



Cymru

TANI

2024



# Breakout One

## The White Paper: Fair Rents

### Sesiwn un Y papur gwyn: Rhenti teg

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You matter | Ti'n cyfri

# **Fair Rents and Rent caps: An insight from renters in Wales**

Elizabeth Taylor  
Policy and Engagement

# We Listen to Tenant Voice through various avenues

**Resident,  
Community  
Structures**

**Single  
issue focus**

**Online  
listening**

**Tenant  
Pulse**



# Tenant Pulse Reports



## THE 2ND ANNUAL RENT SETTING CONSULTATION SURVEY

OCTOBER 2023  
[WWW.TPAS.CYMRU](http://WWW.TPAS.CYMRU)



TENANT VOICE SPONSOR



## ADEQUATE HOUSING AND FAIR RENTS: INSIGHTS FROM PRIVATE RENTERS IN WALES

AUGUST 2023  
[WWW.TPAS.CYMRU](http://WWW.TPAS.CYMRU)



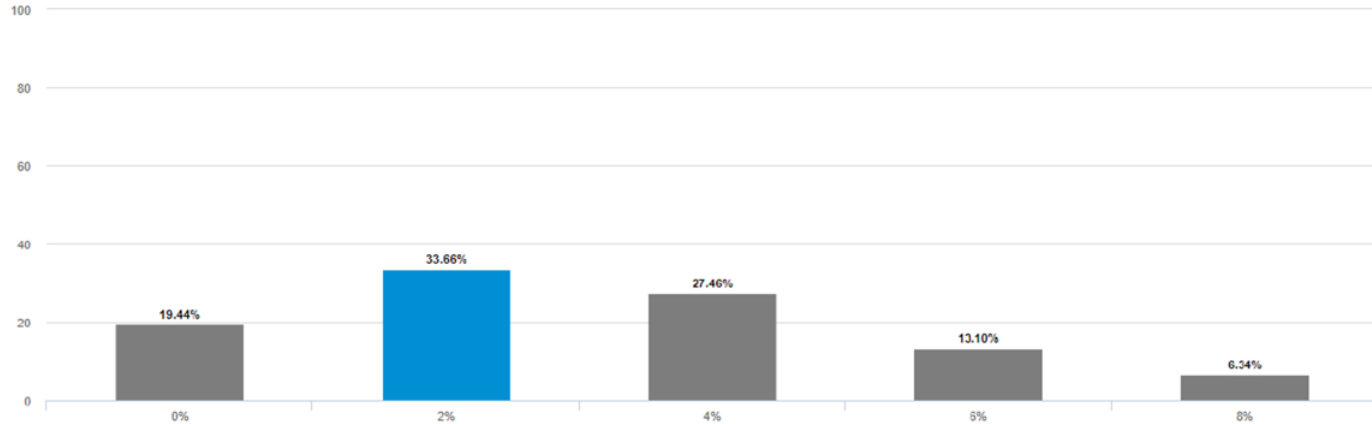
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# ***Affordable Rents for all***



# Key themes:

## ■ Affordable and realistic rents

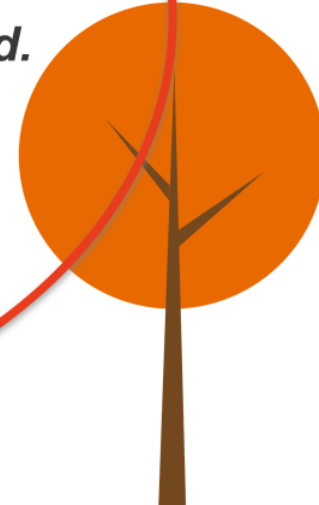


# Affordable and Realistic Rents

*I have no car and the way myself and child live is awful. No activities other than paying bills at present. No cinema, meals out, visiting family has decreased due to transport costs.*

***We no longer feel like part of the world.***

*Living costs are really taking their toll”.*

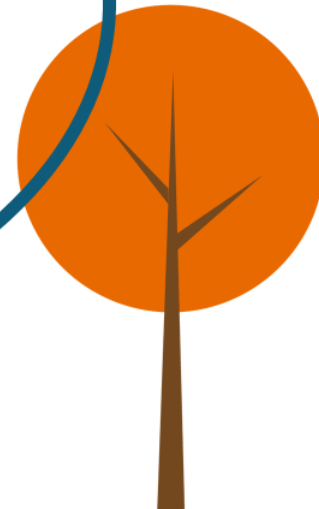




## Implementation of rent caps

*“There needs to be a limit on how much the rent can go up each year to ensure I can afford to live and provide for my family. Putting a roof over our heads in the area that I have family support should not mean that I can’t afford to feed them and I am having to use food banks.*

*It just can’t carry on like this”*



**Which rent control  
model interests  
tenants?**



A photograph of a row of multi-story residential buildings, likely in a city. The buildings have balconies with black metal railings. The scene is captured from a low angle, looking down a sidewalk that runs alongside the buildings. The sky is clear and blue. The image is overlaid with a semi-transparent blue rectangle containing white text.

**If Wales were to adapt a  
rent control model, which  
model would you support  
the most?**

**There was a good  
distribution across the 8  
options**

## **The top 3 options were:**

- 1) Temporary rent freezes in times of economic/society crisis.
- 2) Rent increases are linked to landlord improving the energy efficiency of the property.
- 3) Specific local rent controls in high rent pressure areas





**The least popular.....  
(aside from 'no rent controls')**

Rents are 'reset' around local market rates for new tenancies based on government data



# **Did gender or being a single parent make any difference?**

No significant differences on overall findings were noted when segmenting on gender or on those identifying as single parents.



## Does age make a difference to responders? **YES**

- The youngest bracket, 18-25, were least in favour of rent rises being linked to energy efficiency improvement.
- In contrast, it was significantly the top preferred option for those aged 65+.
- This option preference significantly grew in preference as people got older.



Linking rent rises to energy efficiency improvement has wider policy considerations in decarbonisation of housing.

# Does age make a difference to responders? Yes

The overall preferred option of 'temporary freezes in times of crisis' was driven by people aged between 25-44

As the responding groups got older, they also were more in favour of 'Specific local rent controls in high rent pressure areas'







# TENANT PULSE ANNUAL SURVEY DATES

Jan

1

Special Homelessness Pulse

March

4

Net Zero Pulse

July

3

Rent Setting Pulse

Sept

11

Annual Pulse



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