

Highland PRIVATE LANDLORD Survey

RESULTS

WHO RESPONDED?



277 landlords completed the survey

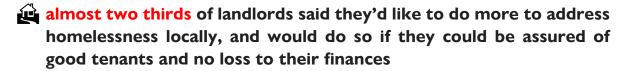


two thirds of landlords responding rent out 1 or 2 properties



just under half use a letting agency, with almost twice as many using full property management over a tenant find only service

VIEWS ON HOMELESSNESS







- the top 3 reasons for landlord reluctance to rent to homeless people:
 - 1. the Private Residential Tenancy has made them more risk averse
 - 2. fears homeless people would need support they couldn't provide
 - 3. homeless people's lifestyles may mean they are worse tenants
- ever half of landlords thought less than 10% of households registered as homeless with Highland Council would be in paid work
- nine in ten landlords said they would or might be more likely to rent to someone who is homeless if they had paid work
 - © Council data shows almost half of homeless households had paid work
- almost two thirds of landlords thought at least half of homeless households registered with the Council had additional support needs
- four in five landlords said they would or might be more likely to rent to someone who's homeless if they knew support was available

Council data shows just over a third of homeless households have support needs beyond housing

VIEWS ON BENEFITS



over a third of landlords said were entirely unwilling to consider renting to people who claim benefits



over half landlords who were unwilling to rent to people on benefits had done so in the past, but now changed their letting practices



the top 3 reasons for landlord reluctance to rent to benefit claimants:

- 1. concerns about rent arrears
- 2. the Private Residential Tenancy has made them more risk averse
- 3. concerns about benefit systems administration and delays

WORKING WITH THE COUNCIL



three quarters of landlords had never heard of Highland Council's rent deposit scheme, which offers landlords a guarantee in place of a cash deposit



four in five landlords said they would or might consider using this scheme, now that they had heard of it



the top 3 reasons for landlord reluctance to use the scheme:

- 1. concerns the Council wouldn't support the landlord if there where problems in the tenancy
- 2. the guarantee doesn't cover rent arrears
- 3. concerns the tenant would be left without support once housed

features landlords said would make them more or much more likely to work with the Council in providing housing for homeless people

insurance policy against damages/arrears, purchased by the Council

90% landlords

trustworthy source of good "vetted" tenants

90% landlords

reliable support for the tenant

83% landlords



guaranteed rent for a set period

82% landlords 🌢

single point of contact to support landlords

76% landlords

property management service provided by the Council

74% landlords 🌢



financial incentive 73% landlords 🌢

additional rent in advance

70% landlords 🌢

