

Jacky is Director of Advice4Renters, which provides specialist legal advice and representation for private tenants, and campaigns for better services and better laws. A campaign spanning two decades finally got licensing onto the statute books but its piecemeal implementation and complex variations has made licensing impossible to operate effectively. It's time for a radical change in how the private rented sector is regulated. Jacky was a local councillor for eight years, including three years as the Cabinet Member for Housing in Camden.





Improving the PRS



Protecting tenants in the short-term

- ❑ A clear Strategy for improving homes
- ❑ Who are homes being improved for?
- ❑ What is the role of Licensing within the Strategy?
- ❑ What measures are in place to monitor that Licensing (or other measures) are fulfilling that role?

Protecting tenants in the short-term

- ❑ Understand the communities housed by rogue landlords
- ❑ Communicate tenants' rights through the channels and languages they use
- ❑ Resource local advice agencies who can help
- ❑ Publicise through grass roots community groups

Protecting tenants in the short-term

- ❑ Ensure all part of the Council understand the Strategy
- ❑ Educate other statutory agencies
- ❑ Employ Tenant Liaison Officers alongside Licensing Officers
- ❑ Encourage Social Prescribing

The long-term solution

- ❑ Abolish Licensing Schemes
- ❑ Treat landlords like businesses
- ❑ Replace Licensing with a National Registration Scheme
- ❑ Registration to require compliance with a mandatory Regulatory Code
- ❑ Not registered? Can't let

The long-term solution



Regulating the Lettings Industry

Introduction and Aims:

- ❑ Provide protection for the consumer, in particular tenants
- ❑ An efficient, cost effective and accessible regulation model, to replace complex, piecemeal and inconsistent regulation
- ❑ Address safety, knowledge, standards and enforcement
- ❑ Encompass all components and core roles involved in the letting of a property
- ❑ Provide a template for the wider housing industry i.e. sales

The Regulation Model

The Regulator

Govt. Dept. e.g. National Trading Standards

Enforcement bodies (instructed by Regulator)

e.g. local authorities: investigate, penalise, prosecute

Professional bodies

Guidance, Accreditation & Training

Trade Associations

Guidance, Accreditation & Training

Ombudsman
Redress for consumers

A National Online Portal

Property conditions verified

- ❑ Landlord instructs surveyor who identifies defects
- ❑ When defects remedied Surveyor's Report "MoT" uploaded directly to portal
- ❑ Similarly, bodies issuing gas, electrical safety certificates, EPC, insurance, etc.

A National Online Portal

Competent Management Verified

- ❑ Landlord appoints an accredited agent, or
- ❑ Completes an online training course for ‘self-management qualification’
- ❑ Certificate of self-management uploaded to portal.

Legislating for the regulatory model

The perfect place is the
Homes (Fit for Human
Habitation) Bill

The Lettings Industry Council

To inform, educate and improve
the private rented sector

<https://thelettingscouncilcouk.wordpress.com/>

