

Government And Media Urged To Show More Respect To Private Landlords

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We urge government and the media to show more respect to private landlords and the vital role they serve in respect of UK housing provision and the economy generally.

Sympathisers and supporters of Generation Rent have been systematically brainwashed into blaming private landlords for decades of under supply of new housing. We are also urging these people to consider the facts.

Why Buy-to-Let Deserves More Support

It seems to be widely accepted that as the UK population grows, more housing is required.

A healthy private rented sector provides job mobility and affordable housing for many of the most vulnerable in society.

By borrowing to buy properties, landlords increased the size of the economy.

The Private Rented Sector has been responsible for 83% of all new housing created.

- By financing new developments, landlords increased the supply of housing. The [English Housing Survey](#) on a government website credits the private rented sector for the overwhelming majority of the increase in the number of dwellings between 1996 and 2013, at the foot of page 1. It reads: *“From 1996 to 2013, the total number of dwellings in England increased steadily from 20.3 million in 1996 to 23.3 million in 2013. Much of this was due to the notable growth in private rented housing which more than doubled in size from 2.0 million to 4.5 million over this period.”* Thus 2.5 million out of the 3 million increase was thanks to the PRS. That is 83%.

For every £1 spent on housing construction an extra £2.09 was generated elsewhere in the economy.

So why has buy-to-let been demonised by media and targeted as a cash cow by Government?

Buy-To-Let deserves incentives to increase housing provision and choice. In turn, matching supply of quality housing with demand will stabilise house prices and rents.

Factors **discouraging any form of housing supply growth**, such as penal taxation, have been **proven to fuel rental inflation and create property bubbles**.

Home ownership isn't right for everybody!

Some people don't qualify for mortgages and many others don't want to feel trapped by home ownership and associated debt. Many people who are able to buy choose to rent simply because they feel housing is over priced. Many others will not qualify for mortgages or even want one, regardless of the incentives provided by Government. In fact, many would argue that Government led homeownership incentives are a part of the cause of over inflated property values. That's why it is so vitally important for the continued growth all housing supply to be encouraged. Hard working folk who wish to invest into providing quality rental property need to feel appreciated, not targeted.

Conclusion

Increasing the supply of housing is the best way to stabilise prices and to provide real choices . When supply is exceeds demand, prices will fall and the worst of the U.K. housing stock will be vacated and become prime for redevelopment.