



Survey of landlords – April 2025

This survey was conducted regarding landlords' views of the Renters' Rights Bill, and energy statements.

Executive summary

A survey of landlords found that $\frac{2}{3}$ rd were long term landlords, but that over half are considering leaving the market, mainly due to the Renters' Rights Bill, regulation, and taxes.

Key concerns include losing Section 21, tenant notice periods, and pet-related damage. Nearly half of student landlords may exit.

Energy efficiency uncertainty also risks reducing rental supply.

Key Findings

Landlord Overview

- 66% of landlords have been in the market for over 20 years.
- 37% manage 2–5 properties, 19% manage 5–10, and 19% manage 10–20. Only 3% manage over 100.
- 59% are considering leaving the market, with 88% of those planning to sell. The top reasons are:
 1. Renters' Rights Bill
 2. Excessive regulation
 3. Tax burdens
 4. Energy efficiency requirements
 5. Licensing rules
- Of those staying, 50% plan to reduce their portfolio, 40% will remain the same, and only 4% will expand.
- Last year, 62% stayed the same, 28% decreased, only 8% increased their stock.

Concerns About the Renters' Rights Bill

Top worries (ranked):

1. Loss of Section 21 (no-fault evictions)
2. Difficulty managing anti-social behaviour
3. Loss of fixed-term tenancies
4. Tenants can give two months' notice at any time
5. Rent increases restricted to Section 13 notices, which can be appealed
6. Student tenants can also give two months' notice at any time

Additional concerns include:

- Pet-related damage
- Court and tribunal delays
- Extended rent arrears periods
- 12-month re-let restriction if a sale falls through

Impact on Student Landlords

- 47% would stop renting to students under the Bill's current form.
- Of those, 50% would switch to a non-student model, while 40% would exit the market entirely.

Energy Efficiency Requirements

- 19% say their properties already meet an EPC rating of C or above.
- 63% believe they are at or above average but need guidance on improvements.
- 55% would invest in upgrades, if necessary, but 39% would likely sell instead.
- Uncertainty about regulations prevents proactive upgrades, as landlords typically prefer to make improvements during void periods.

Conclusion

The survey highlights significant concerns among landlords about the Renters' Rights Bill, potential exits from the sector, and challenges related to energy efficiency requirements. If the Bill proceeds unchanged, it could lead to a substantial reduction in rental housing supply.