

Everyone needs a home

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**Landlord registration**

Shelter

## Overview

- Private rented sector
- Why landlord registration?
- What is it?
- What's been happening?
- What's gone wrong?
- What next?

## Tenure mix within the UK 2004

	% of all dwellings			
	Owner occupied	Private rented	Registered social landlord	Local authority
England	70.7	10.8	7.7	10.8
Wales	73.7	8.9	4.9	12.5
Scotland	65.5	7.5	10.6	16.4
Northern Ireland	77.0	5.4	3.2	14.3

## Private rented sector – what did we know ...or what did we think we know?

- 7.5% of people in Scotland living in PRS
- Over 245,000 people live in PRS

Approximately 40,000 landlords owning 170,000 properties

- Levels of disrepair in the private rented sector higher than in any other sector

## What is landlord registration?

All landlords are required to have registered or to have made a valid application with their local authority by 30 April 2006

*Antisocial Behaviour etc (Scotland) Act 2004*

## Who has to register?

Anyone who owns and rents out property in Scotland

## Aims of landlord registration:

- Tackle anti-social behaviour within private rented property
- improve sector by enforcing minimum standards
- oblige those not doing so to improve or leave sector
- allow tenants, neighbours and local authorities to contact landlords and their agents
- provide information on scale and distribution of private rented sector

## Landlord registration

- register with the local authority in which the landlord owns property
- landlord or agent must pass “fit and proper” person test
- criminal offence not to be registered – up to £5,000 fine
- a local authority can apply for an order to cease the tenant’s liability to pay rent

## Penalties for non compliance

- fine of up to £5,000
- rent penalty order
- revocation of registration or refusal to put on register – resulting in a landlord being unable to let out property



## 16 months on – where is landlord registration?

- Only 28% of landlords actually approved
- public register of landlords still not available
- very little enforcement action

## 16 months on – where is landlord registration?

- 97,668 applications to local authorities (overcounting – multiple registration for landlords letting in more than one area; joint ownership)
- 70,358 applications are awaiting determination
- 27,310 applications have been approved
- only 28% of applications have been approved

## Why? What are the problems?

- Database/software issues
- Inadequate planning for implementation
- Many local authorities not geared up
- Data protection issues

## More problems

- Info sharing between departments within authorities, and between local authorities
- Processes
- Batching
- Interaction with HMOs & accreditation schemes

## What do we know so far?

- Much higher landlord figures than expected – so far over 97,000 applications in Scotland
- Represents 152,702 properties throughout Scotland
- Most small landlords owning 1 - 4 properties
- Substantial growth in PRS in some areas from 2001 census
- Many private landlords still unregistered

## Challenges

- maintaining credibility
- enforcement – driving bad landlords out of the sector
- high profile cases
- tenant awareness

## Opportunities

- using register for marketing – eg training etc
- using register for PRS research
- information about rights and responsibilities
- information to tenants
- accreditation
- tenant satisfaction surveys

## What's to come?

- Public register?
- Enforcement action coming soon?
- Public information campaign for tenants
- Landlord registration – the answer to all ills?



## Discussion points

- What have the problems been?
- Why the difference between local authorities?
- What are the differences in approach between local authorities?
- Enforcement activity?
- Interaction with landlords, advice agencies etc

❖ Opportunities?

❖ Plans?

❖ Solutions?