

Participant Information Sheet (Online Survey): The pandemic arrears crisis: Private landlord perspectives on the temporary legislation impacting the Private Rented Sector (ES/W002868/1)**Introduction:**

You are being invited to take part in a research study. Before you decide to participate, it is important that you understand why the research is being done, how it intends to benefit you and others, and what it will involve. Please read the following information carefully. Ask if there is anything that is not clear or if you would like more information. Take time to decide whether or not you wish to take part.

Thank you for reading this, I understand that your time is valuable.

Context

Recognising the economic challenges posed by Covid-19, the Scottish Government sought to “support tenants” and “prevent additional burdens being placed on health and housing services” (Scottish Government, 2021a) by implementing a temporary ban (amongst other changes to legislation) on social and PRS housing evictions. The ban commenced on the 7th of April 2020 in areas subject to Tier 3 or 4 restrictions and was due to be in force until September 2020. The ban was subsequently extended to 22nd January, 31st March 2021 and 30th of September 2021 respectively.

However, there is no data on the extent to which landlords have been impacted by the eviction ban in terms of arrears, their current mitigation strategies, their knowledge of the temporary legislation, their perceptions surrounding the availability and efficacy of current support policies, their resilience levels and tipping points, and most importantly, what actions they plan to take on cessation of the ban and what they will do about outstanding arrears?

This research will produce this data, which will allow policy makers to make more informed decisions and service providers to effectively plan resources to support both landlords and tenants.

Purpose

The purpose of the study is to understand the impact of the coronavirus on Scottish Private Rented Sector landlords.

Aims and Objectives

The aims and objectives of the study are to:

1. Identify the volume and value of COVID-19 related rental arrears within the Scottish PRS.
2. Ascertain how landlords are currently dealing with arrears (e.g., rent holidays, part payments, rent waivers etc).
3. Determine the extent to which landlords understand the temporary changes to legislation resulting from Covid-19.
4. Identify landlord perceptions surrounding the availability and efficacy of existing Government support strategies and their take up rates.
5. Understand levels of landlord resilience and the tipping points that may lead to an increase in evictions.
6. Gain landlord responses to potential interventions proposed by the research team and stakeholders.
7. Understand landlords' current intentions with regard evictions at ban cessation and how they propose to deal with arrears once eviction restrictions are lifted.

Important Points About Your Participation

- Your participation is voluntary and you can withdraw at any time.
- The online survey will take between 5 and 10 minutes and will ask a range of in-depth questions regarding the impact of Covid-19 on your PRS investment.

Confidentiality

- Confidentiality will be respected subject to legal constraints and professional guidelines.
- Survey participation is on a completely anonymous basis. Specifically, the research does not require the provision of personal identifiers (e.g. your name) and so you cannot be identified from your response.
- Your comments may be quoted in publications arising from the research, but a pseudonym will be used instead of your name.

Use of the Data

- The data collected by the research will be used to understand the impact of Covid-19 on landlords and the volume of arrears resulting from it. It will be analysed and used in full or in part in publications relating to the research, both in print and online in order to share the knowledge obtained.
- The data collected will be retained in secure storage for a period of at least ten years via the UK Data Service and the Enlighten, the University of Glasgow's repository. This will facilitate its use in future academic research.
- Other authenticated researchers will have access to and may use collected data including your words, in publications, reports, web pages, and other research outputs, if they agree to preserve the confidentiality of the information.
- Research findings will be published via reports, blogs and seminars.

Funding

The researcher is funded via the UKRI emergency route for time-critical COVID-19 research. The support of the Economic and Social Research Council (ESRC) is gratefully acknowledged.

Ethical Approval

This project has been considered and approved by the University of Glasgow's College of Social Sciences Research Ethics Committee.

Questions?

If you have any questions about this research, please contact:

The principal investigator researcher, Andrew Watson, email: a.watson.4@research.gla.ac.uk

The co-investigator, Prof. Nick Bailey, email: nick.bailey@glasgow.ac.uk

Complaints

If you have any complaints about this research, please contact:

The College of Social Sciences Ethics Officer, Dr Muir Houston, email: muir.houston@glasgow.ac.uk