Threshold carried out a survey of over 150 tenants who had previously used its services. The purpose of the survey was to learn more about tenants’ experience of renting in the private rented sector.

Why people rent

Only 15% of tenants said they rent out of choice.

85% of people rent because they cannot afford to buy, cannot get a mortgage or cannot get social housing.

COVID-19

39% of respondents felt less secure in their home than they did prior to the Covid 19 restrictions.

31% of tenants stated their income had reduced as a result of COVID-19.

Only 37% of those who lost income applied for rent supplement or HAP to help pay rent. 10% of tenants are in rent arrears.
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Annual Tenant Sentiment Survey National Results - 2020

Difficulty in finding rental accommodation
91% of tenants said they found it difficult or extremely difficult to find rental accommodation.

The rental burden remains high -

Amount of money tenants spend on rent
57% of respondents pay more than 30% of their take home pay on rent.
19% of respondents pay more than 50% of their take home pay on rent.

Length of time renting
70% of respondents have lived in the rental sector for 6 years or more.

Where tenants expect to be living in five years
44% of respondents stated they wanted to own their own home in 5 years.
Additional Findings

Length of time in current property

20% of tenants stated they lived in their rental accommodation for 6 years or more.

41% of tenants stated they lived in their rental accommodation for less than a year.

Why tenants left their previous rented accommodation

43% of tenants were forced to leave their home.

25% reported the landlord had issued a notice of termination, either for sale or the landlord’s own use.

Threshold is a national housing charity that works with tenants in the private rented sector providing advice and support to families and individuals to prevent the occurrence of homelessness.
24% of tenants stated they had their rent increased in the preceding 12 months. 44% of these had their rent increased by more than 4%.

53% of tenants said they had issues with standards and repairs. The most common of these were issues with damp and mould, followed by lighting or ventilation and then heating.

54% of respondents were in employment. 60% of respondents do not have children.

94% of tenants were satisfied with the assistance they received from Threshold. 89% of tenants said they would recommend Threshold to someone experiencing difficulties in their tenancy.