

# The PRS Review Messages for Local Authorities

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## Methods

- Analysis of secondary data
- Omnibus survey with questions for landlords and tenants
- Expert and stakeholder briefings, interviews and focus groups
- Desk-top review
- Open call for information on local housing markets from local authorities

## Local authority task with regard to the PRS

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IF the PRS is a proxy for social housing, can we make it deliver on:

- Security of tenure;
- Quality;
- Supply;
- Affordability?

## Changing contexts for the PRS

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- Policy ambivalence and piecemeal intervention
- Welfare Reform
- Homelessness Reduction Act
- Tenure blur
- Austerity measures and impacts on local authority services

## Supply-side elements: knowing the market

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- Small landlords: categorisation
- Build to Rent
- Housing associations and local authorities
- Letting agents

■5

## Demand-side elements

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- Demand and market change
- Cultural shift in favour of renting
- Continuing variation in demand groups
- 'Shadow' PRS
- Property procurement
- Geography

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## Property supply

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- Additionality
- Impact of tax changes
- Build to Rent and market impacts
- Developments in TA

## Regulating the sector

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- Property condition
- Management standards
- Security of tenure

## Low-income renters

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- Welfare reform
- Mediation
- Long-term affordability
- Perils of the TA market

## Summary messages for local authorities

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- Acknowledge localised nature of challenges
- Devise a coherent strategy integrating supply, enforcement and sustainability
- Deconstruct silos
- Consider 'soft' supports for the HB market