

MAYOR OF LONDON

**(In)security of tenure and mental health: supporting
London's private renters**

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- Insecurity in private renting
- Why it matters: The Private Rented Sector in London
- The Mayor's London Model for private renting

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Changing face of the PRS

Figure 6.1: Number of dependent children under 19 in London by tenure, 2005 to 2017¹⁵⁵

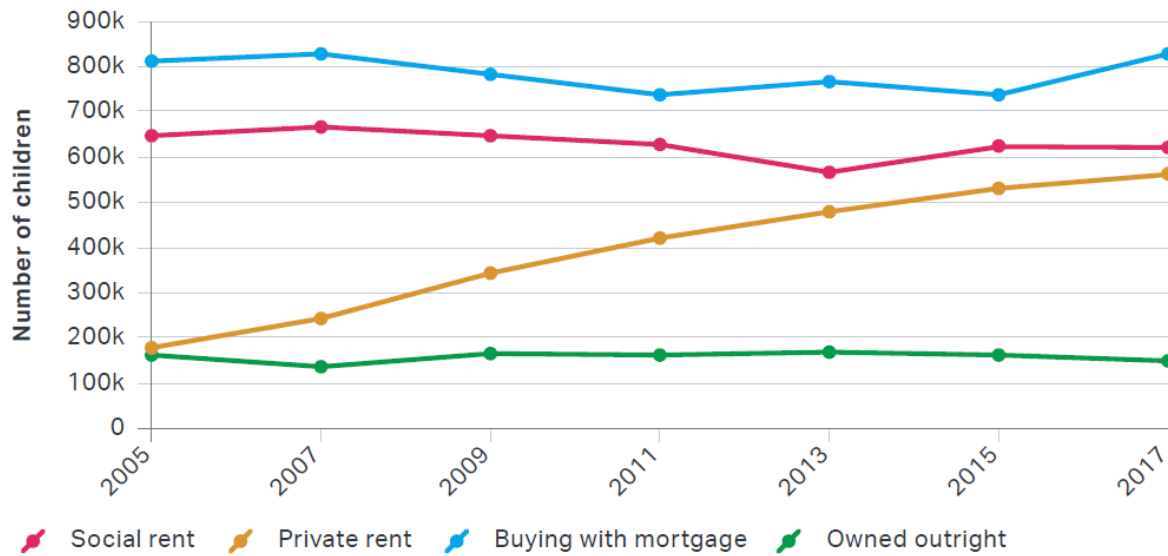


Figure 6.2: Length of time in current home by tenure, London 2013/14 to 2015/16¹⁵⁶

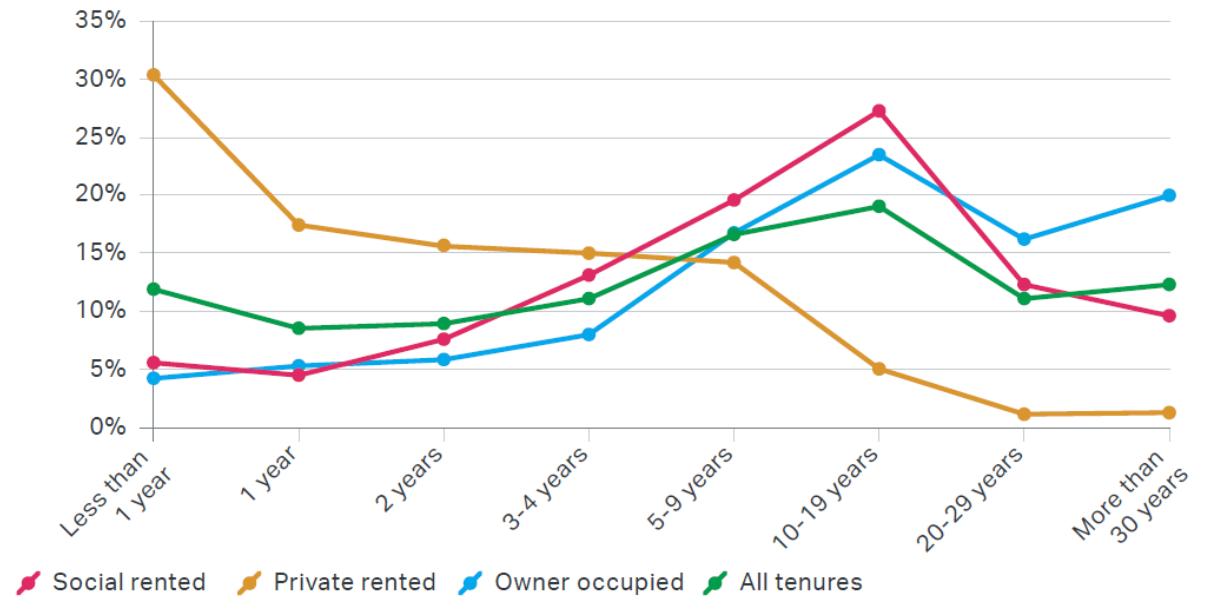


Figure 6.2: Length of time in current home by tenure, London 2013/14 to 2015/16¹⁵⁶

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Power imbalance between renters and landlords

- Insecurity – renters have little control over tenancy length or rent increases
- Poor conditions – complaining risks eviction and homelessness
- Lack of alternatives – renters are vulnerable, they know it and so do landlords
- Landlords don't trust court system so fall back on s21.

Assured shorthold tenancies

- most common PRS tenancy, minimum fixed term of six months, longer fixed term can be agreed but usually only 12 months
- Section 21 'no fault' evictions cannot be carried out during the fixed term

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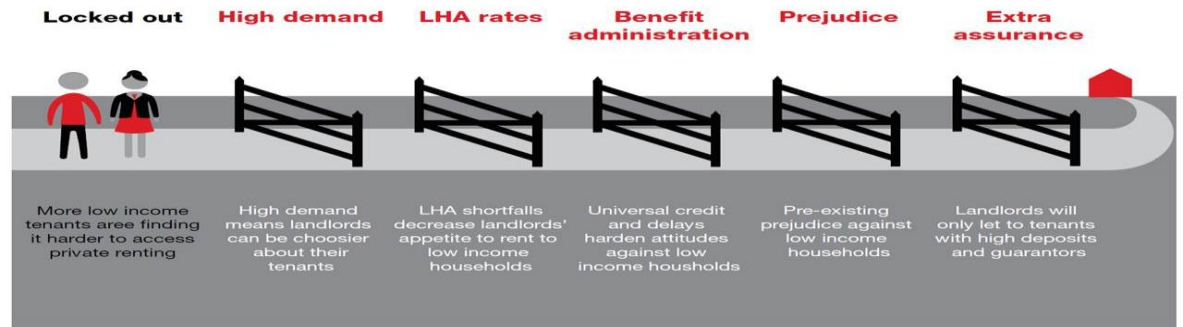
Why does it matter?

1) Evictions rising

- An increase in the use of s21, but highly concentrated geographically
- 4/5^{ths} in London, East and South East; nearly 2/3^{rds} in London alone, even though London only has 1/5th of PRS stock.
- Even within London, 1/3rd of s21s in only 5 boroughs.

2) Significant barriers to renting for low income households

Biggest cause of homelessness is the ending of a PRS tenancy (78% of the rise in homelessness since 2011)



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The Mayor's vision for the private rented sector

- Dramatically improved enforcement of standards and conditions
- A reformed regulatory framework fit for the 21st century
- All possible steps taken to improve affordability – especially for vulnerable and low income Londoners, and young people.



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London Housing Strategy

A fairer deal for London's 2 million private renters

*“The Mayor will work with interested parties from across the sector to create **a blueprint for a new reformed tenancy model** for private renters and landlords. This ‘London Model’ will **balance the interests of landlords and tenants**, with the aim of creating a positive vision of reform to support the sector’s sustainability and growth. **The Mayor’s proposals will then be presented to Government for consideration**. The Mayor will not be able to implement the London Model himself, but will ask Government to work with him to put it into action”*

- *Greater stability and improved rights for renters*
- *Protection of rights of landlords*

The London Model skeleton

What is it?

1. Open-ended tenancies
2. End to no-fault/s21 evictions
3. Court reform
4. Ending discrimination
5. Legislative implementation

Potentially tricky issues:

1. New and existing possession grounds?
2. Break clauses, notice periods, compensation
3. Vulnerable renters
4. Dispute resolution and tenancy sustainment
5. Exemptions

London Model next steps

- Working with stakeholders to understand complexities and trade-offs
- Towards a London Model that all stakeholders can support
- Formal engagement planned for early in the new year
- Help us!

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Any Questions?

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