



RE: Stage Three Amendments to Planning Bill

Dear Ms McNeill,

I am writing to express my concerns over the proposed Stage Three amendments to the Planning Bill, on behalf of over 23,000 students at the University of Glasgow. Of the amendments to be discussed on Thursday 16th November; one requires landlords to have planning consent in order to apply for an HMO license, while another creates the provision for local authorities to limit the number of HMO properties within any street, stairwell or council ward.

The implications of these amendments being accepted would be highly disadvantageous for not only students in the local community, but for young professionals, many of whom rent shared properties.

It seems inevitable that if the process of applying for an HMO license becomes longer and more costly, then more people will be discouraged from applying. While I sympathise with the wish to have higher standards in rented accommodation, the proposed amendments may cause an increase in the number of unlicensed properties in Glasgow, causing the average standard of student rented accommodation to drop. With the safety of students, young professionals and other vulnerable groups in mind, this amendment must be opposed.

In relation to the amendment which would allow local authorities to limit the number of HMO licenses in particular areas, I must express my deep concern that this would lead to the capacity for social engineering. It is my view that the HMO legislation should not be used for this purpose, particularly given the dramatic increase in house pricing over recent years.

I hope that you will vote against these amendments before Parliament, as the practical effect will be an increasingly difficult application process for HMOs, increased work administrating this, and may deter compliance with the HMO scheme.

Yours sincerely,

Shona Morrison
President GU SRC