



Expert commentary

2 May 2018

Private renters promised relief by May

“In March this year, Theresa May promised “a market that works for tenants.” Her speech correctly noted the poor conditions, high rents and insecurity faced by private tenants. So where are we now in terms of improving this sector?

“The BBC has just released research on the high cost of renting privately. The research shows that an average worker, living alone, has to spend all their income after tax until 3 May each year to pay their annual private rent.

“Part of this relates to not building enough homes. But much of it is about the insecurity of private renting. Private tenancies are only six months long, and landlords can require that you leave at the end of this - with no specific reason provided. Who is going to complain about poor conditions in their property when this is the case?

“This situation is not about young people roughing it, or a temporary tenancy for those who are desperate. The rapid growth of private renting means that many families will remain in private renting long term, with the prospect of being uprooted from local communities, schools and other services every few months.

“One of the consequences is that loss of private rented homes is now the leading cause of homelessness acceptances by local authorities. In 2016/17, almost a third of homelessness cases were due to ending of assured shorthold tenancies in the private rented sector. Ironically, shortages of social housing mean that councils are placing these families straight back into private renting.

“The Prime Minister promised to make longer tenancies the norm. Until this is resolved, we will continue to see the high rents and private tenants losing their homes through no fault of their own.”

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About London Metropolitan University

London Metropolitan University has been providing education to people from all backgrounds since 1848, with the creation of the Metropolitan Evening Classes for Working Men. Six schools teach cutting-edge, relevant courses across the arts, sciences, business, law and humanities. Accelerator – London Met’s specialist business incubator – helps graduates get their enterprises up and running and was named among the Top Five ‘Most Active’ accelerators in Europe in 2015, highlighting its contribution to London’s booming start-up industry.

London Met is home to world-leading academics who regularly give expert comment to the media. The University scored well in the 2014 Research Excellence Framework, being ranked 4th in the country for Area Studies and performing strongly in Education and Social Studies.

The University is strongly focused on employability. In 2017, London Met recorded its highest ever graduate employment score, with 95% of all 2015/16 graduates in work or further study six months after graduation. It was also ranked above all five Russell Group universities in London for teaching quality in 2016.

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