened because of similar legislation in this jurisdiction. Whilst Ms O'Neill accurately reported what had been said at the conference, the researcher speaking at the event was in fact mistaken and Indigo House (who are leading the research in Scotland) have since confirmed this to be so.

We therefore wished to let the Committee know that the position put forward by Housing Rights in our evidence to the Committee is the correct position i.e. that there has been some evidence which suggests that the changes may have had the perverse effect of incentivising rents more regularly than had previously occurred. The position put forward by the Department was incorrect but was entirely attributable to the researcher who created a misunderstanding and is in no way attributable to the Department official who was simply reporting what had been said.

I hope this is clearer - please let me know if I can help further.

Kind regards

Kate

**Kate McCauley, Head of Policy & Development
Housing Rights**