



Protecting the PRS: Campaigning for you

Rob Johnson

Regional Representative



Our mission



To campaign for landlords and our sector, selecting issues based on our members' needs and a long-term vision for a strong, healthy private-rented sector



To serve landlords wherever they invest throughout England and Wales, helping them to deliver a sustainable rented sector which meets local needs



With a thorough understanding of the challenges and opportunities facing landlords, we will provide the tools and knowledge they need to successfully manage tenants

The UK's largest
membership
organisation for
private residential
landlords,
supporting and
representing over
100,000 members

Making life easier: Safe2, Currys & Portfolio

- The NRLA has purchased Safe2, a provider of all forms of property safety certification
- NRLA members will receive discounted services when using Safe, making compliance as easy as possible.
- The NRLA has also entered into a partnership with Currys Business that means members will benefit from expert advice on how to equip their property with cost-effective appliances.
- Members will also receive a discount of up to 5% on all technology ordered either online, via one of Currys' business hubs, or UK contact centres.
- The NRLA has also launched its new online property management tool, 'Portfolio'. The digital platform, which is free for all NRLA members, will make the lettings process more efficient by providing landlords with a single place to manage all aspects of a tenancy.
- Portfolio's functionality means users can create tenancy agreements, organise property viewings, manage all communications with tenants, and ensure landlords are complying with their legal obligations.
- Members will also be able to use the information on Portfolio to advertise rooms and properties to let on Rightmove and Zoopla.



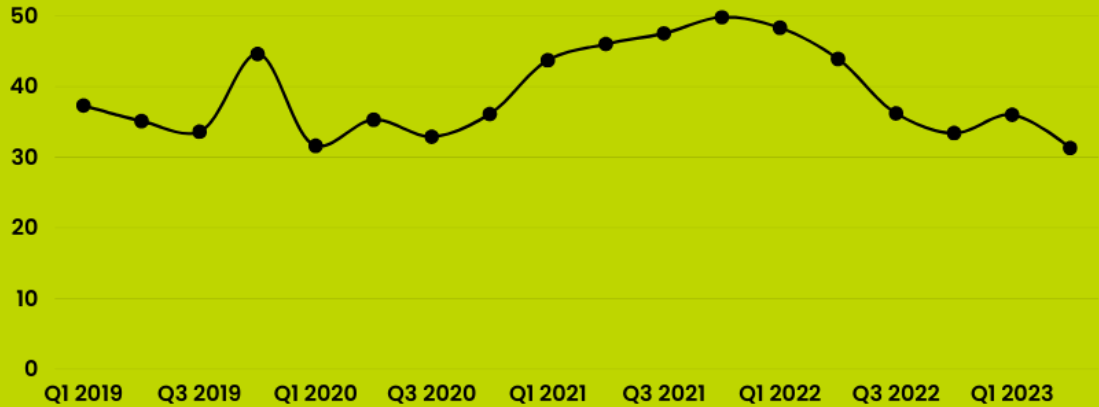
Campaigning & shaping policy at the highest level

- Since the NRLA was established in 2020, we have consistently campaigned at the highest level to bring about positive change and deliver value to our members
- We use robust research, reliable data and our members' expertise to campaign for a private rental sector that works for everyone
- Create relationships with No. 10, Government ministers, political advisors, civil servants, MPs and Peers, and other sector stakeholders
- Deliver written and oral evidence to Select Committees on key issues relating to the private rented sector
- Ensure our priorities are highlighted by providing written briefings to parliamentarians ahead of important debates
- Host meetings and events with parliamentarians and other stakeholders to improve their understanding of the private rented sector



The (ill)Health of the PRS

Landlord confidence is at record lows



Key Concerns

1. **Impact of RRB**
2. **Interest Rates & tax**
3. **EPC Changes**

- **Just 5%** of private landlords purchased properties during Q2 2023
- **12% of private landlords** in England and Wales sold properties during the same period
- **Over a third** said they plan to cut the number of properties they let over the coming year
- This is despite **two thirds** of landlords reporting tenant demand rising in Q2 2023

Renters' (Reform) Bill

The Government has adopted several of the NRLA's proposals, particularly around ASB & Court Reform

- 146 pages of amendments put forward so far. Most are from the Government.
- As the Government's amendments are extremely likely to pass, landlords should assume that their amendments will be included in the final version of the Bill.
- The Bill is likely to receive Royal Assent mid – late next year. An implementation date will then need to be set before tenancies are subject to the new legislation – Will there be a new Government ?



What's included?

1. Increased Security & More Stability

- Abolition of S21
- Open ended periodic tenancies from day 1
- Two months' notice to end a tenancy (tenants)

2. New Grounds for Possession

- Mandatory grounds for selling, moving in or repeated rent arrears
- Expansion of discretionary ASB ground

3. Improved Dispute Resolution

- Rent Increases and First Tier Tribunal
- Property Portal

4. Better Compliance

- PRS Landlord Ombudsman

5. A Positive Renting Experience

- Legal right to request pets



New amendments proposed

- **Student ground for possession**

To give student landlords some confidence they can offer properties each academic year, the Government has introduced a new ground (4A) which will allow most student landlords to regain possession in line with the academic year.

- The ground is a mandatory ground meaning that the courts will have to give possession if the landlord has:
 - Given at least two months' notice;
 - Required possession between 1 June and 30 September; and
 - Let an HMO exclusively to people who were students (or people the landlord would reasonably believe would become students) at the start of the tenancy.
- Of note, the ground only applies to HMO properties, meaning that two-person student house shares may become a thing of the past.
- It will also not apply to part-time students or students who live with a non-student.



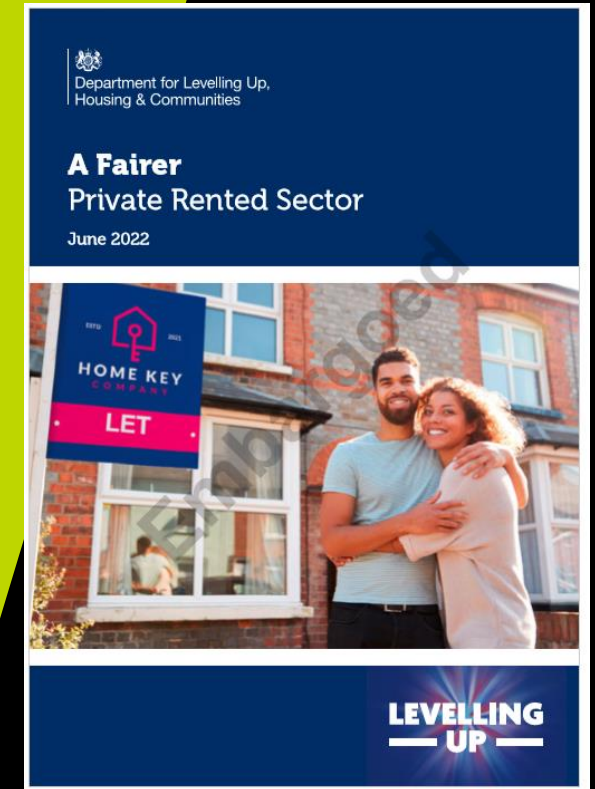
New amendments proposed

- **Council tax**
- In a positive move for landlords, the Bill amends the council tax rules so that tenants remain responsible for paying the council tax until their notice expires, even if they leave the property earlier.
- Under the current rules, if a tenancy begins life as a periodic tenancy, the landlord becomes liable for the council tax as soon as the tenant vacates a property, even if they have not served notice.



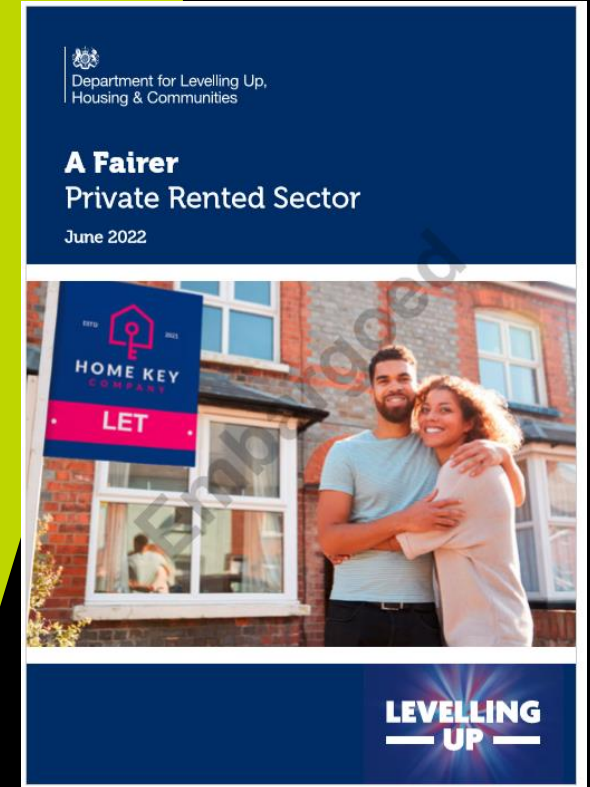
New amendments proposed

- **Discrimination against families and people in receipt of benefits**
- As expected, amendments have been tabled that would prohibit discrimination against tenants with children, or in receipt of benefits.
- The legislation will make it an offence to discriminate by preventing a prospective tenant from –
 - (i) enquiring whether the dwelling is available for let,
 - (ii) accessing information about the dwelling,
 - (iii) viewing the dwelling in order to consider whether to seek to rent it, or
 - (iv) entering into a tenancy of the dwelling, or
 - (v) engaging in practices or setting criteria that would deter these sort of claimants from applying.



New amendments proposed

- **Decent Homes Standard and enforcement powers**
- A power to set a new Decent Homes Standard applicable to the private rented sector.
- The details of this new standard are yet to be published but will include (among other things) –
 - the state of repair of the premises,
 - items provided for use by the occupants, and
 - heating options in the property.
- The Bill will also grant local authorities new powers to require information from landlords, individuals and deposit schemes in relation to breaches of the Decent Homes Standard, and other regulations.



The King's Speech

- Outlined the Government's legislative agenda for the forthcoming parliamentary session and featured the following key announcements
- A pledge to legislate on the Renters (Reform) Bill, with a provision of £1.2 million for the inception of a new digital possession system.
- Plans to overhaul the leasehold system through the introduction of a 'Leasehold and Freehold Bill.
- A commitment to publish proposals for the reform of the welfare system



What we are doing for you!

Shaping aspects of the Renters (Reform) Bill

- The Bill was published with a crucial amendment to the anti-social behaviour ground.
- We have met with the Secretary of State, Micheal Gove and Housing Minister, Rachael Maclean to discuss necessary amendments to the Bill.
- We have participated in a roundtables convened by the Housing Minister, Rachel MacLean, on student tenancies and ASB

Ensuring your voice is heard at the highest level

- We gave evidence to the LUHC Select Committee on the Bill – the only PRS representatives invited.
- We have met with Rishi Sunak's Housing Policy Team to push the Government for clarity on the Bill.
- We are currently attending regular meetings with DLUHC to discuss the Bill.

Delivering value for our members

- We secured Deputy Director, Guy Horsington, to present the NRLA's first webinar on the Bill.
- Secretary of State, Michael Gove wrote exclusively for the NRLA Magazine.



Anti-Social Behaviour: Our Proposals

- **The courts should prioritise possession cases in instances of anti-social behaviour.**
 - This should be supported by statutory guidance on ‘low-level’ ASB and the circumstances in which it is reasonable to grant possession.
- **Require local authorities and the police to report annually on their work to address statutory nuisance and ASB.**
 - Action by local authorities and the police should be recorded on the proposed Property Portal.
- **Implement the recommendations of the Victims Commissioner’s 2019 report on anti-social behaviour.**



Court Reform: Our Proposals

- **A workable plan to ensure that legitimate possession cases are heard and processed is needed prior to the abolition of Section 21. This plan should include:**
 - Boosting staff numbers in the courts service, mirroring what has happened in Scotland.
 - Providing structured guidance for claimants and defendants at the application stage and prior to the hearing .
 - Enable possession cases to be heard online to help ensure they are considered and processed more swiftly than in- person hearings.
 - Prioritise and fast-track all possession claims in respect of rent arrears and antisocial behaviour.
 - Reduce the administrative burden on the courts by retaining accelerated possession claims for certain grounds.
 - Widen access to high court sheriffs to reduce delays in enforcing possession orders.
- **To support tenants, the Government needs to ensure much better access to legal advice where possession cases are being considered by the courts.**



LHA – Autumn statement -yesterday

- **Local Housing Allowance**
- **Unfrozen and increased to the 30 % percentile level**
- **From April 2024**
- **What is the 30% percentile figure ?**
- The 30th percentile figures are derived from **twelve months' worth of lettings information**, collected from 1 October to 30 September in the previous year. This means that in each market area, if there were 100 properties available for letting of the appropriate size, the LHA would be based on the 30th lowest rent charge of those 100 properties.

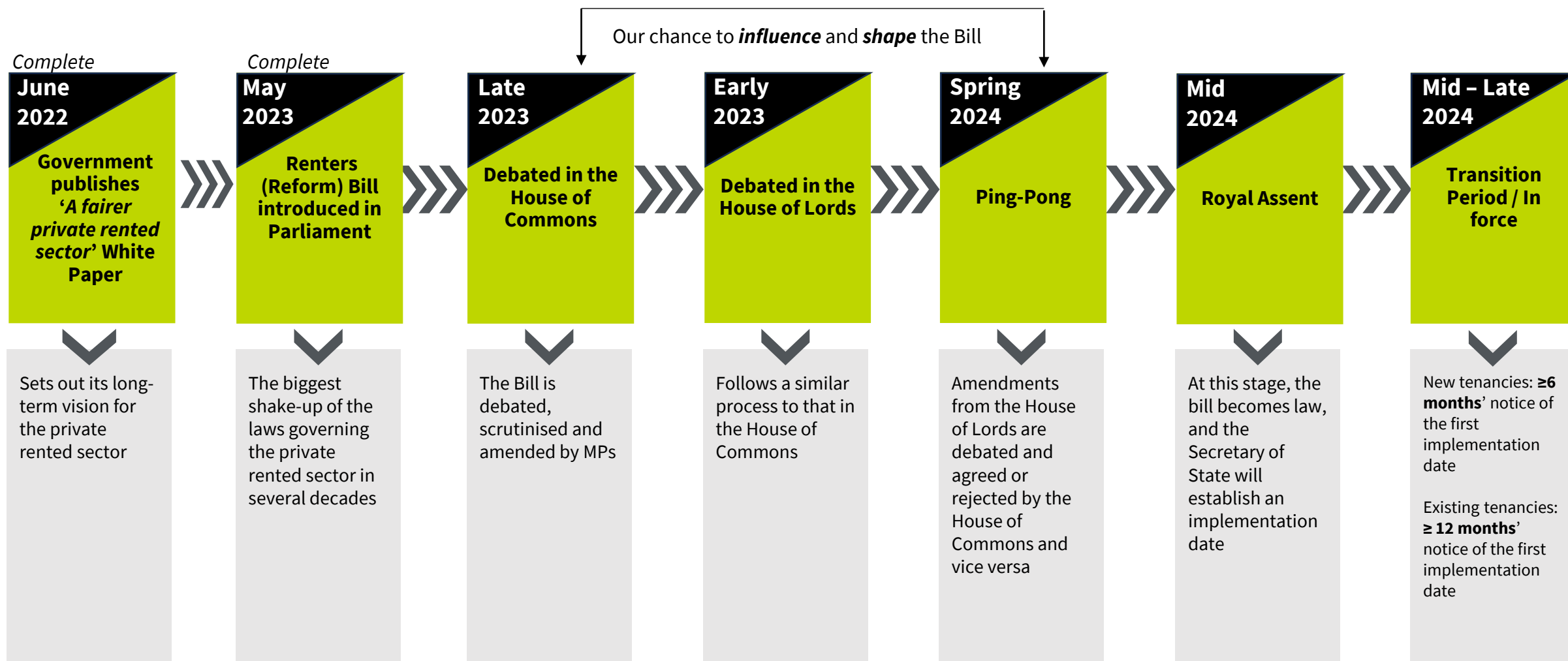


Autumn statement -

- **Universal Credit-**
- **Increased by 6.7%**
- **From 1 April 2024**



Expected Timings



Get involved!

- ☐ Member Panels
- ☐ Surveys and polls
- ☐ Campaigning webinars
- ☐ Write to your MP toolkit
- ☐ Follow us on social media



Renters (Reform) Bill Hub

- Access more information about the Renters (Reform) Bill on the NRLA's rental reform hub. It provides:
 - A summary of the Bill and its key provisions
 - FAQs
 - Updates on the progress of the Bill
 - Information on webinars and events
- Scan the QR code to access the hub.
- Stay up to date on the progress of the Renters (Reform) Bill and developments relating to it through our e-news, monthly bulletins and social media.

SCAN ME



The NRLA In Numbers



Over

100,000

members



Average score

4.9/5

2,665 Trustpilot reviews



Over

110,000

advice line calls



Over

38,000

attended online meetings



Completed

3,116

e-learning courses



Downloaded

495,812

documents and guides

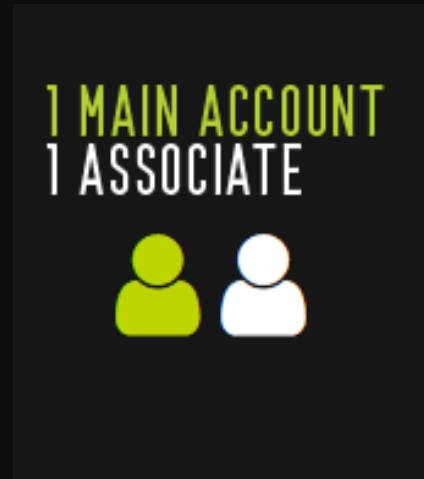


Joining Options

Landlord membership

From £85 a year

Share the benefits of an NRLA membership
with 1 associate



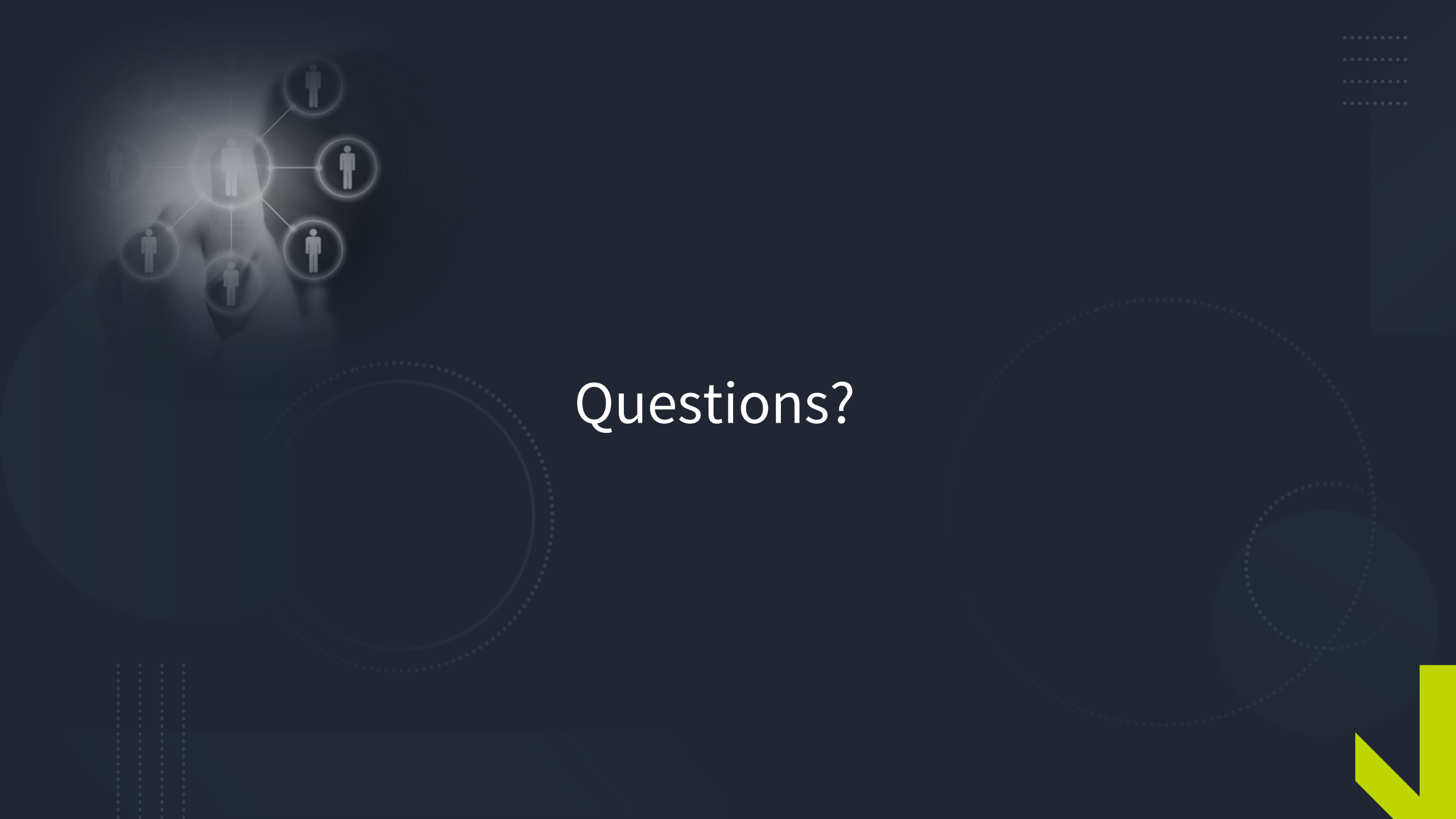
***Discount
Code 110***

Business membership

From £175 a year

Share the benefits of an NRLA membership
with 4 associates





Questions?