

APPENDIX 4



RESIDENTIAL LANDLORDS
ASSOCIATION

<http://www.rla.org.uk>

Residential Landlords Association

The prime objective of the RLA is to

Results : Government PRS Review

How many units of property to you own (count each house as one unit and each flat : please).

average : 7

Please indicate which sectors of the market you operate in (tick as appropriate :

Elderly	7.4%	<input type="text"/>
Family/Working Individuals/Couples	36.4%	<input type="text"/>
Students	8.2%	<input type="text"/>
Young professionals	28.5%	<input type="text"/>
DSS (Local Housing Allowance)	15.2%	<input type="text"/>
Migrants	4.4%	<input type="text"/>

Do you use a managing agent to manage any of your properties?

Yes	22.6%	<input type="text"/>
No	77.4%	<input type="text"/>

Do you use a letting agent to let any of your properties?

Yes	48.2%	<input type="text"/>
No	51.8%	<input type="text"/>

Are you a member of an Accreditation Scheme?

Yes	22.6%	<input type="text"/>
No	77.4%	<input type="text"/>

Are you a member of a national landlord's association (i.e. the Residential Landlords the National Landlords Association)?

77.5%

Yes
 No 22.5%

Are you a member of a local landlords association?

Yes 13%
 No 87%

Do you regard yourself as carrying on a business when you let/manage properties in the rented sector?

Yes 79.4%
 No 20.6%

Do you believe the private rented sector need more or less regulation or about the same as present?

More 13.9%
 Less 38.2%
 Same 47.8%

What improvements (if any) should the Government make to the current regulations: appropriate

Target non-compliant landlords	34.2%
Set targets for councils to improve property standards	10.1%
Improvements to energy efficiency skills	8.2%
Improve landlord's management skills/make landlords more professional	14.3%
Insist that all landlords undergo a training course	5.9%
Set the same standards across all local authorities	27.3%

Should landlords who fail to register be prosecuted and get a criminal conviction?

Yes 33.2%

No 66.8%

Do you think landlords should be registered in order to receive direct payment of Local Allowance (Housing Benefit)?

Yes 56.9%

No 43.1%

Should landlords be registered to obtain possession under Section 21 (i.e. the no defect rule)?

Yes 29.6%

No 70.4%

How long should be the maximum time for a decision from the court following the application to the court for possession?

2 weeks 79.6%

4 weeks 20.4%

Should landlords be registered in order to receive grants to improve the energy efficiency of their property?

Yes 42.5%

No 57.5%

The Government proposes to offer incentives such as free tenancy agreements, provision of possession documents and electronic notification to update landlords about legal and regulatory requirements, how valuable do you think these incentives would be - indicate by stating a rating from 1 (lowest) to 5 (higher).

1 47%

2 14.9%

3 17.7%

4 9.6%

5 10.8%

Should landlord's details on the register be available to the public?

Yes 14.5%

No 85.5%

If no, who should be able to access the register?

Tenants 20.1%

Prospective tenants 15.7%

Letting agents 16.2%

Local authorities 27.5%

HMC&E (Inland Revenue) 20.4%

In the event of a complaint against you as a landlord, your registration could be cancelled. The proposal is to have a "points system" as for speeding in a car. If it took 12 points were banned as a landlord, how many points would the following be worth?

rating

Who should decide on issuing Landlord's points?

Housing or the Estate Agent's Ombudsman 14.7%

Residential Property Tribunal or Lands Tribunal 28.6%

County Court (the small claims court) 25.6%

The arbitration service of the Deposits Scheme 9.2%

Some other organisation 21.8%

How long should the points stay on your Landlord's Registration?

54.4%

12 months

3 years 43%

5 years + 2.5%

Do you agree that Court/Tribunal should be able to ban a landlord from operating business services/repeated default? (As an alternative to a points system)

Yes 68%

No 32%

Do you agree with the Grounds proposed that all landlords should have to register on register?

Yes 29.6%

No 70.4%

Do you agree that you should have to disclose a list of your properties on the Register?

Yes 24.9%

No 75.1%

Do you issue a written tenancy agreement?

Yes 100%

The current assured shorthold regime only applies to properties with an annual rent £25,000. If the rent is over £25,000 p.a. it is just an ordinary contractual tenancy. What is the new level?

£50 000 59.6%

£100 000 15.3%

Other 25.1%

How often should this be reviewed?

Every 3 years 45.6%

5 years	32.1%
10 years	11%
Other	11.4%

Should letting agents have to have a legal licence to operate their business?

Yes	85.5%
No	14.5%

Do you think corporate investors (e.g. insurance companies/large property companies) encouraged in the private rented sector?

Yes	32.2%
No	67.8%

Would you prefer a system of self regulation (through the membership of an accreditation) to supervision by a local authority?

Yes	83.1%
No	16.9%

If you could opt out of local authority regulation by joining an accreditation/self regulation would you be willing to pay an annual fee for membership? If so, what should this fee be?

£0 to £50	66.5%
£50 to £100	22.7%
£150 to £250	4.5%
£250 to £500	1.7%
Other	4.5%

Should larger landlords have to pay a graduated fee to an accreditation scheme reflecting their size?

of their properties?

Yes 52.8%

No 47.2%

Should the fees for registration of the Government's proposed register be a flat rate or a fee per property (which would mean landlords with larger portfolios would pay r

Per landlord 61%

Per number of properties 39%

If you suggest a fee per landlord how much should this be?

Up to £50 per annum 71.3%

£50 to £100 13.9%

£100 to £250 4.8%

£250 to £500 1%

Other 9.1%

Should the fee be a one off the first time you register or so much per year?

Yes 73.3%

No 26.7%

If you prefer a fee per property what should this be?

£0 to £25 69.9%

£25 to £50 14.7%

£50 to £100 0.6%

Other 14.7%