





**Scottish Parliament Election 2021
 Manifesto Summary
 Scottish Association of Landlords**

	<u>Headlines</u>	<u>Private Renting</u>	<u>Tax / Funding</u>	<u>Standards / Environment</u>
 <p>Read the full manifesto here</p>	<p>Currently by far the largest party with 61 MSPs and forming a minority Scottish Government administration, the SNP are expected to comfortably remain the largest party after 6 May.</p> <p>Their manifesto includes publishing a new strategy for the private rented sector (PRS) in 2021 and a commitment to reform rent pressure zones to increase the likelihood they will be used.</p> <p>They will maintain rates of Land and Buildings Transaction Tax (LBTT) but review the Additional Dwelling Supplement.</p>	<p><u>New Rented Sector Strategy in 2021</u> to cover all types of rented home, providing greater protections from unreasonable rent increases and giving people genuinely affordable choices when renting, and increasing protections for tenants.</p> <p>We will <u>reform existing Rent Pressure Zone legislation</u> to ensure local authorities can use it to directly address and cap unreasonably high rents in localised areas.</p>	<p><u>Freeze income tax rates and bands</u> and increase thresholds by a maximum of inflation.</p> <p><u>Maintain current rates and bands for residential LBTT</u> for the full parliamentary term, including first-time buyer relief.</p> <p>Undertake a <u>full-scale review of the Additional Dwelling Supplement</u> and give special consideration to the impact of the tax on homes in remote and rural communities.</p>	<p>Establish a <u>Zero Emissions Social Housing Task Force</u> to advise on requirements in social housing to meet net zero targets and, longer term, <u>inform what is required in the private rented</u> and owner-occupier sectors.</p> <p>All new homes delivered by registered social landlords and local authorities will be <u>zero emission homes by 2026</u>.</p> <p>Introduce a <u>new housing standard by 2025</u> for all homes, new and existing, including repairing and safety standards, minimum space standards, digital connectivity, future-proofing of homes, and energy efficiency and heating standards.</p>

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 <p>Read the full manifesto here</p>	<p>Currently forming the formal opposition as the second largest party with 30 seats, the Scottish Conservatives are aiming to keep that second place.</p> <p>Their manifesto is sceptical of regulations on short-term lets and proposes a short-term help to rent scheme to support homeless people sustain a tenancy in the PRS.</p> <p>They will increase the threshold for Land and Buildings Transaction Tax (LBTT) to £250,000 and review the Additional Dwelling Supplement.</p> <p>They are also the only party to commit to implementing the findings of the Tenement Maintenance Working Group.</p>	<p>Opposed to any regulation that does not put local choice at its heart and fails to distinguish between established accommodation providers and the recent boom in <u>short-term lets</u>.</p> <p><u>Help to rent scheme</u>, to support people who are homeless or at risk of homelessness to access and sustain a tenancy in the PRS.</p>	<p>Permanently increase the threshold for paying <u>LBTT</u> to £250,000.</p> <p><u>Review Additional Dwelling Supplement</u> to ensure families moving home are not unfairly targeted by it.</p> <p>Seek to ensure that Scottish taxpayers <u>do not pay higher income tax</u> than those in the rest of the UK.</p>	<p>Welcome the report of the <u>Tenement Maintenance Working Group</u> and will look to deliver on its recommendations in the next parliament to keep tenements safe, energy efficient and well maintained.</p> <p>Create a <u>Help to Renovate scheme</u>, to support owners making their properties more energy efficient.</p>

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 <p>Read the full manifesto here</p>	<p>Scottish Labour are currently the third largest party at Holyrood with 23 MSPs. Having elected a new leader, Anas Sarwar, in February, the party are hoping to beat the Tories to become the second largest party and formal opposition.</p> <p>Their primary focus on the PRS is to pass Pauline McNeill's Fair Rents Bill reintroduced towards the end of the last parliamentary term. Although the bill would need to start the process again, it seems likely the party will look to support that again in its current form and make it easier for tenants to challenge what they perceive to be unfair rents.</p> <p>They also support a regulatory framework for short-term lets.</p>	<p><u>Reform the PRS</u> and rebalance the relationship between tenants and landlords.</p> <p>Implement the <u>Fair Rents Bill</u> proposals to limit rent rises and improve quality standards in the PRS.</p> <p>Make it easier for <u>tenants to challenge unfair rents.</u></p> <p>Install a <u>regulatory framework for short-term lets,</u> including licensing provisions and taxation of Airbnb.</p> <p>Review of <u>Discretionary Housing Payments,</u> looking at how they can be used to support renters trying to meet their housing costs.</p>	<p>Do <u>not propose substantial changes to the rates and bands</u> of Scottish income tax.</p>	<p>Create a <u>national housing agency</u> to help coordinate the sector.</p> <p><u>Support stricter regulation of fire safety</u> and building standards in high-rise buildings.</p>

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 <p>SCOTTISH LIBERAL DEMOCRATS</p> <p>Read the full manifesto here</p>	<p>The Scottish Liberal Democrats currently have five MSPs and seem to only be attempting to hold that position.</p> <p>Their manifesto was light on specific policy commitments relating to the PRS and focussed instead on health, education and climate change.</p> <p>The only significant policy of note was to support proportionate short-term let licensing.</p>	<p>Proportionate <u>short-term let licensing.</u></p>	<p>Do not propose substantial changes to the rates and bands of <u>Scottish income tax.</u></p>	<p><u>Scottish standard for housing</u> to apply across all forms of tenure, to include zero emission heat, energy performance, lifetime accessibility and gigabit-ready broadband.</p> <p>Will <u>introduce the delayed energy efficiency regulations</u> to require landlords to meet higher energy standards within five years, and make it easier for people in shared buildings to agree to upgrades and improvements.</p>



Read the full manifesto [here](#)

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	<p>The Scottish Greens currently have five MSPs but are optimistic they can increase that number this time round.</p> <p>Tackling the “problem” of the PRS is one of the major planks of the Green manifesto and they clearly see it as popular, particularly in cities such as Glasgow and Edinburgh and especially with young voters. They are openly hostile to the existence of the PRS.</p> <p>Included in their specific plans are a regulator for the PRS, a ban on winter evictions, proposals to make it almost impossible for a landlord to evict a tenant in anything other than the most extreme circumstances, and the introduction of a point-based system of rent controls. How the points work is not described.</p>	<p><u>PRS regulator</u> to investigate tenants’ complaints and recommend future reforms.</p> <p>National registers and a <u>strengthened registration</u> process.</p> <p>Review effectiveness of the <u>First-tier Tribunal</u>.</p> <p><u>Ban winter evictions</u> and make <u>all grounds for eviction discretionary</u>.</p> <p>Ensure local authority <u>PRS teams are adequately funded</u>.</p> <p><u>Strengthen HMO licensing</u>.</p> <p>Give tenants the <u>right to keep pets and redecorate</u>.</p> <p>Points-based system of <u>rent controls</u>.</p>	<p>Support housing co-operatives through providing financing options and <u>targeted relief from LBTT</u>.</p> <p>Reform affordable renting options such as <u>mid-market rent</u>, which is currently unfit for purpose.</p>	<p>Ensure that all <u>students</u>, regardless of housing provider, have the same protections as those with private rented tenancies.</p> <p><u>Green heat grants</u> for households to replace fossil fuel boilers with green alternatives, principally heat pumps.</p> <p>Introduce a <u>five yearly property condition survey for all tenement buildings</u>, require owners’ associations for all tenement buildings to handle repairs and maintenance, make it easier to trace absent owners for discussions about repairs by opening up the landlord and land registers, and establish a loan fund for owners’ associations to carry out essential works.</p>