

PARTICIPANT INFORMATION SHEET

Research Ethics Committee Reference Number: 21/BUE/006

Title of Study: Tenant Perceptions of Regulation in the Private Rented Sector in England

You are being invited to take part in a research study. You do not have to take part if you do not want to. Please read this information, which will help you decide.

1. What is the purpose of the study?

The purpose of this study to gather and understand tenant perceptions of the current regulation of the private rented sector in England and proposed regulatory reforms.

The Government proposed a '*Renters' Reform Bill*' in 2019 which promises to deliver a fairer and more effective rental market in England, with long term stability and security for renters. The changes set out in the proposed Bill have significant implications for both landlords and tenants.

This study hopes to gather tenant views on tenancy regulation in order to understand if the proposed reforms are fit for purpose.

2. Why have I been invited to participate?

You have been invited because you are a tenant living in the private rented sector in England.

You may only participate if you are **aged 18 years or over**.

Please do not participate the above does not apply to you.

3. What will happen to me if I take part?

You will be asked to complete an online questionnaire that should take no longer than 10-15 minutes to complete.

The questionnaire includes questions about your experiences in the private rented sector and your perceptions about the way the sector is regulated in England.

4. Do I have to take part?

No, taking part is optional. You can ask any further questions about the research before deciding whether to take part. If you commence the survey, you are still free to withdraw by closing the browser before submitting the survey.

Submitting the questionnaire survey implies your consent to participate in this study.

5. Are there any potential risks in taking part?

Participating in the research is not anticipated to cause you any risk or disadvantages.

6. Are there any benefits in taking part?

There will be no payment or any personal benefit or incentive for taking part in this study. The potential benefits of the study for the wider society are an improved understanding of landlord and tenant views on the adequacy of tenancy regulation. The findings of the study will contribute to academic and policy debates about the appropriate way to regulate the private rented sector.

7. What will happen to information/data provided?

Your participation in this study will not involve the collection of personal data from which you can be identified (e.g. your name, date of birth) by the investigator. All study data collected in this survey will be held anonymously and securely.

8. Who do I contact if I have a concern about the study or I wish to make a complaint?

If you have a concern about any aspect of this study, please contact **Dr Emma Mulliner** and we will do our best to answer your query. You should expect a reply within 10 working days.

If you remain unhappy or wish to make a formal complaint, please contact the Chair of the Research Ethics Committee at Liverpool John Moores University who will seek to resolve the matter as soon as possible: Chair, Liverpool John Moores University Research Ethics Committee; Email: FullReviewUREC@ljmu.ac.uk; Tel: 0151 231 2121; Research Innovation Services, Liverpool John Moores University, Exchange Station, Liverpool L2 2QP

9. Contact details

Principal Investigator: **Dr Emma Mulliner**, Member of LJMU staff
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If you have read the information above and agree to participate with the understanding that the data you submit will be processed accordingly, please start.

Completion of the survey is deemed as consent to take part.