

A fairer private rented sector

**The Government White
Paper on the PRS**

i HOWZ



Department for Levelling Up,
Housing & Communities

A Fairer Private Rented Sector

June 2022



**LEVELLING
UP**



Principal matters it is proposing

- Loss of the S21
- Periodic tenancies
- the intention to convert all tenancies to periodic after 12 months
- 2 months' notice by tenants
- No special treatment for student landlords
- The call to follow the Decent Homes Standard
- review the courts, and eviction process
- A Property Portal
- A new Property Ombudsman

Principal matters it is proposing

- Loss of the S21, and the potential unintended consequences
 - We believe tenants will find it more difficult to find offers unless they have good references
 - Potential 'clear out of tenants'

We are suggesting:

- Sliding scale of notice, and
- Financial recompense for longer term tenants

See our [paper](#) on this on our [campaigns page](#)

Principal matters it is proposing

- Periodic tenancies, and the intention to convert all tenancies to periodic after 12 months, thereby removing the S21 on all existing tenancies

● A potential consequence of periodic tenancies is that landlords will be responsible for the council tax, unless amended.

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Principal matters it is proposing

- 2 months' notice by tenant – at any time
- Ground 8/10/11 notice increased from 2 weeks to 4 weeks
- Highly likely ground 1 amended to allow for:
 - Re-develop
 - Sale
 - Landlord/family move in

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Principal matters it is proposing

- No special treatment for student landlords – apart from purpose-built.

A potential consequence will be for student landlords pulling out, forcing students into more expensive purpose-built accommodation

Or changing to room let model

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Principal matters it is proposing

- The call to follow the Decent Homes Standard, when we don't know what the revisions will be; nor do we know the final version of MEES/EPC's

Decent Homes Standard only applies to Social, and is very vague.

Currently being consulted on.

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Principal matters it is proposing

- To review the courts, and eviction process

We have recommended adopting a Service Level Agreement

- A Property Portal

- A new Property Ombudsman

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Principal matters it is proposing

- Only allow annual rent increase, end the use of rent review clauses
- Passported deposits
- Amend Tenants Fees Act to allow charging for pets insurance
- Disallow ban on DSS/pets/ families

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We are also proposing

- Property 'MoT'
- Tenants' passport
- Cease re-banding individual rooms as Council Tax band A
- Stop wholesale licensing if Decent Homes Standard and Property portfolio come in
- Process for abandoned properties

Beware

- Be very careful to get references
- Consider Guarantors – reference them
- Don't let arrears build up before chasing
- Deal with ASB immediately
- Document everything
- Be professional.

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You can see the [White paper here](#), including an easy-to-read version.

Our response to Government is [here](#).

You can respond by contacting your MP ([find here](#)), and/or participating in various surveys:-

- [Select Committee](#) (finishes Aug 19th)
- [British Property Federation](#) (Aug. 15th)
- [NRLA](#) (no date given)

Our general campaigns section can be [found here](#).

**iHowz, Riverside Business Centre,
River Lawn Road, Tonbridge, TN9 2EP**

Tel: 01732 56 56 01

**info@iHowz.uk
www. iHowz.uk**

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