**Scotland’s Housing Networks (SHN):**

**Private Landlord Survey 2024 – Falkirk Results Report**

**Introduction**

Scotland’s Housing Network is a membership organisation for local authority and housing associations. They work collaboratively with their members in a number of areas which includes practice and knowledge exchange.

SHN developed a Scotland wide survey during 2023: Falkirk Council fed into the development of this survey. Its aim was to explore the characteristics and experiences of landlords and how they acquire, let, manage and maintain privately rented accommodation. In January 2024, the Private Sector Team contacted Landlords and Letting Agents across Falkirk confirming that the survey was live.

The results of the ***SHN Scottish Private Landlord Survey 2024*** have been added to our website for your reference: you can access the survey results on our [Consultations](https://www.falkirk.gov.uk/private-housing/consultations) page.

The SHN were able to share anonymised findings of the Falkirk survey responses, with us. This report shares the key findings of the survey (Part 1) as well as the questions and responses for each question (Part 2).

The SHN 2024 survey contained a few questions that were very similar to questions included within our 2022 Landlord and Letting Agents Survey. We have compared these questions and have included a comparison with this report (Part 3). The questions, responses and key findings of the 2022 survey can be accessed on our [Consultations](https://www.falkirk.gov.uk/private-housing/consultations) page.

Reviewing and comparing available information helps us identify and track possible changes. It adds to our understanding and awareness, helping to build a picture of the private sector housing across Falkirk.

Please note that due to rounding, figures may not always add up to 100%. Care also needs to be taken when interpreting the findings of these surveys as each represent a response rate of under 2%.

**Part 1: SHN: Private Landlord Survey 2024 - Falkirk Results**

**Key Findings**

* Survey responses: 89% Landlords, 6% Letting Agents, 4% Short-term let

landlords and 1% other

* Majority (82%) were registered in 1-3 local authority areas, with the remainder

registered in 4 or more local authority areas

* 19% own or managed 1 property, 48% managed 2-5 properties, 14% managed 6–

9 properties, 10% managed 10-24 properties, 10% managed over 25 properties

* 64% of respondents were aged 55 years and over, 17% were aged 45-54 and 14% were aged 25-44
* 63% had been a landlord for 10 years or more, with 20% letting between 4-

10 years and 17% have been letting for 3 years or less

* 57% let to supplement their income/ contribute to their pension, with 20%

preferring to invest in property

* 59% use a Letting Agent, 36% manage properties themselves
* 46% belonged to one or more of the main rental property-related professional

organisations

* 43% of tenants did not receive benefits, with 26% of landlords not knowing whether their tenants were on benefits
* Rents increased for 60% of new tenants at the start of the tenancy and 38% of

tenants when the tenancy was renewed

* 14% plan to increase their portfolio, 28% plan to keep their current portfolio size, 22% had not made plans yet, 28% planned to decrease their portfolio and 7% planned to sell their full portfolio

**Part 2: SHN: Private Landlord Survey 2024 - Falkirk Results**

**Questions and responses to the SHN survey**

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| **Question 1** | **Which of the following best describes you?** |
|  | 89% of respondents were Private Landlords, 6% were Letting Agents, 4% were short-term let landlords and 1% advised other. |
| **Question 2** | **In what local authority are you currently registered as a landlord or agent? Please select all that apply.** |
|  | 31% of respondents were registered in 1 local authority area, 31% were registered in 2 local authority areas, 20% in 3 local authority areas, 7% in 4 local authority areas, 6% in 5 local authority areas, 2% were registered in 6–10 local authority areas, and 2% were registered in more than 10 local authority areas. |
| **Question 3** | **How many private let properties do you own or manage?** |
|  | 19% of respondents managed 1 property, 48% managed between 2-5 properties, 14% managed 6-9 properties, 10% managed 10–24 properties, 4% managed 25–100 properties and 6% managed more than 100 properties. |
| **Question 4** | **What age group do you fall under?** |
|  | 2% of respondents were aged between 25-34 years, 12% were aged between 35-44 years, 17% were aged between 45-54 years, 40% were aged between 55-64, 20% were aged between 65-74, 4% were 75 and over and 5% preferred not to say. |
| **Question 5** | **How long have you been a landlord?** |
|  | 1% of respondents advised they had been a landlord for less than a year, 16% between 1-3 years, 20% between 4-10 years, 41% between 10–20 years, 22% for 20 or more years. |

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| **Question 6** | **Why did you become a landlord?**  (multiple choice question) |
|  | 57% of respondents let to supplement their income/ contribute to their pension, 20% preferred to invest in property, 8% let as a full-time business, 5% to provide a home for a relative/ friend, 5% inherited or was given the property, 3% stated not applicable, 2% stated other and 1% stated company investment. |
| **Question 7** | **Do you use a letting agent to manage the properties?** |
|  | 59% of respondents confirmed that they used letting agent services, 36% managed properties themselves, 2% used a mixture and 2% stated not applicable. |
| **Question 8** | **Do you belong to one or more of the main rental property related professional organisations**  (multiple choice question) |
|  | 48% did not answer the question, 31% confirmed they were members of Scottish Association of Landlords, 8% confirmed membership of Landlord Accreditation Scotland, 7% of the National Residential Landlords Association, 5% stated none and 1% confirmed they were not aware of any of the organisations. |
| **Question 9** | **What type of borrowing do you have to fund your rental properties?** |
|  | 49% of respondents confirmed use of a buy to let mortgage, 35% had no debt or borrowing, 4% confirmed a mixture, 4% stated not applicable, 2% used a commercial loan, 1% used a conventional mortgage, 1% stated corporate finance, 1% advised money loaned from family & friends, 1% preferred not to say and 1% did not answer the question. |
| **Question 10** | **What type of rental property do you own or manage?**  (multiple choice question) |
|  | 41% of respondents owned or managed a purpose built flat/ maisonette, 19% owned or managed a Terraced house, 17% advised semi-detached house, 9% advised detached house, 8% advised a converted flat/ maisonette, 4% confirmed a bedsit room, studio or flatlet, with 1% owning or managing a Tenemental flat. |
| **Question 11** | **What size of property do you currently let out?**  (multiple choice question) |
|  | The majority of respondents (41%) advised that they let out 2-bedroom properties, 25% let out 3-bedroom properties, 21% let out 1-bedroom properties, 5% let out 4-bedroom properties, 4%, 5-bedroom properties, 3% of respondents let out bedsits, with 2% letting out properties with more that 5-bedrooms. |
| **Question 12** | **Do you have any of the following to make the property more accessible for those with disabilities?** |
|  | 85% of landlords responded advising that no properties were adapted or that it was not applicable and 5% did not answer. The remaining responses confirmed that 6% of their properties had a wet floor/ level access shower, 2% had a concrete/ metal ramp and 1% had widened doorway. |
| **Question 13** | **Would you best describe the tenants you currently let to?**  (multiple choice question) |
|  | 28% of landlords advised they let to single occupants, 27% let to couples with children, 20% to couples with no children, 13% to single/ loan parents, 6% to house sharers, 3% to students, 1% to extended families and 1% to other. |
| **Question 14** | **Do any of your current tenants receive benefits?** |
|  | 43% confirmed that their tenants did not currently receive benefits, 28% advised yes, 26% didn’t know and 2% preferred not to say. |
| **Question 15** | **For your last letting to a new tenant did the rent charge change?** |
|  | 60% confirmed that the rent increased when they let to their last new tenant, 27% kept the rent the same, 11% advised this was the first let and 1% advised that it had decreased. |
| **Question 16** | **For the most recent renewal of a tenancy did the rent charge change?** |
|  | 38% confirmed that the rent increased at their most recent tenancy renewal, 35% kept the rent at the same level, 25% have not renewed or extended a tenancy, with 2% confirming that rent was decreased. |
| **Question 17** | **If you had a tenancy ending within the last 12 months, what was the reason the tenancy ended?** |
|  | In the majority of cases (43%), the tenants gave notice, 11% advised the tenancy ended due to a mixture of reasons, 2% confirmed the property was being sold, 1% advised that they did not renew the tenancy, 1% of tenants left without notice, 1% of tenants were evicted, 1% were asked to leave, 1% stated not applicable and 37% did not answer the question. |
| **Question 18** | **Do you plan to make changes to your portfolio size over the next two years?** |
|  | 14% plan to increase their portfolio, 28% of respondents confirmed that they plan to keep the same number of properties in their portfolio, 28% confirmed that they plan to decrease their portfolio, 22% advised they had not made plans yet and 7% plan to sell all properties and leave the business. |

**Part 3: Comparison of similar questions between the SHN Private Landlord Survey 2024 – Falkirk Results and the 2022 Falkirk**

**Council Landlord Survey**

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| **2024 Survey: 2022 Survey:** | **Q3: How many private let properties do you own or manage?**  **Q1: How many properties do you hold in your portfolio?** |
|  | 19% of respondents to the 2024 survey managed 1 property, 48% managed between 2-5 properties, 34% managed 6+ properties.  Revisiting the data of the 2022 survey, 39% of respondents managed 1 property, 39% managed between 2-5 properties, 20% managed 6+ properties and 1% didn't currently manage any.  This shows us that there were more respondents to the 2024 survey with larger portfolios. Landlord Registration analysis shows that, in Falkirk, 72% of landlords have only 1 property. |
| **2024 Survey: 2022 Survey:** | **Q5: How long have you been a landlord?**  **Q2: How long have you rented out property?** |
|  | 63% of respondents to the 2024 survey had been letting for 10+ years, 20% for 4-10 years, 17 % for up to 4 years.  This compares to 50% of landlords had been letting for 10+ years, 33% for 4-9 years, 17% for up to 4 years. Both letting agents had been letting for 10+ years in the 2022 survey.  Both surveys evidence that many landlords in the private rented sector have experience of letting for over a decade. |
| **2024 Survey: 2022 Survey:** | **Q6: Why did you become a landlord?**  **Q3: Why did you become a private sector landlord?** |
|  | 57% of respondents to the 2024 survey let to supplement their income/ contribute to their pension, 20% prefer to invest in property, 8% let as a full-time business, 5% to provide a home for a relative/ friend, 5% inherited or was given the property, 3% stated not applicable, 2% stated other and 1% stated company investment.  This compares to 45% of landlords let as an investment, 31% as a secondary business/ income, 9% let after inheriting a property, 8% stated Other, 7% let as a main business, with both letting agents letting as a main business.  The results of both surveys suggest that letting as an investment or to supplement income are the main drivers for landlords entering and staying in private rented sector |
| **2024 Survey: 2022 Survey:** | **Q7: Do you use a letting agent to manage the properties?**  **Q5: Do you use a Letting Agent?** |
|  | 59% of respondents to the 2024 survey used letting agent services, 36% managed properties themselves, 2% used a mixture and 2% stated not applicable.  The results of the 2022 survey were similar, with 58% of landlords confirming that they used a letting agent, 42% manage properties themselves.  This suggests very little may have changed over the 2 years. |
| **2024 Survey:**  **2022 Survey:** | **Q18: Do you plan to make changes to your portfolio size over the next two years?**  **Q19: What are your plans over the next 5 years?** |
|  | 70% of respondents to the 2024 survey confirmed that they will continue letting in some form, 22% were undecided and 7% intend to leave the sector.  This compares to the 2022 survey in which found 59% of landlords planned to continue letting in some form, 31% intend to leave the sector, 9% were undecided. Both letting agents confirmed their businesses will continue.  Although care needs to be taken, the findings may suggest that less landlords may now plan to leave the sector. |

**June 2025**