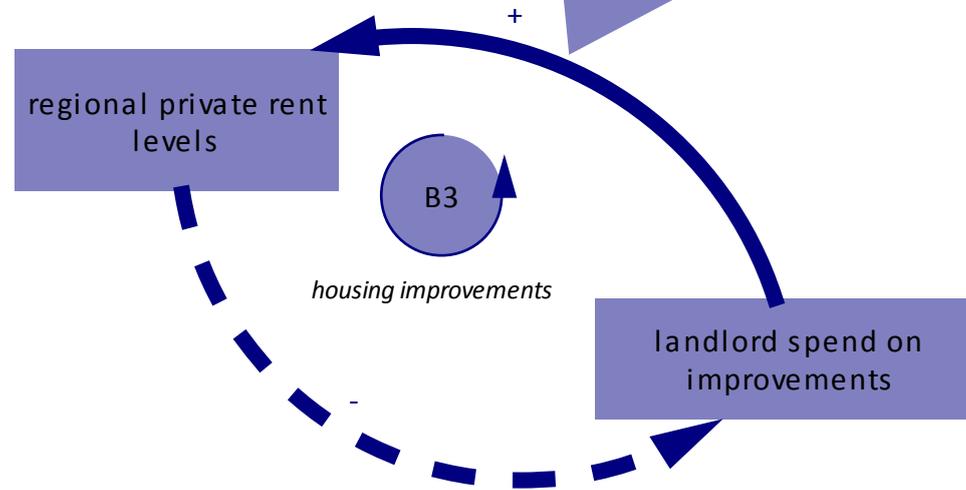
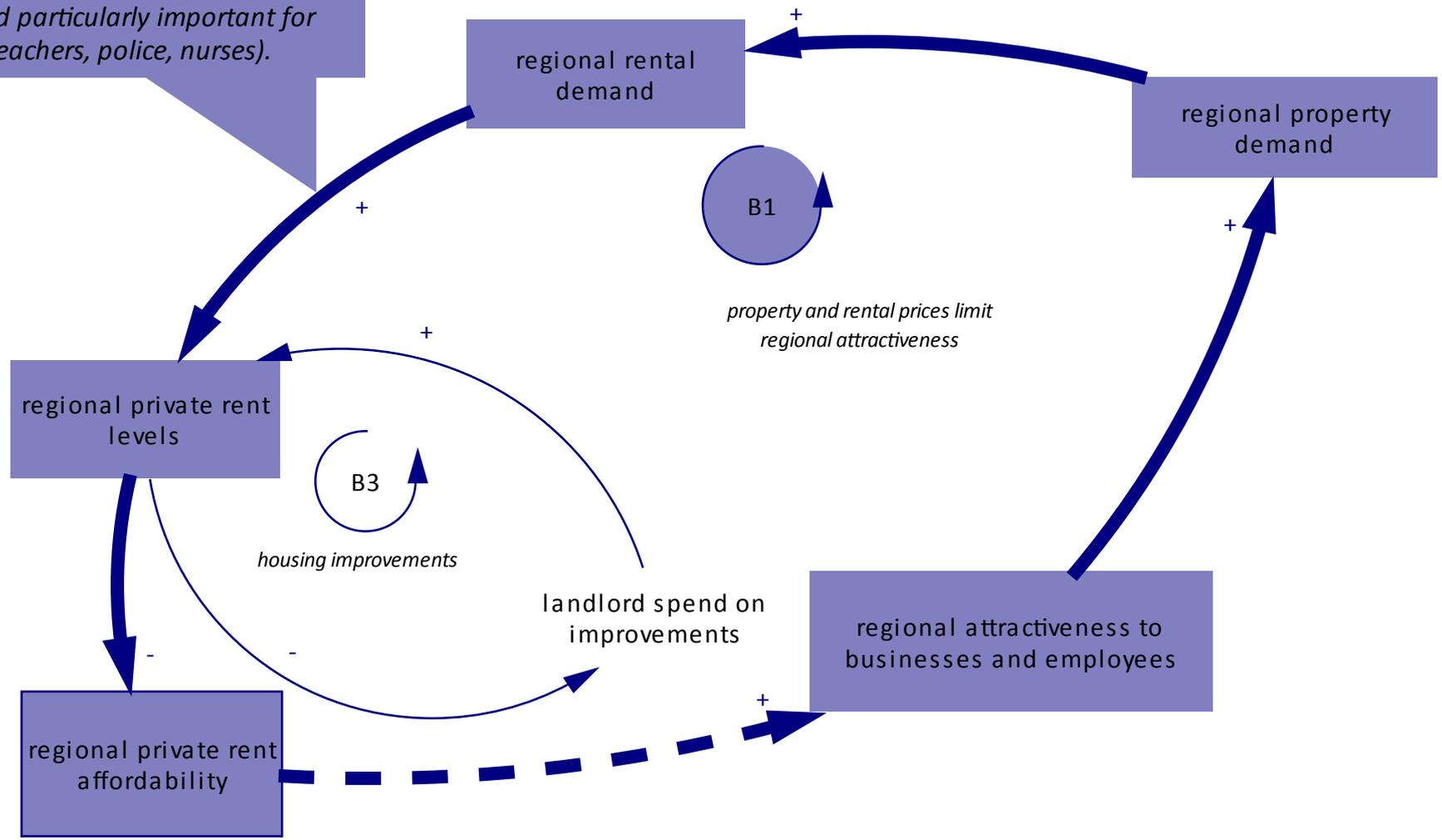
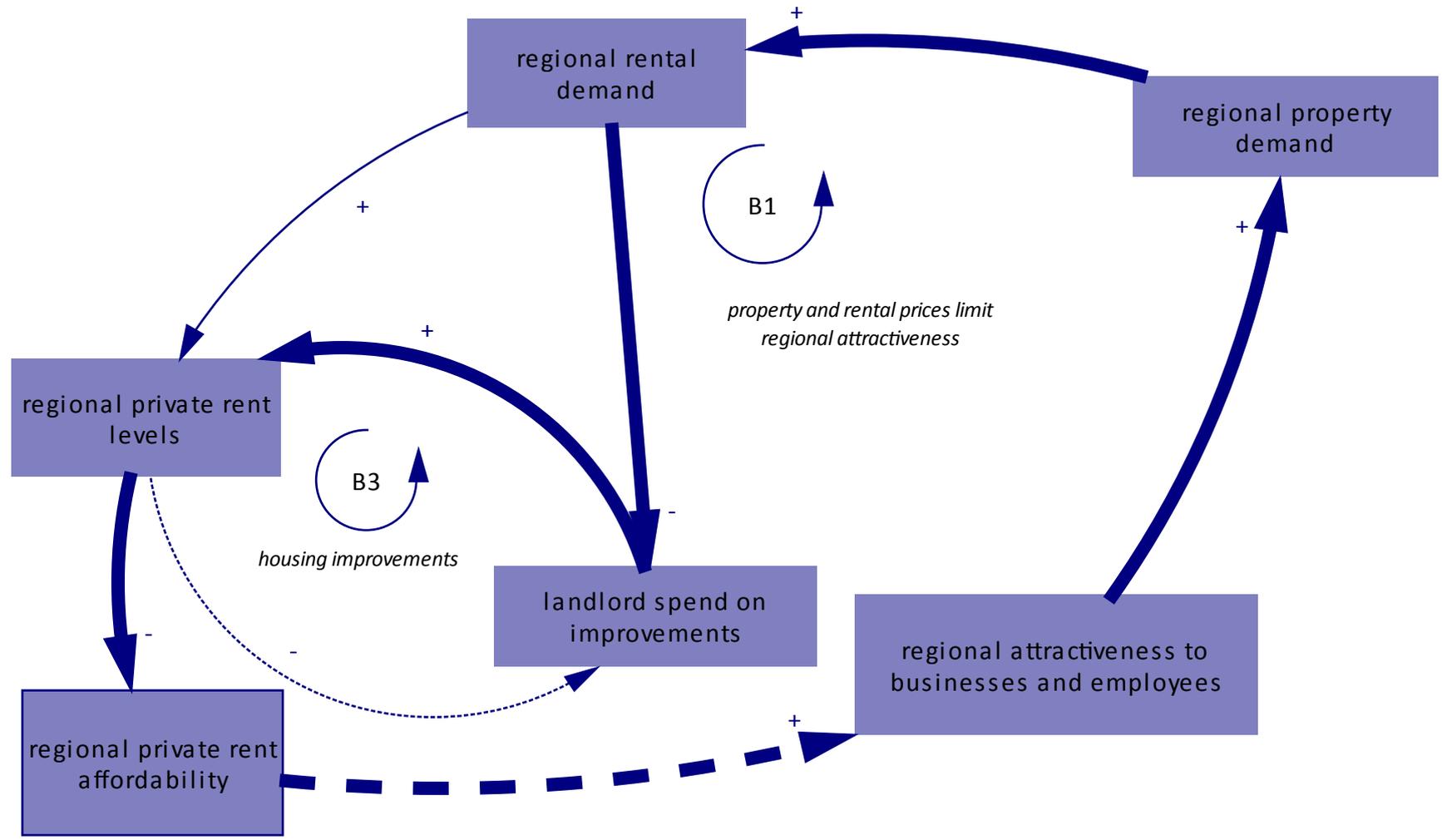


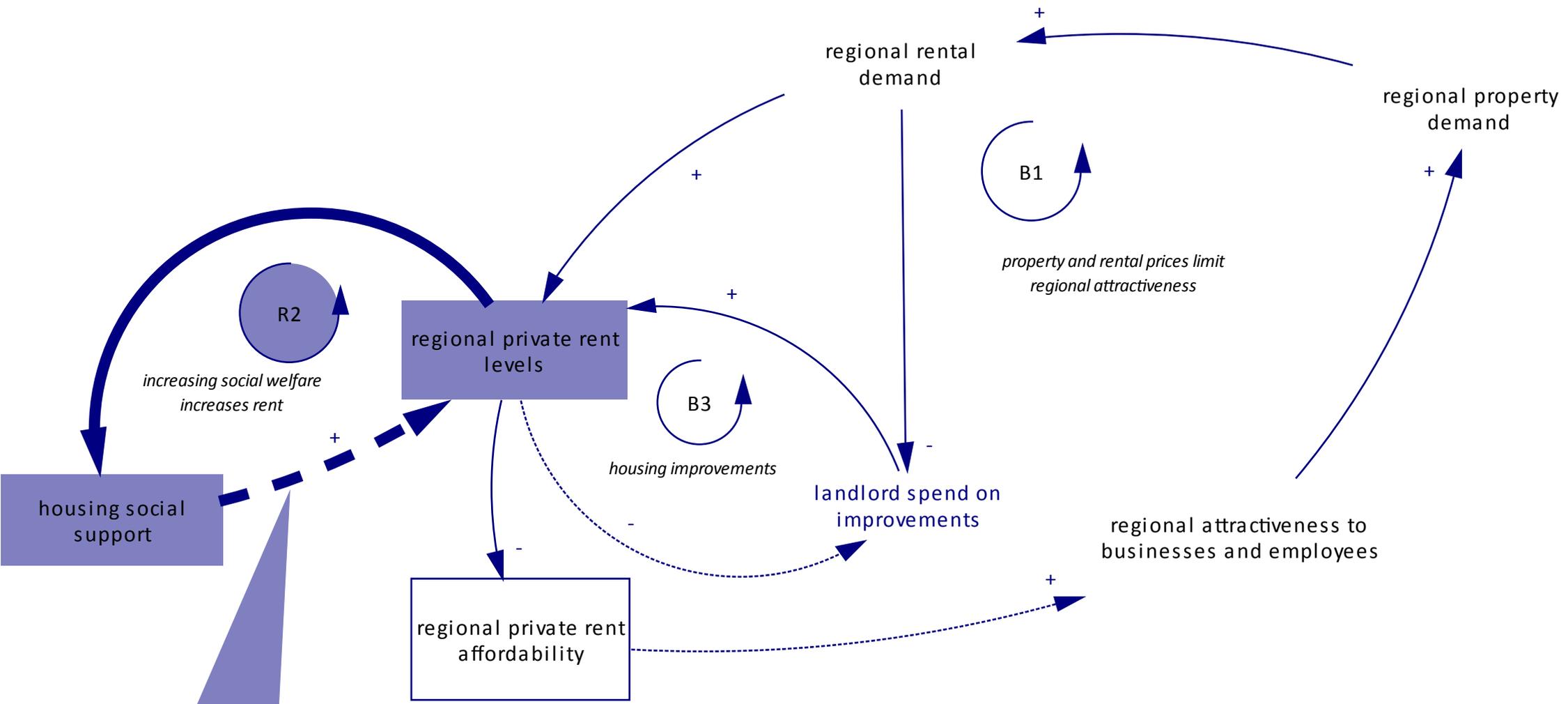
*B3 housing improvements: there was debate about how private rent levels influence housing improvements (for example to improve energy efficiency). It was initially suggested that as private rent levels rise, landlords have more income to spend on improvements, the opposite was argued by most representatives: rising rental demand provides less incentive for landlords to make improvements, and it is at times of low demand, when rental properties are vacant, that owners are motivated to make improvements to a*



*B1 property and rental prices limit regional attractiveness: as regional attractiveness rises, demand for housing rises and housing affordability declines, dampening attractiveness. Private rental affordability was considered particularly important for attracting "key workers" (e.g. teachers, police, nurses).*







*R2 increasing social welfare increases rent: in the current context, with increasing reliance on a minimally regulated private rental market, it was considered that as private rent levels become less affordable for low income families, there is greater pressure to increase government housing support. However, this was considered a fix that fails, since private landlords can respond to increased support by raising rents.*

