

AREA 2 COMMITTEE – 24th March 2010

Title of paper:	Private Rented Sector research	
Director(s)/ Corporate Director(s):	Lianne Taylor, Director of Communities	Wards affected: All
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Relevant Council Plan Strategic Priority:		
World Class Nottingham		
Work in Nottingham		√
Safer Nottingham		√
Neighbourhood Nottingham		√
Family Nottingham		√
Healthy Nottingham		√
Serving Nottingham Better		√
Summary of issues (including benefits to customers/service users):		
In response to concerns expressed about multi occupancy housing and condition of properties within the private sector research has been commissioned by Nottingham City Council and other local authorities in greater Nottingham to gather information about the private rented housing sector.		
Recommendation:		
1	That the Area Committee notes the purpose of the research, methodology and range of issues explored.	

1 BACKGROUND

- 1.1 The research will be carried out by a consultancy called Nathaniel Litchfield and Partners. A company called Research and Marketing Plus are carrying around a 1000 interviews with landlords and tenants. This is a big project, and the aim is to get the views of as many people as possible to provide a reliable picture of private rented accommodation. This research is being paid for by a grant from the Regional Housing Board, plus smaller contributions from each of the participating local authorities.
- 1.2 The research is attempting to find out:-
- How many properties are being rented out in different parts of the area?
 - What type and size are they? What is their condition like?
 - What rents are being paid for different types of property?
 - What is demand like from tenants? Is it likely to change in the future?
 - Why do tenants choose to rent? Is it only because they cannot afford to buy?
 - What different types of landlord are there? What leads people to being a landlord?
 - What are landlords trying to get from renting their property? What are their future plans (e.g. rent indefinitely, or sell the property in the future)?
 - What effects has the recession had on tenants and landlords?
 - What is the impact of licensing and accreditation schemes run by local authorities?
 - Do landlords and tenants know about schemes to advertise properties to people in need of housing (e.g. First Lets, run in Broxtowe, Rushcliffe and Gedling)?
 - How can we make the most of the sector to meet local housing need?
- 1.3 Landlords will be asked to contact research and marketing plus to take part in the research and be interviewed. Each interview will take approximately 15 minutes. No professional knowledge or preparation is required prior to the interview. Views will sort on the landlords circumstances, experiences and how things can be changed.

Focus groups led by experts in this sector, to compliment the interviews will be conducted with landlords enabling them to discuss relevant issues in more detail.

All personal details provided by participants will be kept completely confidential with neither the participant or the property being identified in the final report. The local authority will not be contacting the landlords about regulation or licensing. The purpose of the research is not to 'catch landlords out'.

- 1.4 Whilst there is no financial disbursement for landlords who participate, they will have an opportunity to discuss issues affecting them and their views will influence how local authorities act towards this sector in the future. A copy of the final report should landlords request this will be available. An opportunity will also be offered to landlords to discuss any issues arising from the report.

2 REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

The Nottingham City Council is committed to improving its neighbourhoods. Private rented housing forms a large sector of the accommodation available in Nottingham and therefore having an understanding of the views of this group will enable us to better communicate with them in the future. More importantly working in partnership to address many of the issues raised about privately let properties within neighbourhoods.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

None

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)

The resources to pay for this research have been provided by the Regional Housing Board.

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)

None

6 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

None

7 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

None