

The evolving private rented sector: approaches to regulation

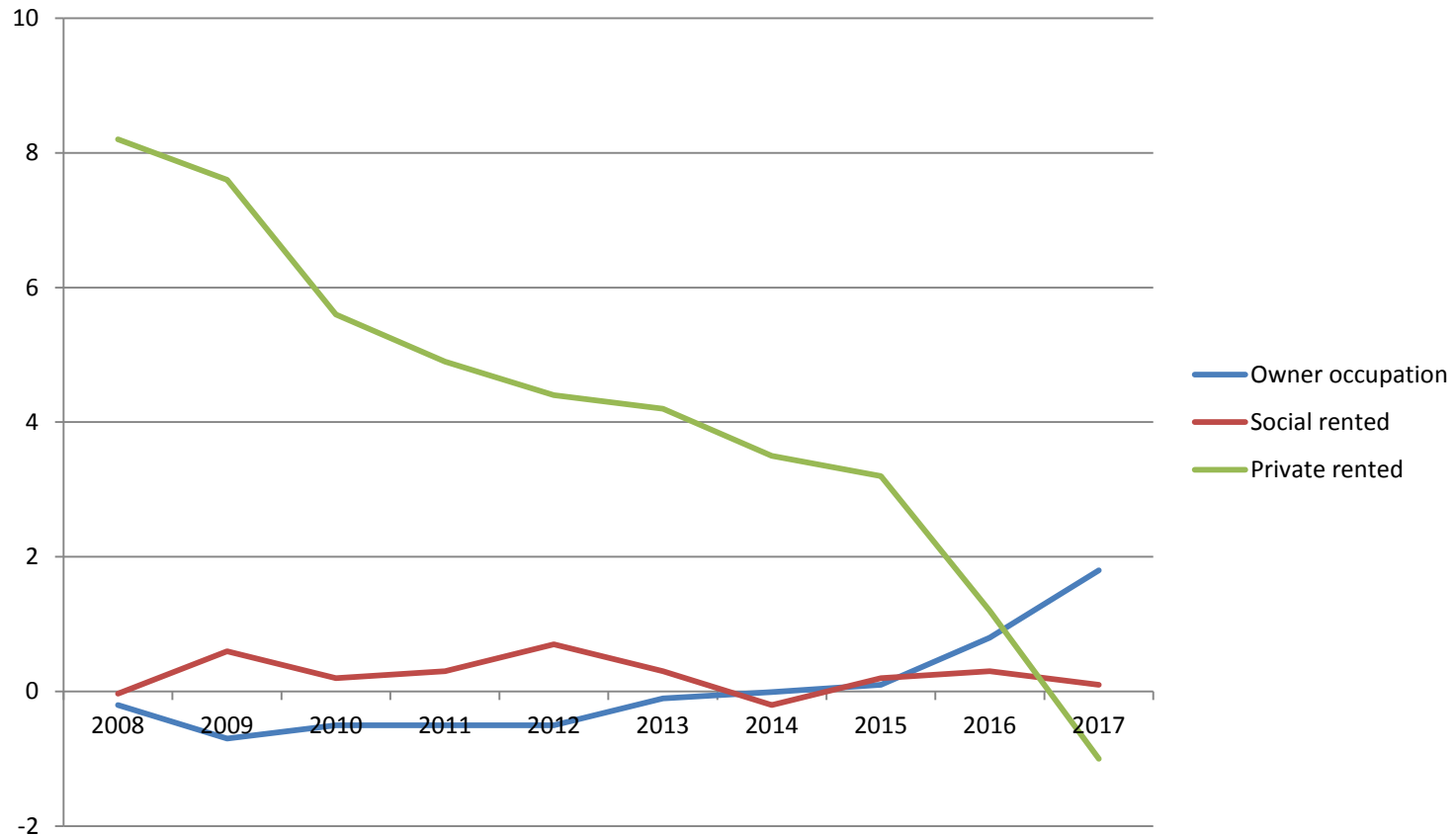
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- Analysis of secondary data
- Omnibus survey with questions for landlords and tenants
- Expert and stakeholder briefings, interviews and focus groups
- Desk-top review
- Open call for information on local housing markets from local authorities

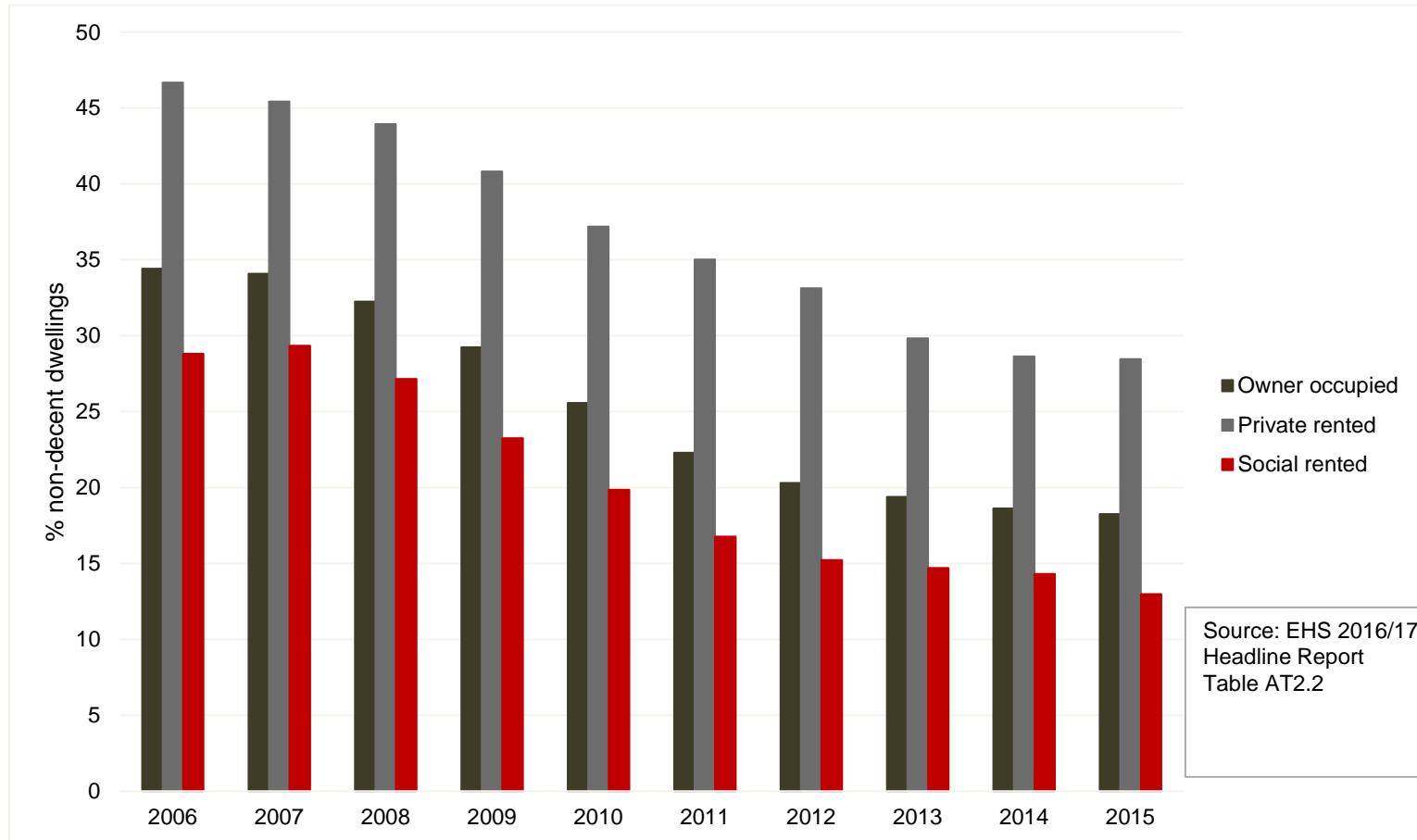
- Policy ambivalence
- Welfare Reform
- Homelessness Reduction Act
- Tenure blur
- Austerity measures and impacts on local authority services

Percentage year-on-year growth, by tenure, 2008-2017 (EHS)



- Property condition
- Management standards
- Security of tenure
- The law
- Enforcement
- Redress

Proportion of non-decent dwellings in England by tenure (%)



Property type

- Property in the PRS for an extended period at a low rent, and so uneconomic to improve;
- Business decision to purchase lower-cost, lower quality property able to return satisfactory yields;
- Poor build quality of property, making it uneconomic to improve in any tenure;
- Listed properties where upgrading and improvement may be problematic and relatively expensive.

Landlord

- Inexperienced landlords uncertain/ignorant of the standards required;
- Landlords unable to invest in property improvement because of a lack of available capital/low returns;
- Landlords simply unwilling to invest in property improvement.

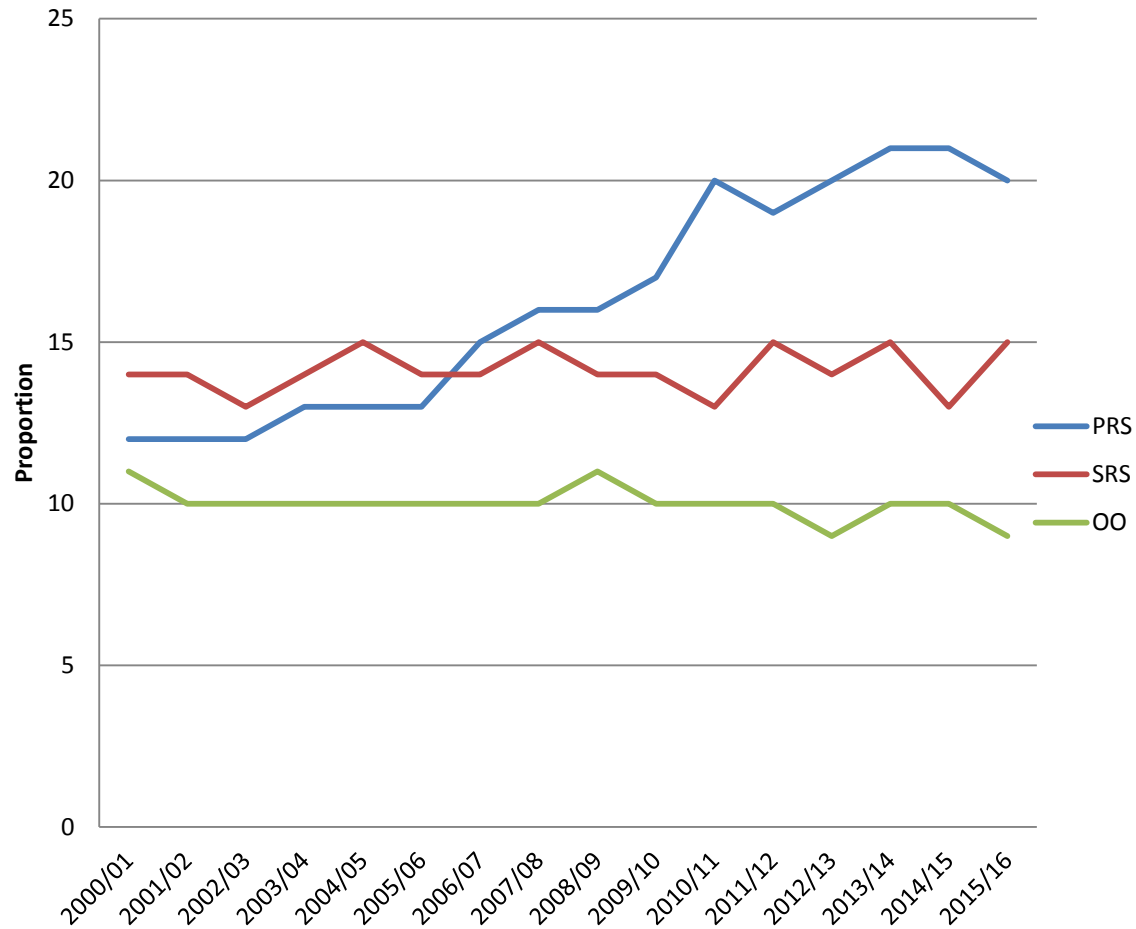
Local authority

- Low level of proactive engagement in property improvement by local environmental health officers , via, for example, accreditation schemes, improvement grants or landlord forums;
- Enforcement activity limited by budgetary constraints;
- Problems with negotiating and implementing regulatory frameworks.

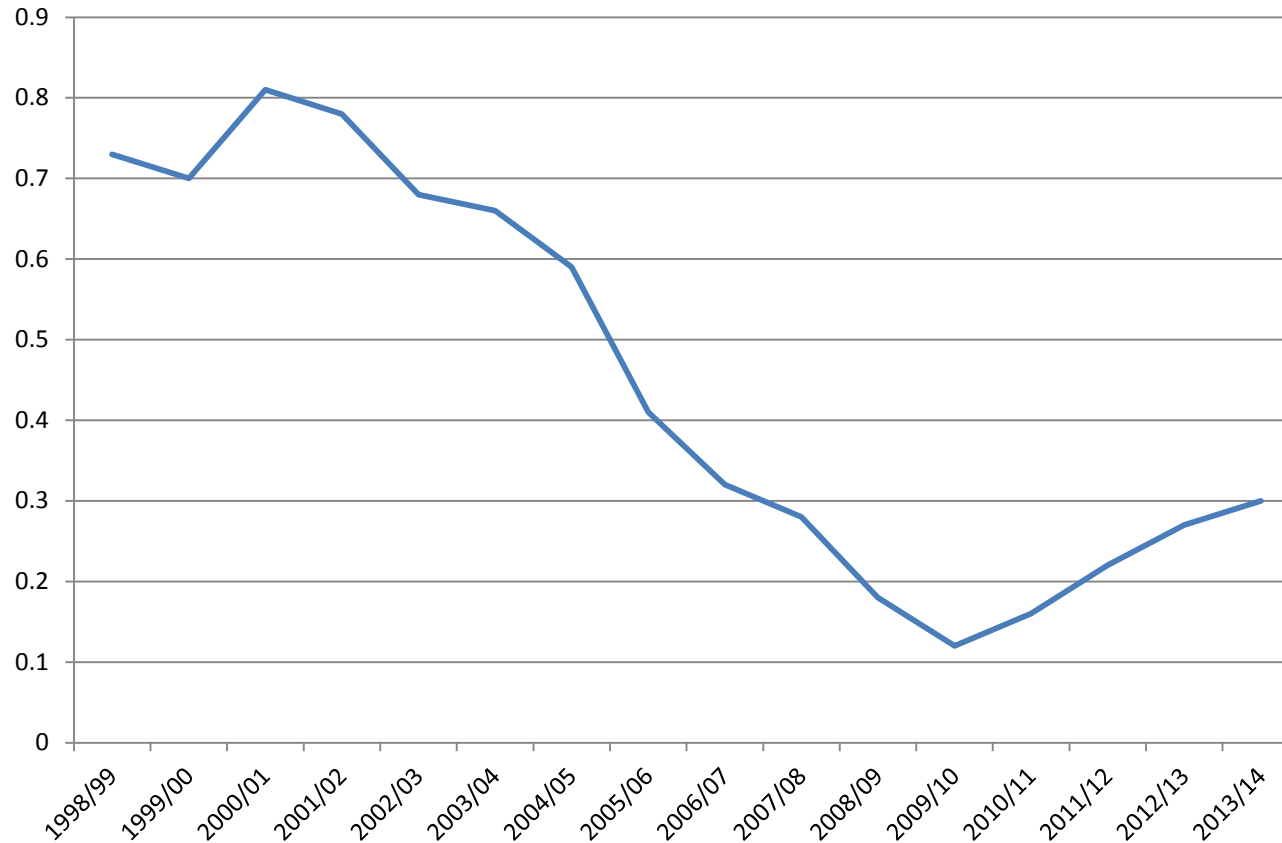
Local market

- Rental market under demand pressure, increasing tenant tolerance of poor housing conditions;
- Demand groups willing to offset poorer quality for lower rents; and
- Financially excluded demand groups unable to access better quality property.

Proportion of households with a child under the age of 5, by tenure



'Crude rate' number of homelessness presentations with citing end of AST, as a proportion of PRS households



- Security of tenure
- Property 'MOT'
- Landlord licensing
- HMO register
- Effective national and local strategy