



RESIDENTIAL LANDLORDS  
ASSOCIATION

**APSE Construction and Building  
Maintenance Seminar**

**Working with Private Rented  
Housing providers: Discretionary  
licensing, self-regulation, and  
homelessness**

**Andrew Goodacre  
Chief Executive**

# Discretionary Licensing

## Landlord view:

- **Large scale licensing unpopular**
- **Hits compliant landlords**
- **Ignored by criminals/rogues**
- **Cost passed to tenants**
- **Focus is paper and bureaucracy, not standards and condition**
- **Ineffective enforcement**
- **Little independent evidence of success**

# Discretionary Licensing

## Alternatives?

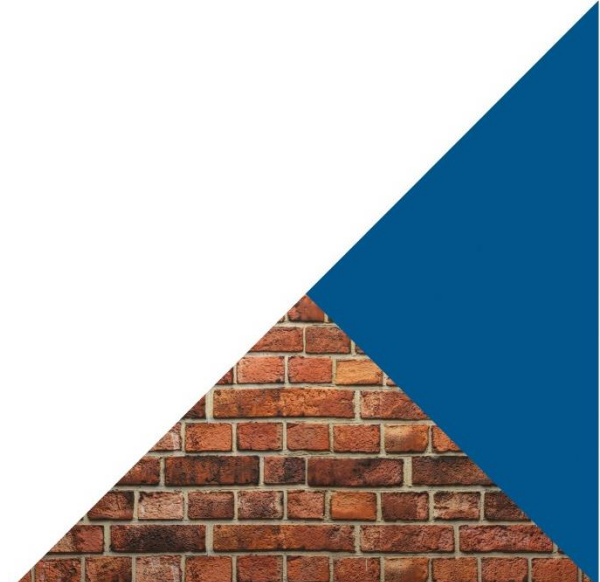
- **Enforce current regulations**
- **Better use of data to identify and target bad landlords**
- **New powers and penalties**
- **Extension of mandatory licensing on way**
- **Government propose redress scheme for landlords**
- **Self-regulation**

# Discretionary Licensing



## The enforcement problem:

- **Almost 2 million landlords**
- **Over 5 million households**
- **Over 12 million tenants**
- **Already 'self-regulating' but with no oversight or structure**



# Discretionary Licensing

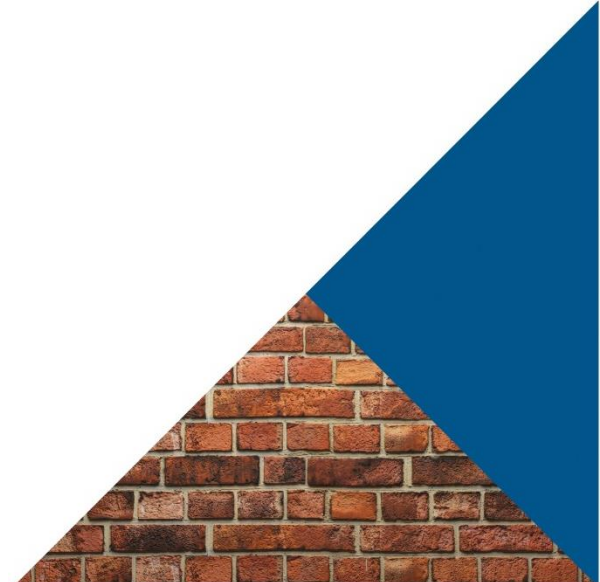
## Co-regulation:

- **Membership of professional body**
- **Code of Practice**
- **Complaints handled by scheme**
- **Alternative Dispute Resolution**
- **Sanctions**
- **Ultimately returned to LA enforcement**
- **LA can intervene in most serious cases**

# Discretionary Licensing

**But if you must, then:**

- **Reward compliant landlords**
- **Discounts for accreditation**
- **Early Bird discounts**
- **Pay by instalments (DD/SO)**
- **Clear, realistic conditions**
- **Enforcement policy**



# Tackling Homelessness

## Landlord concerns

- **Some LHAs advise tenants to stay in property to await eviction by bailiffs**
- **Appears to be practice rather than policy**
- **Net effect is the same**
- **Clearly unlawful as a practice**
- **Previous housing minister wrote to councils to discourage this**



# Tackling Homelessness

## Unfair to tenants

- **Only accommodated last minute**
- **Increases stress**
- **Less likely to obtain long term accommodation**
- **Loss of possessions during move**
- **Increases indebtedness to landlord**
- **Bailiff warrant cost added to debt**
- **Makes landlords reluctant to let to some tenant groups**
- **Could have used time to get alternative accommodation**



# Tackling Homelessness

## Unfair to landlords

- **Tenants do not leave when a court order is obtained**
- **Increases stress**
- **Increases costs for court fees etc**
- **Unlikely to recover any money from tenant**
- **Left behind possessions must be disposed of**
- **Creates a negative impression generally of both landlords and tenants**



# Tackling Homelessness

## Problems for LHAs

- **LHAs are not the enemy**
- **Not making people stay out of spite**
- **Creates an adversarial relationship**
- **Extra cost of urgent accommodation**
- **Poorer service to homeseekers**
- **More disturbed and fractured families**
- **Increased social care costs**



# **Tackling Homelessness**

## **Homelessness Reduction Act**

### **Three key elements**

- 1. Treats people as homeless earlier**
- 2. More advice and support to retain tenancies**
- 3. Duties to those who are potentially homeless**



# Tackling Homelessness

## Homelessness Reduction Act

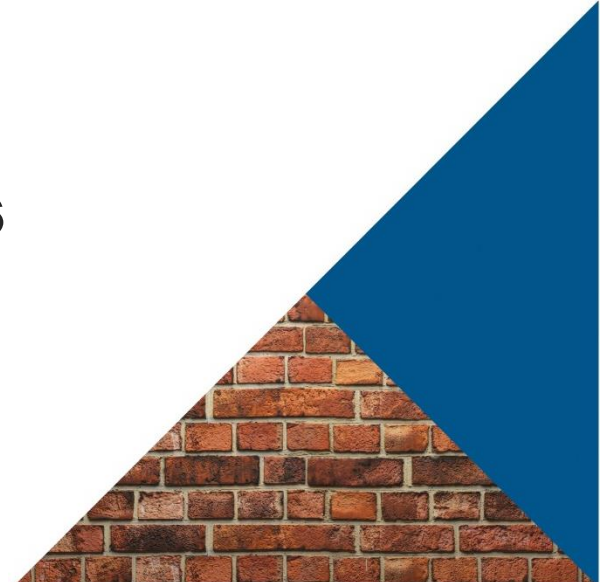
- **General requirement to review and keep reviewing**
- **General requirement to provide an advice service to help prevent homelessness**
- **Personalised plans**
- **Aims to get applicants into right property earlier**



# Tackling Homelessness

## Other support:

- **Take s21 seriously**
- **Communicate with landlords**
- **Ensure rent is paid**
- **Legitimate ways to keep tenant in property – DHPs etc**
- **Homeless at home**
- **Rent guarantees**
- **Deposit and bond schemes**
- **Social lettings agencies**



**Thank you!**

**Questions?**

**Andrew Goodacre**

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