

Rotherham & District Residential Landlord Association

Monday 30th July 2018

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Strategic Housing

To discuss

- Consultation – Overcoming the barriers to Longer Tenancies in the PRS
- Rotherham's Housing Strategy (2019-22)
- Rotherham's Homelessness Strategy
- English Housing Survey – PRS
- Electrical Safety
- RLA landlord surveys
- AOB

Consultation – Barriers to longer tenancies... (1)

- Dramatic change in PRS since 1988
- Lack of security for vulnerable tenants – unplanned or unwanted moves
- Benefit to landlord – less renewals and associated fees
- It's not about regulated rents or preventing a landlord to repossess their property
- New model proposed

Consultation – Barriers to longer tenancies... (2)

- Scope of the consultation
- Duration – 8 weeks (2nd July – 26th August)
- Consultation Document
 - Introduction
 - Current legislative framework
 - Benefits and barriers of longer tenancies
 - Overcoming barrier to longer term tenancies
 - A new longer tenancy framework
 - Implementation
 - Questions (29 with questions for specific groups)
- Do the R&DRLA want to respond to consultation?

Rotherham's Housing Strategy

- Update for 2019-2022 with present vision
- Chapters – PRS focus?
 - Housing in Rotherham – Key Facts
 1. Investing in Rotherham's existing housing stock
 2. Providing new homes to meet Rotherham's housing need
 3. Improving people's health and wellbeing through housing
 4. Strengthening Rotherham's economy
 5. Working in partnership to deliver the strategy
 - Governance
 - Action Plan
- Survey to be circulated to private landlords in coming weeks to include Homelessness Strategy

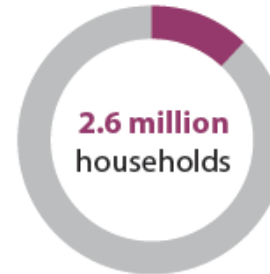
English Housing Survey – PRS (1)

20%

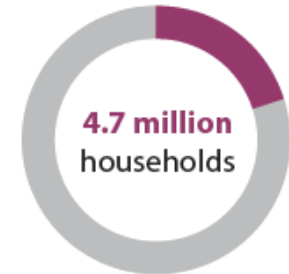
of households live in the **private rented sector**, up from **12%** in 2006-07 and **10%** in 1996-97



in 1996-97



in 2006-07



in 2016-17

The majority of private renters expect to buy their own home at some point in the future



60%

expected to buy a property, compared with **30%** of social renters

Satisfaction

The majority of private renters are satisfied with their accommodation and their status as private renters



were satisfied with their accommodation

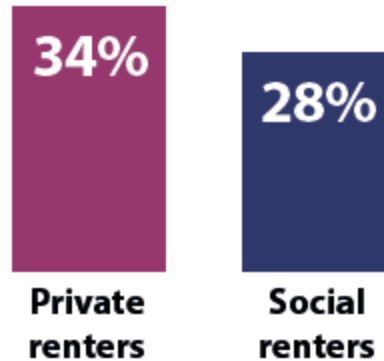


were satisfied with their current tenure

English Housing Survey – PRS (2)

Housing costs

Private renters spend a greater proportion of their household income on their housing costs than social renters

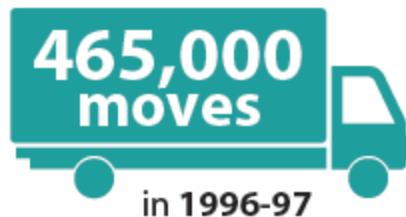


House condition

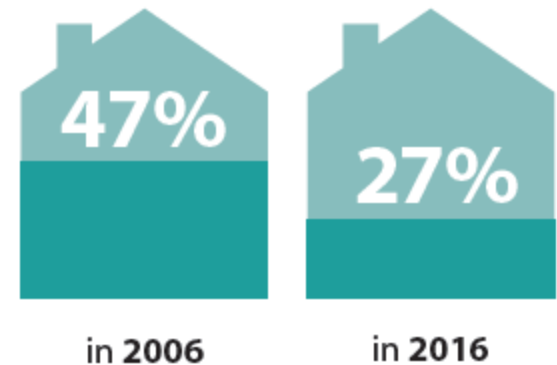
The energy efficiency and quality of the private rented sector housing stock has improved

The proportion of **non-decent homes** in the private rented sector has declined

Household churn



Churn in the private rented sector is higher than in other sectors and has increased over the last 20 years



Electrical Safety Regulations

- New rules announced 19th July 2018 in wake of Grenfell Tower tragedy
- One of a number of safety measures brought in by Government incl.:
 - Those living in high-rise buildings understand safety improvements
 - Change of culture required to hold industry to account
 - Pilot scheme leading on building safety reform
- [Consultation](#) into Building Reg's fire safety guidance
- No start date as yet

RLA Landlord Survey

- Quarterly surveys focus on different policy areas
- RLA members invited to take part
- Opportunity for non-members to contribute
- Last survey closed on 22nd July
- Findings of previous surveys available on-line
- [RLA Pearl](#) offers high-quality research and analysis on the economic, social, and political issues facing the PRS

Any Other Business

- [Government's How to Rent Guides](#) (26th June 2018)
 - How to rent – a guide for current and prospective tenants
 - How to rent a safe home – a guide for current and prospective tenants
 - How to let – a guide for current and prospective private residential landlords
 - How to lease – a guide for current and prospective leaseholders
- NLA – 'New' [Regional/local Representative](#)
 - Ruth Millington is a Sheffield based landlord