













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

-  **almost two thirds** of landlords said they'd like to do more to address homelessness locally, and would do so if they could be assured of good tenants and no loss to their finances
-  only a **fifth** of landlords felt no responsibility to address homelessness
-  only a **quarter** of landlords were entirely unwilling to consider renting to people who are homeless
-  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
-  **over 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 were 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 👍