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**Age UK London responds to the government’s new three-year tenancies model**

Age UK London has welcomed news of the government’s new rent commitment, which will see the implementation of a new three-year tenancies model. Communities Secretary James Brokenshire is backing calls to make three-year terms mandatory in a move that will improve security of tenure for private renters in England and Wales.

This follows on from Age UK London’s recent research report “Living in Fear: Experiences of Older Private Sector Tenants in London”, which called for longer tenancies to provide increased stability to older renters.

Though the typical discussion of the rental market focusses upon the difficulties faced by younger renters, Age UK London’s research over the last two years has revealed that many of these issues are faced by the older generation too. In fact, these problems frequently have an especially large impact upon the wellbeing of older people – particularly in terms of health and social care, as greater emphasis is being placed on people managing conditions at home.

Funded by the Nationwide Foundation, Age UK London’s research found that security of tenure was the most frequently-discussed issue during our interviews with older private-renters. The majority of older private-renters who engaged with Age UK London’s research were looking for a home for life that they could make their own and feel at home in. The lack of security provided by the current Assured Shorthold Tenancies has grossly undermined older Londoners’ ability to feel at home, invest in their property, and discuss repairs and adaptations with their landlord for fear of repercussions.

This is a hugely pressing matter, as the number of older private-renters in London is expected to double between 2014 and 2039, a fact corroborated by new statistics from the government’s most recent English Housing Survey, which suggest that the number of older private-tenants is set to increase at an unprecedented level over the coming years.

Paul Goulden, CEO of Age UK London, said:

*“This is such a positive step towards providing older Londoners with the security of tenure needed to make their property feel like a home. A three-year tenancy will help to reduce the feeling of helplessness felt by many older private-renters on Assured Shorthold Tenancies in London and will allow for a much more equal relationship with their landlord.*

*Yet this is not the end of the discussion. With the number of older private renters set to increase at speed, there is still much to be done to make sure that London’s private-rental sector can meet their specific needs in the coming years and we support calls for longer and more secure tenancies in future.”*

**ENDS**

**Notes to Editors:**

* Age UK London is the London regional Age UK that helps London to love later life by campaigning for older Londoners, working on their behalf, and championing their cause.
	+ [www.ageuk.org.uk/london](http://www.ageuk.org.uk/london)
	+ [www.twitter.com/ageuklondon](http://www.twitter.com/ageuklondon)
	+ [www.facebook.com/ageuklondon](http://www.facebook.com/ageuklondon)
* Research suggests the number of older private renters in London will double from 2014 to 2039, reaching a possible 122,000 households featuring a person aged 65+. Between 2009 and 2014 alone, the number of flat sharers aged 45 to 54 soared by 300%.
* In 2016, over a million Londoners were aged 65+ and 140,000 of those were aged 85+.
* In 2014, 20% of households in London were headed by a person aged 65 or over.
* Age UK London’s Living in Fear report can be accessed [here.](https://ageuk.org.uk/london/publications/campaign-reports-policy-documents/older-private-renters/)