



Private renting reforms: how to evidence the impact of legislation – statistical gaps

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Scottish Government Private Rented Sector User Event
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Why is a focus on PRS important

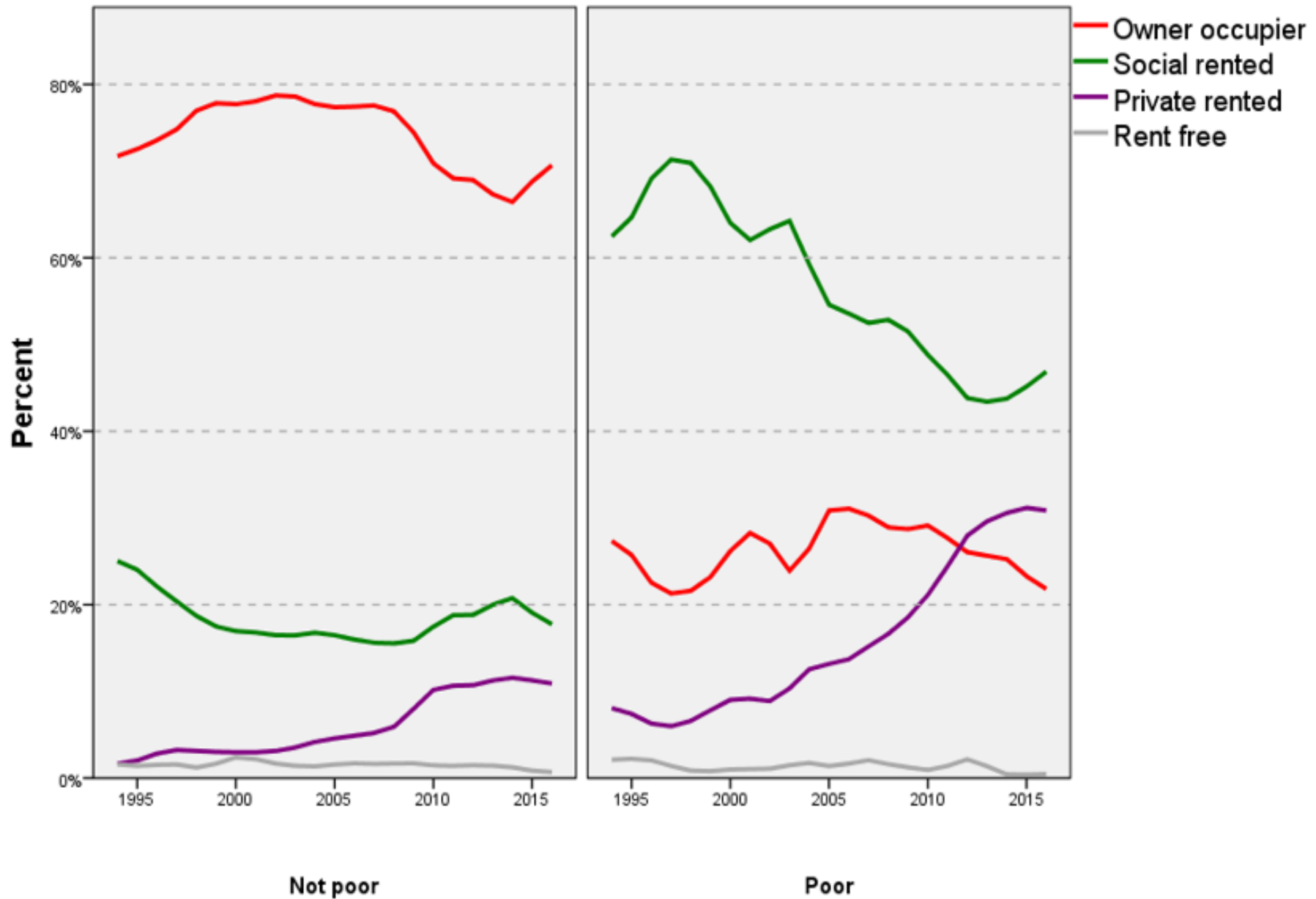
- Dramatic changes in the Private Rental Sector
- Need to evaluate all legislation
- The PRS sits at the heart of the housing system – we need to understand it well
- Increases in vulnerable people in PRS



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Figure 7: Percentage of children in different tenures 1994 to 2016.



SPICe, CaCHE, and UBDC collaboration

- Collaboration with SPICe on the PRS
 - Academic Fellowship
 - Two Briefing papers
- Consultation with key stakeholders in PRS
- Build framework for monitoring the PRS



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Main developments in private rented housing legislation and policy



Private landlord registration introduced



Landlords required to meet the Repairing Standard



New HMO licensing regime introduced



Tenancy deposit schemes began operating



Private landlord registration scheme amended over next 2 years to improve enforcement



Private rented sector strategy published by Scottish Government



Changes to Repairing Standard made



First-tier Tribunal (Housing and Property Chamber) began hearing Repairing Standard cases



New private residential tenancy introduced



First-tier Tribunal (Housing and Property Chamber) began hearing private rented civil cases



Letting agent regulation introduced

Source: SPICe

Legislative Change

- Landlord Registration (2006)
 - All landlords must legally register
- Tenancy Deposit Scheme (2011)
 - Security deposits must be held with licenced scheme
 - Disputes over deposits handled by the Schemes
- Private Housing (Tenancies) Scotland 2016 Act
 - Protection against excessive rises and potential for Rent control areas
 - Open-ended tenancies



Demand

Students
Key Workers
Tied Workers
Generation Rent
Easy Access
Homeless & Vulnerable
Low Income Tenants
Short Term Lets



Intermediaries/ Regulators

Housing Benefit/Local
Housing Allowance
Dispute Resolution &
Redress
Deposit Schemes
Local Authorities (multiple
roles)
Letting Agents & Web-
sites



Supply

Buy to Let Landlords
Build to Rent
Student Purpose-built
Mid Market Rent
Registered Social Land-
lords (RSL) Private Rent
Social Enterprise
Short Term Lets

Data and Data Gaps

- Scottish Household Survey
 - High quality data on households but only down to LA level
 - Annual/Bi-annual
- Census
 - Fine geographic detail but only every 10 years
- No information about landlords
- Little or no information on submarkets
- Poor data on rents



Aims	Outcomes Measure	Data Availability
Security of tenancy	<p>Number of applications for eviction orders. Outcome of eviction order applications.</p> <hr/> <p>Change in length of stay. Change in turnover rates.</p> <hr/> <p>Tenants' feelings of security: measured through qualitative study; Survey;</p> <hr/> <p>Number, and outcome, of rent adjudication referrals to rent officers. Number, and outcome of, appeals to the Tribunal against rent officers' decisions.</p> <hr/> <p>Number, and outcome of, wrongful termination order applications to the Tribunal.</p> <hr/> <p>Number, and outcome of, application to Tribunal about the Repairing Standard.</p>	<p>Collected but not yet clear if aggregate data will be made available</p> <hr/> <p>Estimates of Length of stay and turnover rates</p> <hr/> <p>Not currently available</p> <hr/> <p>Collected but not made available on an aggregate basis. Collected but not yet clear if aggregate data will be made available</p> <hr/> <p>Collected but not yet clear if aggregate data will be made available.</p> <hr/> <p>Collected but not yet clear if aggregate data will be made available</p>
Protection from unreasonable rent rises	<p>Number, and outcome of rent adjudication referrals to rent officers. Number and outcome of appeals to the Tribunal against rent officers' decisions</p> <hr/> <p>Changes in median rents: at submarket level.</p> <hr/> <p>Annual changes in rents for existing tenants.</p> <hr/> <p>Number and outcome of rent pressure zones applications.</p> <hr/> <p>Tenants perceptions of protections regarding rent rises through qualitative survey.</p>	<p>Collected- not made available on an aggregate basis. Collected but not yet clear if aggregate data will be made available</p> <hr/> <p>Estimates available</p> <hr/> <p>Not collected</p> <hr/> <p>Collected</p> <hr/> <p>Not available</p>
Provide appropriate safeguards for landlords, lenders and investors	<p>Number of applications for eviction orders. Outcome of eviction order applications</p> <hr/> <p>Time for evictions process.</p> <hr/> <p>Landlord views on the range of eviction grounds available and the process for ending a tenancy (qualitative survey.)</p> <hr/> <p>Increase in institutional investment.</p>	<p>Collected but not yet clear if aggregate data will be made available</p> <hr/> <p>Not clear if aggregate data will be made available</p> <hr/> <p>Not collected</p> <hr/> <p>Not collected</p>



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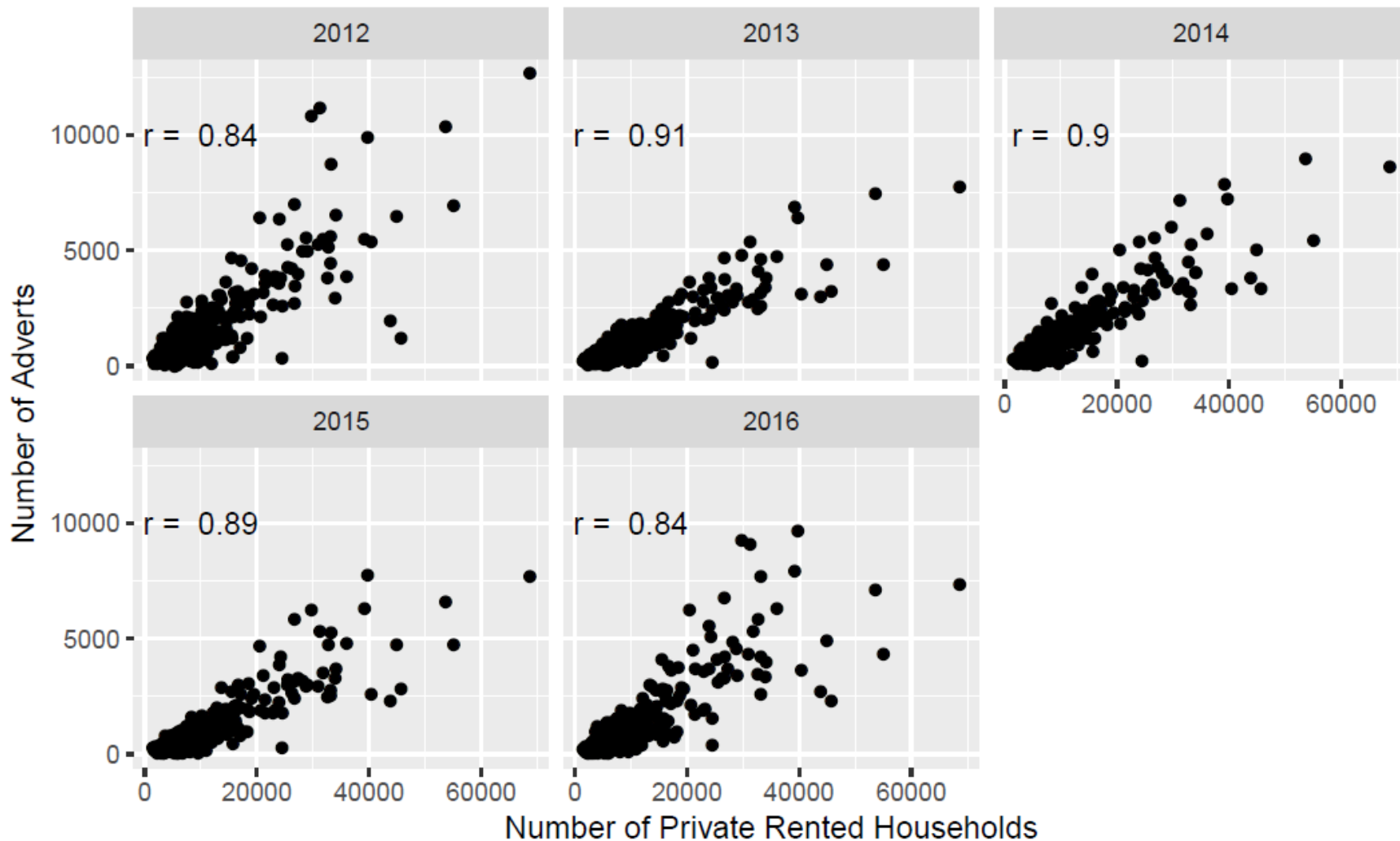
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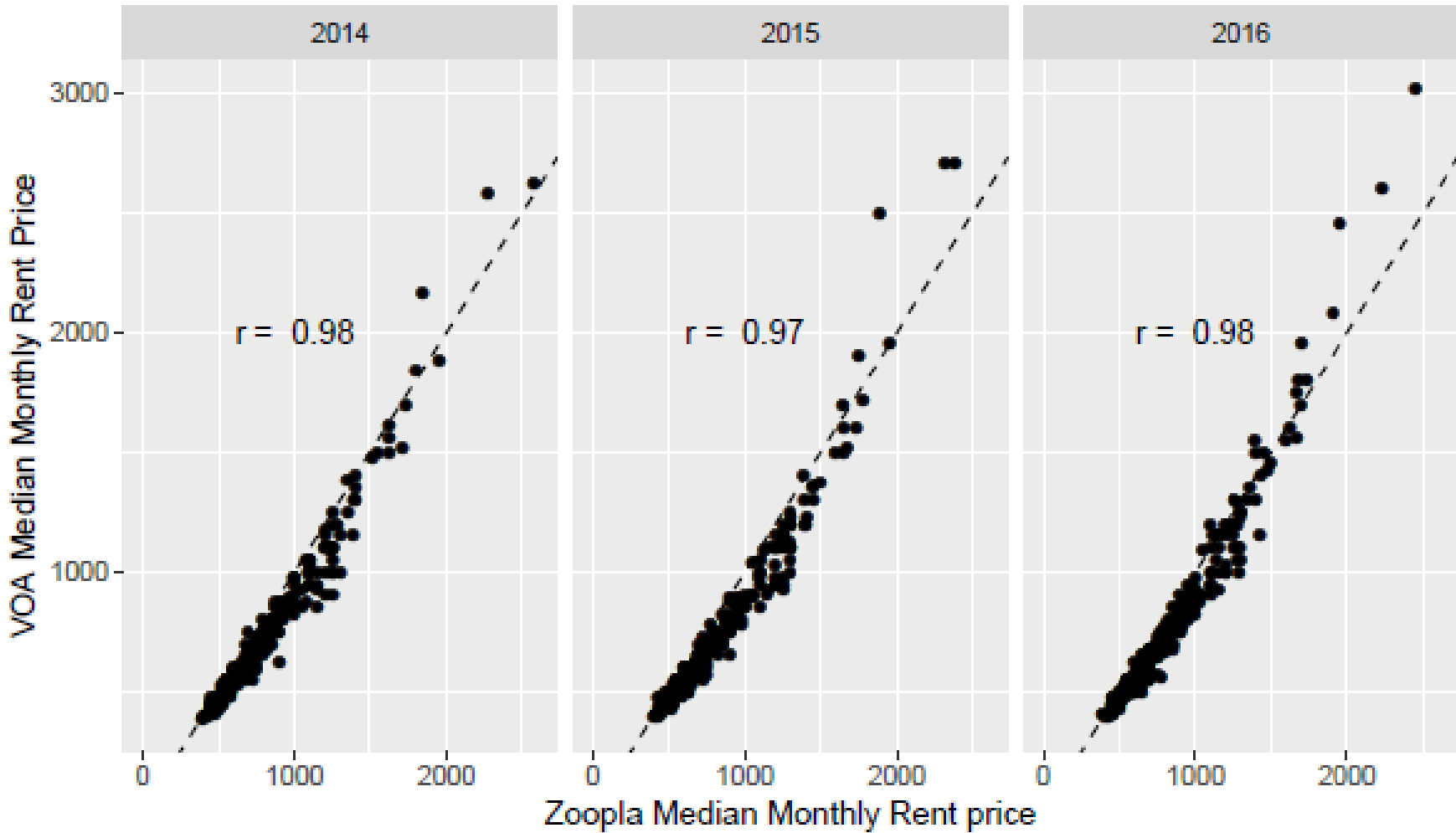
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Number of Zoopla adverts by Private Rented Households



Zoopla Median monthly rent price by VOA median monthly rent price for 2 bed properties in English Local Authorities



The impact of legislative change on the Private Rented Sector: A natural experiment between Scotland & England

Compare:

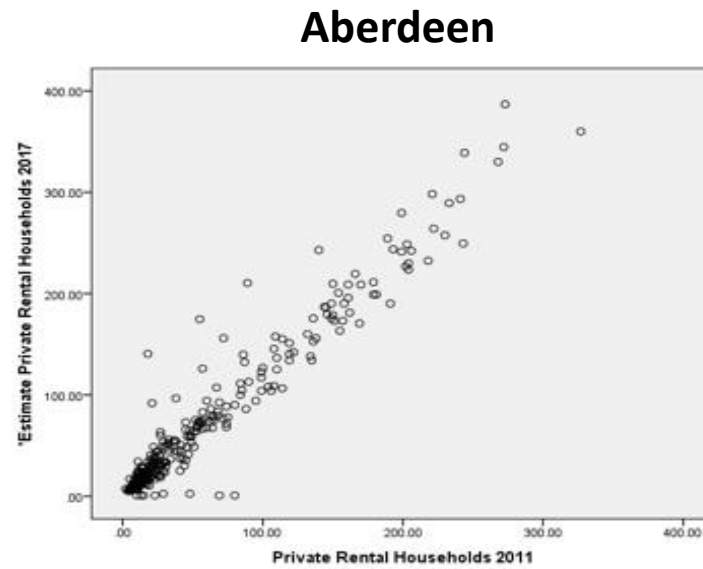
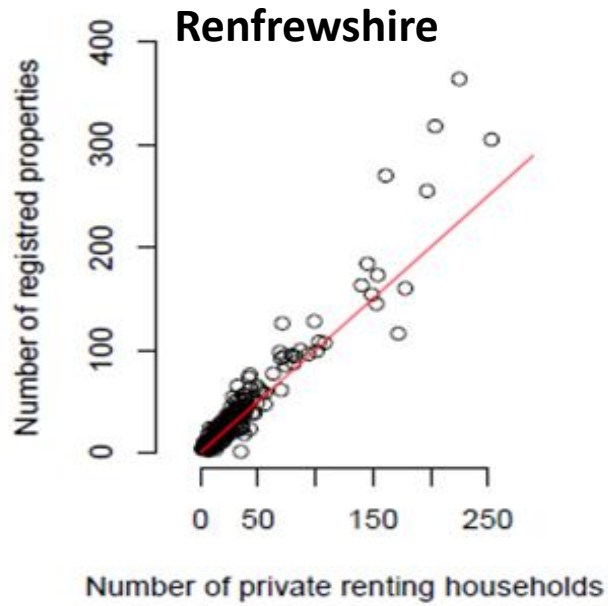
- length of stays in the PRS
- Satisfaction levels in PRS tenants
- Satisfaction in different groups and subgroups?
- Trends in rents in the two countries
- Levels of rental stock in the two countries
- Changes in rental stock in different groups subgroups



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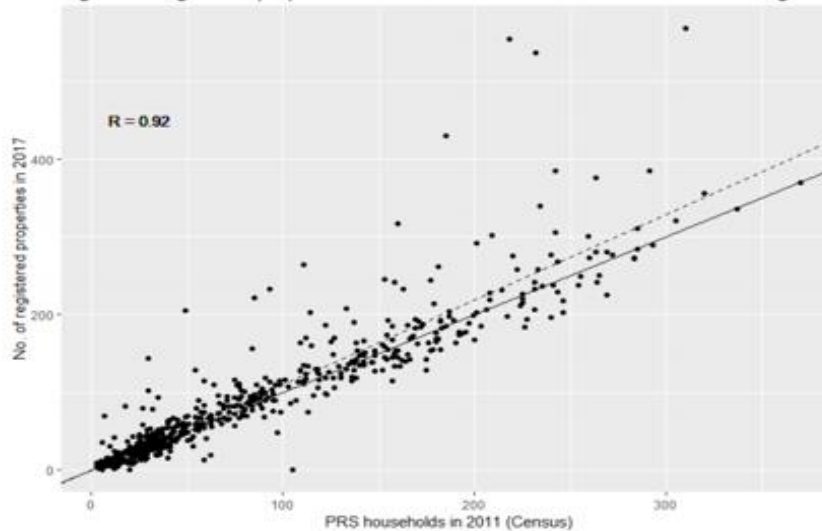


Landlord Register Data



Edinburgh

Figure 4: Registered properties in 2017 vs PRS households in 2011 - Edinburgh



How could this be improved

- Make aggregate data available where currently collected
 - Landlord register
 - Tenancy Deposit Schemes
 - First tier tribunal
- Use the landlord registration to collect small amount of extra data
 - Number of bedrooms
 - Rents on each property