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iHowz Landlord Association

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Facts

- Most landlords let property to earn a living.
- Most landlords are decent hard-working people who look on their tenants as their customers
- Most tenants are decent hard-working people who look after their properties.

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Facts

- No government since 1970 has met the required 300,000 new properties per year
- Social and council housing has diminished since 1980.
- The PRS has expanded to meet the shortfall – at the landlord's risk.

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Facts

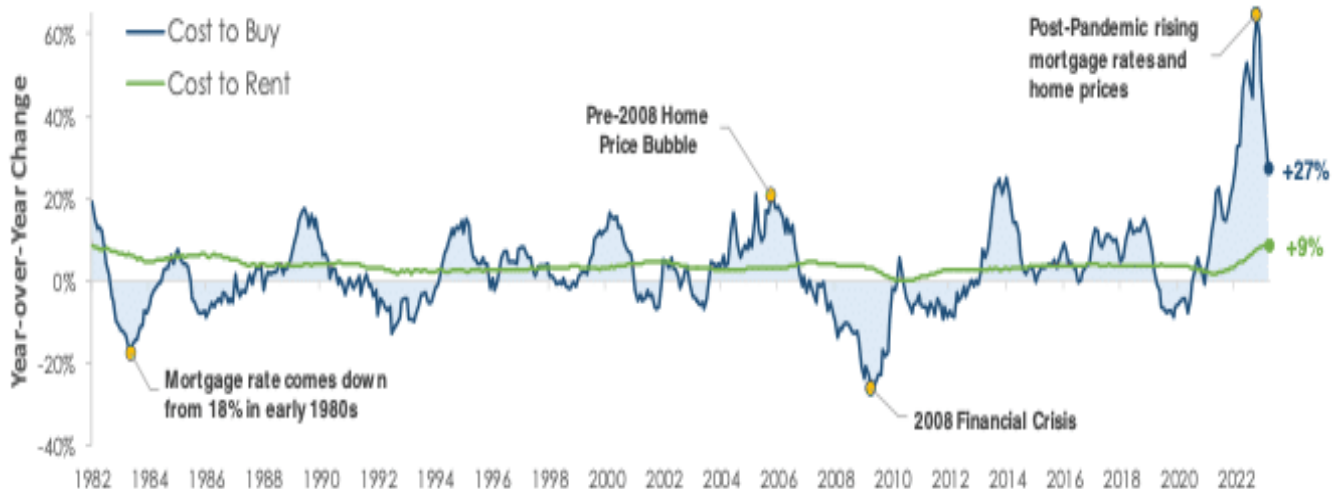
- Cost of building materials have nearly doubled since 2018
- Mortgages are at a 15 year high
- Affecting owner-occupiers and landlords alike.

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Misnomer

- Rents have followed increased costs

FIGURE 1 – Year-Over-Year Change in Monthly Mortgage & Rent Payments



Source: MarketDesk, NAR, Department of Labor. Data from January 1982 to March 2023. Cost to Buy: Year-over-year change in the Housing Affordability Index Monthly Mortgage Payment, including principal and interest. Cost to Rent: Year-over-year change in Rent of Primary Residence component of Consumer Price Index.

Misnomer

- Most rental properties are unsafe:
- ***In 2021, 14% of private rented sector homes were estimated to be unsafe according to the Housing Health and Safety Rating System (HHSRS).***
English Housing Survey 2021/22

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Misnomer

- Tenants have little protection
- There are over 170 pieces of legislation landlords must follow, covering:
 - Property conditions
 - Evictions
 - Unnecessary charges

and much, much more.

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Fact

- If a tenant stops paying rent, the landlord must continue supplying services, until a court intervenes.
- No other supplier has to do this



English Housing Survey 2012/22

- Private renters had been in their current home for an average of 4.4 years.
- A small minority (4%) were evicted or asked to leave

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Again

- We call upon tenant and landlord associations to work together to improve the PRS

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