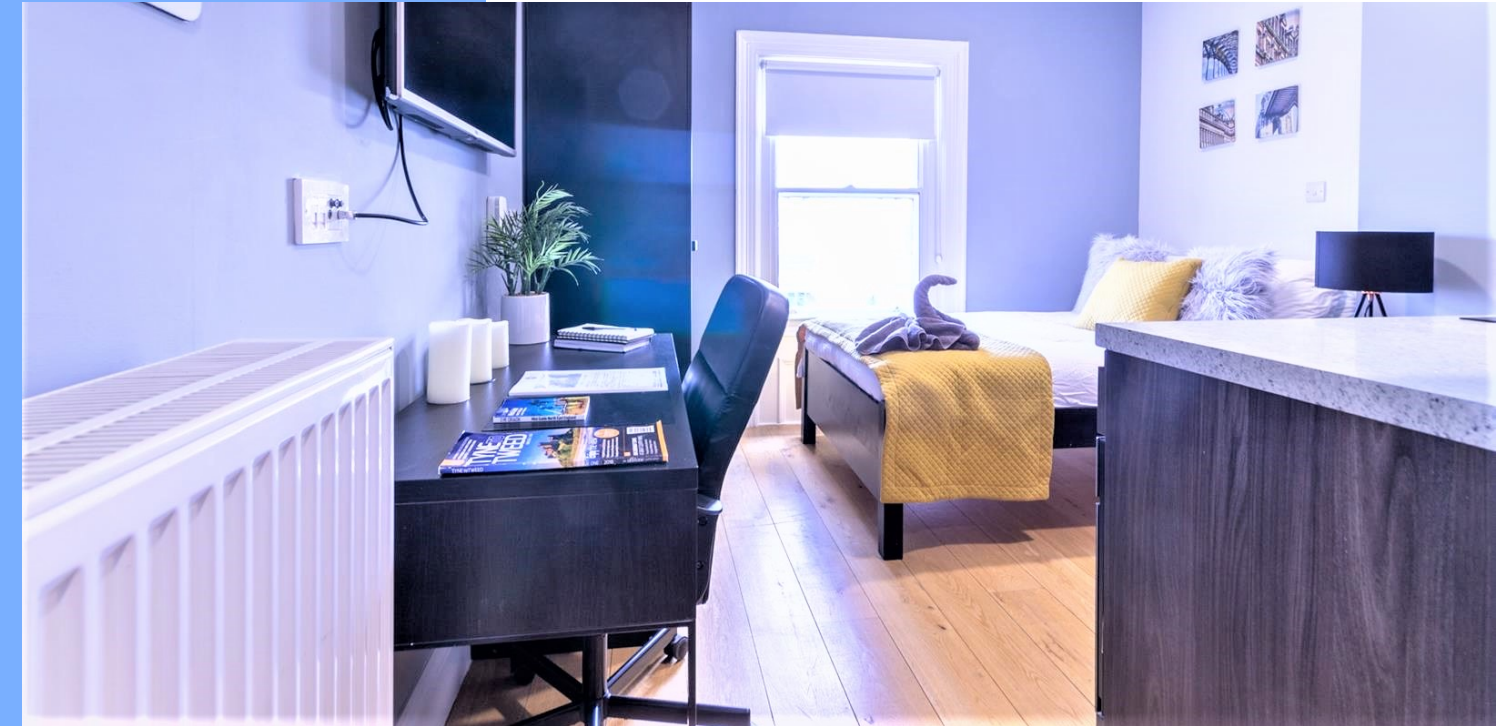


# A fairer private rented sector

The new housing white paper and why it could matter to students (and SUs)

JIM DICKINSON, WONKHE SUs



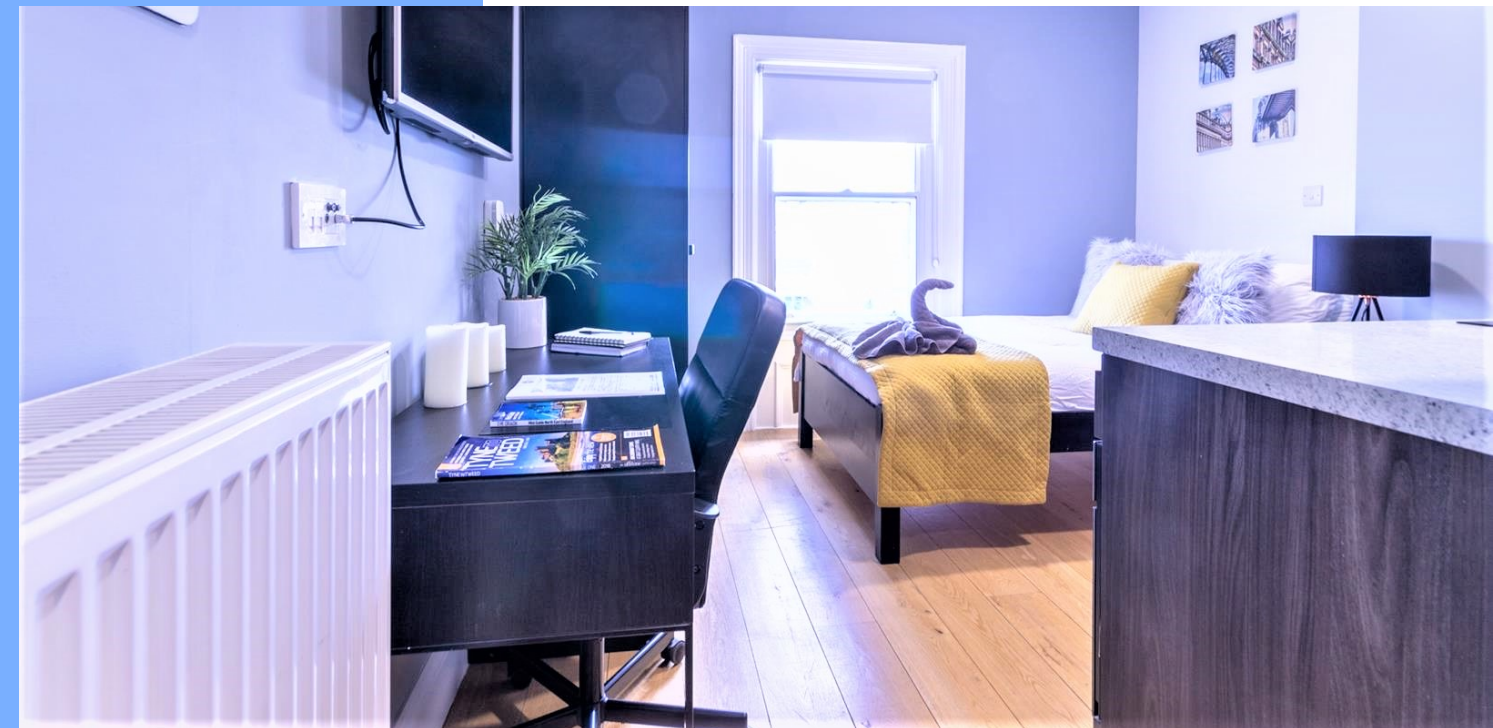
**WONKHE**  
SUs



# A fairer private rented sector

The new housing white paper and why it could matter to students (and SUs)

JIM DICKINSON, WONKHE SUs



**WONKHE**  
SUs



mctaggart  
Member

Join Date: Jun 2013  
Posts: 37

## ALL inclusive bills nightmare as a Landlord for next academic year

#1

24-03-2022, 09:56 AM

Hello

I am a Landlord to HMO students and have fallen foul of the impending enormous price increases in energy which are due soon. I rent all of my student properties ALL inclusive with bills for a fixed cost. This isn't normally a problem, but as my students sign 12months in advance for the next academic year, I haven't been able to foresee the unprecedented massive energy price increases and now the rent I am charging for the next academic year when they move in Sep 2022 is no where near enough to cover the bill costs, i could normally absorb the costs, but the houses are huge 8 bedrooms 4 story buildings and im looking at bills going up from about £325 to over £800 a month!

I have tried to talk to the students and explain that I need to increase the rent to cover my costs, but they are playing hardball saying they have signed a fixed price contract.

Can I cancel the contract and re advertise the property as I think they are being wholly unreasonable given the circumstances on the national energy crisis.

They haven't moved into the property and their contract says it doesn't start until 1st September, however they have signed and paid a deposit.

What are my options in this scenario?

Tags: None



# I am amazed







# Some facts...

- 4.4 million households in England
- 16 to 34 accounted for 43.5% of the households
- 21% of homes in the Private Rented Sector are non-decent
- Augar was concerned about student accommodation costs
- NAO found no meaningful relationship between DfE and DLUHC
- Supply continues to be an issue in major student cities (planning)
- Student accommodation as a market not working for the tenant



# Ambitions

- All tenants should have access to a good quality, safe and secure home.
- All tenants should be able to treat their house as their home and be empowered to challenge poor practice.
- All landlords should have information on how to comply with their responsibilities and be able to repossess their properties when necessary.
- Landlords and tenants should be supported by a system that enables effective resolution of issues.
- Local councils should have strong and effective enforcement tools to crack down on poor practice.





# Story so far...

- Homes (Fitness for Human Habitation) Act 2018
- Letting agents have to belong to a redress scheme
- Tenant fees act
- Capping of deposits
- Emergency measures during the pandemic



# 1. Decent homes standard

- A legally binding Decent Homes Standard (DHS) in the Private Rented Sector for the first time
- Free from the most serious health and safety hazards, such as fall risks, fire risks, or carbon monoxide poisoning
- Landlords must make sure rented homes don't fall into disrepair, addressing problems before they deteriorate and require more expensive work.
- Kitchens and bathrooms should be adequate, located correctly and – where appropriate – not too old, and we'll also require decent noise insulation.
- Renters must have clean, appropriate, and useable facilities and landlords should update these facilities when they reach the end of their lives.
- Gvt will also make sure that rented homes are warm and dry.



## 2. Quality improvements

- Pilot schemes with a selection of local councils to trial improvements to the enforcement of existing standards and explore different ways of working with landlords to speed up adoption of the Decent Homes Standard



# 3. Security and stability

- Abolish Section 21 'no fault' evictions and deliver a simpler, more secure tenancy structure.
- Reform grounds for possession to make sure that landlords have effective means to gain possession of their property where necessary.
- Single system of periodic tenancies



Section 21 and Assured Shorthold Tenancies are used by a range of housing sectors. Most students will continue to move property at the end of the academic year. However, for certain students, this is not appropriate, for example because they have local ties or a family to support. It is important that students have the same opportunity to live in a secure home and challenge poor standards as others in the PRS. Therefore, students renting in the general private rental market will be included within the reforms, maintaining consistency across the PRS. We recognise, however, that Purpose-Built Student Accommodation cannot typically be let to non-students, and we will exempt these properties – with tenancies instead governed by the Protection from Eviction Act 1977 - so long as the provider is registered for a government-approved code.[\[footnote 50\]](#)

# 3. Security and stability

Possession...

- Wishing to sell a property
- Serious repeated rent arrears
- Criminal or antisocial behaviour
- If possession required time for a tenant to find new property



# 4. Dispute resolution

- Only allow increases to rent once per year, end the use of rent review clauses, and improve tenants' ability to challenge excessive rent increases through the First Tier Tribunal.
- Strengthen tenants' ability to hold landlords to account and introduce a new single Ombudsman that all private landlords must join.
- Work with the Ministry of Justice and Her Majesty's Courts and Tribunal Service (HMCTS) to target the areas where there are unacceptable delays in court proceedings.

# 4.1 Rent increases

- Rent increases only once a year
- Two months notice of a rent increase
- End use of rent review clauses
- Require landlords to repay any upfront rent if a tenancy ends earlier than the period that tenants have paid for.
- Introduce a power through the Renters Reform Bill to limit the amount of rent that landlords can ask for in advance.
- Expand Rent Repayment Orders to cover repayment for non-decent homes



## 4.2 A new Ombudsman

- A single government-approved Ombudsman covering all private landlords who rent out property in England, regardless of whether they use an agent

We will explore extending mandatory membership of a redress scheme to residential park home operators, private providers of purpose-built student accommodation and property guardian companies. This would provide access to redress for residents across approximately 2,000 park homes sites in England, 30% of university students living in purpose-built student accommodation, [\[footnote 56\]](#) and approximately 5,000 to 7,000 property guardians. [\[footnote 57\]](#)

Keeping with standard practice, the Ombudsman's decision will be binding on landlords, should the complainant accept the final determination.

- Failure to comply with a decision may result in repeat or serious offenders being liable for a Banning Order.



## 5. Compliance and enforcement

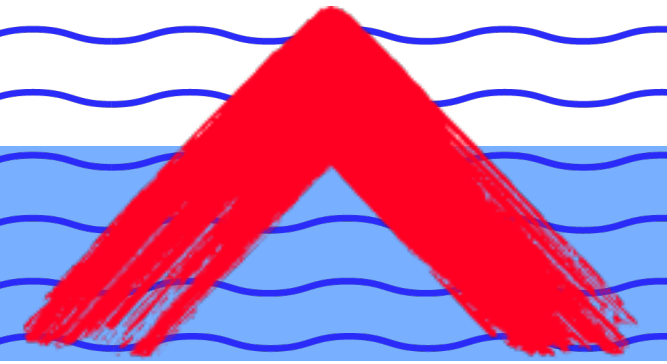
- A new property portal to help landlords understand their legal requirements and “host” compliance evidence
- Stronger enforcement powers for local councils and more national oversight
- Tenants can check the decency thing

## 6. A positive experience

- Make it illegal for landlords or agents to have blanket bans on renting to families with children or those in receipt of benefits (so called 'No DSS' bans).
- Give tenants the right to request that they can have a pet in their property, which the landlord must consider and cannot unreasonably refuse.
- Work with industry experts to monitor the development of innovative market-led solutions to passport deposits.

# Shelter

- "A gamechanger"
- "Gone will be the days of families being uprooted and children forced to move school after being slapped with a Section 21 no-fault eviction for no good reason."



**SHELTER**



News

# LATEST: Renting reform White Paper – its full shocking proposals go live

By Nigel Lewis - 16th June 2022

2843

11



The Government has finally published its renting reform White Paper three years after it was first promised, with legislation based on its proposals not due until at least next Spring.

Introduced in parliament by housing minister Eddie Hughes (main picture) but prefaced by his boss Michael Gove, it claims to be both a game-changer for renters but also assumed that not all landlords are rogue or irresponsible and that most offer good accommodation and take their responsibilities seriously.

“We want to change the UK’s reputation as a place to both rent and own a home,” Hughes told MPs. “And we want renters to have the same peace of mind that owning your home gives.”

– Advertisement –

Clooper

Find Tenants The **Fast & Easy Way**

- Free advertising on Rightmove, Zoopla & more
- List your property in minutes
- No upfront fees



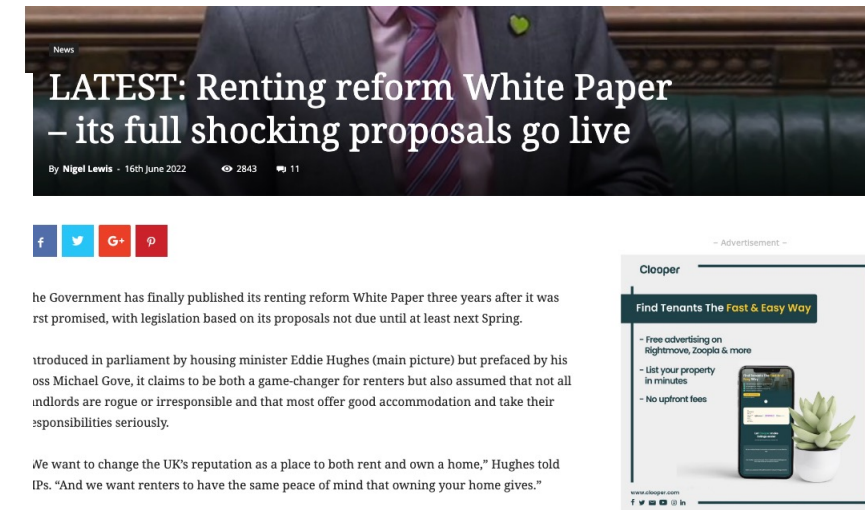
www.clooper.com



It seems to have abolished the concept of a minimum 6 month tenancy term. Effectively that turns all properties into holiday lets doesn't it? Surely if landlords have no certainty of at least 6 months rent they will price far more properties at holiday let prices.

How is the student market going to work if students can just bail mid tenancy? The only way that could possibly work would be if Council Tax exemptions were abolished so students could be replaced with professionals. How will it work if one student wants to leave a joint tenancy? Will they bully and coerce their housemates to give up their home? In student HMOs on individual tenancy agreements it would massively change the whole student experience if random professionals or benefit claimants were put in to replace a departing student.

Some of the proposals look OK but others really haven't been properly thought through.

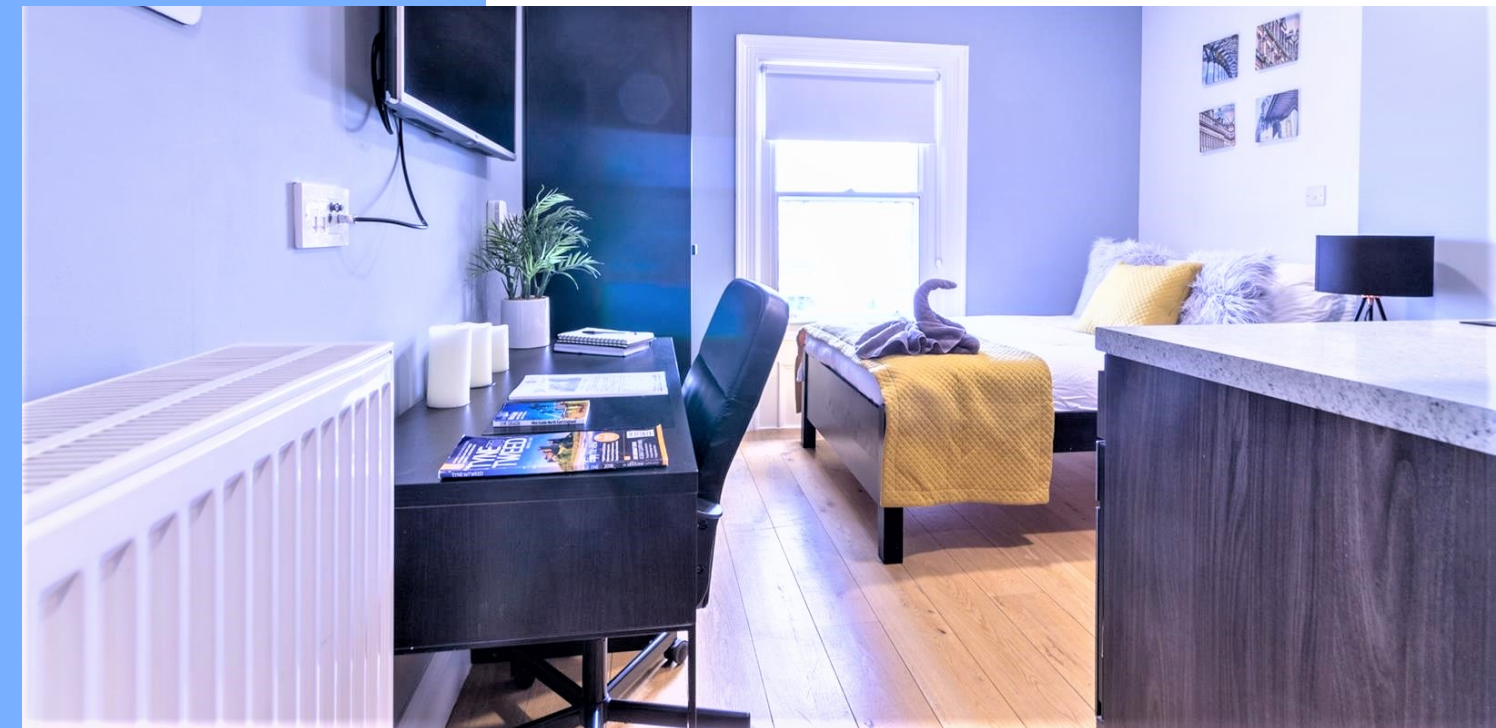




# A fairer private rented sector

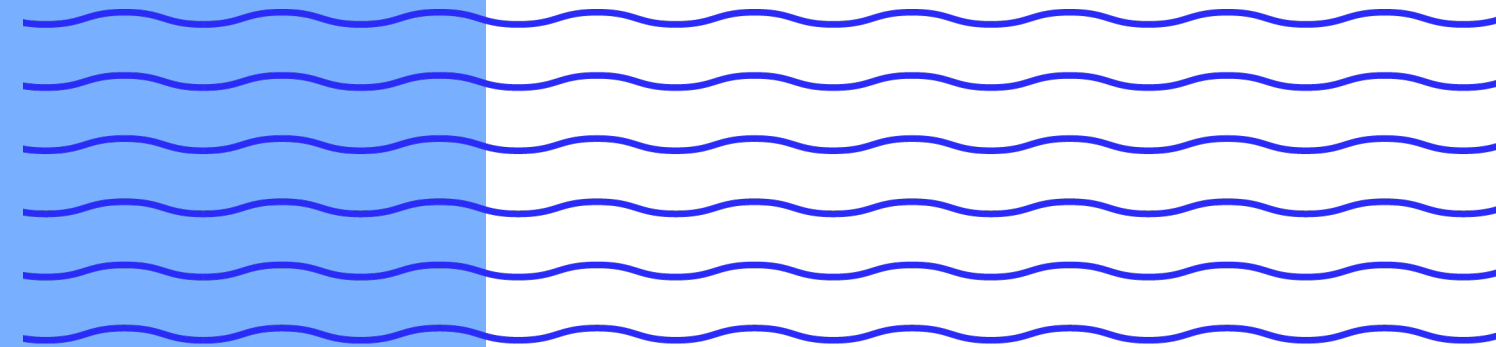
The new housing white paper and why it could matter to students (and SUs)

JIM DICKINSON, WONKHE SUs



**WONKHE**  
SUs





**WONKHE**  
SUs