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HOUSING EVIDENCE

Tenant Participation in the Private Rented Sector

Evidence Review

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Why did we do this review?

- Sectoral change
- Policy context
 - PRS regulation
 - TP requirements – distinction from social housing
- Anecdotal sense of increased tenant activism
- No previous reviews



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Definition

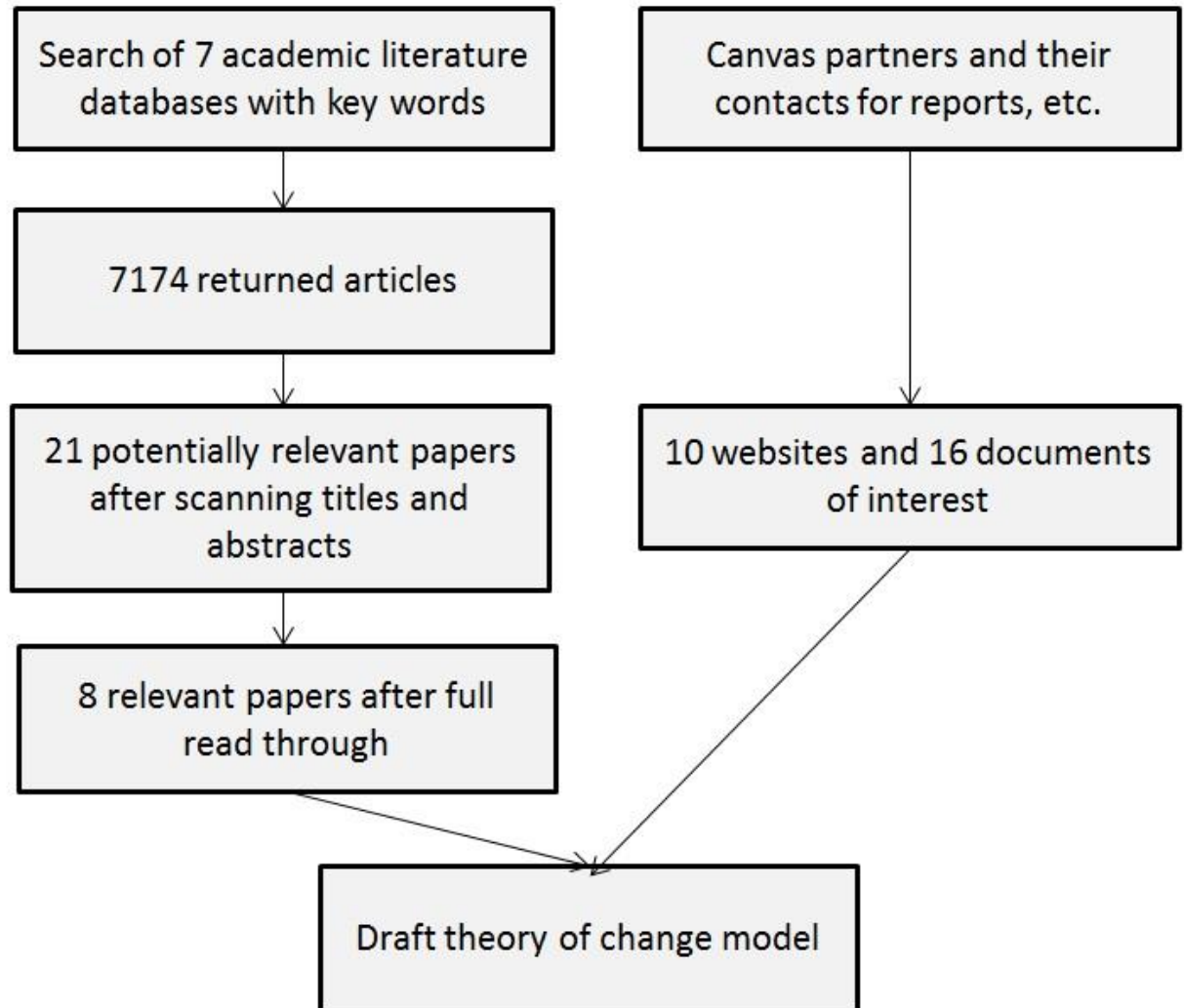
‘any activity in which tenants come together to collectively tackle a housing problem’

- Focus on collective action
- Recognition of inequalities
- Mostly bottom-up activism, not top-down engagement



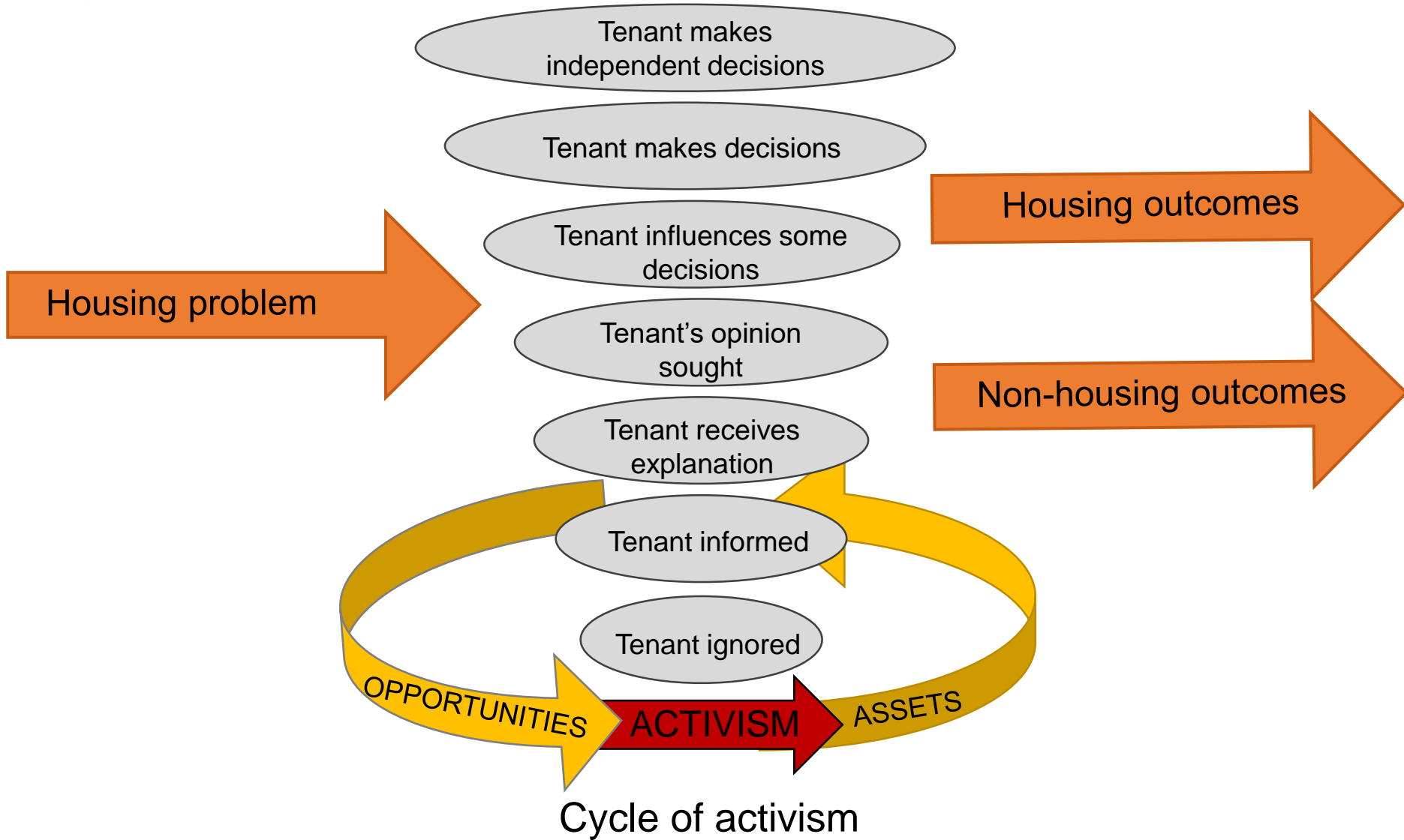
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Review strategy





Ladder of empowerment





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Living Rent

- Wide ranging campaigns on PRS issues
- Positive impacts:
 - Influence on policy
 - Putting/keeping PRS on the agenda
 - Building national and local networks
- Limitations:
 - Challenges of playing the long game





Eviction Resistance

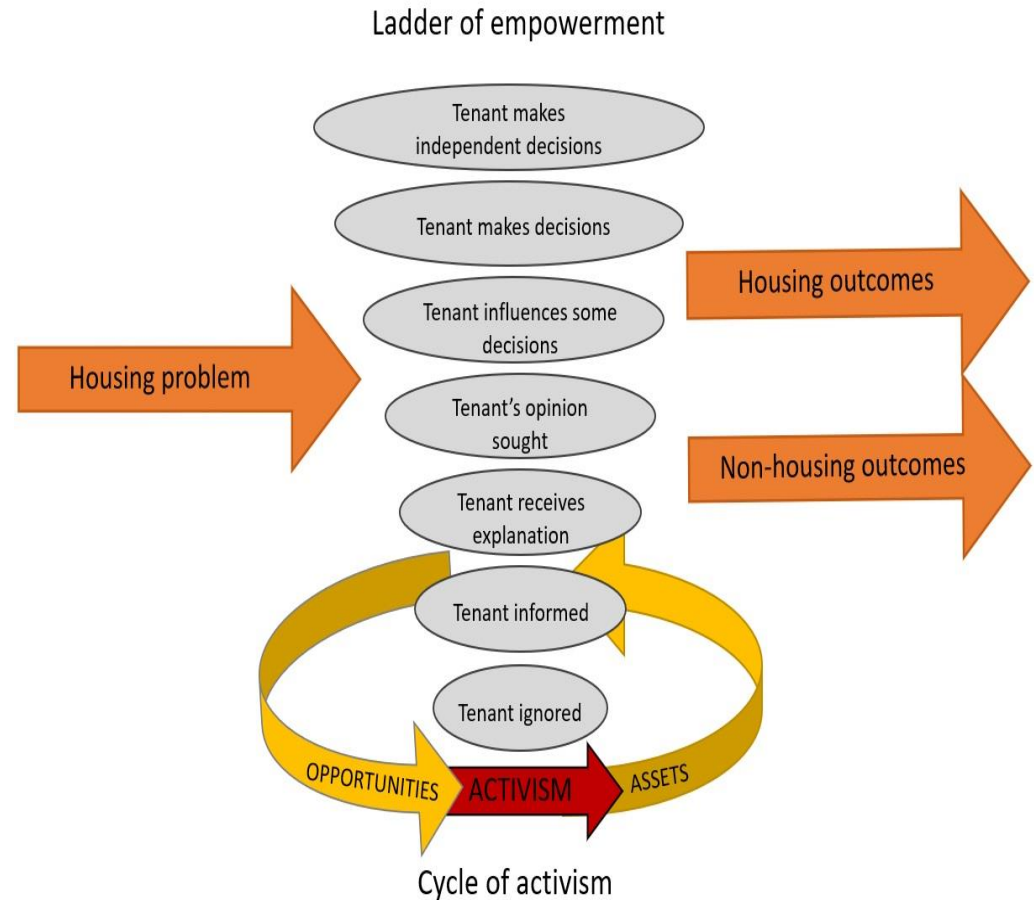
- Direct action to support tenants facing eviction
- Positive impacts:
 - Some tenants keep their home
 - Tenants supported emotionally
 - Increased confidence
- Limitations
 - Poor quality tenancies remain in place
 - Very little long-term change
 - Reliant on negative opportunities





Implications

- Moving beyond enforcement
- Sharing power
- Support for tenant activism
- Equity of outcomes





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