

Mr Paul McLennan, Minister for Housing,  
Directorate for Local Government and Housing,  
Scottish Government

Email - [MinisterforHousing@gov.scot](mailto:MinisterforHousing@gov.scot)

27 March 2025 – sent by e-mail only.

You Ref: 202400452264

Dear Mr McLennan

### **Registered Social Landlords – Rent Increase Notification Process for Tenants**

I refer to the above and our previous correspondence, dating from August 2023, and thank you for your letter of 5 March 2025 – copy attached to this email communication.

We believe it is now wasteful, of both the Association's and the Scottish Government's time, for us to simply continue a back and forth correspondence on this matter as it appears clear to us that the Scottish Government are unwilling to consider our suggestions to improve the provisions of the Bill. However, we would like to conclude by clarifying some matters as below.

**Assertion that the Bill extends the current range of delivery methods adequately** – we strongly dispute this on the basis of the reasons set out by us in previous correspondence. All responses to us from the Scottish Government on this matter have ignored and failed to answer the question of why the option of standard post has not been incorporated. In the interests of openness and engagement, it would be beneficial for the Scottish Government to be more transparent on such matters, especially when specifically asked.

**Electronic mail** – we have no disagreement about the usefulness of this being made available if the Bill is passed. As a modern method of communication it will be very useful for many. However, as previously stated, it will not be appropriate for all.

**Hand delivery** – we appreciate the honesty of your response in declaring that the statement of 06/12/2024 regarding hand delivery was simply based on anecdote and cannot be evidenced. We do not believe it would necessarily be a good use of Scottish Government or Scottish Housing Regulator time and resource to gather data on the methods of delivery by social landlords, although if evidence was desired/required it could easily be obtained by including a question within one of the many returns submitted to the SHR.

**Validity of existing practice of serving notices by standard post** – related to the above hand delivery matter, whilst not evidenced by official data gathering, we have spoken with many landlords who advise that they use standard post for the delivery of rent increase notifications, either through not being aware that this is not legally valid or through not accepting the legal position that prevents this being a valid service of delivery. We have previously suggested that it would be advisable for the Scottish Government, either directly

or through the Scottish Housing Regulator, to ensure the information on the legally allowed service methods was highlighted and shared with all Scottish RSLs in order that they can adjust their approach, if required, to comply with this legality and advise their tenants accordingly. Having not received any such correspondence, we can only assume that the Scottish Government does not wish to give this clarification and is content, and therefore complicit, in accepting that many landlords may not be serving rent increase notices validly and therefore not meeting their legislative requirement.

We will advise our tenants of this latest update and thank you again for your communication on this matter.

Yours sincerely



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c.c. Scottish Housing Regulator; legal representatives; SFHA;  
Local Government, Housing and Planning Committee