Department for Levelling Up, Housing & Communities

NatCen Social Research

<u>DLUHC ENGLISH PRIVATE LANDLORD SURVEY 2024:</u>

Mainstage survey

3rd April – 20th May 2024

Authentication page.

Thank you for agreeing to take part in the English Private Landlord Survey. Your views are important and will help inform future government policy about the private rented sector.

To take part, please enter your unique log in from your letter or email. This is the six digit code, beginning XX, and then click 'NEXT'.

STRING {6}

NEXT

If you are experiencing any problems logging in, or other technical problems, then please get in touch using our contact details below:

Email: landlordsurvey@natcen.ac.uk

Freephone: 0808 168 1356

Or you can write to: The English Private Landlord Survey, NatCen Social Research, 35 Northampton Square, London, EC1V 0AX

Landing page (for those directly accessing the questionnaire)

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Welcome to the English Private Landlords Survey.

{ASK ALL}

RoleTyp (VARLAB: role confirmation)

Thank you for taking part in the English Private Landlord Survey. Are you a landlord or an agent?

(1) Landlord
(2) Agent
(3) Both a landlord and an agent
NoDK/NoREF

Helpscreen question text: "How should I answer this question?"
HELP: We have invited both private landlords and letting agents to take part in this survey. Landlords taking part might be letting rental property themselves, or they might be using a letting agent. Letting agents will be letting out rental property on behalf of a landlord(s).

{ASK ALL}
RoleTypChk
You have selected you are {IF RoleTyp = 1: "a landlord"; IF RoleTyp = 2: "an agent"; IF RoleTyp = 3: "both a landlord and an agent"}. Please confirm this is correct.
   1. Yes
   2. No
NoDK/NoRef
{If RoleTypChk=2, route respondent back to RoleTyp. Show this check once}.

{ASK IF RoleTyp=3}
Both (VARLAB: Prompt screen)

Please answer from your perspective as {IF RoleTyp_Sample=1: "a landlord"; IF RoleTyp_Sample=2: "an agent"}.

Calculated Derived Variable
RoleTyp_DV (VARLAB: RoleTyp DV for routing)

1. Landlord	IF (RoleTyp=1) OR (RoleTyp=3 AND RoleTyp_Sample=1)
2. Agent	IF (RoleTyp=2) OR (RoleTyp=3 AND RoleTyp_Sample=2)

SECTION 1: ABOUT YOU.

{ASK IF RoleTyp_DV = 1}
LLCat1 (VARLAB: how landlords own and rent out property)
Which one of the following best describes how you currently rent out your rental property(ies)? By "rental property" we mean residential property you own and rent out, but do not live in yourself.
(1) As an individual or group of individuals
(2) As part of a company

(3) Other (please specify)
NODK/NOREF

{Ask if (RoleTyp_DV =1) and (LLCat1 = 1)
LLEmpl (VARLAB: landlord employment status)
Which of the following best describes your current employment status?

(Select all that apply)

(1) Full-time employed
(2) Part-time employed
(3) Self-employed (as a landlord)
(4) Self-employed (other)
(5) Retired
(6) Company director
(7) Student
(8) Full-time carer
(9) Unemployed
(10)   Other (please specify)

{ASK IF (RoleTyp_DV = 1) and (LLCat1 = 1)
LLRole (VARLAB: landlord current role)
Which, if any, of the following describes how you currently view your role as a landlord?

(Select all that apply)

(1) As a full-time business
(2) As a part-time business
(3) As an investment, for capital growth
(4) As an investment, for rental income
(5) As a temporary investment
(6) As a long-term investment to contribute to my / our pension
(7) As a residential landlord
(8) Providing housing as an employer
(9) Other (please specify)

{ASK IF RoleTyp_DV = 1}
LLOrg
(VARLAB: landlord organisation membership)
Which, if any, of the following rental property related organisations {LLCat1 = 1 or 3: "do you"; LLCat1 = 2: " does your company"} currently belong to?

(Select all that apply)

(1) National Residential Landlords Association (NRLA)
(2) A landlord accreditation scheme

(3) Other professional organisation (please specify)
(4) None of the above [EXCLUSIVE]

{ASK IF Roletyp_DV = 2}
AgOrg (VARLAB: agent organisation membership)
Which, if any, of the following rental property related organisations do you currently belong to?

(Select all that apply)

(1) Association of Residential Landlord Agents / ARLA property mark
(2) National Association of Estate Agents / NAEA property mark
(3) National Approved Letting Scheme (NALS)
(4) Safeagent
(5) UK Association Letting Agents (UKALA)
(6) Royal Institution of Chartered Surveyors (RICS)
(7) Other professional organisation (please specify)
(8) None of the above [EXCLUSIVE]

{ASK IF (RoleTyp_DV = 1) and (LLCat1 = 1)}
LLGen
Which of these options describes how you think of yourself?
1) Female
2) Male
3) In another way (please specify) (WRITE IN BOX)

{ASK IF (RoleTyp_DV = 1) and (LLCat1 = 1)}
LLAge (VARLAB: landlord age)
In what year were you born?
DATE YEAR [1910…2010]

{ASK IF (RoleTyp_DV = 1) and (LLCat1 = 1)}
LLEth (VARLAB: landlord ethnicity)
Which one of the following best describes your ethnic group?
White
(1) English / Welsh / Scottish / Northern Irish / British
(2) Irish
(3) Gypsy or Irish Traveller
(4) Any Other White background
Mixed
(5) White and Black Caribbean
(6) White and Black African
(7) White and Asian
(8) Any other Mixed / multiple ethnic background

Asian/Asian British

(9) Indian

(10) Pakistani

(11) Bangladeshi

(12) Chinese

(13) Any other Asian background

Black/African/Caribbean/Black British

(14) African

(15) Caribbean

(16) Any other Black background

Other ethnic group

(17) Arab

(18) Any other ethnic group

SECTION 2: YOUR RENTAL PROPERTY AND TENANTS

{ASK IF RoleTyp=3 and RoleTyp_Sample=1}
Reminder1 (VARLAB: Prompt screen)

Please continue to answer as {IF RoleTyp_Sample=1: "a landlord"; IF RoleTyp_Sample=2: "an agent"}.

{ASK IF RoleTyp_DV = 1}
NumPrp (VARLAB: landlord number of properties)
How many rental properties in England {LLCat1 = 1 or 3: "do you"; LLCat1 = 2: "does your company"} currently own?
[1…9999]

{ASK IF RoleTyp_DV = 2}
NumDepR (VARLAB: number deposits registered)
How many deposits do you have registered with a Tenancy Deposit Protection (TDP) scheme on behalf of landlords? Please only include deposits that are currently still live.

Please enter a number into the box below. If you have no deposits registered, please enter 0.

HELPSCREEN TEXT: 'More information on tenancy deposit protection scheme '
These are deposits you currently have registered with one of the three Government-backed Tenancy Deposit Protection schemes. We're only interested in deposits that are still live – i.e. that haven't yet been paid out/resolved because the tenancy is still active.

The three Tenancy Deposit Protection Schemes are:
- *mydeposits*
- *The Tenancy Deposit Scheme (TDS)*
- *The Deposit Protection Service (DPS).'*
[0…9999]

{ASK IF NumDepR = answer given}
NumDepRChk (VARLAB: number deposits check)
You said you have registered [#NumDepR] live deposits with a TDP on behalf on landlords. Is that correct?
    1. Yes
    2. No
NoDK/NoRef
{IF No: route back to NumDepR. Only show this check once.}

{ASK IF RoleTyp_DV = 2 AND (NumDepR>0 or DK or REF)}
LlordRep (VARLAB: number llords beneath agents)
How many landlords do these deposits relate to?
[1..9999]

{ASK IF RoleTyp_DV = 2 AND (NumDepR>1 or DK or REF)}
NumTDPR (VARLAB: number of TDPs registered with)
Were these deposits all registered with the same Tenancy Deposit Protection (TDP) scheme?
(1) All these deposits were registered with the same TDP
(2) Some of these deposits were registered with one TDP and some with another TDP.
(3) I have live deposits registered with all three of the TDPs.

*HELPSCREEN TEXT: More information on tenancy deposit protection schemes *
'The three Tenancy Deposit Protection Schemes are:
- *mydeposits*
- *The Tenancy Deposit Scheme (TDS)*
- *The Deposit Protection Service (DPS).'*

{ASK IF RoleTyp_DV = 2 AND (NumDepR>0 or DK or REF)}
LLResOutUK (VARLAB: number of properties managed owned by landlord's resident outside of UK)
How many of the properties that you manage are owned by landlords resident outside of the United Kingdom?
[0..9999]
ShowDK/HidRef

{ASK ALL}
DepRep (VARLAB: any dep replacement)
Do any of your current tenancies use a deposit replacement product?

(1) Yes
(2) No
(3) ShowDK
HidRef

HELPSCREEN TEXT: More information about deposit replacement products
'A deposit replacement product, or alternative deposit, is where a company guarantees to reimburse you for damages, but no cash is paid to you at the start of the tenancy.'

{ASK ALL}
DepRepFut (VARLAB: future dep replacement)
Would you be prepared to accept future tenants using a deposit replacement product?
(1) Yes
(2) No
(3) Yes, but my preference would be a traditional deposit
(4) Unsure
NoHidDK
HidRef

HELPSCREEN TEXT: More information about deposit replacement products
'A deposit replacement product, or alternative deposit, is where a company guarantees to reimburse you for damages, but no cash is paid to you at the start of the tenancy.'

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{ASK ALL}
PrpTypAll (VARLAB: property type all)
Which of the following types of rental property {RoleTyp_DV = 2: "do you"; LLCat1 = 1: "do you"; LLCat1 = 2: "does your company"; LLCat1= 3: "do you" {RoleTyp_DV = 1: "currently own"; RoleTyp_DV = 2: "currently let or manage"}}?

(Select all that apply)

(1) Detached house / bungalow
(2) Semi-detached house / bungalow
(3) Terraced house
(4) Purpose-built flat or maisonette
(5) Converted flat or maisonette
(6) Bedsit, room, studio or flatlet

{ASK ALL}
HMONum (VARLAB: HMOs owned (LL) or let and managed (Ag))
How many HMOs {RoleTyp_DV = 2: "do you"; LLCat1 = 1: "do you"; LLCat1 = 2: "does your company"; LLCat1= 3: "do you" {RoleTyp_DV = 1: "currently own"; RoleTyp_DV = 2: "currently let or manage"}}?

Please enter a number into the box below. If *{Textfill IF RoleTyp_DV = 2: "you do"; IF LLCat1 = 1: "you do"; IF LLCat1 = 2: "your company does"; IF LLCat1= 3: "you do" {RoleTyp_DV = 1: "not currently own"; RoleTyp_DV = 2: "not currently let or manage"}}* any HMOs, please enter 0.

HELPSCREEN TEXT: More information on HMOs
A house in multiple occupation is a residential property with 3 or more occupiers who are not all related, each have their own individual tenancy agreements, and share one or more facility (toilet, washing or cooking facilities).
[0…9999]

{ASK IF HMONum > 0}
HhHMO (VARLAB: HMOs currently rented out)
In total, how many households are currently renting the HMOs you let/manage?

HELPSCREEN TEXT: More information on households
Please count each family unit (for example a single adult or a couple with children) as one household.

[1…1000]

[SOFT CHECK: IF HhHMO > 500 then "Please check your answer. If you're sure it is correct, click next."]

[SOFT CHECK: IF calculated number of households per HMO is >=10 then "Please check your answer. If you're sure it's correct, click next."]

{ASK ALL}
TenTypAllA (VARLAB: tenant demog type all)
Which of the following types of tenants {RoleTyp_DV = 2: "do you"; LLCat1 = 1 or 3: "do you"; LLCat1 = 2: "does your company"} currently let to?

(Select all that apply)

(1) Single occupants (one adult living alone)
(2) Couples without dependent children
(3) Couples with dependent children
(4) Couples with adult children
(5) Single / lone parents
(6) Extended families
(7) House sharers (unrelated adults)
(8) None of these [EXCLUSIVE]

{ASK ALL}
TenTypAllB (VARLAB: tenant eco type all)
And which of the following other types of tenants {RoleTyp_DV = 2: "do you"; LLCat1 = 1 or 3: "do you"; LLCat1 = 2: "does your company"} currently let to?

(Select all that apply)

(1) Retired people
(2) Students
(3) People in receipt of Housing Benefit or Local Housing Allowance
(4) People in receipt of Universal Credit
(5) Blue collar or manual workers
(6) White collar, clerical or professional workers
(7) Non-UK workers
(8) None of these [EXCLUSIVE]

{ASK IF TenTypAllB = 3}
NumTenBen (VARLAB: number of properties with tenants on benefits)
To your knowledge how many of {RoleTyp_DV = 2: "your"; LLCat1 = 1 or 3: "your"; LLCat1 = 2: "your company's"} properties have at least one tenant who is currently receiving housing benefits? If you are not sure of the exact number, please give your best guess.

[1…9999]

[HARDCHECK: IF ((NumTenBen > NumPrp) AND (RoleTyp_DV = 1)): "The maximum value is {#NumPrp}"]

{ASK ALL}
Regprop (VARLAB: rental region)

In which region(s) in England {RoleTyp_DV = 2: "do you"; LLCat1 = 1 or 3: "do you"; LLCat1 = 2: "does your company"} {RoleTyp_DV = 1: "currently own"; RoleTyp_DV = 2: "currently let or manage} rental property(ies)?

(Select all that apply)

(1) East of England
(2) East Midlands
(3) Inner London (Transport for London Zones 1 to 2)
(4) Outer London (Transport for London Zones 3 to 6)
(5) North East
(6) North West
(7) South East
(8) South West
(9) West Midlands
(10)   Yorkshire and the Humber

SECTION 3: YOUR RENTAL PRACTICE

{ASK IF RoleTyp=3}
Reminder2 (VARLAB: Prompt screen)

Please continue to answer as {IF RoleTyp_Sample=1: "a landlord"; IF RoleTyp_Sample=2: "an agent"}.

{ASK IF RoleTyp_DV = 1}
LLInfo (VARLAB: landlord sources of information)
As a landlord, which, if any, of the following sources do you use to inform yourself about issues such as tax, regulation and the law?

(Select all that apply)

(1) My letting agent
(2) My landlord membership association or organisation
(3) Online landlord forums or websites (eg, Landlordzone.co.uk, propertytribes.com)
(4) Central Government (for example, gov.uk)
(5) Local Authority/Local Council
(6) Family and friends
(7) Financial advisor or accountant
(8) Media – online
(9) Media – TV, radio or newspapers
(10)   None of these [EXCLUSIVE]
(11)   Other (please specify)

{ASK IF RoleTyp_DV=1}
LLDone (VARLAB: actions landlord has taken)
Have you done any of the following in the last year?

(1) Received a grant for a property e.g. Government's Energy Company Obligation grant scheme
(2) Signed up to a voluntary landlord accreditation scheme, e.g. Leeds Rental Standard, London Landlords Accreditation Scheme
(3) Been issued with a fine, penalty or formal notice for a property
(4) Received an inspection from the local authority
(5) Attended a landlord forum
(6) Attended landlord training
(7) None of these

{ASK IF RoleTyp_DV=1}
Llicence
In some areas, landlords must apply for a licence if they want to rent out a property.
Have you applied for a licence to operate as a landlord in an area where your properties are?
(1) Yes
(2) No
(3) Not applicable in the area where my properties are

HELPSCREEN TEXT: More information
If your properties are in multiple areas please answer in relation to properties in areas where you do need to apply for a licence.'

{ASK IF RoleTyp_DV = 1}
AgtuseA (VARLAB: use of an agent)
Have you used an agent to let or manage any of your rental properties in the last two years?

(Select all that apply)

(1) Yes – for letting services
(2) Yes – for management services
(3) No – I have not used an agent to let or manage my property in the last two years [EXCLUSIVE]

{ASK IF (RoleTyp_DV=1) and (AgtuseA = 1 or 2)}
AgtuseB (VARLAB: type of agent use)
What types of agent services have you used to let or manage your properties in the last two years?

(Select all that apply)

(1) To find tenants
(2) To arrange contracts or tenancy agreements
(3) To collect rent
(4) To manage a property (deal with day-to-day queries from tenants)

(5) For inventory services
(6) Other (please specify)

{ASK IF (RoleTyp_DV = 1) and (AgtuseA =1 or 2)}
AgtPro   (VARLAB: number of properties managed)
How many of your rental properties are currently {AgtuseA = 1: 'let'; AgtuseA = 2: 'fully managed'; AgtuseA = 1 and 2: 'let or managed'} by an agent?
[0…9999]

{ASK ALL}
NTWill   (VARLAB: not willing to let to)
Which, if any, of the following types of tenants would {RoleTyp_DV = 2: "you"; LLCat1 = 1 or 3: "you"; LLCat1 = 2: "your company"} not be willing to let to?

(Select all that apply)

(1) People receiving housing benefits, including Universal Credit and Local Housing Allowance
(2) People with a history of rent arrears
(3) People with dependent children
(4) Non-UK passport holders
(5) People with pets
(6) People requiring adaptations to the property, such as installing an outdoor ramp or stair rail
(7) Students
(8) People with County Court Judgements (CCJs) against them
(9) Other (please specify) _____
(10)   I am willing to let to all of the above groups of people [EXCLUSIVE]

{ASK IF (RoleTyp_DV = 1 or 2) and (NTWill = 1)}
NTWillHB   (VARLAB: not willing to let to HB, LHA or UC tenants)
Why are you not willing to let to people who are receiving Housing Benefit or Universal Credit?

(Select all that apply)
[RANDOMISE ANSWER OPTIONS]

(1) Risk that these benefits will not cover all the rent
(2) Too much paperwork or problems with administration
(3) Greater risk of late or unpaid rent
(4) Lack of support for dealing with Universal Credit related issues.
(5) Greater risk of disturbance, anti-social behaviour or damage
(6) Greater risk due to plans to remove section 21 of the Housing Act (which allows for repossession after the fixed term)
(7) I only let to family, friends or employees or other specific types of tenants (students, nurses etc.)

(8) Mortgage restrictions
(9) Insurance company restrictions
(10) I don't have enough knowledge or experience of these benefits
(11) The risk of fraudulent benefit claims
(12) Benefits are paid directly to the tenant and not to the landlord or agent
(13) There is demand from other types of tenants
(14) Other (please specify)

{ASK IF (Roletyp_DV = 2) and (NTWill = 1)}
AGHBEn (VARLAB: what encourage agents to let to HB, LHA or UC tenants)
What would encourage you to let to tenants receiving Housing Benefit or Universal Credit?

(Select all that apply)

(1) If the benefit was paid directly to me or the landlord
(2) Better processing of benefit claims
(3) Government paying benefit in advance rather than in arrears
(4) Easier referencing and credit checking of these tenants
(5) Easier ways to evict tenants in arrears
(6) Advice for landlords who let to Housing Benefit recipients
(7) Nothing would encourage me to let to these tenants [EXCLUSIVE]
(8) Other (please specify)

{ASK IF (RoleTyp_DV = 1 or 2) and (NTWILL = 3)}
NTWillFam (VARLAB: Why not let to families)
Which, if any, of the following are reasons you are not willing to let to tenants with dependent children?

(Select all that apply)

(1) Accommodation unsuitable for families (e.g. too small; lacks facilities)
(2) Greater risk rent is paid late
(3) Greater risk of unpaid rent or rent arrears
(4) Greater risk of disturbance or anti-social behaviour
(5) Greater risk of damage to property or furnishings
(6) I only let to my family, friends or employees
(7) I only let to specific types of tenants (e.g. students, nurses, teachers, key workers, etc.)
(1) Other (Please specify)

SECTION 4: YOUR MOST RECENT LETTING OR RENEWAL

{ASK IF RoleTyp_DV = 1}
DtLRenew (VARLAB: date of most recent tenancy renewal)
What was the date of your most recent renewal of an existing tenancy?

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Enter date as DD/MM/YYYY
[DD/MM/YYYY]
[01/01/1900…TODAY]

{ASK ALL}
Rtchg1 (VARLAB: Changing rent renewal)
Thinking about the last time you **renewed or extended a tenancy**. Did you:
(1) Increase the rent
(2) Keep the rent the same
(3) Decrease the rent
(4) I have not previously renewed or extended a tenancy

{ASK IF Rtchg1 = 1 OR 2 OR 3}
RentBefRen (VARLAB: amt of rent before last renewal)
What was the monthly rent before the tenancy was renewed or extended?

[0…9999]

{ASK IF Rtchg1 = 1 or 3}
RentAftRen (VARLAB: amt of rent after last renewal)
What was the monthly rent after the tenancy was renewed or extended?

[0…9999]

{ASK IF (Rtchg1=1 and (RentAftRen < RentBefRen) or (RentAftRen = RentBefRen)) or (Rtchg1=3 and (RentAftRen > RentBefRen) or (RentAftRen = RentBefRen))
RentRenChk
You previously said you had {IF Rtchg1 = 1: "increased"; IF Rtchg1=3: "decreased"} the rent. However, your previous two answers show you have {IF RentAftRen < RentBefRen: "decreased the rent"; IF RentAftRen > RentBefRen: "increased the rent"; IF RentAftRen = RentBefRen: "kept the rent the same"}.

Please press next to go back and check and amend your answers if necessary.

{ROUTE RESPONDENT BACK TO Rtchg1. Show this check once only.}

{ASK IF RoleTyp_DV =1}
DtLLet (VARLAB: date of most recent let)
Thinking about the last time you rented a property to a new tenant, when was your most recently let property let out?
Enter date as DD/MM/YYYY
[DD/MM/YYYY]
[01/01/1900…TODAY]

{ASK ALL}
PostPrpA (VARLAB: postcode of last let)
What is the postcode district for the **most recent property** you let out?

(For example, "SW12")
1. [TEXT 2..4]
2. ShowDK
HideREF

{ASK IF PostPrpA = 2}
PostPrpB   (VARLAB: town of last let)
In which town / area is the most recent property you let out, or nearest to?
1. [Dropdown list from Abingdon-on-Thames to Welwyn Garden City]
2. ShowDK
HideREF

{ASK IF HMONum > 0}
RecHMO (VARLAB: most recent HMO)
Was the property you most recently let a HMO?
(1)   Yes
(2)   No

{ASK ALL}
Rtchg2   (VARLAB: Changing rent new let)
Thinking about the last time you let a property to a new tenant. Did you:
(1) Increase the rent
(2) Keep the rent the same
(3) Decrease the rent
(4) This was the first letting of the property

{ASK IF Rtchg2 = 1 OR 2 OR 3}
RentBefTen (VARLAB: amt of rent before new let)
What was the monthly rent before the property was let to a new tenant?

[0…9999]

{ASK IF Rtchg2 = 1 OR 3 OR 4}
RentAftTen (VARLAB: amt of rent after new let)
What was the monthly rent after the tenancy was let{IF Rtchg2=4: "?"; IF Rtchg2=1,2,3: " to a new tenant?"}

[0…9999]

{ASK IF (Rtchg2=1 and (RentAftTen < RentBefTen) or (RentAftTen = RentBefTen)) or (Rtchg2=3 and (RentAftTen > RentBefTen) or (RentAftTen = RentBefTen))
RentTenChk
You previously said you had {IF Rtchg2 = 1: "increased"; IF Rtchg2=3: "decreased"} the rent. However, your previous two answers show you have {IF RentAftTen < RentBefTen: "decreased the rent"; IF RentAftTen > RentBefTen: "increased the rent"; IF RentAftTen = RentBefTen: "kept the rent the same"}.

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Please press next to go back and check and amend your answers if necessary.

{ROUTE RESPONDENT BACK TO Rtchg2. Show this check once only.}

{ASK IF RoleTyp_DV = 1}
LLRtset (VARLAB: landlord decision to set rent)
Which, if any, of the following factors influenced your decision to set the rent at this level for this new tenant?

(Select all that apply)

(1) My agent advised me
(2) In line with market rents in the local area
(3) In line with Local Housing Allowance (LHA) rate
(4) Tenant demand, or lack of demand, for rental property
(5) To avoid a lengthy void period
(6) Mortgage costs or lender requirements
(7) Recent tax changes
(8) Agent letting or management fees
(9) To recover costs from renovation or redecoration
(10)　To recover costs from licencing
(11)　To recover costs of meeting minimum energy efficiency standards
(12)　To recover costs of making other energy improvements
(13)　Other (please specify)

{ASK IF Roletyp_DV = 2}
AgRtset (VARLAB: agent decision to set rent)
Which, if any, of the following factors influenced your decision to set the rent at this level for this new tenant?

(Select all that apply)

(1) The landlord advised me
(2) In line with market rents in the local area
(3) In line with Local Housing Allowance (LHA) rate
(4) Tenant demand, or lack of demand, for rental property
(5) Mortgage costs or lender requirements
(6) Recent tax changes
(7) Agent letting or management fees
(8) To recover costs from renovation or redecoration
(9) To recover costs of meeting minimum energy efficiency standards
(10)　To recover costs of making other energy improvements
(11)　Other (please specify)

{ASK IF RoleTyp_DV = 1 }
LLGetTn (VARLAB: How landlords found tenants)
Which, if any, of the following did you use to find the tenants for **your most recent letting**?

(Select all that apply)

(1) Letting agent
(2) A letting website (e.g. OpenRent, Gumtree, etc.)
(3) An advert – in a newspaper, newsletter or local shop
(4) A university accommodation service
(5) Word of mouth
(6) Existing tenants
(7) Social media
(8) The local authority or council
(9) I let to family or friends
(10)   I let to employees
(11)   Other (please specify)

{ASK ALL}
Depamt   (VARLAB: amount of deposit)
Thinking about this **most recent letting**, which one of the following best describes how much the deposit was?
(1) Up to two weeks' rent
(2) More than two and up to four weeks' rent
(3) More than four and up to five weeks' rent
(4) More than five weeks' and up to two months' rent
(5) More than two months' rent
(6) No deposit was paid
(7) A deposit replacement product was used

{ASK ALL}
ReqGuaRent (VARLAB: requested guarantor or rent up front)
Thinking about your most recent letting, were any of the following requested?
(1) A guarantor
(2) Rent in advance, in addition to a deposit
(3) Both
(4) Neither
(5) ShowDK
HidRef

{ASK ALL}
PursGuar (VARLAB: pursued guarantor)
Has a guarantor been pursued for unpaid rent for any properties {RoleTyp_DV = 1: "you let"; RoleTyp_DV = 2: "you manage"} in the last two years?
(2) Yes
(3) No

{ASK IF more than 1 selected at PrpTypAll}

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PrptypLet (VARLAB: property type last let)
Which one of the following best describes the property you most recently let?
(1) Detached house / bungalow
(2) Semi-detached house / bungalow
(3) Terraced house
(4) Purpose-built flat or maisonette
(5) Converted flat or maisonette
(6) Bedsit, room, studio or flatlet

{ASK ALL}
VacLgth (VARLAB: vacancy length)
Still thinking about your most recently let property, how many weeks was this property vacant for before you let it?
[0…99]

{ASK ALL}
LetReqHS (VARLAB: llord requirements) [Collapsible grid]
Thinking about your most recently let property, were any of the following done?

	Yes, this was done	No, this wasn't done	Not applicable	Don't know
Used the government's model tenancy agreement for assured shorthold tenancies				
Carried out any "Right to Rent" checks on tenants to confirm if they had the legal right to live in the UK				
Provided the tenant with a copy of the government "How to rent" information guide for tenants				
Provided prospective tenants with a copy of the Energy Performance Certificate (EPC) for the property				
Made reasonable adjustments for disabled people when undertaking the letting				
Registered the deposit with a government backed tenancy deposit protection scheme if a deposit was taken.				
Made an inventory of furniture or other items in the property				
Used an inventory service				

{ASK ALL}
LetReqOth (VARLAB: LL requirements other) [Collapsible grid]

Still thinking about your most recently let property, were any of the following done?

	Yes, this was done	No, this wasn't done	Not applicable	Don't know
Ensured a working smoke alarm was installed on each floor of the property				
Ensured a working carbon monoxide alarm was installed in rooms containing a solid fuel burning appliance (e.g. coal fire, wood burning stove)				
Carried out an annual gas inspection by a qualified inspector for properties where gas is installed				
Provided tenants with a copy of a gas safety certificate for properties where gas is installed				
Ensured electrical installation (e.g. wiring) checks were carried out by a qualified tester and provided tenants with a copy of the Electrical Installation Condition Report (EICR)				
Ensured any electrical appliance (e.g. fridge, toaster) safety checks were undertaken by a qualified tester and provided tenants with a copy of the Electrical Installation Condition Report (EICR)				
Ensured a visual check of the electrical installation and appliances was carried out				
Undertaken an inspection to ensure your property is fit for human habitation				
Carried out a fire safety risk assessment				

{ASK IF Roletyp_DV = 1}
ResAdj (VARLAB: reasonable adjustments requested)
In the last two years, has a sitting or new tenant requested you make reasonable adjustments to any of your properties?
(1) Yes
(2) No

{ASK IF ResAdj = 1}
ResAdjWhe (VARLAB: reasonable adjustments where)
Thinking about the last time a tenant requested reasonable adjustments, where were the reasonable adjustments requested?
(1) Inside the tenant's property
(2) Outside the tenant's property (including communal spaces)
(3) Both

{ASK IF ResAdj = 1}
ResAdjDon (VARLAB: reasonable adjustments made)
Thinking about the last time a tenant requested reasonable adjustments, did you make the requested reasonable adjustments?
(1) Yes
(2) No

{ASK IF ResAdjDon = 1}
ResAdjFund (VARLAB: how reasonable adjustments funded)
Thinking about the last time a tenant requested reasonable adjustments, how did you fund the reasonable adjustments?
(1) I paid for them in full
(2) I shared the costs with the tenant
(3) The tenant paid for them in full
(4) Some/all of them were paid for by the Disabled Facilities Grant
(5) They were paid for by social services
(6) Other

{ASK ALL}
IdDamp (VARLAB: Ll/ Ag id'd damp)
Have you identified damp or mould in any of {IF ROLETYP_DV=1: "your properties"; IF ROLETYP_DV=2: the properties you manage} in the last year?
1) Yes
2) No

{ASK ALL}
TenDamp (VARLAB: Tenant complained damp)
Have any of your tenants complained about damp or mould in the last year?
1) Yes
2) No

{ASK IF IdDamp=1 or TenDamp=1}
DonDamp (VARLAB: Action taken about damp)
What action was taken in response to the damp or mould?
1) I/ the landlord fixed the source of the issue
2) I advised the tenant how to prevent the issue occurring
3) Other, please specify
4) No action was necessary

SECTION 5: ARREARS AND EVICTIONS

{ASK IF RoleTyp=3}
Reminder4 (VARLAB: Prompt screen)

Please continue to answer as {IF RoleTyp_Sample=1: "a landlord"; IF RoleTyp_Sample=2: "an agent"}.

{ASK IF Roletyp_DV = 1}
TenArr   (VARLAB: tenants in arrears)
Over the past 2 years how many, if any, of your {LLCat1 = 2: "company's"} tenancies were in rent arrears?

Please enter a number into the box below.

[0..9999]

{ASK IF (Roletyp_DV = 1) AND TenArr >0 }
FellArr   (VARLAB: tenants in arrears since start 2022)
How many, if any, of these tenancies have fallen into rent arrearssince the start of 2022?

Please enter a number into the box below.

[0..9999]

[HARDCHECK: IF FellArr > TenArr: "You said you have a total of {#TenArr} tenancies in rent arrears, please check your answer"]

{ASK ALL}
TenEnd (VARLAB: tenancies that ended in last two years)
Have you had a tenancy that ended **within the last two years?**
(1) Yes
(2) No

{ASK IF TenEnd = 1} (VARLAB: When tenancy ended)
WhenEnd
Thinking about your most recently ended tenancy within the last two years, what month and year did the tenancy end?
Month [1…12]
Year [2022…2024]
{IF future Month, Year entered: "The date you've entered is in the future. Please check and amend."}

{ASK IF ((Roletyp_DV = 1) and TenEnd = 1)}
LLWhyEnd (VARLAB: why did most recent tenancy end)
Thinking about your most recently ended tenancy, how did the tenancy end?

(Select all that apply)

(1)   It was the end of the tenancy and the tenant decided not to renew
(2)   It was the end of the tenancy and I decided not to renew
(3)   The tenant moved out before the end of the tenancy
(4)   The tenant gave notice to end their periodic tenancy
(5)   I asked the tenant to leave
(6)   The tenant was evicted
(7)   Other (please specify)
(8)   None of these [EXCLUSIVE]

{ASK IF ((Roletyp_DV = 2) and TenEnd = 1)}
AgWhyEnd (VARLAB: why did most recent tenancy end)
Thinking about your most recently ended tenancy, how did the tenancy end?

(Select all that apply)

(1) It was the end of the tenancy and the tenant decided not to renew
(2) It was the end of the tenancy and my agency/the landlord decided not to renew
(3) The tenant moved out before the end of the tenancy
(4) The tenant gave notice to end their periodic tenancy
(5) My agency/the landlord asked the tenant to leave
(6) The tenant was evicted
(7) Other (please specify)
(8) None of these [EXCLUSIVE]

{ASK IF (Roletyp_DV = 1 or 2) and (LLWhyend = 2, 5, or 6 or AgWhyEnd = 2 or 5 or 6)}
TenLve (VARLAB: why ask tenant to leave)
Why did you ask the tenant to leave / decide not to renew?

(Select all that apply)

(1) Property was not cared for
(2) I wanted to let the property at a higher rate
(3) I wanted to sell the property
(4) The tenant was in arrears
(5) The tenant had too many complaints about the property
(6) The tenant engaged in anti-social behaviour
(7) To refurbish the property and relet it
(8) Other (please specify)

{ASK IF (Roletyp_DV = 1 and LLWhyEnd = 5, 6)}
EvictType (VARLAB: Means of eviction)
You said that you asked the tenant to leave or evicted them. By what means did you ask them to leave?

(Select all that apply)

(1) I gave them a section 21 notice

(2) I gave them a section 8 notice
(3) I asked them to leave informally
(4) I offered to pay them to leave
(5) I don't know [EXCLUSIVE]

{ASK IF (RoleTyp_DV = 1 or 2) and (TenEnd = 1)}
DRtn (VARLAB: was deposit returned)
Thinking about your last tenancy to end, was the deposit for this tenancy returned to the tenant?
(1) Yes – in full
(2) Yes – in part
(3) No – none of the deposit was returned
(4) No – none of the deposit was returned, and my costs exceeded the value of the deposit
(5) There was no traditional deposit for this letting

{ASK IF (RoleTyp_DV = 1 or 2) and (DRtn = 2 or 3 or 4)}
DNRtn   (VARLAB: reason deposit not returned)
What were the reasons for not returning all of the deposit?

(Select all that apply)

(1)   Damage to the property or contents
(2)   Failure to maintain the property
(3)   To clean the property for the next tenant
(4)   For unpaid rent
(5)   For unpaid bills
(6)   For missing or stolen belongings
(7)   To dispose of unwanted items left behind
(8)   Other (please specify)

{ASK IF DRtn = 1 or 2}
WhenRtn (VARLAB: When did you return the deposit)
When did you return the deposit to the tenant?
(1)   Before the end of the tenancy
(2)   Within 10 days of the end of the tenancy
(3)   More than 10 days but less than or including 15 days after the tenancy ended
(4)   More than 15 days but less than or including 30 days after the tenancy ended
(5)   More than 30 days after the tenancy ended
(6)   I don't know

{ASK IF WhenRtn = 1,3,4,5}
WhyRtn (VARLAB: reason for timing of return)
What were your reasons for the timing of the deposit return?
    (1) Tenant hardship

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(2) Timing was pre-arranged with tenant
(3) Took some time to agree on the amount to return
(4) Tenant left while I was abroad
(5) Took some time to arrange property inspection
(6) Other

{ASK ALL}
RefArrears (VARLAB: signposted to support services)
Have you informed or assisted any of your tenants in obtaining the following support services for rent payments?
(1) Directed tenants to charities, e.g., Shelter
(2) Encouraged tenants to apply for government schemes, e.g., housing benefits, cost of living payment, Universal Credit, discretionary housing payments
(3) Encouraged tenants to apply for council tax reduction from the local authority
(4) None of these [EXCLUSIVE]

SECTION 6: THE LANDLORD JOURNEY

{ASK IF (RoleTyp_DV = 1) and (LLCat1 = 1)}
FLYr (VARLAB: how long letting property)
For how many years have you been a landlord?
[0..99]

{ASK IF (RoleTyp_DV = 1) and (LLCat1 = 1)}
AcqMeth (VARLAB: how acquire first property)
Thinking about **the first rental property you let out,** how did you acquire it?
(1) I / we bought it with the intention of letting it out
(2) I / we bought it through the council Right to Buy
(3) I / we bought it to live in myself
(4) I / we inherited it
(5) I / we received it as a gift
(6) I / we acquired the organisation that owned it
(7) I / we built it with the intention of letting it out
(8) I / we built it to live in myself / ourselves
(9) Other (please specify)

{ASK IF (RoleTyp_DV = 1) and ((LLCat1 = 1) and (Acqmeth = 1 or 2 or 3 or 6 or 7 or 8))}
AcqFund (VARLAB: how funded first property)
How did you fund the purchase or build of your first rental property?

(Select all that apply)

(1) Buy-to-let mortgage (repayment)
(2) Buy-to-let mortgage (interest only)
(3) Conventional mortgage (repayment)
(4) Conventional mortgage (interest only)

(5) Through sale of existing property
(6) With a commercial loan
(7) Some other loan
(8) Income from other employment or business
(9) Personal savings
(10)   Inheritance
(11)   I drew down my pension
(12)   Other (please specify)

{ASK IF (RoleTyp_DV = 1) and (LLCat1 = 1)}
LLWhy (VARLAB: reason for becoming landlord)
Which, if any, of the following are reasons you originally became a landlord?

(Select all that apply)

(1) I / we wanted to rent property as a full-time business
(2) I / we preferred to invest in property rather than other investments
(3) I / we wanted to supplement my / our earnings / income
(4) To provide a home for a relative / child / friend
(5) To build equity for my children
(6) As a contribution to my / our pension
(7) I inherited the property / it was given to me
(8) Could not afford the mortgage to live in ourselves
(9) Other (please specify)
(10)   None of the above [EXCLUSIVE]

{ASK IF (RoleTyp_DV = 1) and (NumPrp > 1)}
Rctfund   (VARLAB: how fund most recent property)
How did {LLCat1 = 1 or 3: "you"; LLCat1 = 2: "your company"} fund the purchase of your
most recently acquired rental property?

(Select all that apply)

(1) Buy-to-let mortgage (repayment)
(2) Buy-to-let mortgage (interest only)
(3) Conventional mortgage (repayment)
(4) Conventional mortgage (interest only)
(5) With a commercial loan
(6) Some other loan
(7) Income from property rentals
(8) Income from other business
(9) Personal savings
(10)   Inheritance
(11)   I drew down my pension
(12)   By releasing equity from remortgaging of existing property
(13)   Other (please specify)

SECTION 7: FUTURE PLANS / INTENTIONS

{ASK IF RoleTyp=3 and RoleTyp_Sample=1}
Reminder6 (VARLAB: Prompt screen)

Please continue to answer as {IF RoleTyp_Sample=1: "a landlord"; IF RoleTyp_Sample=2: "an agent"}.

{ASK IF RoleTyp_DV = 1}
FutVac　　　(VARLAB: plans for next vacant property)
Thinking about **the next time one of {LLCat1 = 1 or 3: "your"; LLCat1 = 2: "your company's } rental properties becomes vacant**, do you think you will relet it?
(1) Yes – I will relet the property on a similar tenancy as before
(2) Yes – I will relet the property as a short term let (for example, on AirBnB)
(3) No – I will not relet the property
(4) Depends which of my properties becomes vacant
(5) Don't know
(6) Other (please specify)

{ASK IF RoleTyp_DV = 1}
FutProp　　　(VARLAB: future plans for number of properties)
Over the next two years, {LLCat1 = 1 or 3: "do you"; LLCat1 = 2: "does your company"} plan to…
(1) Increase the number of rental properties I / we let out
(2) Decrease the number of rental properties I / we let out
(3) Keep the number of rental properties I / we let out the same
(4) Sell all my rental properties and leave the business altogether
(5) I / we have not made any plans

{ASK IF FutProp = 1}
PlanInc　　　(VARLAB: how many increase properties)
Earlier, you told us you let [#NumPrp] properties. By how many properties do you plan to increase in the next two years?
[1…9999]

{ASK IF FutProp = 2}
PlanDec　　　(VARLAB: how many decrease properties)
Earlier, you told us you let [#NumPrp] properties. By how many properties do you plan to decrease in the next two years?
[1…9999]

{ASK IF (RoleTyp_DV = 1) and (FutProp = 2 or 4)}
FutRLv　　　(VARLAB: why reduce number of properties)
Which, if any, of the following are reasons {LLCat1 = 1 or 3: "you"; LLCat1 = 2: "your company"} plan to do this?

(Select all that apply)

(1) Investment viability reasons e.g. mortgage interest rate increases
(2) Financial reasons, e.g. likely better return from other investments
(3) Market reasons, e.g. house prices, lower demand
(4) Personal reasons, e.g. approaching retirement age, other commitments etc.
(5) Recent tax and legislative changes, e.g. landlord tax relief changes and stamp duty
(6) Forthcoming legislative changes, e.g. minimum quality standards
(7) Poor experience with tenants
(8) Other (please specify)
(9) None of these   [EXCLUSIVE]

{ASK IF (RoleTyp_DV = 1) and (FutProp = 1 or 3)}
FutInc   (VARLAB: which legal requirements)
Which, if any, of the following are reasons {LLCat1 = 1 or 3: "you"; LLCat1 = 2: "your company"} plan to do this?

(Select all that apply)

(1) Financial reasons, e.g. higher return than other investments, will help fund retirement
(2) Market reasons, e.g. strong demand in my area, house prices
(3) Personal reasons, e.g. approaching retirement age, other commitments etc.
(4) Recent tax and legislative changes, e.g. to benefits, tax relief and stamp duty
(5) Forthcoming legislative changes, e.g. the Renters Reform Bill
(6) Other (please specify)
(7) None of these   [EXCLUSIVE]

SECTION 8: LANDLORD PROBLEMS

{ASK IF RoleTyp=3}
Reminder7 (VARLAB: Prompt screen)

Please answer from your perspective as {IF RoleTyp_Sample=1: "a landlord"; IF RoleTyp_Sample=2: "an agent"}.

{ASK IF RoleTyp_DV = 1}
LLPmb   (VARLAB: landlord serious problems)
Which, if any, of the following are your main concerns as a landlord?

(Select all that apply)

[RANDOMISE ANSWER OPTIONS]

(1) Financial concerns: cost of repairs
(2) Financial concerns: Tenant arrears

(3) Financial concerns: Cost of loan or mortgage repayments
(4) Market concerns, e.g. longer void periods, lowered demand
(5) Recent legislative changes, e.g. changes to minimum energy efficiency standards
(6) Recent tax changes, e.g. changes to mortgage interest tax relief, Capital Gains tax
(7) Forthcoming legislative changes, e.g. changes to means of evicting tenants
(8) Tenant behaviour, e.g. property damage, anti-social behaviour, disputes about deposits etc.
(9) Other (please specify)
(10)   None of these [EXCLUSIVE]

{ASK IF Roletyp_DV = 2}
AgPmb   (VARLAB: agent serious problems)
Which, if any, of the following are your main concerns as an agent?

(Select all that apply)

[RANDOMISE ANSWER OPTIONS]

(1) Financial concerns, e.g. overhead costs, loss of income, etc.
(2) Market concerns, e.g. landlords leaving the market, changes in the property market and rent levels
(3) Legislative changes e.g. the Tenant Fees Act or changes to evictions, etc.
(4) Tenant behaviour, e.g. property damage, anti-social behaviour, disputes about deposits etc.
(5) Other (please specify)
(6) None of these [EXCLUSIVE]

{ASK ALL}
Court (VARLAB: use of courts or tribunal)
In the last two years, have you made use of the government's Courts and Tribunals Service to take action or redress against a tenant (for an eviction, payment of rent, damage to property etc.)?
(1) Yes
(2) No – I had no need to use the courts

{ASK IF Court=1}
CouExp (VARLAB: satisfaction with court experience)
How satisfied or dissatisfied were you with your court experience?
1. Very satisfied
2. Fairly satisfied
3. Neither satisfied nor dissatisfied
4. Fairly dissatisfied
5. Very dissatisfied

SECTION 9: FINANCES AND TAXATION

{ASK IF RoleTyp_DV = 1}
MktVal   (VARLAB: value of property)
What is the approximate total market value of your rental property(ies)? (i.e. the market value of all properties if they were sold today)
Please answer in pounds e.g. £300000.
[1..1999999999]
[Soft check: IF MktVal < 10000 then "Answer under 10 thousand pounds. Please check to ensure the answer you've provided is correct."]
[Soft check: IF MktVal > 10000000 then "Answer over 10 million pounds. Please check to ensure the answer you've provided is correct."]

{ASK IF RoleTyp_DV = 1}
Lntyp (VARLAB: type of lending)
Which, if any, of the following types of loans or borrowing do you currently have to help fund your rental property(ies)?

(Select all that apply)

(1) Buy-to-let mortgage (repayment)
(2) Buy-to-let mortgage (interest only)
(3) Conventional mortgage (repayment)
(4) Conventional mortgage (interest only)
(5) Another type of mortgage
(6) Commercial loan
(7) Loan from family or friends
(8) I don't have any debt / borrowing for my / our rental property(ies) [EXCLUSIVE]
(9) Other (please specify)

{ASK IF RoleTyp_DV = 1 and Lntyp = 1 or 2 or 3 or 4 or 5 or 6}
IntTyp (VARLAB: type of interest)
What type of interest rate(s) do you pay on your loans?

(1) All at fixed rate
(2) All at flexible rate
(3) Some at fixed rate, some at flexible rate
(4) I don't pay interest on any of my borrowing

{ASK IF (RoleTyp_DV = 1) and (Lntyp = 1 or 2 or 3 or 4 or 5)}
LnVal   (VARLAB: value of lending)
What is the approximate total value of all the loans or borrowing you currently have on your rental properties?
Please answer in pounds e.g. £300000.
[1 .. 1999999999]

{ASK IF (RoleTyp_DV = 1) and (Lntyp = 1 or 2 or 3 or 4 or 5) and NumPrp > 1}
TotBorr   (VARLAB: how many properties have debt)
How many of your properties do you have any type of borrowing on?
[1 .. 9999]

[IF ANY(Lntyp = 1 or 2 or 3 or 4 or 5) AND NumPrp = 1, then TotBorr = 1]

{ASK IF RoleTyp_DV = 1}
RtInc   (VARLAB: gross rental income)
Thinking about the last 12 months, approximately what was your total gross **rental** income from your rental property(ies)? (i.e. before tax and deductions, mortgage, letting and other operating costs)
Please answer in pounds e.g. £40000.
[0 .. 1999999999]
[Soft check: IF RtInc < 1000 then "Answer under 1 thousand pounds. Please check the answer you've provided is correct."]
[Soft check: IF RtInc > 10000000 then "Answer over 10 million pounds. Please check the answer you've provided is correct."]

{ASK IF (RoleTyp_DV = 1) and (LLCat = 1 or 2 or 3)}
LlInc (VARLAB: landlord income)
Thinking about the last 12 months, what was {LLCat = 1 or 3: 'your'; LLCat = 2 'your organisation's} total **gross** income (i.e. before tax and deductions) excluding income from rental property(ies)?
Please answer in pounds e.g. £40000.
[0 .. 1999999999]
[Soft check: IF Llinc < 1000 then "Answer under 1 thousand pounds. Please check the answer you've provided is correct."]
[Soft check: IF Llinc > 10,000,000 then "Answer over 10 million pounds. Please check the answer you've provided is correct."]

{Ask if RoleTyp_DV = 1 and RtInc or LLInc = missing}
LLPrpInc (VARLAB: income from rental property)
What percentage of {LLCat1 = 1 or 3: "your"; LLCat1 = 2: "your company's"} gross income (i.e., before tax and deductions) is rent from rental property?
(1) Nil
(2) 1% to 25%
(3) 26% to 50%
(4) 51% to 75%
(5) 76% to 99%
(6) All or 100%
(7) Don't know

{ASK IF Roletyp_DV =1}
TaxB2 (Varlab: awareness of legislative changes)
Which of the following recent or planned changes to legislation, regulation or tax in the private rented sector are you aware of?

(Select all that apply)

[RANDOMISE ANSWER OPTIONS]

(1) Changes to the way tenants can be evicted
(2) Changes to landlord tax relief
(3) Changes to capital gains tax
(4) The end of letting agents charging certain fees to tenants
(5) The cap on tenancy deposits
(6) Upcoming changes to minimum quality standards (Decent Homes Standard)
(7) Selective licensing regulation
(8) Removing fixed terms and moving to rolling tenancies
(9) Changes to how rents are increased during tenancies
(10)   Introduction of the Private Rented Sector Ombudsman
(11)   Creation of the Private Rented Property Portal
(12)   The right for tenants to request a pet in the property
(13)   None of these [Exclusive]

ASK IF TaxB2 <13}
TaxB3 (VARLAB: understanding of legislative changes)
And which of the following recent or planned changes do you feel you have a good understanding of?

(Select all that apply)

[Display all options selected at TaxB2]
None of these [Exclusive]

SECTION 10: ENERGY EFFICIENCY AND SAFETY

{ASK IF RoleTyp=3}
Reminder9 (VARLAB: Prompt screen)

Please continue to answer as {IF RoleTyp_Sample=1: "a landlord"; IF RoleTyp_Sample=2: "an agent"}.

{ASK ALL}
EPCE (VARLAB: minimum E EPC)

Since April 2018, there has been a new legal requirement for all new lettings to have a minimum "E" rating on the Energy Performance Certificate (EPC). Before this survey, how aware, if at all, were you of this new legal requirement?

(1) I was not aware of this at all
(2) I was aware of it, but I did not understand the details
(3) I was aware of it and fully understood the details

{ASK ALL}
EPCEFG [MULTICODE]   (VARLAB: EPC or E, F or G)
An Energy Performance Certificate (EPC) provides home buyers and tenants with a rating of the energy efficiency of the property. An A rating is the most energy efficient and a G rating the least efficient. Some properties are exempt from the prohibition on letting a property with an F or G rating.

In which Energy Performance Certificate (EPC) bands are {RoleTyp_DV = 1: "your rental properties"; Roletyp_DV = 2: "the properties you let out"} ?

(Select all that apply)

1)   I {Roletyp_DV = 1: "have"; Roletyp_DV = 2: "manage"} properties that are in EPC bands E, F and/or G
2)   I {Roletyp_DV = 1: "have"; Roletyp_DV = 2: "manage"} properties that are in EPC band D
3)   All {Roletyp_DV = 1: "my properties"; Roletyp_DV = 2: "the properties I manage"} are in bands C or above [EXCLUSIVE]
4)   I don't know the EPC bands of {Roletyp_DV = 1: "my properties"; Roletyp_DV = 2: "the properties I manage"} [EXCLUSIVE]

{ASK ALL}
EnEff (VARLAB: plan to improve energy efficiency)
Do you plan to improve the energy efficiency of any of your properties in the next two years?

1)   Yes, some properties

2)   Yes, all properties
3)   No
HidDK/ HidRef

{ASK IF RoleTyp_DV=2}
AgChk (VARLAB: Agent level check)
Thank you for taking part in the English Private Landlords Survey. Your answers are very important and will help inform future government policy about the private rented sector. Please can you tell us how you were answering these questions? Were you answering about…
1.   You (your portfolio that you manage)
2.   The branch of the company that you work for
3.   Your company as a whole
4.   Answering in another way (please specify)

{ASK ALL}
FutRe   (VARLAB: Consent to FutRe)
Finally, the Department for Levelling up, Housing and Communities (DLUHC) or another government department may like to contact you to carry out further research If you would be happy to be contacted for such future research, please provide your email address below.

1)   STRING {150}
2)   I do not want to be contacted about future research
NoDK/NoRef

[HARDCHECK: If answer provided does not include @ or full-stop: "Please check and amend. Email addresses should contain an @ character and a full stop."]
[Please also use any other standard NatCen email checks]

{ASK IF FUTRE= answer given to email string}
Name (VARLAB: Future contact name)
Thank you for agreeing to possible future contact for further research.
Please be assured that your details will only be used for the purpose of contacting you in relation to research carried out by DLUHC or another government department, and will not be shared with anybody outside of the authorised research team.

Can you please provide us with your name, so we know who to address contact for future research to?

First name [string 100]
Surname [string 100]
3) I do not wish to give my name
NODK
NOREF

[SOFTCHECK: IF Firstname or Surname is only 1 character: "The name you have provided is only one character long. Are you sure this is correct?"]
[HARDCHECK: IF Firstname or Surname contains numbers: "Please check and amend. Names should not contain numbers."]

Interview ended. Many thanks for taking part in the English Private Landlord Survey. Your response will help to inform future government policy. If you have any questions about the survey, or would like a link to the findings when they are published, please email landlordsurvey@natcen.ac.uk

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