

## TENANTS DEMAND: BRING RENTS DOWN

# Community Housing Inspection of Haringey Letting Agents

We are investigating the local letting agents and uncovering any of these unwelcome practices:



- ⌚ **Discriminating against people on housing benefit**
- ⌚ **Extortionate charges to prospective and existing tenants**
- ⌚ **Encouraging short term tenancies to maximise their renewal fees**
- ⌚ **Inflating rents**

We will name and shame any letting agents found engaging with such greedy behaviour and make the demands:

- **Bring rents down**
- **Remove all bogus 'fees' for tenants**
- **End discrimination against people on benefits**
- **Longer, secure tenancies**

**Decent, secure and affordable housing for all!**

## We demand that letting agents...

### ...bring rents down

Housing is a basic necessity, like food and water. Actions, to maximise rental income, at the detriment of tenants, show this is forgotten. Housing is not a business like selling cars or renting holiday homes. Increasing rents for tenants above LHA rates leaves them with two options: struggle to pay the extra out of other benefits, or non-payment. Haringey Housing Action Group will support tenants in this situation. If letting agents or landlords begin eviction proceedings, we will support tenants through the lengthy process that will cost a landlord time, legal and court costs, possibly loss of rents and bad publicity.

### ...remove all bogus 'fees' for tenants

Letting Agents provide a service to Landlords and charge them for doing so - they should not take further 'fees' from tenants. Agency 'fees', reference 'checks', admin 'fees' and leaving 'fees' are all costs that have been created in recent years by and for Letting Agents to increase their profits and exploit the basic need to have a home.

### ...end discrimination against people on benefits

More and more benefit claimants are being turned away from Letting Agents. This discrimination affects those people who are struggling most to find a home due to unaffordable rents and cuts to benefits. We will name and shame all letting agents who do not accept people on benefits.

### ...provide secure tenancies, for longer

Until 1988 most tenancies were secure and rents were capped by law at affordable levels. Tenants could stay in their homes for as long as they wished without being forced out by landlords. Today, the reverse is more common, private tenants are given a six month tenancy with few rights. This is not fair on the tenant, and is not good for stable communities. Tenants should be able to live in their chosen community and home, near schools, friends and family, as long as they wish.

**Haringey Housing Action Group meets regularly to give and receive support on housing problems and campaign for better housing**  
[www.haringeyhousingaction.org.uk](http://www.haringeyhousingaction.org.uk)