

London/SE HIA Network Meeting

Adaptations in the Private Rented Sector

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What we'll cover today

- Pilot authority update
- What our member research has shown
- Guidance for landlords
- Future work



Local authority pilot schemes

- Importance of positive engagement between local authorities and private landlords
- We are developing small pilot schemes to test improved processes for working with local landlords
- Aim to help create a best practice framework
- We are exploring pilots with Plymouth, Newcastle, Chorley, Islington and Swansea



Support for pilot areas

- Promoting guidance
- Local landlords / stakeholders survey.
- Support in promoting DFGs / adaptations
- Media work



Challenges faced by Islington Council

- Low number of DFG applications
- High property prices
- Robust PRS market
- Limited supply of social housing



What our research has shown

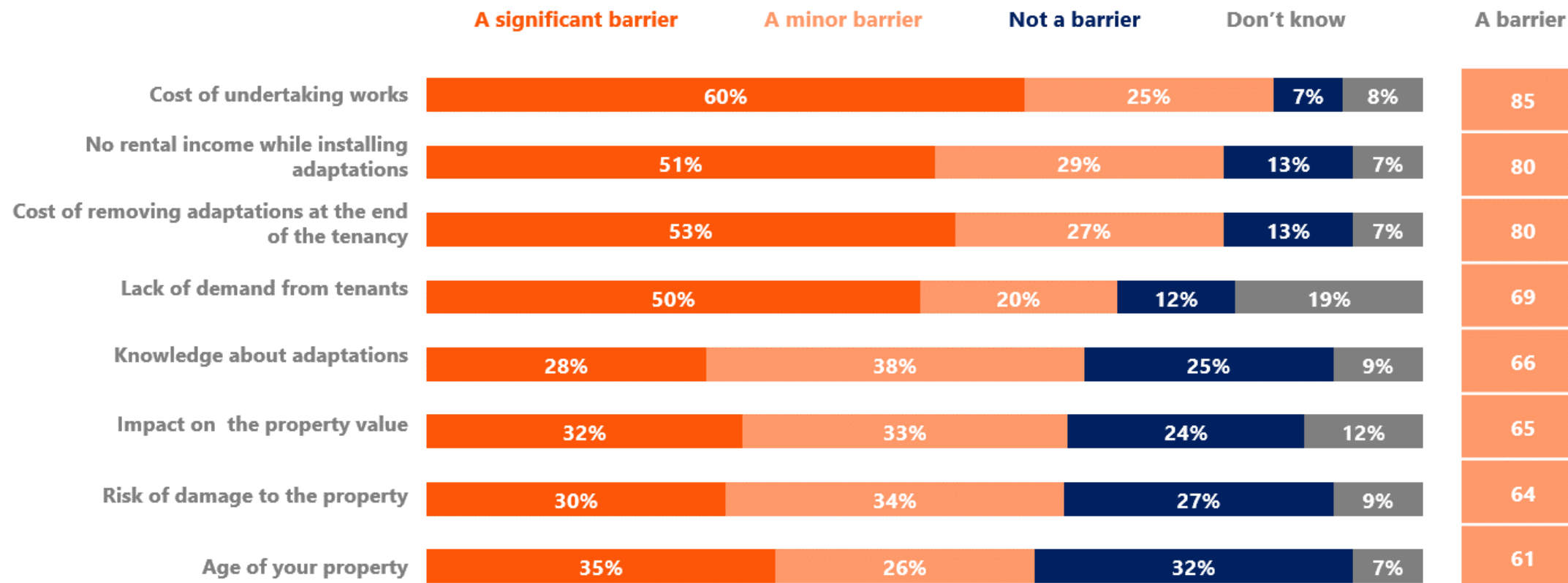


Our research

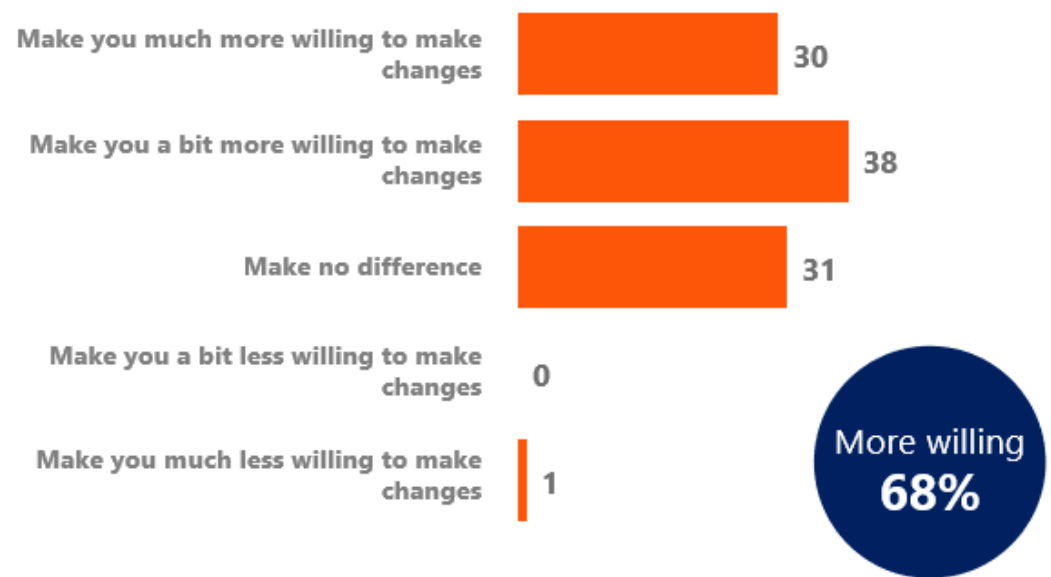
- Our original research was conducted between 15 March to 26 March 2019 as part of our quarterly member survey conducted by BVA-BDRC
- Only 8% said they currently let to tenants with accessibility needs.
- Main barriers to making adaptations were the cost, losing rental income and the cost of removing adaptations.
- Those with larger portfolios more likely to let to tenants with adaptation needs.
- 79% of landlords did not know about DFG's. Knowledge weaker for smaller landlords with few properties.
- 68% more willing to let to tenants with adaptation needs after becoming aware of DFGs.



Barriers to making adaptations (%)



Impact of DFGs on willingness to adapt (%)



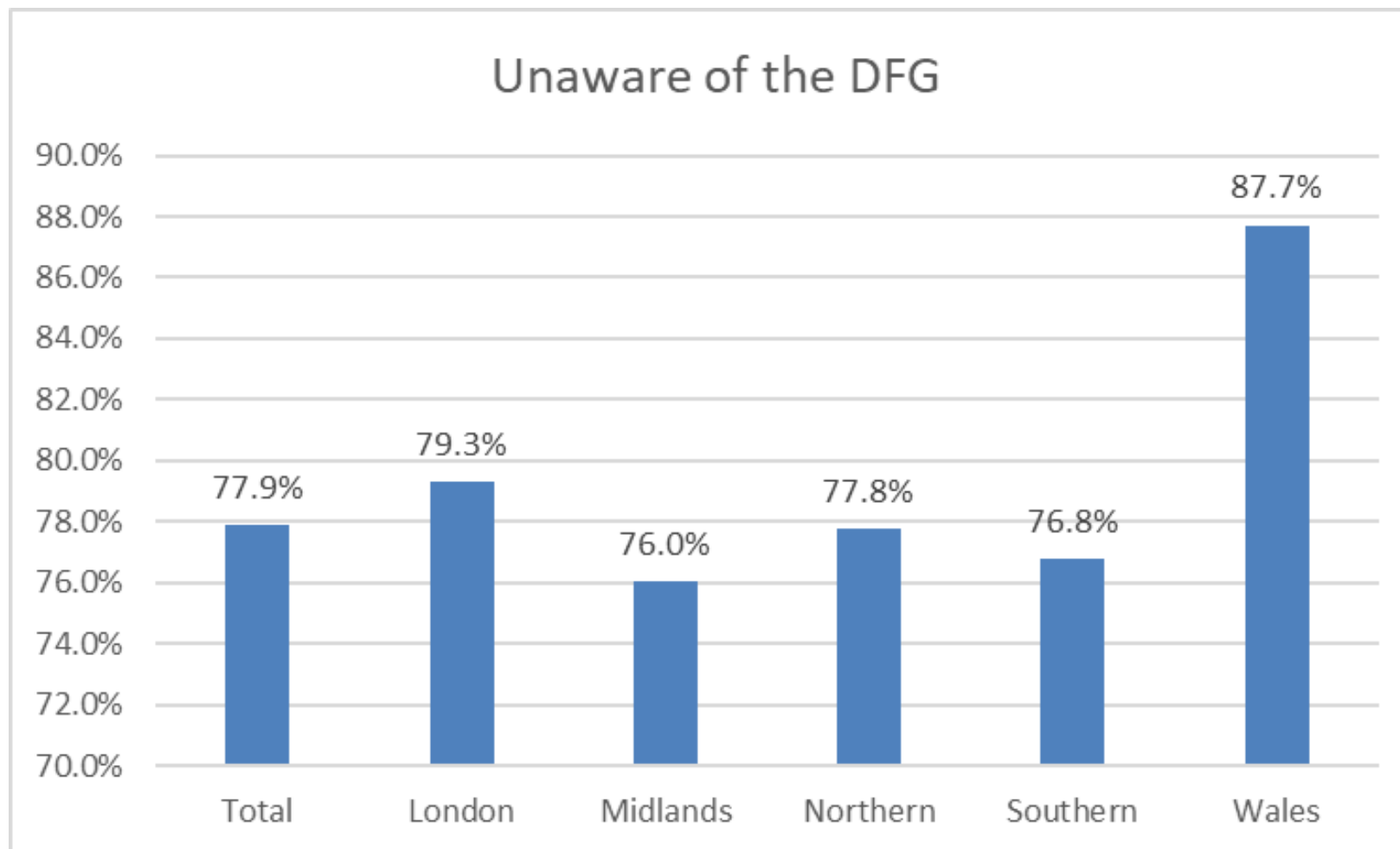
	Portfolio Size					
	1	2-3	4-5	6-10	11-19	20+
Make you much more willing to make changes	26	32	22	32	40	33
Make you a bit more willing to make changes	43	36	39	33	43	37
Make no difference	31	32	39	34	17	27
Make you a bit less willing to make changes	-	-	-	1	-	-
Make you much less willing to make changes	-	0	-	1	-	3



New NRLA Research Q2 2022

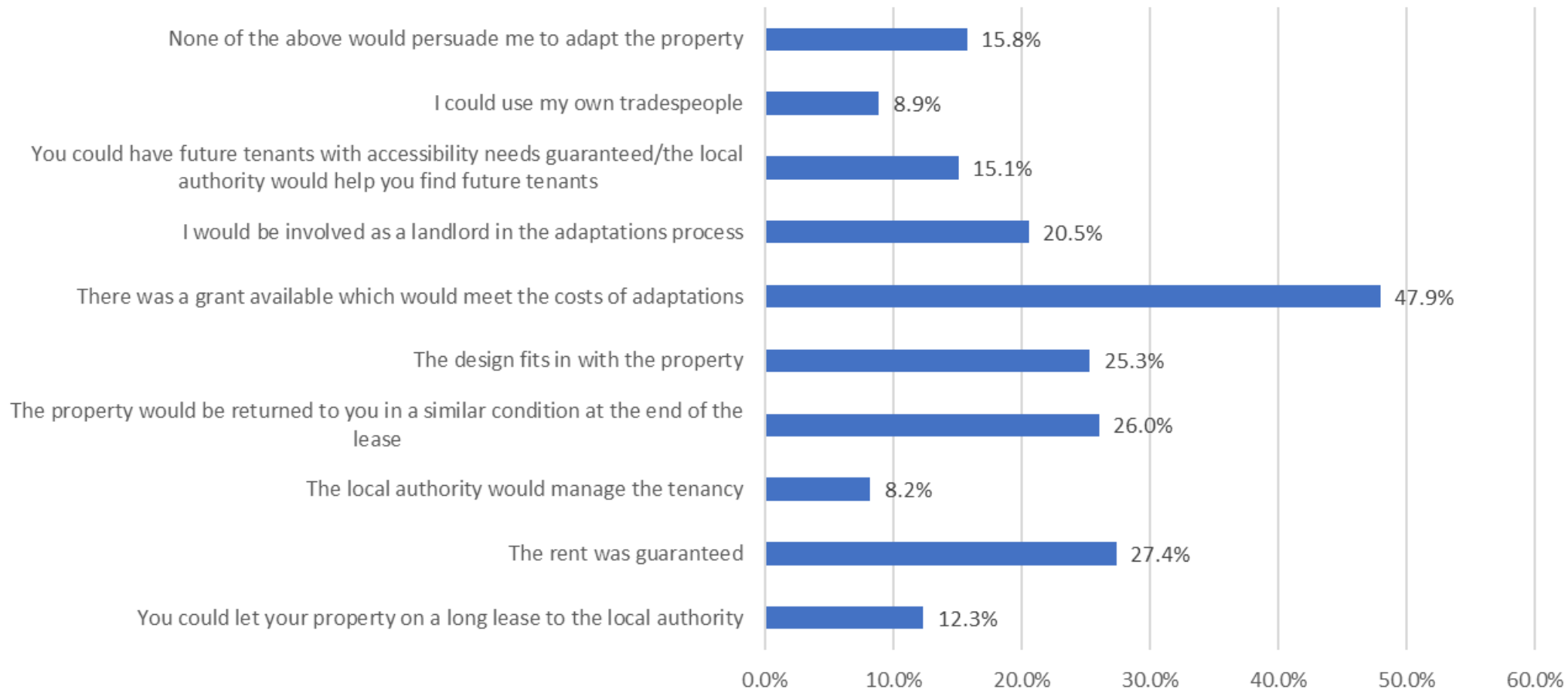


New NRLA Research Q2 2022



New NRLA Research Q2 2022

What would make London landlords more willing to make adaptations?



Guidance for landlords



Adaptations: Good practice guidance

- Aimed at demystifying adaptations for private landlords – the first of its kind specifically targeted for this group
- Developed in partnership with 12 expert organisations



What our guidance covers

- What are adaptations
- Minor and major adaptations
- How adaptations are funded
- Who carries out the works
- What kind of disruption there will be
- Intention to let for five years for DFGs
- How to work with an agent
- www.nrla.org.uk/campaigns/adaptations



Future work



Future work

- Continue engaging with pilot authorities
- Happy to engage with other authorities outside of pilots.
- Case studies
- Attending Alzheimer Society's conference. May 17th London
- Qualitative research with landlords
- Mental health campaign



Any questions?

Download our guidance and report
www.nrla.org.uk/campaigns/adaptations

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