



**NATIONAL RESIDENTIAL
LANDLORDS ASSOCIATION**

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13th August 2020

Sadiq Khan
Mayor of London
The Queen's Walk
London
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Dear Mr Khan,

On 11th August in a press release entitled: *"One in four of London's private renters are struggling to pay rent"* you warned of a *"devastating tsunami of evictions" looming for renters in the capital.*

As the voice for private landlords we recognise the financial challenges and the pressures that COVID-19 has caused for tenants and private landlords, the majority of whom are individuals. Whilst we have welcomed initiatives to date such as the furlough scheme and the increase in the Local Housing Allowance to the 30th percentile, we hope you will agree that a targeted financial package is required to enable tenants to clear rent arrears caused as a direct result of COVID-19. This would enable tenants to feel secure whilst also sustaining landlords' rental income.

Even without this, we are deeply concerned at the unnecessary scaremongering that suggests that every tenant in rent arrears is automatically at threat of eviction. This is not the case and serves only to cause needless anxiety for tenants, stoking up tensions between them and their landlord.

Furthermore, we have not found any evidence to justify claims of up to a quarter of tenants being in arrears. [Polling of private tenants](#) undertaken for the National Residential Landlords Association by Dynata has found that in London just over 95% are paying their rent as normal or have made an arrangement with their landlord to pay less rent or defer payment during the pandemic. Of these, just over 83% are paying their rent in full and on time and the remaining 12% are the result of landlords working constructively to sustain tenancies. They are being supported by guidance developed by the NRLA and others, including the Chartered Institute of Housing.

As you know, the new court rules to come into effect when they begin to hear possession cases from 24th August provide an added incentive for landlords to seek to reach agreement with tenants about how to handle rent arrears without seeking to repossess a property. In light of the above, I should welcome an urgent opportunity to discuss with you and your team how best to proceed in a spirit of co-operation rather than hostility.

Perhaps your office could email policy@nrla.org.uk or ring Chris Norris, Policy Director for the NRLA on 0300 1313601 to establish when might be suitable for such a discussion. Given the public interest in this issue I am making this letter public.

Yours sincerely,

Ben Beadle
Chief Executive
National Residential Landlords Association