

Taking Renting Seriously: The Work of the Law Commission

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Topics

- Setting the scene
- What is the Law Commission?
- The *Renting Homes* Project (the tenure project)
- The Housing Disputes Project
- The Housing Compliance Project

Setting the scene

- New government initiatives
- The Hills Review
- The Cave Review
- Housing Green Paper
- The new Bill
- Proposals for new regulatory regime for RSLs

What is the Law Commission?

- Government Law reform agency
- Established 1965
- Independent
- 5 Commissioners
- Housing projects on-going since 2001

The *Renting Homes* project (1)

- Simplifying tenure
- The final report and draft Bill (2006)
- Key features
 - Landlord-neutrality - single social tenure
 - Consumer protection approach
- Secure contracts and standard contracts
 - Model agreements
- Flexibility

The *Renting Homes* project (2)

- Impact on the PRS
 - Business pretty much as usual
 - Abolition of 6 month moratorium
 - Abandonment
 - Housing conditions on letting
- Structured discretion
- What happens next...?
- The developing policy context

The housing disputes project (1)

- Proportionate dispute resolution
- Creation of Tribunals Service
- Reform of Legal Aid
- The developing role of the Residential Property Tribunal Service

The housing disputes project (2)

- Issues paper published April 2006
- Consultation Paper June 2007
- Better advice: triage plus
- More use of alternatives
- Courts or Tribunals as the last resort?
- Final report due end of 2007

The Housing Compliance project (1)

- Encouraging responsible landlord behaviour
- Making the consumer approach work
- Who should regulate?
- What currently happens?
- Building on good practice
- Incentives and sanctions

The Housing Compliance project (2)

- 'Smart' regulation
- Mandatory self-regulation
- Government setting standards
- Industry enforcement
- The options
- Keeping the burden proportionate
- Consultation – July 2007
- Final report early 2008

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