



View from the National Residential Landlords Association

James Kent – NRLA Chief Innovation Officer

James Kent is the founding Director of Safe2 and is currently serving as the Chief Innovation Officer for the National Residential Landlord Association.

James brings with him his expertise and a deep understanding of property dynamics.

He is passionately dedicated to revolutionising the rental sector, emphasising a keen interest in its modernisation. Leveraging his innovative perspective cultivated in his role at the NRLA, James eagerly finds solutions to propel the rental sector into a future characterised by enhanced efficiency, cutting-edge products, and a seamless experience for all participants in the industry.



The housing crisis – a national challenge



**8.4m
people**

Are living in overcrowded, unstable or unaffordable housing.



52%

Rough sleeping increased by 52% between 2010 and 2020.



£1.7bn

The amount spent by Local Authorities on temporary accommodation each year.



**11m
people**

The PRS provides homes for 11m people in England.

/ The vital role of the PRS



PRS contributions to the economy

Small and medium landlords contribute **£45 billion** in Gross Value Added. **The PRS supports 390,000 jobs** across the wider economy.



PRS supports the labour market

77.5% of PRS households are in full- or part-time work compared with 52% of owner occupier and 43.5% in the social sector.



PRS is a springboard for homeownership

The PRS serves as a springboard for homeownership, **with 76% of tenants reporting a desire to buy a home and 45% saying they want to do so within the next year.**



PRS provides an important social role

The PRS has expanded since 2000, **providing homes to those who need or want to live in it.** These include students, mobile professionals, those who are unable to access other housing tenures.

Concerns about Government consultation on MEES proposals



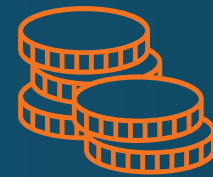
Timeline



Lack of trained professionals



Scale of the challenge



Costs

The NRLA's view on energy efficiency proposals

Minimum Energy Efficiency Standards (MEES):

- The Government is proposing to raise MEES requirements:
 - **New tenancies must meet the new standard by 2028.**
 - **Existing tenancies must comply by 2030.**
- The new standard **won't be confirmed until 2026.**
- With the removal of assured shorthold tenancies in England tenants will be able to end their tenancy at any time. This makes it harder for landlords to plan works.

We need a plan

- Whilst we want the sector to become more energy efficient, we need a coherent plan for government to make this aim achievable.
- Without a roadmap there is a significant change that landlords will be able to reach the new benchmarks by 2030.

Next steps

- Government must announce a targeted funding package to enable landlords to make the required changes to properties.
- Address the significant shortage of skilled tradespeople available to undertake this work

What's needed to support a vibrant and thriving PRS

A thriving PRS is essential, not just to the millions of people that look to it for a home, but for the economic stability of the country as a whole. With this in mind, we are asking for:

- Rental reform that works for all
- A long-term stable housing strategy and
- Provision of the homes that people need, where they need them

The RRB and proposed MEES reforms represent some of the most significant changes to the PRS in decades. Without the right support, there is a serious risk that some landlords will exit the market. It is crucial to allow sufficient time for landlords to adjust and prepare for the changes ahead.

The PRS has a vital role to play in supporting the Government's growth ambitions. This can only be achieved if the regulations strike the right balance, by offering fair protections for tenants while also encouraging landlords to invest in and grow the sector.