



# Purpose of the Renters' Rights Act (RRA) /1

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Others claim it just brings England in line with many European Countries

The Reform Party has said they will repeal the RRA if they are elected

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# A short recent history of the Private Rented Sector (PRS) /1

Prior to the Housing Act 1988, the private rental market looked much different

Landlord rights were few, tenants arguably were in control

Rent controls and landlords struggled to regain their properties

The PRS market was largely for students and house shares when young people found work

With little incentive to rent out homes, the private rented market was very small resulting in a shortage of housing to rent

# A short recent history of the Private Rented Sector (PRS) /2

Along came the radical Thatcher Conservative Government and eventually the 1988 Housing Act

Assured shorthold tenancies came in from January 1989 and became the default tenancy after February 1997

Short fixed term tenancies combined with 'no reason required' section 21 notices meant landlords had far more control over who to let to and how and when to get their properties back

The PRS as a result doubled from around 9% of households in 1991 to roughly 19% today

Tenants changed as well, with the PRS becoming the 'alternative' social housing provider due to the fall in social housing vacancies

# What types of PRS lets does the RRA not apply to /1

- Lodger/Resident Landlord Agreements: If the person lives in the same house as their landlord and shares living space (kitchen, bathroom)
- Holiday Lettings: Short-term rentals for vacation purposes
- Company Lets: A tenancy agreement with a company rather than an individual.
- High Rent/Low Rent Tenancies: Rent is extremely high (e.g., over £100k a year) or extremely low (e.g., less than £1k/year in London or £250 elsewhere).
- Interim Temporary Accommodation: Regardless of who the landlord is

# What types of PRS lets does the RRA not apply to /2

- Business or Agricultural Holdings: Premises used specifically for commercial or farming purposes.
- Council tenancies
- Licences – where it can be demonstrated that the person does not have exclusive occupation
- Tenancies provided for asylum support – What is commonly known as NASS cases
- Leases with a fixed term of more than 21 years