

CAMPAIGN FOR BETTER REGULATED RENTAL SECTOR

CONFERENCE BELIEVES:

1. Average rents across Britain went up by 4.9% between 2014 and 2015¹, this rate is far higher in urban areas with Brighton and Bristol seeing an 18% increase. These increases are much higher than the average increases to wages and the increase in student loans.²
2. In the 2015, 17,000 tenants called Shelter's hotline for advice on landlord harassment.³
3. More than three-quarters (76 per cent) of respondents to the NUS Homes fit for study survey had experienced at least one problem with the condition of their rented home – most commonly this was condensation (52 per cent), mould (47 per cent) or damp (41 per cent). Almost a quarter of respondents (24 per cent) reported having slugs, mice or another infestation in their home.⁴
4. Half of respondents (52 per cent) reported that they have felt uncomfortably cold in their home and, related to this, 48 per cent felt that their accommodation was poorly insulated and/or draughty.⁵

CONFERENCE FURTHER BELIEVES:

1. Students should have access to fit for purpose and affordable privately rented accommodation
2. Agency fees are unjustified and the cost should be absorbed by the landlord without being passed on to the tenant through rent increase.

CONFERENCE RESOLVES

1. To organise a national campaign working alongside relevant national and local charities and civil society organisations to raise awareness of the costs of an unregulated rental sector.
2. To call for Students' Unions to lobby their local governments to improve local rental markets in favour of tenants.

¹ <http://www.theguardian.com/money/2016/jan/12/brighton-and-bristol-hit-hardest-as-rents-raised-by-an-average-of-18-in-2015>

² <http://www.telegraph.co.uk/finance/property/renting/12093687/Mapped-where-rents-are-rising-fastest-and-its-not-London.html>

³ <http://www.theguardian.com/housing-network/2015/sep/04/tenants-terrible-landlords-harrasment-private-rented-sector>

⁴ http://www.nus.org.uk/Global/Housing%20research%20report%20executive%20summary_web.pdf

⁵ ibid