


Critical PRS literature – regulation, oversight and support

 National Audit Office
September 2021

Research and analysis
Local authority enforcement in the private rented sector: headline report
Published 16 June 2022



House of Commons
Committee of Public Accounts

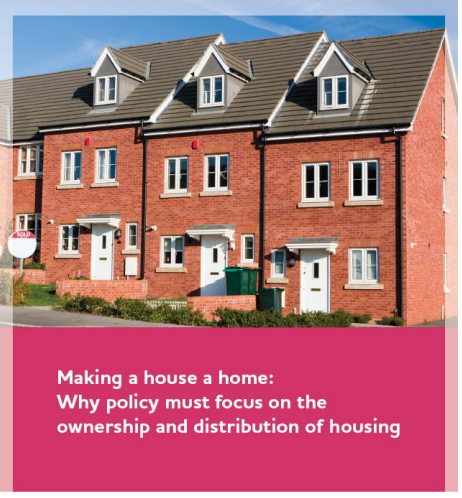
Regulation of private renting

Forty-Ninth Report of Session 2021–22

Report, together with formal minutes relating to the report

Ordered by the House of Commons to be printed 30 March 2022

April 2022



Making a house a home:
Why policy must focus on the ownership and distribution of housing

Darren Baxter-Clow, Senior Policy Adviser
Joseph Elliott, Senior Analyst
Rachelle Earwaker, Senior Economist

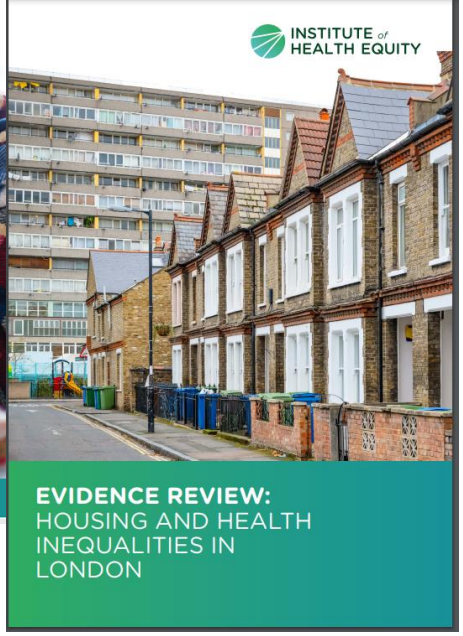


July 2022



FUEL POVERTY, COLD HOMES AND HEALTH INEQUALITIES IN THE UK

August 2022



EVIDENCE REVIEW:
HOUSING AND HEALTH INEQUALITIES IN LONDON

September 2022

DLUCH June 2022



Improving the private rented sector
A toolkit for councils

August 2020



- Privately rented properties are less likely to meet minimum safety standards
- Department has:
 - taken a piecemeal approach to intervening in the private rented sector
 - is limited by gaps in the data
 - could be more consistent to understand impact of PRS policies
 - has limited insight into local regulatory approaches
 - finds it difficult to target guidance and support due to limitations of understanding of tenants' experiences
- Considerable variation in regulatory approaches of local authorities.

Regulation of Private renting- Conclusions

Difficult for renters to have a safe and secure home

- Local authorities:
 - Do not have the capacity and capability to protect renters.
 - Are constrained by the Department's approach to licensing
- The Department:
 - is not doing enough to support local authorities to regulate effectively
 - lacks good data to understand problems renters face



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Regulation of private renting

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Recommendations

- Assessment of resources for local authorities to regulate effectively
- Develop a data strategy to understand problems renters face
- Assess, evaluate if licensing schemes are working
- More proactive approach to supporting regulators and sharing good practice
- Improve renters' awareness and ability to exercise their rights

Research and analysis

Local authority enforcement in the private rented sector: headline report

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Barriers and drivers of enforcement identified:

- Capacity of local enforcement teams
- The experience and expertise of enforcement teams
- Political will, strategic commitment and related support of legal teams
- Issues relating to the legal framework
- Difficulties gathering evidence to support enforcement

Conclusion

- Critical mass of govt consensus of challenges in PRS
- Clear explicit solutions and published evidence by credible sources
- Acknowledgement of challenges faced by EHPs to improve PRS
- Opportunities and tools to progress constructive dialogue
- Potential to elicit further political and corporate buy in
- No real focus of health – opportunity to collaborate with health and social care
- Opportunities and narrative for evaluation

Tool kits – support for EHPs

- **Private rented sector: learning toolkit for local authorities**




Ministry of Housing,
Communities &
Local Government

Private Rented Sector Enforcement

Knowledge Bank [Click here to open >](#)

A screenshot of a webpage header. At the top left is the Royal Coat of Arms and the text 'Ministry of Housing, Communities & Local Government'. Below this is a grey horizontal band containing the title 'Private Rented Sector Enforcement' in teal, the subtitle 'Knowledge Bank' in black, and a teal button with white text 'Click here to open >'. At the bottom of the page is a grey silhouette of a row of houses.



Ministry of Housing,
Communities &
Local Government

Private Rented Sector Enforcement Toolkit

Interactive Learning [Click here to start >](#)

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Action plan template?

LGA Tool kit – critical lines of enquiry

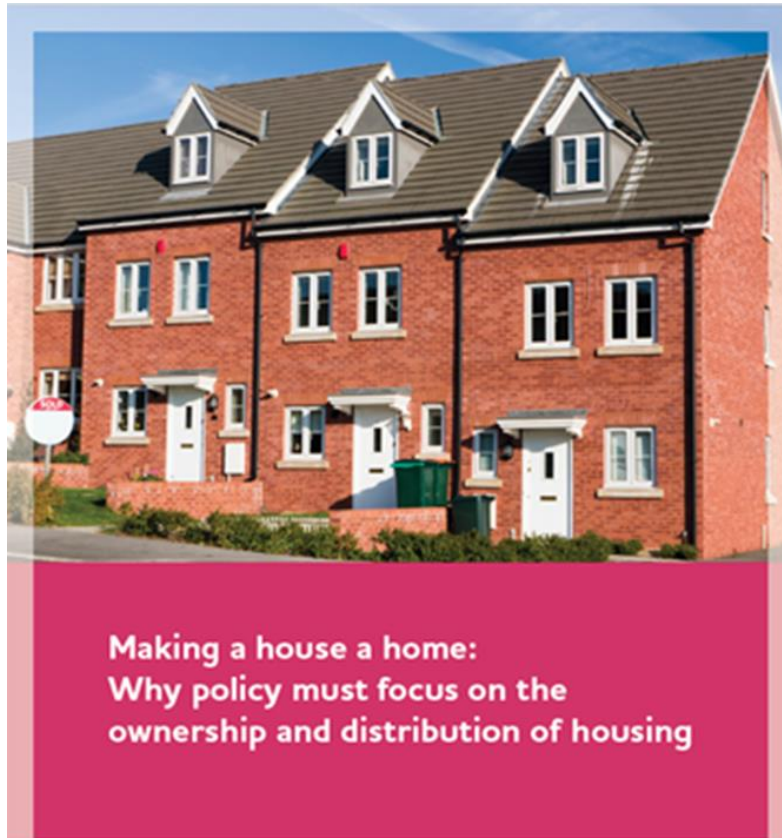


One of three publications – case studies and improvement guidance

8 Themes to explore simple yes – no. can inform further reflection

- Evidence base
- Resources
- Governance
- Partnerships
- Policy and policy making
- Consumer regulation
- Enforcement
- Emerging issues

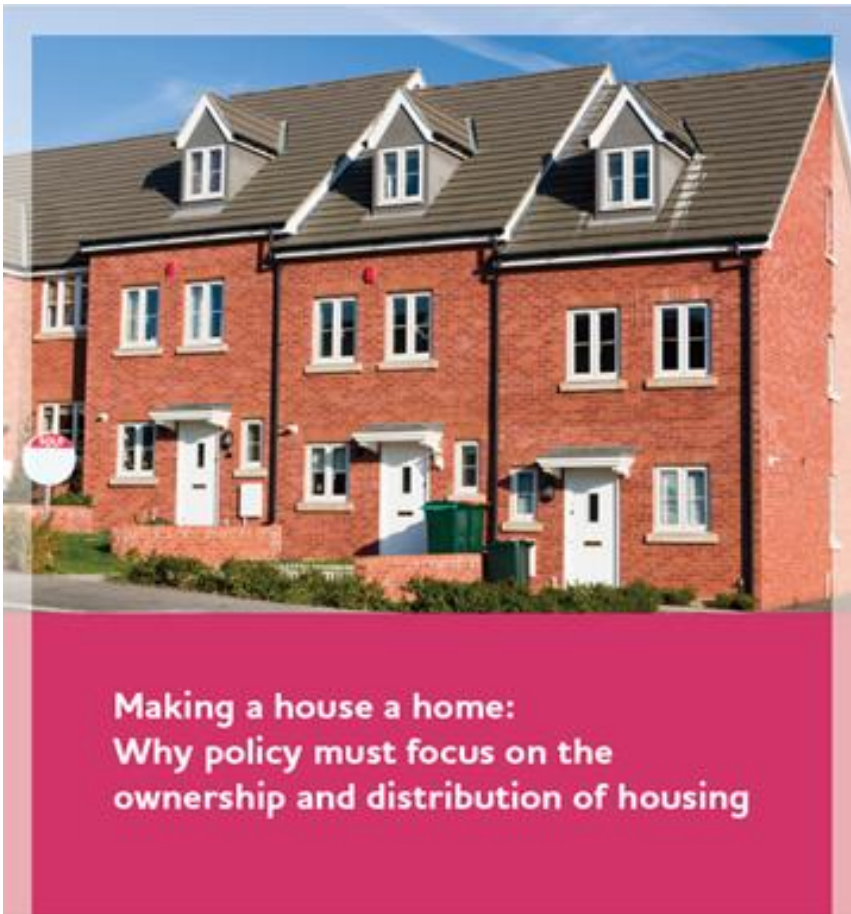
Stop press!



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Joseph Rowntree Foundation – Making a house a home



Darren Baxter-Clow, Senior Policy Adviser
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Set policy to create a smaller, higher quality, and better managed private rented sector, which meets the needs of people seeking flexibility

Rejecting the notion that private renting can be a home for such a large portion of the population.

Develop policies which proactively shape the market and offer ways for households to move from private renting to homeownership or a sub-market housing option.

Support households for whom homeownership is not feasible or desirable to sustainably build wealth.

Ensure that the transition to a smaller private rented sector is managed equitably, with a particular regard for renters on lower incomes.

Fuel Poverty, Cold Homes and Health Inequalities in the UK



- 55% of UK households are forecast to fall into fuel poverty by January 2023 without additional interventions, risking far greater damage to health and higher rates of death associated with living in a cold home.
- Households with children as well as those on low incomes, living with disabilities and Black and Minority Ethnic groups are most at risk.
- Report reviews the evidence on both the direct and indirect impacts of fuel poverty and cold homes on health; the inequalities in who this effects the most, and the relation between health inequalities and climate change.
- The report makes the case for prioritising reducing fuel poverty through policy suggestions at both the national and local level.

Evidence Review: Housing and Health Inequalities in London



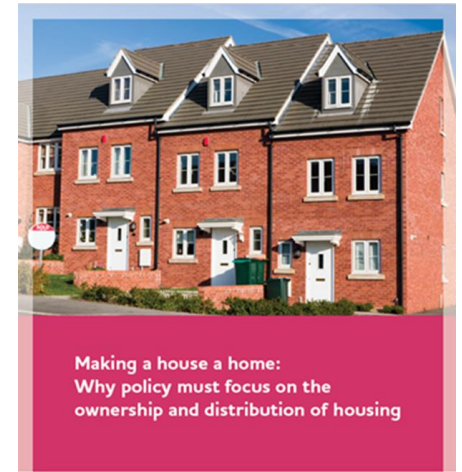
- Many low-income households - including those of key workers - will be **in poverty after housing costs**. This has serious consequences for their health.
- The rising cost of living is likely to lead to **more children in London who are homeless and living in temporary accommodation**.
- It is estimated that about **1 in 5 excess winter deaths is due to cold homes**.
- **risk of widening housing-related health inequalities:** risk of growing rates of fuel poverty, costs of maintenance and repairs, greater risk of arrears and eviction leading to homelessness, especially for the private rental sector.
- Improving quality across all tenures could significantly reduce demands on healthcare.

Recommendations – Investment?

- **If the Government invested in achieving the Decent Homes Standard in all homes, it could make all the difference and even result in cost savings to healthcare and society in less than a decade.**



Calls on Government to adopt a medium-to-long-term goal of rapidly increasing in the supply of social housing, available at an affordable rent, that is good quality, suitable for a range of needs, and offers long-term security of tenure



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Links

<https://www.gov.uk/government/publications/local-authority-enforcement-in-the-private-rented-sector-headline-report>

<https://www.gov.uk/government/publications/local-authority-enforcement-in-the-private-rented-sector-headline-report/local-authority-enforcement-in-the-private-rented-sector-headline-report>

<https://publications.parliament.uk/pa/cm5802/cmselect/cm Pubacc/996/report.html>

<https://www.nao.org.uk/report/regulation-of-private-renting/>

<https://www.gov.uk/government/publications/private-rented-sector-learning-toolkit-for-local-authorities>

<https://www.local.gov.uk/publications/improving-private-rented-sector-toolkit-councils>

<https://www.jrf.org.uk/report/making-house-home-why-policy-must-focus-ownership-and-distribution-housing>

<https://www.instituteoftheequity.org/resources-reports/fuel-poverty-cold-homes-and-health-inequalities-in-the-uk>

<https://www.instituteoftheequity.org/resources-reports/evidence-review-housing-and-health-inequalities-in-london>