

# Case Study: PhD Student



The Trust welcomes applications to fund research projects and was approached by a prospective PhD student – a real estate graduate with a keen interest in researching the PRS.

The student was awarded £5,700 to fund and progress a PhD research project on risk awareness and management practices of private landlords. The research is concerned with the misunderstood risks faced by many private landlords and the impact it is having upon the PRS in general.

The research will provide a detailed understanding of risk within the PRS and aims to benefit private landlords, policy makers, tenants and third parties. The research will also be used to generate a guidance framework to assist private landlords in the identification and management of risk.

The student's undergraduate dissertation research highlighted a significant knowledge gap in the understanding of risks within the PRS, from both a private landlord and academic perspective.

It also highlighted that poor risk awareness and management practices resulted in lower returns for landlords, the potential for prosecution and lower standards for tenants.

The participants of the research noted that they would welcome comprehensive guidance in this area – and this led the student to develop his PhD thesis.

The research, funded by the Trust, aims to have a profound impact on the sector. It could increase returns and improve levels of compliance for landlords and better standards for tenants. More broadly, the research will also create a data source for policy makers, which can be used to support policy decisions.