

Written evidence submitted by Miss Kathy Miller [RRS 005]

I have been a landlord for over 20 years. I rent out terraced, detached and flats to family units. I have tenants with Pets and I have some on U credit.

But I have seen more and more legislation and costs put on the PRS since 2015 with the start of S24.

During Covid I had a tenant completely trash my house which cost over £30000 to reinstate.

Rent arrears of which he kept and spent amounted to £7500 on top. I could not evict for 10 months and even though I was down for emergency eviction by the courts I had to wait an additional month before my case was heard due to the number of cases.

The police said Civil and I had to stand by helpless as my house was destroyed week by week over a period of six months and the neighbours were subjected to smashing day and night and constant fires in the garden of my doors and floors.

The Role of the Police in anti social behaviour and criminal damage needs to be reinforced and the Police need to take action. It appears that the fact a contract exists leaves the Police to class everything as Civil.

I convert houses and build the occasional one, if I wish to convert a house into 2 flats how will I remove the tenant to do this under the White paper.?

How will I comply with the EPC upgrades if the works requires the tenant to be removed?

Or am I expected to put them up in a hotel?

If this EPC works and renovation increases the rent that can be achieved should I not have the right to charge more ?

Pets a Pet Policy that can be cancelled in 14 days and in many cases the Insurance wont pay out. A garden full of waste, intense damage ie cats using all the doors as scratching posts. Fleas hatching six months later, urinated carpets everywhere. Saying they have one dog and then suddenly you have 3 dogs. How do you evict these tenants without S21?

This paper creates more questions than it answers and it will be too late once passed and landlords find they have no means of swift and just removal of tenants.

My answers as follows

will the Government's White Paper proposals result in a fairer private rented sector (PRS)?

NO it is just for the tenant the landlord has been hung out to dry.

The proposals I believe will result in a 50% reduction in the PRS . It is taking away the means to evict bad tenants and landlords control of their property

If the hidden aim of the white paper is to drive more landlords from the PRS then it will succeed

What do the proposals in the White Paper and other recent reforms indicate about the role the Government envisages the PRS playing in providing housing nationally?

Such is the governments attacks on landlords since 2015 I believe that the Government does not want the PRS in any form and wishes just the BTR sector to remain

- Have the Government's announcements already led to any changes in behaviour in the PRS?

Yes more landlords are selling and evicting tenants which are troublesome while S21 still remains.

- Do the proposals for reforming tenancies, including the abolition of Section 21, strike the right balance between protecting tenants from unfair eviction and allowing landlords to take possession of their properties in reasonable circumstances?
- Definitely not. S21 is mainly used for problem tenants what it will show is a massive increase in S8 evictions .
- The courts need to record why tenants are being evicted and the stats available for all to see.
- Tenants will be able to leave after 2 months at an average cost to a landlord of £1000 per tenancy
- What about property damage caused by the tenant or their pets
- How do we evict these. Pet damage costs are massive and tenants can cancel a policy within 14 days .
- How easily will tenants be able to challenge unfair rent increases under the proposals?
- Does the PRS need its own ombudsman? If so, what powers should it have?

- Will the proposals result in more disputes ending up in the courts? If so, will the proposals for speeding up the courts service suffice?
- Definitely at least 50% more court cases and no definitely the speeding up of the courts will not be enough. It will cost landlords

thousands in unpaid rent and damage. The court system will not cope

- Anti social behaviour the Police need to stop saying everything is Civil just to enable them not to act.

- What impact, if any, will the reforms have on the supply of students homes in the general PRS?
- What impact, if any, will the reforms have on the supply of homes in the PRS?
- Expect a massive reduction in PRS
- What should be included in the new decent homes standard and how easily could it be enforced?
- Tenants block fans and don't open trickle vents in the hope of saving heat but it results in black mould this will get worse.
- How enforceable are the proposals to make it illegal for landlords to have blanket bans on letting to people on benefits or with children? What other groups, if any, should be protected from blanket bans?
- Overall, what additional pressures will the proposals place on local councils, and how many of these will require new burdens funding?
- High cost as they will need more temp accommodation.

July 2022