Improving conditions in the private rented sector

Private rented homes are in a worse condition than any other tenure

Renters struggle to negotiate for better conditions and fear retaliatory eviction

Landlords lack the financial incentives to improve poor conditions, and in a relatively unprofessionalised market often do not understand their rights and responsibilities

Local authorities lack the resources to enforce the powers they have to crack down on rogue landlords

Strengthening renters' consumer bargaining power

Improving sector knowledge and ensuring landlords meet basic legal requirements and are trained in their responsibilities

Improving the ability of local authorities to tackle poor housing conditions where the market fails

Lenders should encourage landlords to make a full assessment of properties purchased with a buy-to-let mortgage

- Legislate to protect renters from retaliatory evictions
- Professionalise the evictions process
- Amend the Landlord and Tenant Act (1985) so all landlords are required to ensure homes are fit for human habitation
- Place a statutory duty on local authorities to provide a tenancy relations service
- Reinstate legal aid for disrepair cases

A national register of landlords which would:

- ensure landlords are better trained, informed and supported on rights and responsibilities
- equip local authorities with data to proactively manage their private rented sector
- equip government with data to base its national policy for private rented sector housing
- empower renters to act as consumers
- provide an ultimate sanction for poor landlord behaviour

- Increase ability of local authorities to implement selective licensing schemes
- Set up social lettings agencies
- Increase local authority private rented sector posts funded by reform of the wear and tear allowance