



REPORT LAUNCH

Private Renters' Rights:

Safe and stable homes in Kensington and Chelsea

&

ANNUAL GENERAL MEETING

Thursday 19 November 2015



Report

launch

Keynote address:

The future of the private rented sector

Professor Christine Whitehead, London School of Economics

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Key research findings

Amina Khatun, Kensington & Chelsea Social Council

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PRIVATE RENTERS' RIGHTS Safe and stable homes in Kensington and Chelsea

2015

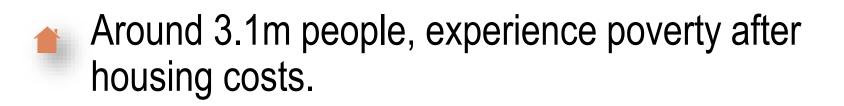






According to a MORI survey poverty and inequality - biggest issue facing Britain today.

1 in 5 people living in London are living in poverty.



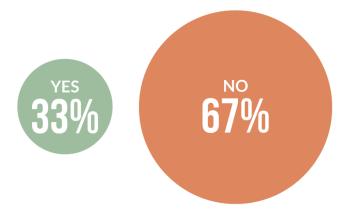


COST OF RENTING

When asked what was the **worst experience** of private sector renting in the borough nearly 1 in 4 (23%) of our respondents considered it to be the cost.



Unable to pay for essentials after paying rent?



33% unable to pay for other essentials after paying rent.



Charlotte:

I went to [an] agency in Earls Court. I told them that I want to rent. In one day I paid £5000, I borrowed from my sister.



1. RECOMMENDATIONS

- Rent stabilisation
- Promote wider housing discretionary payments
- Outlaw letting agent fees
- Tenancy relations service
- Private Rental Access Scheme to include low paid workers



CONDITIONS OF RENTING

1 in 3 (32%) of tenants felt that their home **did not** meet their expectations regarding its conditions.

Worst experiences of private renting...









Simon, 36, lives with his daughter:

I have to sleep in the living room in the winter because of the extreme cold. It causes damp in the bedroom.



2. RECOMMENDATIONS

- Selectively licence landlords
- Promote tenancy relations service/strengthen environmental health



CUSTOMER SERVICE

13% of the tenants we surveyed said they were not confident to report a problem to their landlord.



58% Repairs not being resolved
27% Fear of rent rise
15% Fear of eviction

...Reasons for not reporting issues

Who is less likely to report...





Wendy:

I left messages for him yesterday and he hasn't called me back and he has never ever contacted me about it....I have to fight all the battles with the builders next door and they are battles.



3. RECOMMENDATIONS

- A Landlord forum
- Online free subscription-based newsletter
- A Tenants charter
- Promote information on retaliatory evictions law
- Investment into advice services



CONCLUSION

- Our report highlighted a gap on local in-depth intelligence on the experiences of private renting.
- We propose some new approaches to improving the PRS to be endorsed and led by the Council.
- Council to use its powers locally to be at the forefront of championing progressive housing strategies that works for everyone.





Panel Questions & Answers

Allison Roche UNISON

Betsy Dillner Generation Rent

Cllr Rock Feilding-Mellen *Royal Borough of Kensington and Chelsea*

Professor Christine Whitehead

London School of Economics

Chaired by Ross Fraser, HouseMark

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Break and Networking

The Kensington & Chelsea Social Council Annual General Meeting will begin at 6pm



Annual General Meeting 2015



A roundup of 2014-15

Angela Spence, Chief Executive Officer

An address from our chair

Michael Bach, Board of trustees

Treasurer's report

Mark Anfilogoff, Board of trustees



Annual General Meeting 2015



ELECTION TO THE BOARD OF TRUSTEES

Conducted by Siobhan Sollis

NOMINATIONS:

Mark Anfilogoff

Michael Bach

Christine Bennett

Stephen Duckworth

Jan Halliday

Marie Mulcahy

Jamie Renton

Lynda Rosenior-Patten

Howard Taylor



Annual General Meeting 2015



- The commissioning challenge
- Voluntary sector premises challenge
- Public consultation challenge
- The Social Value challenge
- Tour for new councillors to see the local voluntary and community sector in action north and south of the borough