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

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

This report draws on data from renters who are living in the Private Rental Sector (PRS). It explores the challenges, hopes and aspirations for private renters across Wales, with some focus specifically on single parents experiences, through the collaboration with Single Parents Wellbeing charity. This report was executed following the launch of the Welsh Governments Green Paper, 2023.

Using a mixed methods approach, we gained insight from 322 private renters across the 22 local authorities in Wales. 10 of which were a focus group with Single Parents who rented privately.

This insight provides a greater understanding of what housing adequacy and fair rents means to those living in the PRS.

SUMMARY OF FINDINGS

- Renters aged 18-24 and 24- 34 valued affordability more than security of tenure, contrasting with those aged 55- 64 who deemed security of tenure as a key factor in housing adequacy
- Renters want much stronger monitoring and enforcement of landlords to ensure their homes are good quality
- Monitoring of letting agents, and landlords through an inspection agency, similar to Estyn, was a crucial ask for renters. Self regulation was not viewed as adequate
- A 30% affordability measure was understood and accepted for those who weren't on a low income and/ or single parents
- There was notable support for rent controls, with temporary rent freezes being significantly higher than others. However, rent increases linked to landlord improving energy efficiency of a property and specific local rent controls in high pressure areas were also desirable.
- Renters felt that a landlords level capital gain should be linked to the level of responsibility. Larger landlords should have to provide the seven United Nation principles for adequate housing

Key demographics to note:

- 30% of all respondents identified as single parents
- The under 34 category accounted for 25% of respondents
- 33% of all respondents are living in Cardiff
- 3.2% of all respondents identified as non-binary
- 43% of respondents were a result of paid targeted adverts on Instagram