

Generation Rent

Past, Present and Future of Campaigning for Tenants

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13m

rent from a private landlord



20%

of UK population



23%

families live in private rented homes



46%

of under 35's rent from private landlord



£700

per month - typical rent for 2 bed home



£1,450

per month - typical rent for 2 bed home in London



41%

of average couple's income is spent on private rental

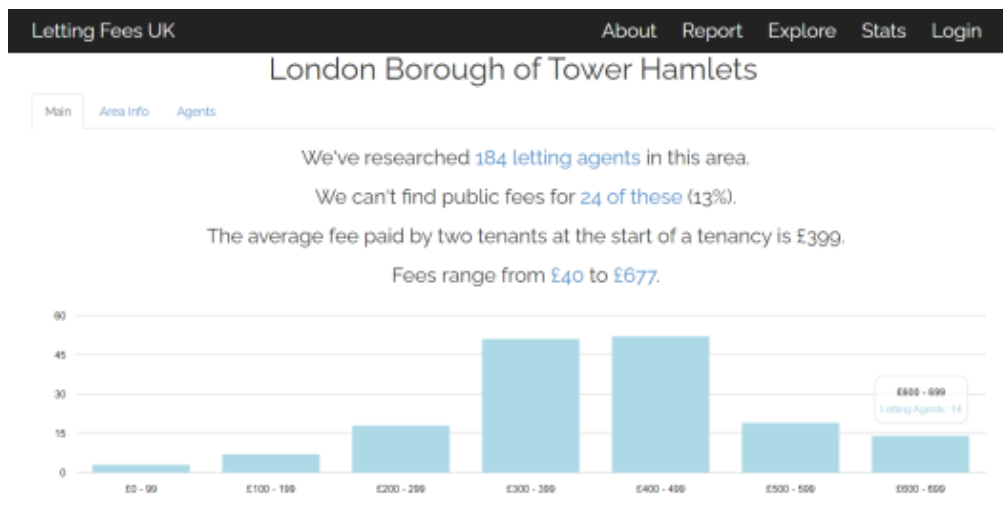


619,000

homes estimated to fail safety standards

Previous Campaigns

- Outlaw revenge evictions (2014-15)
- Homes Fit for Human Habitation (2015-18)
- Letting Fees Ban (2014-19)
- Protections during the pandemic (2020-21)



Active Campaigns

- National Landlord Register (2014-present)
- Abolishing Section 21 evictions (2015-present)
- Regulate and tax holiday lets (2019-present)





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Private Renting Situation - Availability

- Post-covid Return to Cities
- Landlord Numbers
- Bidding Wars
- Gazumping
- Letting Fees Ban – Enforcement

Private Renting Situation - Rents

- Affordability
 - Rents at peak unaffordability – highest % of incomes since records began
 - Interest rates changes
 - Supply issues
- Rent Control
- Holiday lets



Private Renting Situation - Standards

- Energy Efficiency
 - One in four living in fuel poverty (1.19M), a higher rate than social housing and owner-occupation.
 - Poorly insulated homes are costing tenants an average of £570 more every year.
 - ECO Grants not used by tenants for fear of eviction.
 - MEES uplift cancelled - devastating



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Private Renting Situation - Standards

- Landlord Licensing
 - HMO exists in Southampton, scope for more?
- More local authority enforcement powers under amendments to the Renters (Reform) Bill

Holiday Lets – The Situation

- There are nearly 300,000 holiday homes in Great Britain, equivalent to roughly 6 percent of the private rented sector
- Two thirds are classed for tax purposes as second homes and the remainder as commercial holiday lets. There are 115,000 individuals who declare holiday let income to HMRC.
- The growth in the holiday home sector has been fuelled by lack of regulation, tax advantages over residential lettings and a generally favourable tax system for property.
- COVID restrictions were a key driver but it only exacerbated an ongoing problem
- The number of holiday lets increased by 7,153, to 73,624. This is a total of 10,709 homes – **equivalent to 29 per day**. Those are homes that are lost to people who actually need them.

Political Impact of Renters in Southampton

- Private renters are 29.2% of households in Southampton
 - Up 4.3% from 2011
- For GE2019, one of the areas with the highest number of private renters **not registered to vote** according to our analysis.

Renters (Reform) Bill 2023

- Abolish Section 21 and introduce open-ended tenancies
 - New eviction grounds, strengthening of existing
 - Change to anti-social behaviour grounds
- All landlords must register on the property portal
- Homes in the PRS must meet the Decent Homes Standard
- Rent increases limited to once a year
- Pets!

Working on the Bill

- Fighting the delay
- Closing eviction loopholes
- Rent tribunal and Property Portal working for tenants
- Damp and Mould - Awaab's Law
- Ensuring effective enforcement
 - Including Rent Repayment Orders to directly benefit tenants
- Legislate against discrimination

Solutions Beyond the Bill

- Affordability
 - How to bring rents down to a reasonable level, and keep them there
- Deposit passporting
- Holiday lets
 - Mechanisms to protect long-term homes and those who wish to live in communities
- Energy efficiency

- www.generationrent.org
- Facebook: GenerationRentUK
 - Twitter: @GenRentUK