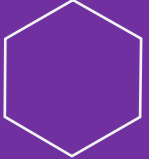


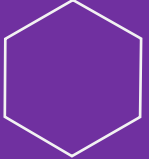
Hitting Home, challenges in the Private Rented Sector

Setting the Policy Context



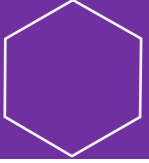
Policy Context

- Progress in the absence of a NI Executive/NI Assembly
 - PRS Landscape
 - Reform of the Private Rented Sector
 - Housing Supply
 - Climate Change and Energy Strategy
-



PRS Landscape

- PRS is shrinking
 - Demand greater than supply
 - Average Rents in NI and rental affordability
 - Approx half of those in PRS in receipt of some element of housing support.
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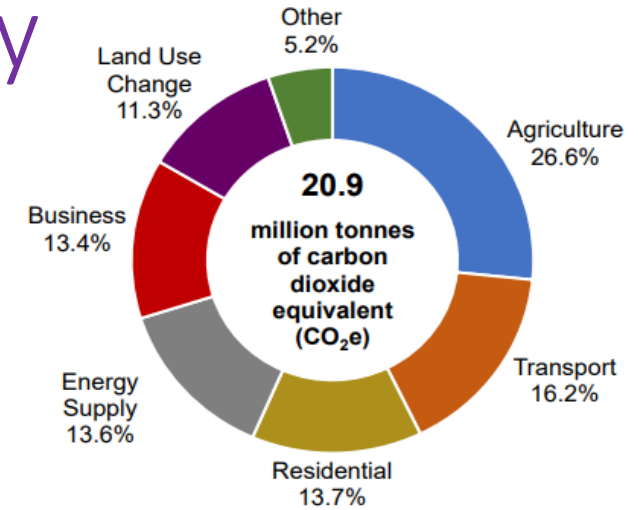
Reform of the Private Rented Sector

- Reform, **in two phases**, will provide improvements to the safety, security and standards in the PRS;
 - The **Phase 1 Reforms** are contained in *The Private Tenancies Act (Northern Ireland) 2022*:
 - Received Royal Assent on 27 April 2022;
 - Contains 15 Sections and 3 Schedules;
 - Requires Commencement Orders and/or Regulations to bring Sections 1 – 12 of the Act into operation; and
 - Requires guidance for landlords, tenants and councils for each Section.
 - **Phase 2 of reform** in the future will include the regulation of letting agents, remaining letting agent fees, fair rents and fitness standards.
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Climate Change and Energy Strategy

- NI Climate Action Plan by December 2023.
- Minimum Energy Efficiency in PRS (Section 9 of 2022 PT Act).
- Changes in heat sources.
- Just Transition.
- Affordable Warmth Scheme.



Sector	Base year	2019	2020	Change base year to 2020	Change 2019 to 2020
Agriculture	5.3	5.6	5.6	0.3	0.0
Business	3.9	2.7	2.8	-1.1	0.1
Energy Supply	5.3	2.8	2.8	-2.5	0.1
Industrial Process	0.8	0.2	0.2	-0.5	0.0
Land Use Change	2.8	2.4	2.4	-0.5	0.0
Public	0.4	0.1	0.1	-0.3	0.0
Residential	3.7	3.0	2.9	-0.8	-0.1
Transport	3.4	4.3	3.4	-0.1	-0.9
Waste Management	1.8	0.7	0.7	-1.1	0.0
Total	27.5	21.8	20.9	-6.6	-0.9

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Summary

- Department is currently taking forward work to bring all Sections of the Private Tenancies Act into operation.
 - This is the first phase of PRS reform.
 - Second phase will follow.
 - Changing Policy Environment.
 - Any Questions?
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