

Blog

The Strategic Network

January 2021

Opinion: What next for housing policy in 2021?

By Emma Lindley, HQN Associate

It's been a busy couple of years for regulation and legislation in the private rented sector and there's still a few things left on the list to go through the Parliamentary machine.

Plus of course we have had a few things we weren't expecting put in place in order to protect renters during Covid, such as two month notice periods being extended to six months and the return of LHA rates to the 30th percentile.

So, will we see the return of the Renters Reform Bill on the Parliamentary timetable in 2021 and with it the end of two month notices for good and a new requirement for tenancies to be for a minimum of three years? Hopes of LHA rates remaining at the 30th percentile, however, have already been dashed in the Chancellor's Spending Review.

And let's hope we know the outcome of a few recent consultations a bit quicker than was the case with the Social Housing White Paper, if proposals remain largely unchanged, we'll see preparations for the Future Homes Standard 2025, a national EPC compliance database, a new HHSRS system and lifetime deposits.

Of course, we also await what the future of the PRS market will be post-Covid – will the short term letting sector rebound, how many landlords will exit the market if rent has gone unpaid for many months, will there be a tsunami of evictions resulting in homelessness coupled with cherry picking of tenants for the available properties? And how might demand change as the working from home revolution drives an escape to the country and a race for space?