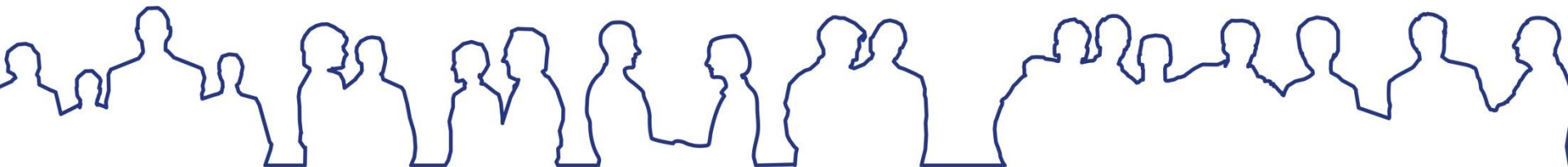


# Housing Strategy Conference 2018

Well Met, Cloth Hall Court  
Leeds Beckett University

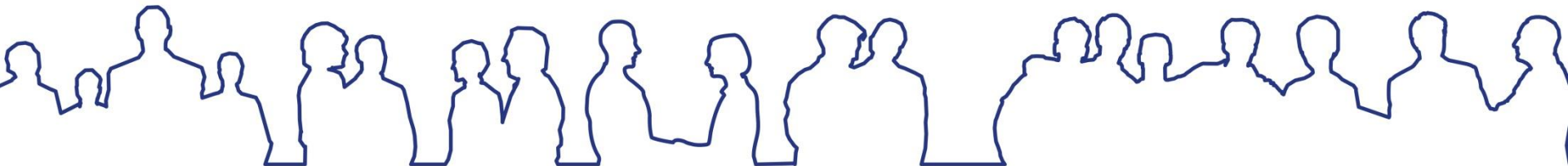
**#NHCstrategy18 | @nhc**



# Chair's Welcome and Opening Remarks

Maggie Rafalowicz,  
Director,  
Campbell Tickell

**#NHCstrategy18 | @nhc**



# Housing Strategy Conference

---

Maggie Rafalowicz | 15 November 2018

# Key issues

Supply



Quality



Affordability





# Process

- Vision
- Evidence
- Linkages
- Consultation



# Delivery



OLDER ADULTS  
HOUSING DIRECTORY



## Thank You

---

Maggie Rafalowicz

- Maggie@campbelltickell.com
- 07802 187867

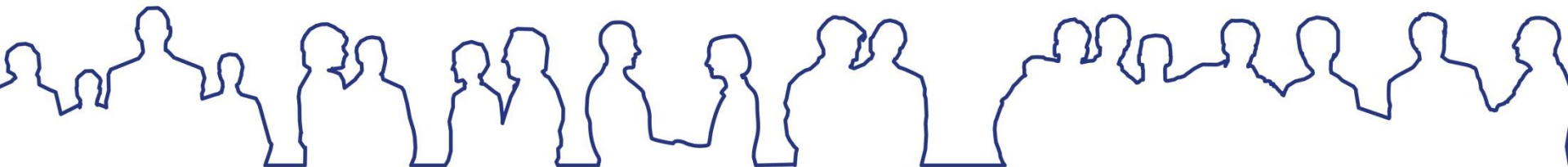
# Selective Licensing – Panel Discussion

Philip Stanley, Evaluation and Co-Regulation Co-ordinator, Liverpool City Council

Russell Moffat, Private Housing Operations Manager, Newham Council

John Burroughs, Housing Strategy and Development Officer, Scarborough Borough Council

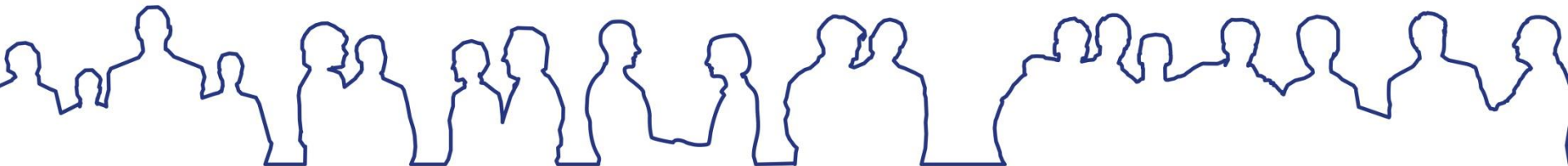
**#NHCstrategy18 | @nhc**



# Selective Licensing – Panel Discussion

Philip Stanley,  
Evaluation and Co-Regulation Co-ordinator,  
Liverpool City Council

**#NHCstrategy18 | @nhc**



# Liverpool City wide selective licensing



Liverpool  
City Council



**NHC Housing Strategy Conference, Leeds**  
**15 November 2018**



# PRS - National Context



Liverpool  
City Council

- Highest level since the 1960s - 4.5M households / 9-10M people
- Growth: landlords buying up stock; Buy to Let; reduction in OO / social housing; purpose builds; niche markets; financial incentives still there
- DHS (27%); CAT 1 hazards (15%); variable property management
- Est 2M landlords: self managed, portfolios, agents, investors; different trade associations; no single voice
- Media – recent exposes about rogue landlords
- Government ‘says’ we have the powers / reactionary
- Local authorities
  - Challenged on enforcement / prosecution records
  - Successive budget cuts has reduced e / health capacity
  - 10% have selective licensing - ‘rogue landlords’ can move on
  - Tenants not aware of rights / vulnerable
  - Picking up additional costs due to poor landlords





# Liverpool PRS



Liverpool  
City Council

- 30% of homes in the PRS – nearly 1/3 council wards have over 40%; city centre is over 75%. Still growing
- Large amount of pre-1919 stock; harder to maintain; lower levels of DHS and 14% with CAT 1 hazards
- Low demand – rationale for city wide scheme / poor management / negative community impact
- City wide selective licensing scheme
  - Finishes on 31<sup>st</sup> March 2020
  - Winning ‘heart and minds’ / debunking myths
  - Year 4 – intelligence led
  - Business case beyond 2020







# Landlord Licensing

- Manage all private sector housing licensing and enforcement functions
- PRS regulation never been so joined up - 60 officers processing applications, tackling UL, compliance checks, Part 1 enforcement and all PRS complaints
- Supports Mayor's Inclusive Growth Strategy / Priority; Corporate Scorecard
- Active networks / collaborations with local partners / government.
- 3 'Team Shine' awards; shortlisted for CIEH Excellence Awards 2018
- Considerable local / national media interest





# Our Journey

- Establish a large scale licensing operation from the ground up
- Success in investigating / enforcing unlicensed properties
- Undertaking large volume of compliance activities
- Developing capacity / flexibility to manage proactive / reactive work
- Creating first Liverpool PSH Enforcement Policy
- Embedding new powers e.g. CPNs
- Carrying out high profile targeted enforcement in problem areas
- Working with the sector – co-regulation (over 1/3 of licences)
- Operational Plans
  - tackle remaining UL
  - upscale compliance visits / enforcing on breaches
  - dealing with increase in Mandatory HMO properties
  - effective working with housing enforcement / partners
- Comprehensive performance management framework



# Outputs



Liverpool  
City Council

- 47,321 licences; 1,166 exemptions; 98% apps processed
- DB of licensed properties; 7,831 licence holders
- 5,900 UL properties licensed after enforcement
- 17,200 compliance activities; 70% properties non-compliant on initial visit, 2,579 properties improved management standards, 2,218 Cat 1 and 2 hazards
- 16,600 referrals; 75% PRS complaints resolved
- Specialist ASB team – 90% of 1,425 cases resolved
- 132 successful prosecution counts; 131 warnings; 148 cautions; 78 civil penalty notices and 1,780 other notices
- Always publicise prosecutions – has positive impact



# Benefits of licensing

- Exposed breaches / tackled non-compliance to raise standards; licence holders not doing basics / legal minimum
- Increased housing enforcement activity to target bad landlords / properties
- Landlords / agents are raising their game!
- Complaints have revealed large number of UL properties, other offences and serious hazards;
- Wider positive impact / feedback in local communities through targeted campaigns or HITS; great successes in ASB
- New / better approaches to partnership working / outputs – partners on board / supportive – with more to come
- Better intelligence than ever – we become more proactive as a result of the ‘foot in the door’ – data mapping / case studies
- Income to plan longer term / deliver sustainable improvements



# Its not been plain sailing



Liverpool  
City Council

- Logistics / internal procedures setting up scheme
- Meeting 'head on' challenges about fees, conditions, data protection
- Embedding new legislation / procedures in day-day service
- Balance between education and being an effective enforcer
- Dealing with a disjointed sector / opinion/ knowledge
- Licensing is not a "fix all" / managing expectations
- Working with old legacy case systems; advances / improvements only evident at the end of this scheme
- Staff / skills shortages in housing e / health professionals
- Consistency / quality control



# Life without licensing



Liverpool  
City Council

- Return to a largely reactive service with little resource to investigate trends / risks affecting the PRS
- No guarantee of significant improvements in housing standards / conditions in the PRS
- Rogue landlords would be less accountable, remain under the radar and revert to old habits
- Property being potentially managed by a person(s) who is not 'fit and proper'
- Disjointed working, duplication, wasted resources
- Tenants not aware of rights / information about properties



# Tips / Lessons



Liverpool  
City Council

- Do not underestimate task; it took 2 years to get approval
- Expect PRS challenge / lobbying vs licensing
- Ensure scheme is measurable / evidence based
- Identify / manage key (reputational) risks
- All licence conditions should be enforceable
- Justify fees / expenditure – there will be FOIs
- Continuous change e.g. new legislation
- Get partners on side; use these to your advantage
- Manage expectations / demand which success can bring
- Effective communication / publicity



# My details



**Phillip Stanley** | Evaluation & Co-Regulation Co-ordinator  
Landlord Licensing | Liverpool City Council

E: [phillip.stanley@liverpool.gov.uk](mailto:phillip.stanley@liverpool.gov.uk) t : 0151 233 8146

Service: [landlord.licensing@liverpool.gov.uk](mailto:landlord.licensing@liverpool.gov.uk) t 0151 233 3055

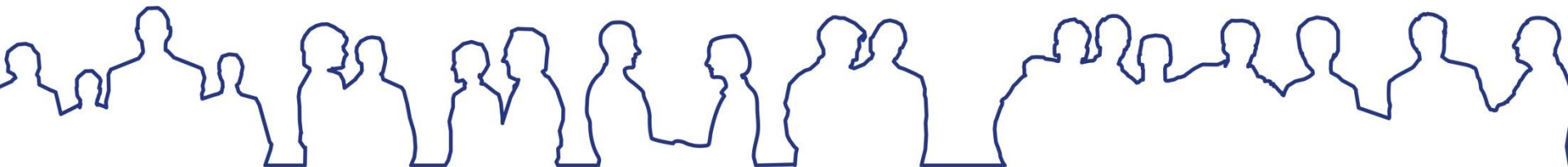




# Selective Licensing – Panel Discussion

Russell Moffat,  
Private Housing Operations Manager,  
Newham Council

**#NHCstrategy18 | @nhc**



# Tackling *criminal* landlords

Russell Moffatt, Newham Council

## Setting the scene

- **46%** of all homes in Newham are PRS
- **27,500** licence holders
- **Majority of** landlords want to comply, 25% knowingly breaking the law = criminal
- **70,000 +** households
- **10,000 +** homes with Cat 1s
- Up to **10,000** HMOs
- Significant levels of tax **evasion**



So what....



So what....

BBC Your account News Sport Weather iPlayer TV Radio

## NEWS

Home UK World Business Politics Tech Science Health Education Entertainment

England Regions London

### Newham's fightback against bad landlords

By Dominic Hurst  
Special correspondents' producer

25 July 2012 London

f t e ... Share



Of the 35,000 private rental properties in Newham half do not meet acceptable standards

home > UK > society law scotland wales northern ireland education media

## Housing

### Housing raid finds 26 people living in three-bedroom east London home

Newham council describes property, which had seven people living in a windowless basement, as one of worst examples of illegal overcrowding

f t e ... This article is 2 years old

< 1,023 2,123

Patrick Butler Social policy editor

Thursday 25 June 2015 07:00 BST



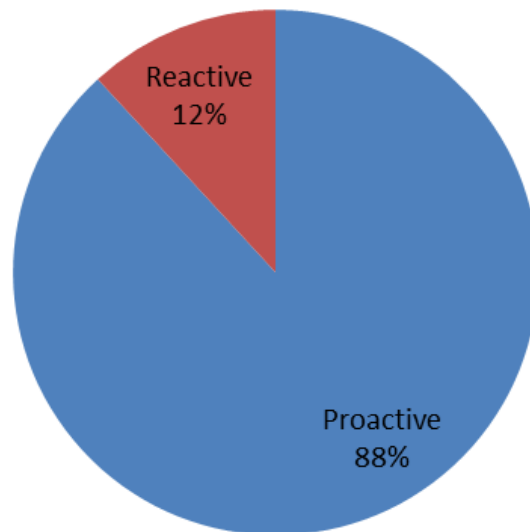
A basement room with no natural lighting and inadequate ventilation in a property in East Ham containing 26 people. Photograph: London Borough of Newham

# Licensing – a powerful tool to tackle criminals

- **Borough wide licensing** introduced in 2013 in response to a failure of traditional approach
- Establish a framework of **clear rules for all** and vigorous **enforcement for minority that flout rules**
- Convince criminal landlords that there is a **good chance of being caught**, and when they are, **serious downside to follow (£££££)**
- Work at **scale** with hard hitting intelligence led enforcement – **population level impact requires a population level intervention**
- Work closely and proactively with **enforcement partners** to increase efficiency and extend reach

- **Most tenants suffering criminal housing conditions will not complain to LA's**
- **Criminal landlords *generally* fail to license**
- **Find unlicensed properties and you will find tenants suffering criminal housing conditions**

## Why proactive enforcement is so important?







## Proactive regulation mechanics

- Identify targets where housing crime likely to exist through intelligence gathering – unlicensed!
- Visit **without notice** – notice defeats purpose of a HMO visit...
- Work as a **multiagency team**, (Police and EHOs) to detect and gather evidence of crime
- Visit 'crime scene' just once and gather all necessary evidence
- Including statements from tenants to get through HMO standard test and s263 (control and management)
- Deal with other crimes detected at the same time

## Finding unlicensed properties?

- Build a property data warehouse
- Deduct properties that are licensed or exempt + RSL, LAs, TA
- Use data to separate PRS from owner occupiers
- Those remaining are unlicensed PRS



## Behavioural insight

- Criminals do not behave in the same way as good landlords
- Use this knowledge to separate those that just need a nudge from those that have something to **hide**
- Give landlords **fair opportunity** to license



## Effective licensing – the power of technology



### Licensing Software

Secure, white-label licence application and processing solution, customised for each scheme.

[LEARN MORE](#)



### Tenure Intelligence (Ti)

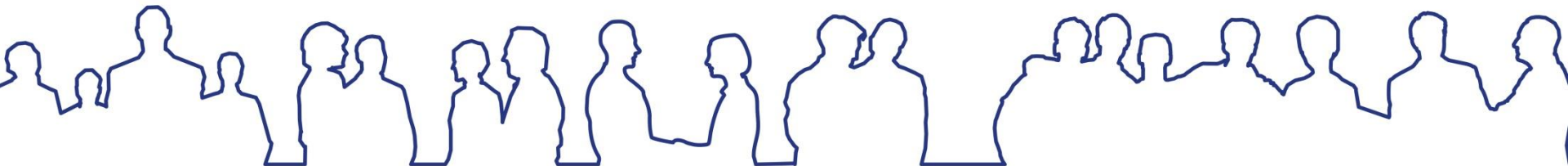
Using artificial intelligence and behavioural insights to identify tenures and focus landlord investigations.

[LEARN MORE](#)

# Selective Licensing – Panel Discussion

John Burroughs,  
Housing Strategy and Development Officer,  
Scarborough Borough Council

**#NHCstrategy18 | @nhc**



# Selective Licensing in Scarborough

## Housing Strategy Conference

Thursday 15<sup>th</sup> November  
2018



*A great place to live, work & play*





# Why Scarborough?

- **Decline of domestic tourism resulting in poorly converted housing stock**
- **Seasonal economy, low income levels and high levels of deprivation**
- **High levels of PRS (over 50% in SL areas)**
- **Low rental and property values: deters investment**



*A great place to live, work & play*





# Issues and Challenges

- Relatively small district authority with slender resources
- High levels of flats (70% of stock is flats in SL areas)
- Mixed property usages and ownerships
- High demand for rental property
- Low expectations and standards locally



# Our schemes

- **3 separate designations across whole of inner Scarborough, covers town centre and tourist areas**
- **First scheme: Scarborough North**
- **Designation commenced July 2017**
- **500 licences issued to date (estimated 460 now predict 525-550)**
- **Initial prosecutions for non-compliance last month and more cases due for prosecution**



*A great place to live, work & play*



# Our schemes (cont.)

- **Second scheme: Scarborough Central**
- **Designation approved this month and to commence next year**
- **Estimate of 415 licenses**
- **Revised and new licensing conditions**



*A great place to live, work & play*



# What do we want to achieve

- **Improve management standards in PRS**
- **Improve property conditions**
- **Improve rental and property values**
- **Reduce ASB in PRS**
- **Support investment and regeneration of Scarborough**



*A great place to live, work & play*





# How is it working?

- 250 properties inspected to date; aim to inspect all by next summer
- 340 Category 1 hazards identified (mainly fire safety issues, problems with electrics, excess cold and damp, risk from falling from heights)
- Too early to really have any significant impact
- No evidence of rents increasing and little evidence of landlords selling up in the area or values reducing
- No evidence of evictions due to selective licensing



# What have we learnt so far

- Lot of “hidden” landlords and properties
- Quality and management of accommodation slightly better then first thought, but worst probably still to come
- Managing Agents vary in consistency of service provided
- Worst fears of landlords not happening
- Problems in HA stock, which is exempt
- Share best practice and information and learn from others



*A great place to live, work & play*



# The Future

- **Third scheme: Scarborough South**
- **Business Case to be developed next year**
- **On-going review and monitoring of impact of schemes: Have we achieved our objectives?**
- **Will inform whether we renew schemes and how once ended**



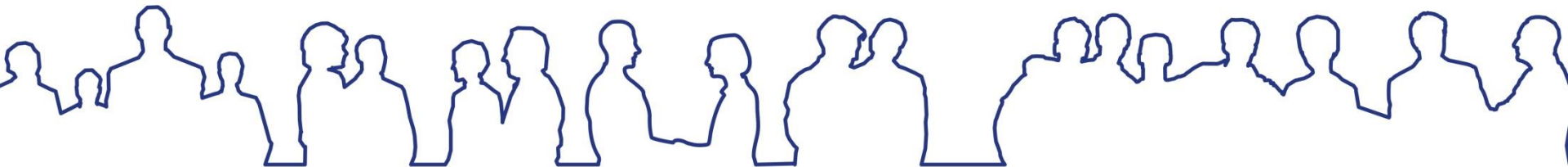
*A great place to live, work & play*



# Selective Licensing – Panel Discussion

## Question and Answers

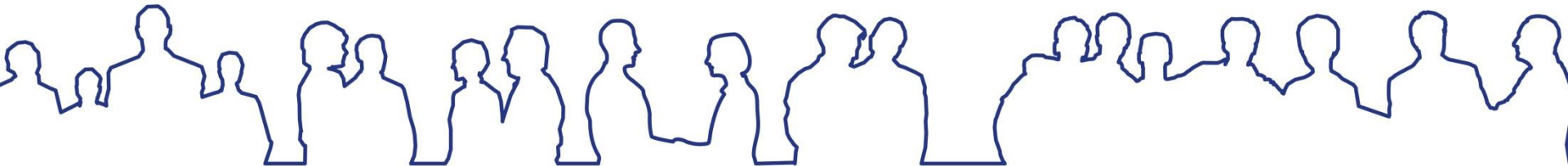
**#NHCstrategy18 | @nhc**





## Refreshments and Networking

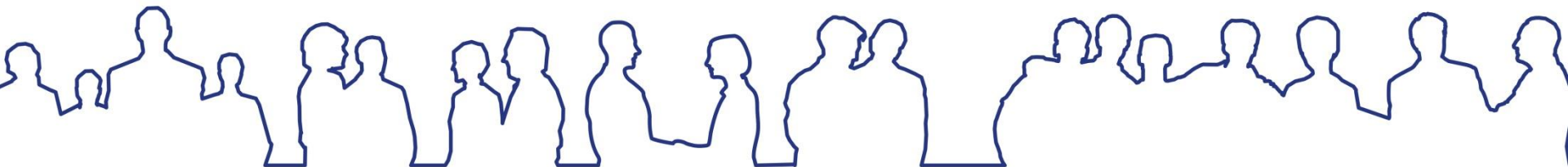
**#NHCstrategy18 | @nhc**



# Homes England Update

Steve Modric,  
Strategy and Information Manager,  
Homes England

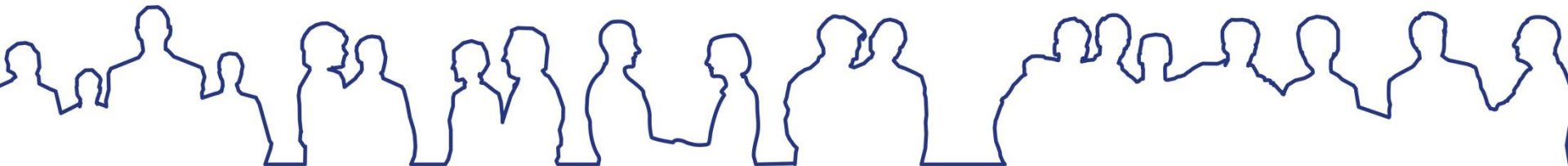
**#NHCstrategy18 | @nhc**



# Homes England Update

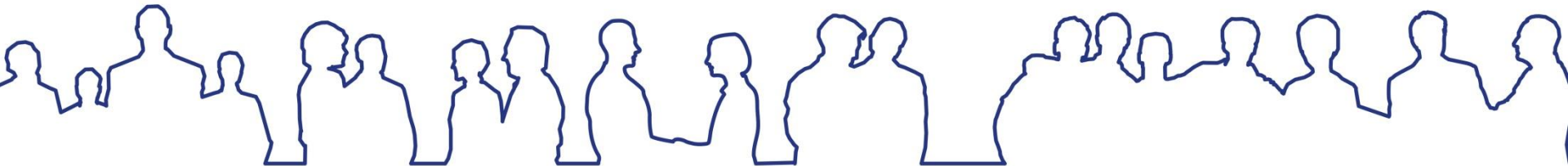
## Question and Answers

**#NHCstrategy18 | @nhc**



## Lunch and Networking

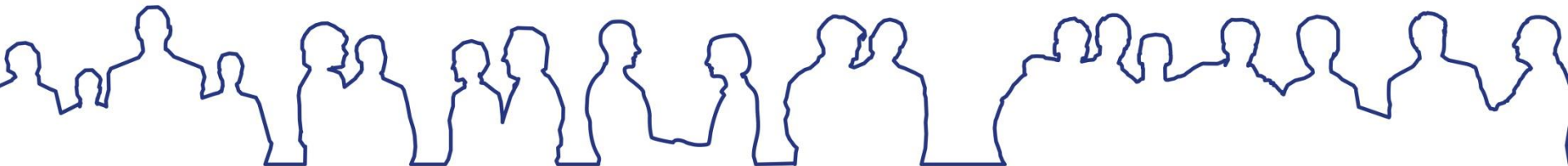
**#NHCstrategy18 | @nhc**



## Professional Practice Sessions

1. Using Local Planning Powers to Control Student Accommodation - Colin White, Senior Housing Renewal Officer, Newcastle City Council & Jon Rippon, Team Manager – Planning, Newcastle City Council
2. Ageing at Home: At the heart of integration?- Wendy Cocks, Housing Action Officer (Northern), Care and Repair England

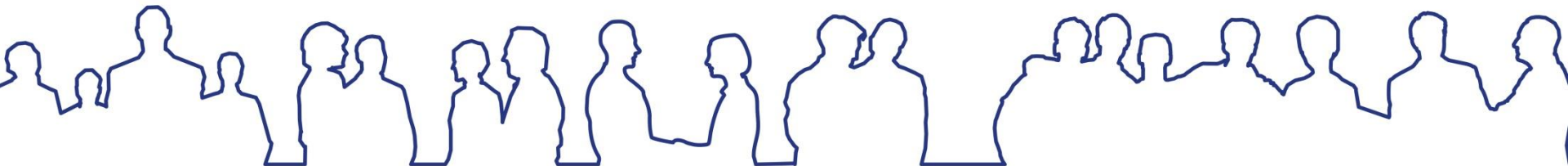
**#NHCstrategy18 | @nhc**



# Using Local Planning Powers to Control Student Accommodation

Colin White, Senior Housing Renewal Officer, Newcastle City Council  
Jon Rippon, Team Manager – Planning, Newcastle City Council

**#NHCstrategy18 | @nhc**







# Using Local Planning Powers to Control Student Accommodation



## **Jon Rippon**

Team Manager,  
Development Management

## **Colin White**

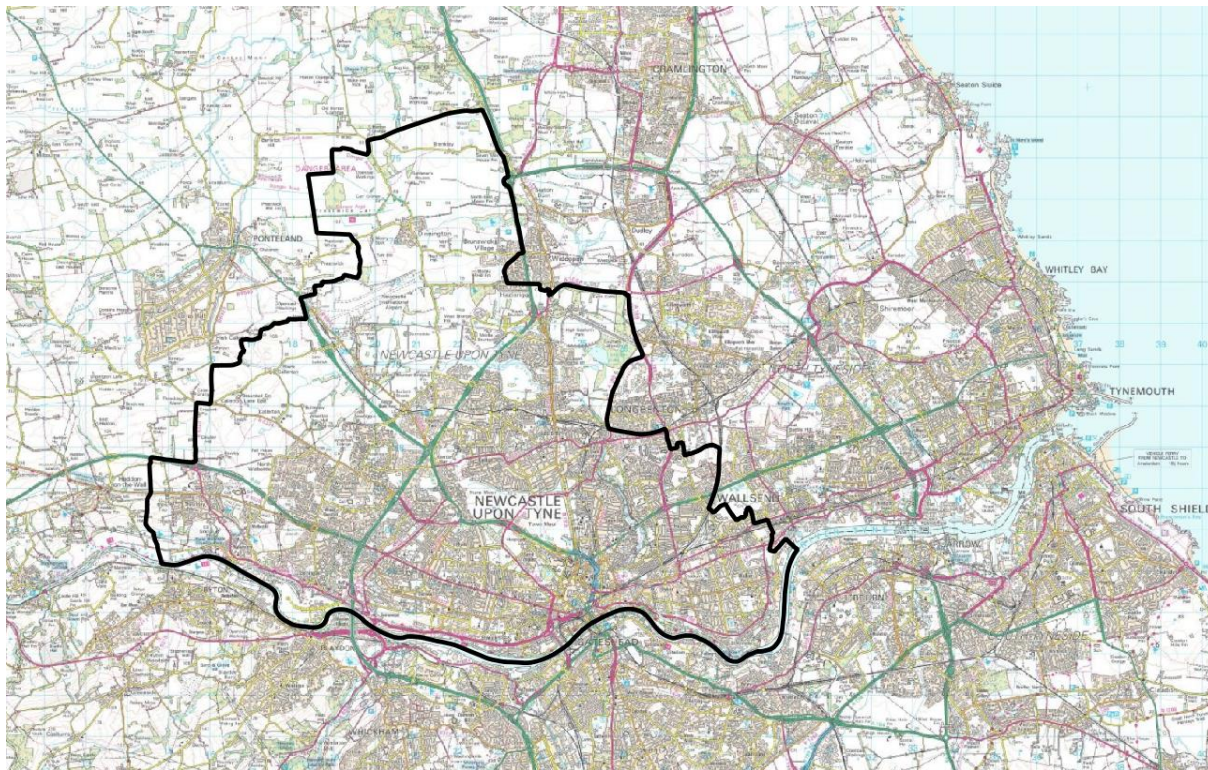
Senior Housing Renewal Officer  
Fairer Housing Unit





- Changing profile of student housing
- Interventions
- Maintaining Sustainable Communities 2011
- Letting Board ban – regulation 7
- Core Strategy
- Maintaining Sustainable Communities 2017
- CIL
- Traditional Student area housing interventions
- Monitoring and future of the market

# Newcastle Profile

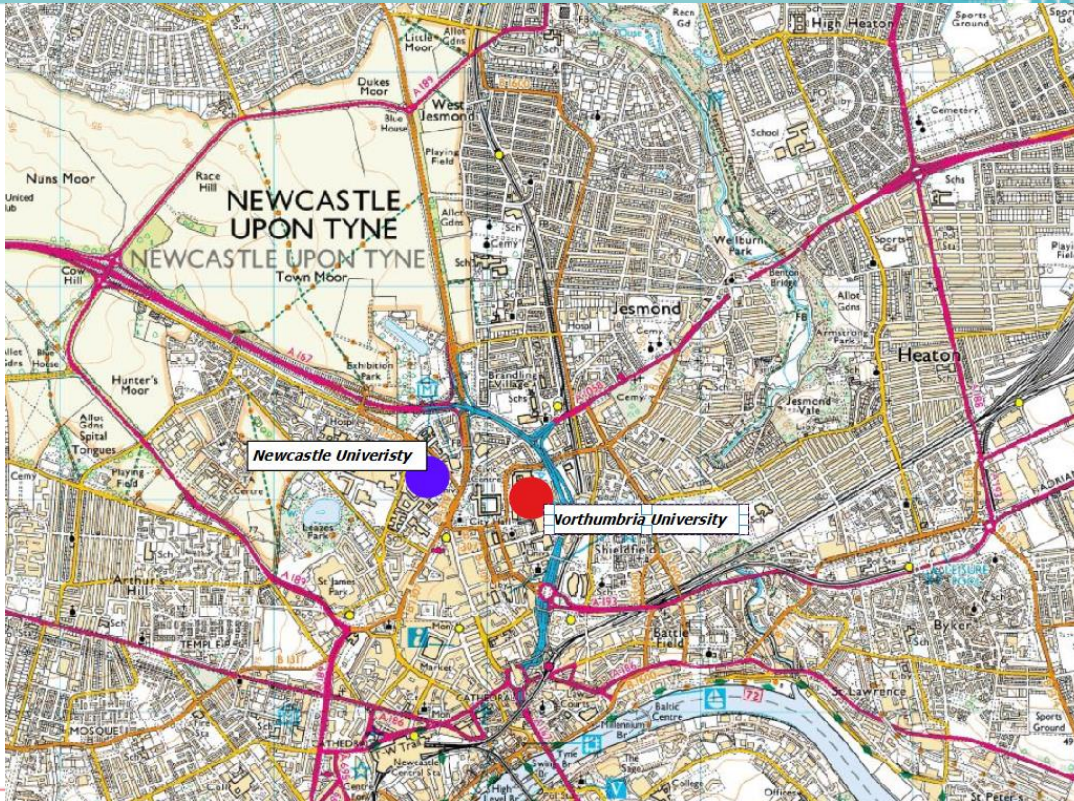


131,000 residential properties  
26,000 private rented  
10,000 student properties  
5,900 PBSA





# Newcastle Profile



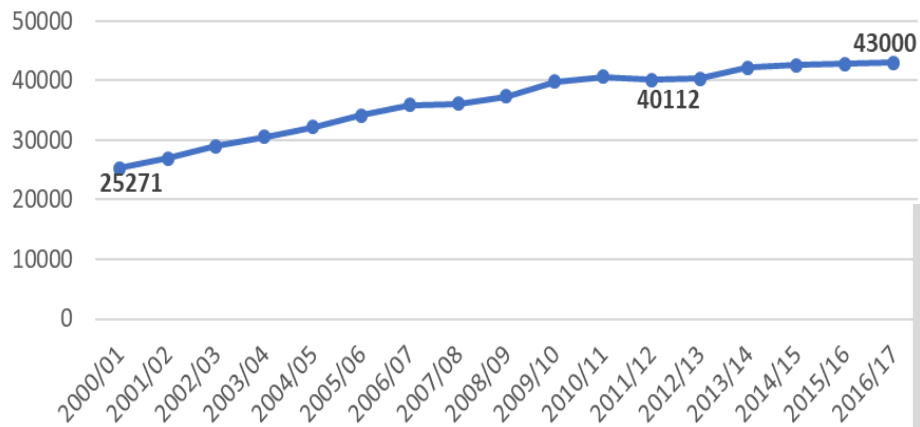
Newcastle University  
(21,722 students)

Northumbria University  
(20,757 students)

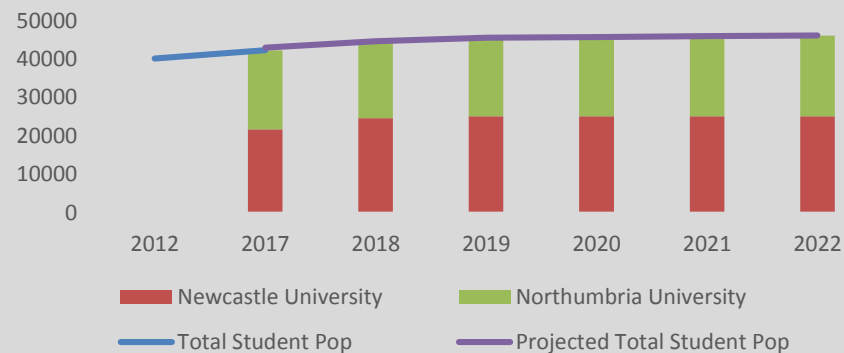


# Growth in full-time student population

fig 1: Full time university student numbers (Combined)

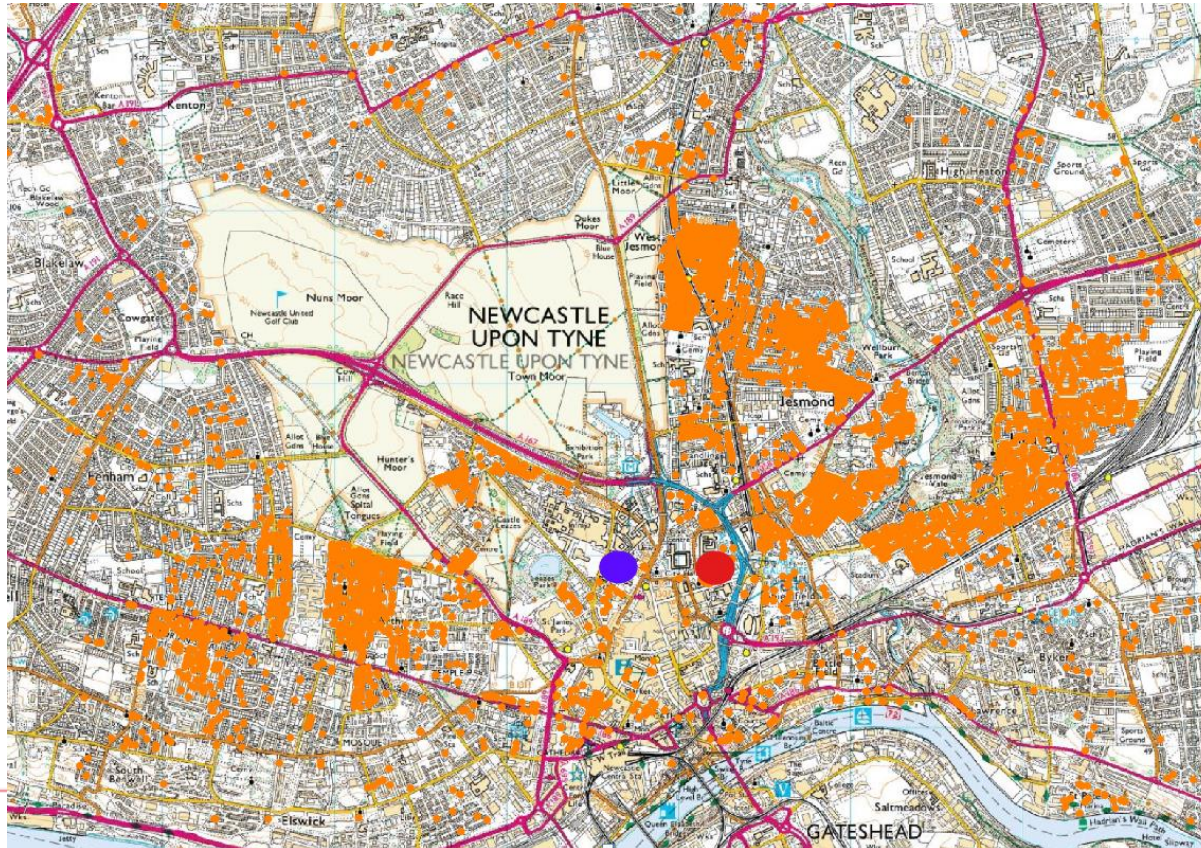


Projected Growth in Student Population, 2017-22



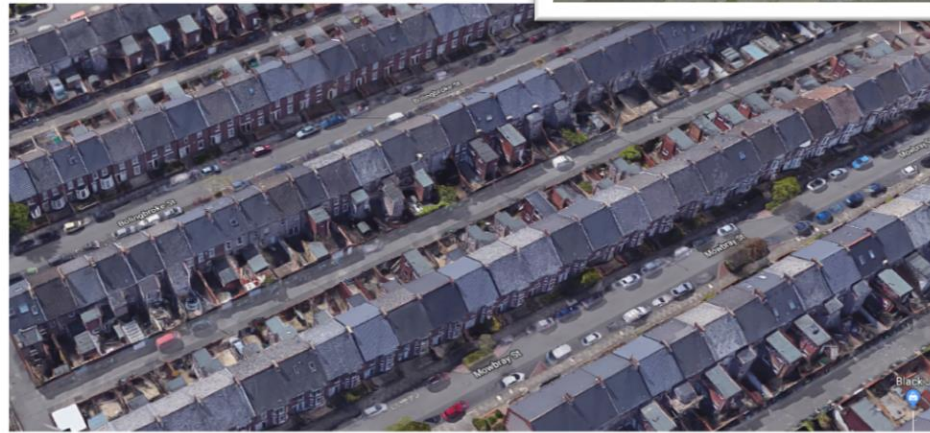


# 2010 Newcastle context – Student Properties





# Tyneside Flats



# 2010 Newcastle context



- Rapid growth in student population
- Limited supply of student accommodation
- Rapid growth of private rented let properties in residential areas
- Community cohesion issues
- Changing neighbourhood profile
- Increase in Noise, litter and ASB
- Loss of family housing
- Tyneside flats - conversion to HMOs increasing density
- Car parking

# Planning Use Class Changes



- Prior 2010 C3 included all family housing including private rented up to 6 persons
- From 6<sup>th</sup> April 2010 Class C3 split and introduction of use class C4 for small HMO up to 6 persons living as shared accommodation
- From 1<sup>st</sup> September 2010 - Permitted development to move between C3 and C4
- Gave Council opportunities to introduce Article 4 Directions to restrict change of use between C3 & C4



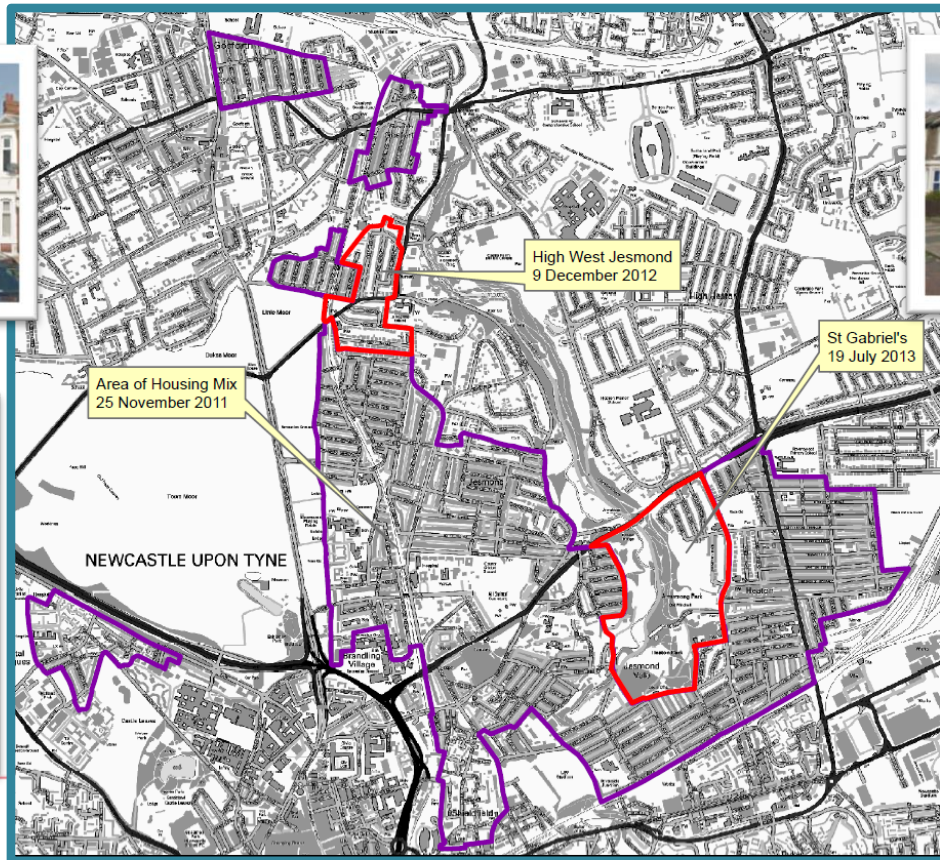
# Council Approach to C4



- Continued growth of student numbers with no increase in PBSA resulting in an increase in private rented in residential areas close to the universities
- High political pressure to restrict loss of family housing
- Evidence based showing loss of family housing, social cohesion and environmental issues.
- November 2010 decision to create article 4 direction in hot spots to prevent movement between C3 & C4
- 12 months lead in time to avoid compensation



# Article 4 Direction



# Enforcement



- Number of applications
- Appeals
- Cap now on numbers
- Benefits
- Now more growth
- Stabilise market
- Prevents flexible use of accommodation
- Increase value of C4 status

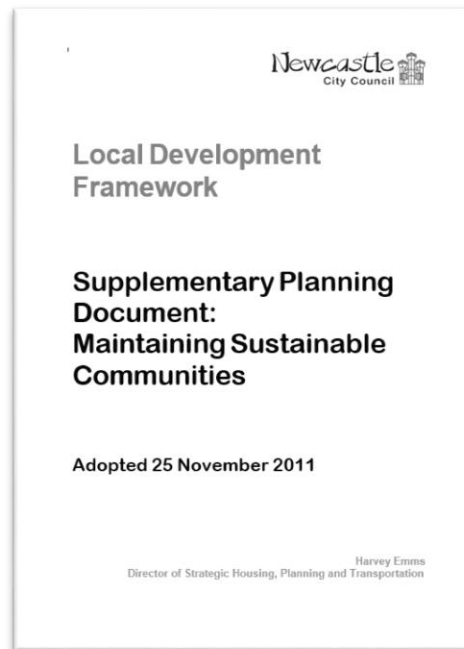


# Sustainable Communities SPD 2011



Maintaining Sustainable Communities Supplementary Planning Document (SPD) was adopted by the Council in November 2011

SC1 relates to HMO Changes of Use, stated that planning permission for HMOs would be granted unless it would cause a number of specified issues in the local community.



# Sustainable Communities SPD 2011



## Policy SC1: Maintaining Sustainable Communities – HMO Changes of Use

Planning permission for the erection, conversion, extension or alteration of properties to houses in multiple occupation (Class C4 or sui generis) and other forms of temporary residential accommodation will be granted unless:

- A. Within an HMO Article 4 area the proposal would result in the loss of a good quality, spacious and convenient dwellings suitable for occupation by a family by reason of its location and level of amenity and so remove the dwelling from the stock within the overall housing mix;
- B. Within an HMO Article 4 area the development is for new purpose built student accommodation on a site not previously used for student accommodation;
- C. There would be unacceptable harm to the amenity of neighbouring residents caused by reduced levels of daylight, sunlight, outlook or privacy as a result of the development;
- D. There would be harm to the amenity of neighbouring residents through the introduction of additional activity, access, traffic or parking at the property which would cause an unacceptable increase in noise and disturbance;
- E. The proposal would be detrimental to the character and appearance of the locality or the existing building by reason of scale, design or loss of existing features, including trees and landscaping;

# Sustainable Communities SPD

## 2011



### Policy SC1: Maintaining Sustainable Communities – HMO Changes of Use

- F. Insufficient provision on site is made available for refuse storage facilities and/ or cycle storage facilities;
- G. The proposal would result in the introduction of such additional accesses, traffic or parking as would prejudice highway safety;
- H. The proposal would lead to a level of concentration of such uses that would be damaging to the character of the area;
- I. The proposal does not provide good levels of amenity for future residents in terms of noise, outlook, light, privacy, access and air quality;
- J. In the case of Tyneside flats within Article 4 areas, it would result in:
  - i. The change of use of an upper Tyneside flat to an HMO;
  - ii. The extension or alteration of an upper Tyneside flat HMO to facilitate the creation of additional habitable space within the roof space through the insertion of new or increased size rooflights or dormer window extensions.



# Requirement for PBSA



The continuing growth in student numbers resulted need to encourage purpose built student accommodation in the urban core. To meet

- Increase in numbers
- Desire to be closer to Universities
- Vacant sites, under used commercial upper floors across city centre
- Support the restriction in growth in traditional student areas
- Lack of choice of types and quality of student accommodation.

New PBSA will also support

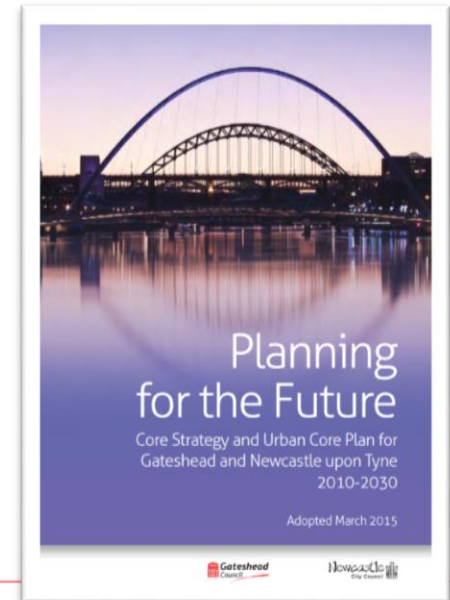
- Local economy shops, bars
- Reduce parking requirements
- Build to higher densities
- Increase night time economy and footfall in the city centre
- Contribute toward local infrastructure through 106
- Architecture interesting buildings



# Newcastle - Core Strategy & Urban Core Plan (CSUCP)

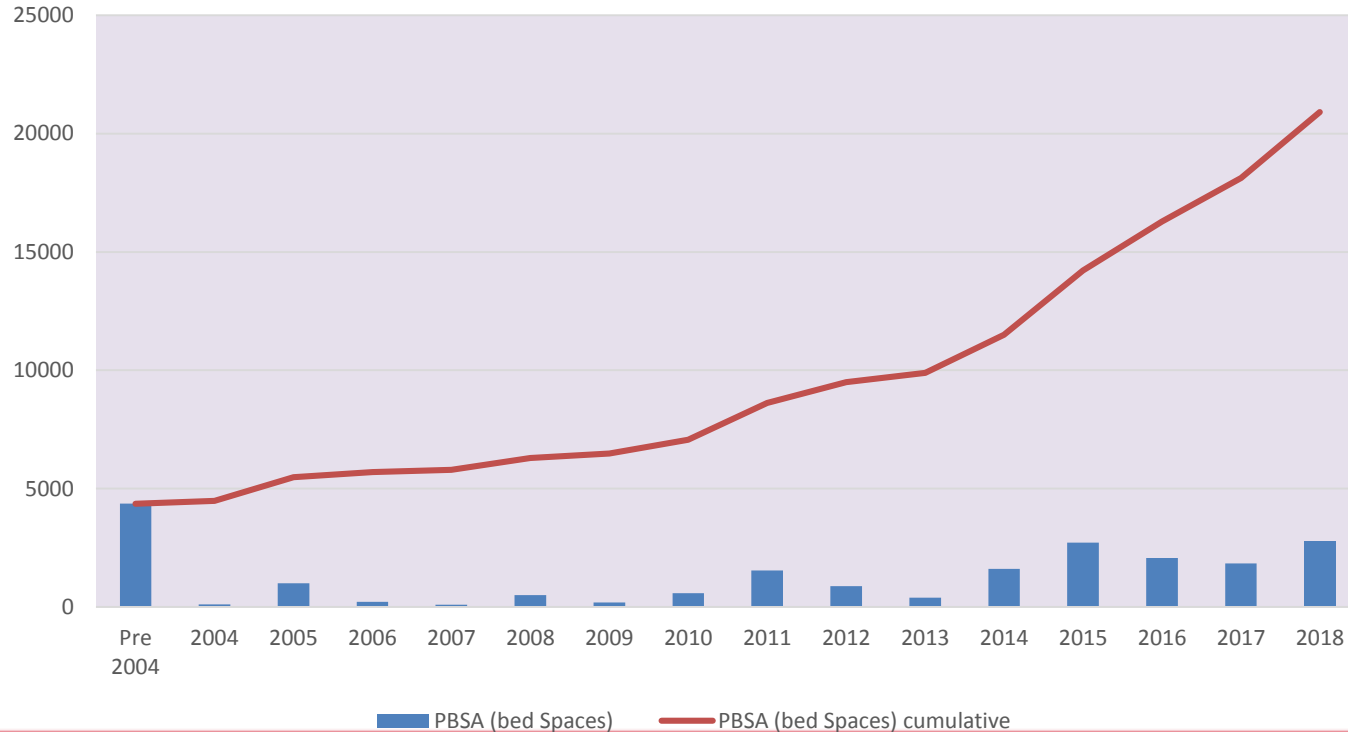


- Core Strategy and Urban Core Plan (adopted March 2015)
- Sets out a requirement that provision of purpose-built student accommodation (PBSA) would be focussed in the Urban Core and prevent loss of family housing in policy CS11.
- 2000/01 and 2015, student numbers in Newcastle increased by approximately 15,000, but only 2,650 PBSA bed spaces were completed from 2001-09.
- Large numbers of students had by necessity moved into homes in the private rented sector, particularly in areas near the universities.
- CSUCP anticipated that an additional PBSA 2,000 bedrooms will be constructed in the short term

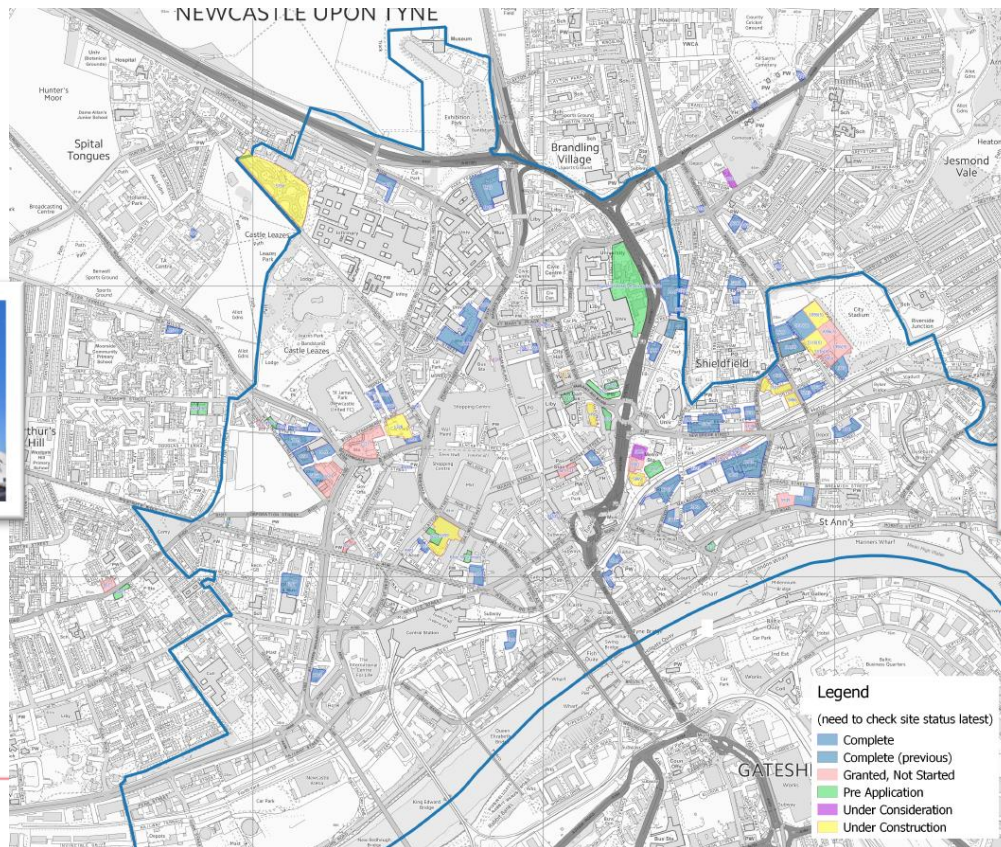




# PBSA developments



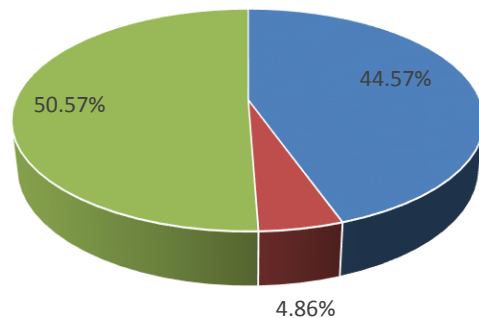
# Student Developments



# PBSA growth

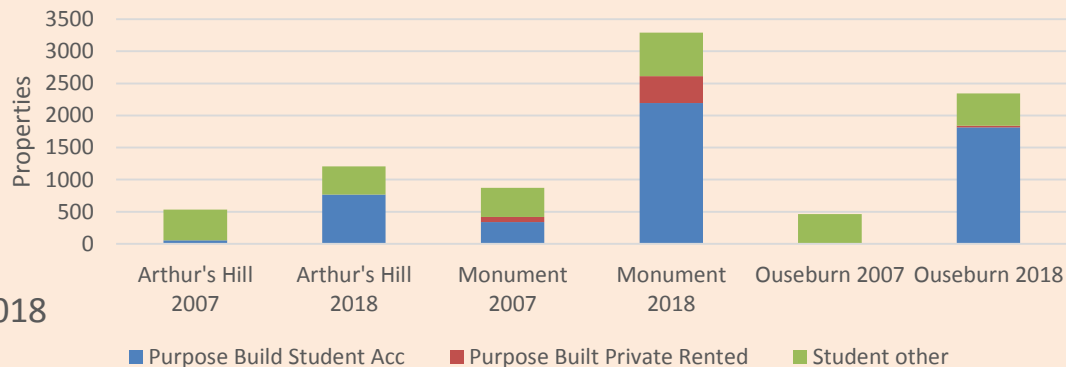


Student Accommodation March 2018



■ PBSA ■ PRB ■ Other

Change in Student Accommodation 2007 to 2018

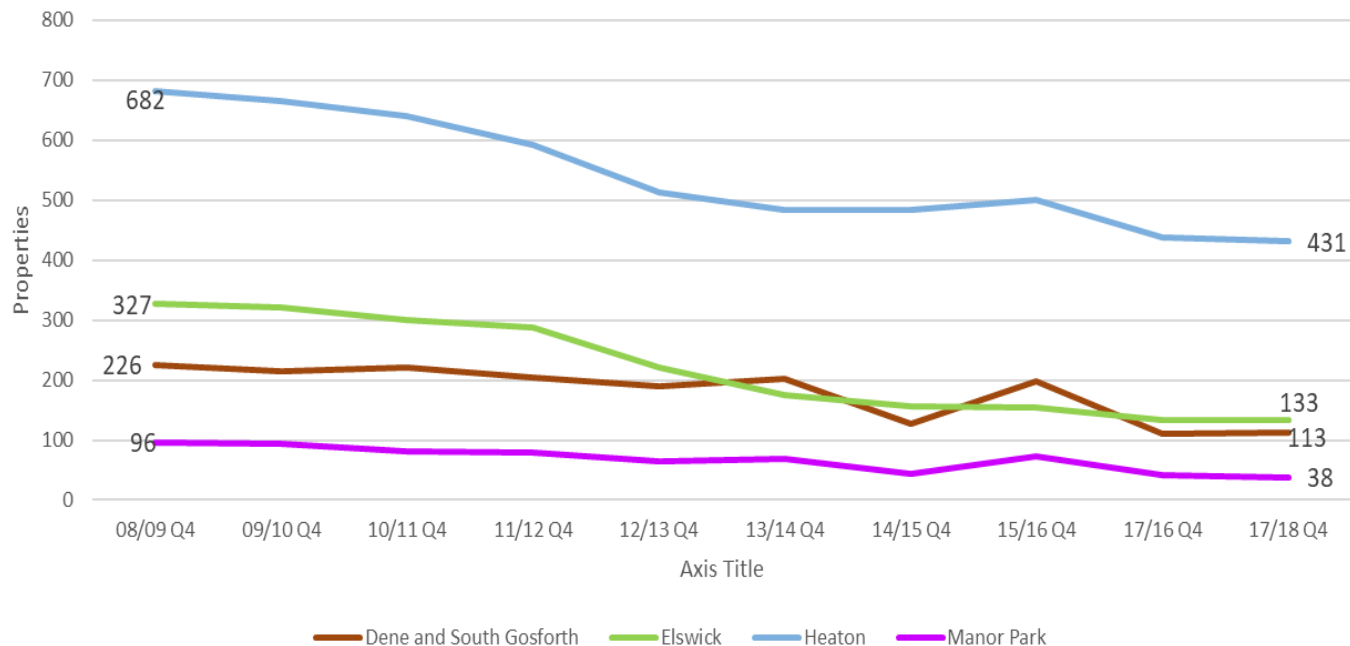


Newcastle  
City Council

# Negative Growth in Student Housing



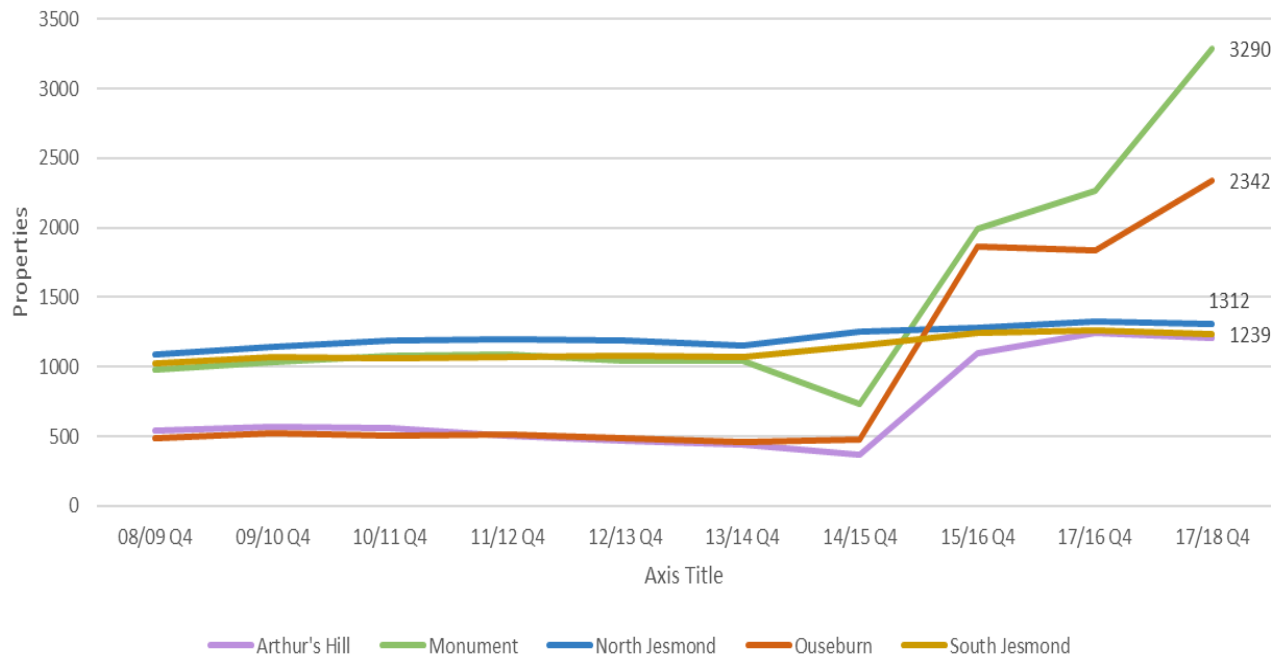
fig 3: Student properties negative growth (Council Tax student exemption)



# Positive Growth Student Housing



fig 2: Student properties growth, wards (Council Tax student exemptions)

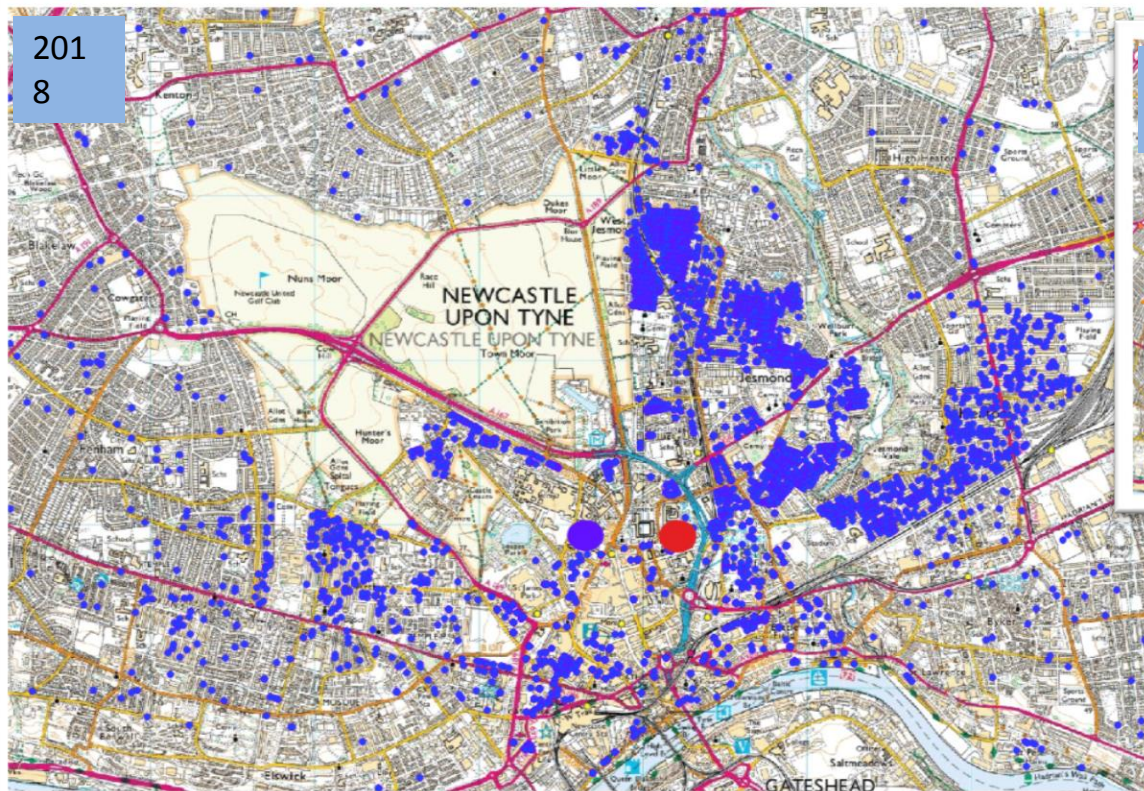




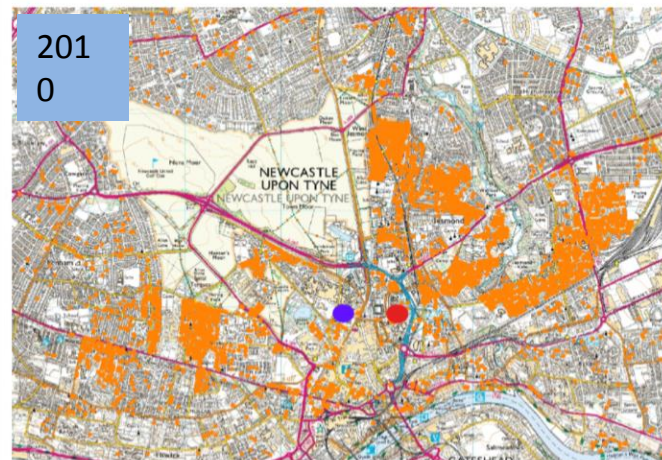
# 2018 Newcastle



2018



2010



Traditional student areas contracting – students wanting to be closer to campus



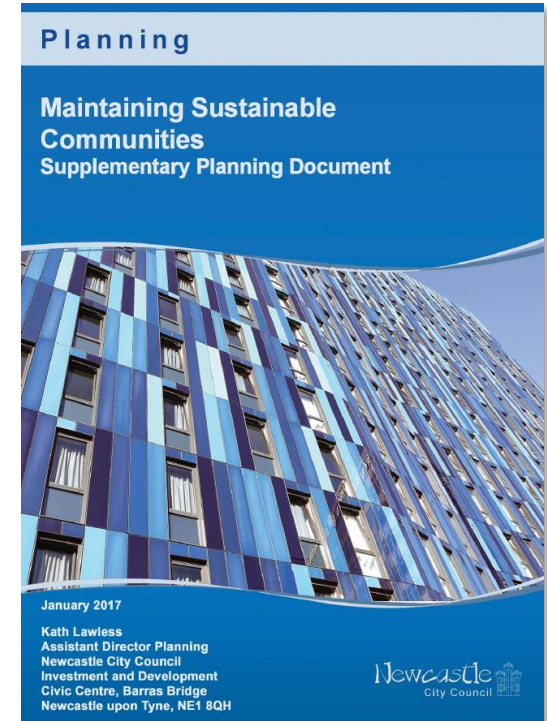
# Sustainable Communities SPD 2017



Maintaining Sustainable Communities Supplementary Planning Document (SPD) was adopted by the Council in November 2017

SC1, relates to HMO Changes of Use, stated that planning permission for HMOs would be granted unless it would cause a number of specified issues in the local community.

SC2 – Housing in the Urban Core stated that ‘residential development in the Urban Core of the city will be required to maintain the area’s vibrancy, environmental quality and residential amenity and to prevent the over-concentration of shared accommodation.





## Policy SC2: Housing in the Urban Core

- A. It forms part of a co-ordinated approach to development and responds positively to the character of the surrounding wider area;
- B. The design of purpose built student accommodation ensures it can be adaptable to alternative future uses;
- C. It is part of a mixed form of development, providing a range of type, size and affordability of residential accommodation and preventing an over-concentration of shared accommodation detrimental to the character of the surrounding area;
- D. It represents a high quality design with local distinctiveness that sustains and enhances the environment in a manner appropriate to its significance;
- E. It is designed to create a safe and accessible environment;
- F. A good standard of amenity for existing and future residents is provided;





## Policy SC2: Housing in the Urban Core

- G. The impacts of flooding, noise, vibration, air quality and contamination on residents and the surrounding area are adequately mitigated;
- H. That on-site refuse and cycle storage facilities are provided in safe and secure locations and vehicle and servicing parking is provided, where necessary;
- I. The development ensures it connects safely with the highway network in locations which are or can be made sustainable and which mitigates its effects on the transport network;
- J. The development will be able to function effectively in a changing climate, and that it can addresses the impacts of climate change emissions;
- K. Development will conserve the local biodiversity of the area and take opportunities to protect and enhance the Urban Green Infrastructure Network and address gaps and improve linkages; and
- L. The development complies with all other requirements set out in relevant development plan polices.

# Community Infrastructure Levy

## Adopted November 2016

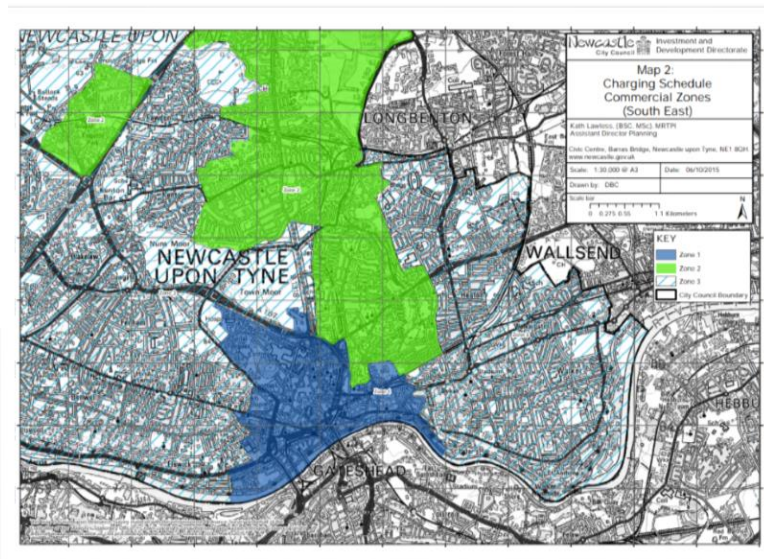
Please refer to the Residential and Commercial Zones identified in the Charging Schedule Residential and Commercial Zones Maps 1 and 2

Development and Use Class	Residential Zone A	Residential Zone B	Residential Zone C	Newcastle Central Area, Zone 1	Commercial, Zone 2	Commercial Zone 3
Dwellings <sup>1</sup> (inc. sheltered housing) (C3)	£60/sqm	£30/sqm	£0	£0	-	-
Student Accommodation <sup>2</sup> (C3, C4, Sui Generis)	-	-	-	£50/sqm	£50/sqm	£0
Hotels (C1)	-	-	-	£0	£40/sqm	£0
Small retail (A1) units ≤ 280 sqm net floorspace	-	-	-	£0	£30/sqm	£0
Supermarket <sup>3</sup> (A1) > 280 sqm net floorspace	-	-	-	£10/sqm	£10/sqm	£10/sqm
Retail Warehousing <sup>4</sup> (A1) > 280 sqm net floorspace	-	-	-	£0	£50/ sqm	£50/ sqm
All Other Development <sup>5</sup>	£0	£0	£0	£0	£0	£0

### Student development contributions (last 5 years)

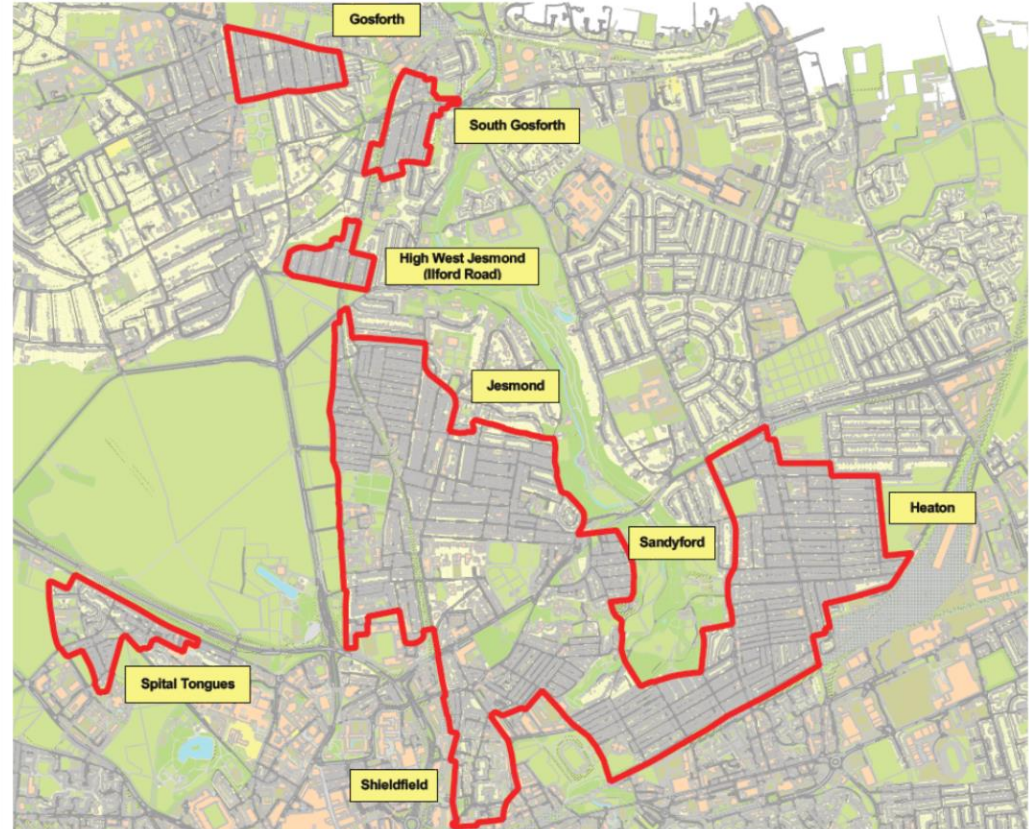
S106 - £3,700,000

CIL - £960,700



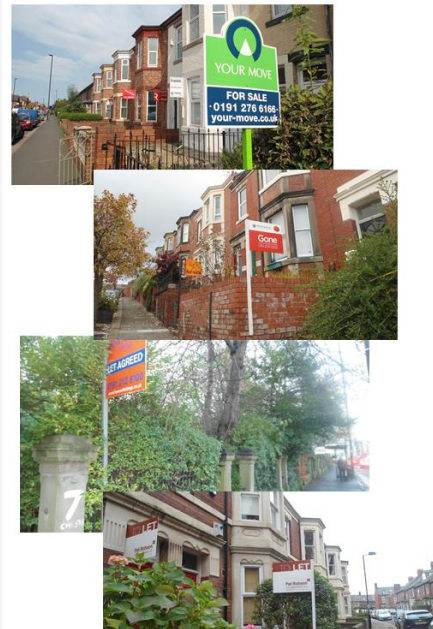
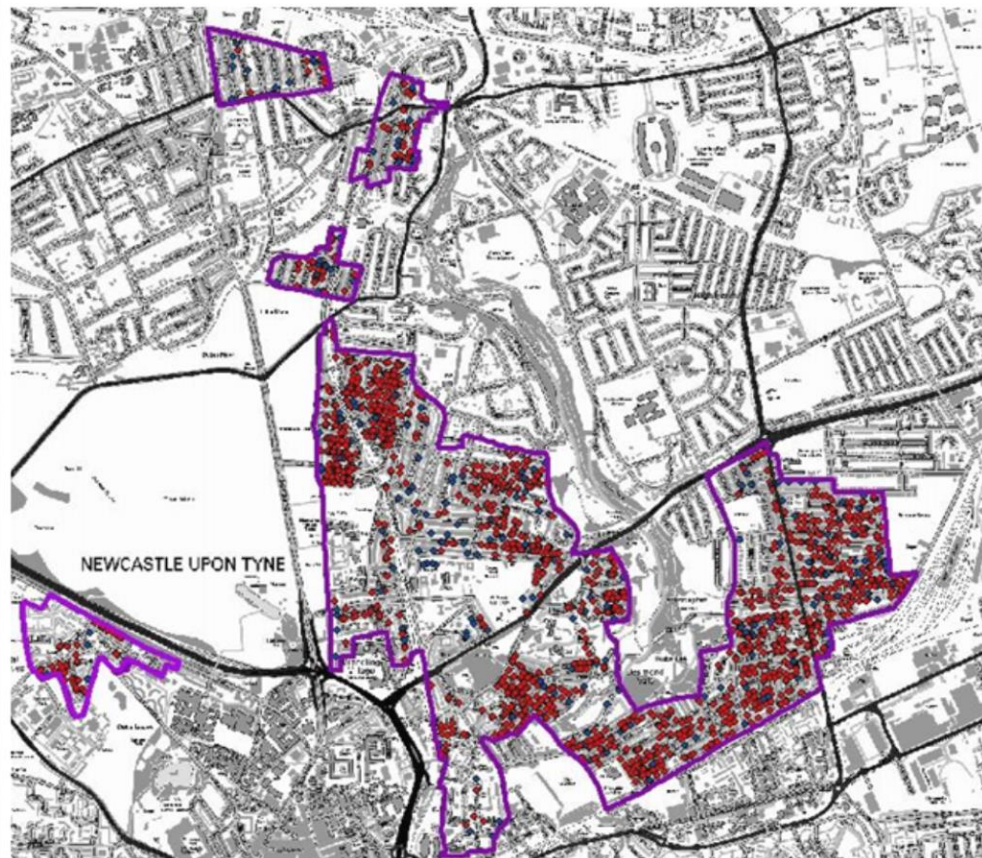
# Supporting Traditional Student Area

- Last 15 years the student housing market has changed significantly
- Under supply
- Rapid growth of HMOs
- Rapid growth of PBSA





# Letting Board Survey



# Restricting Letting Boards



- Survey 1,800 letting boards on display dropping only by 500 during term time.
- 82% of residents thought To Let boards were a visual problem.
- 49% of landlords and agent acknowledged that they were a problem.
- Regulation 7 Direction approved by cabinet January 2013
- Public hearing May 2014
- Regulations came into force on 5 January 2015 covering over 20,000 homes.

# Restricting Letting Boards





# Empty Homes

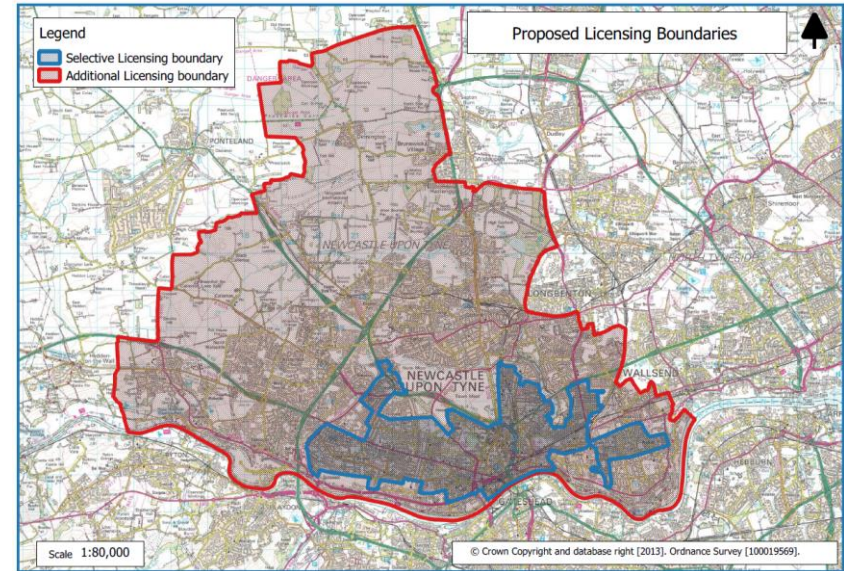
- Empty Homes Grants £2,000 -£10,000 towards the cost to bring
- Empty Homes Loan £15,000
- The property must be empty for at least 6 months, be free of any Council debts and the grant is only paid on occupation of the property.
- Renovated to Newcastle Accreditation Standards.
- Grant paid on occupation
- 43 properties helped in the student areas of the city
- £232,300 foundering
- Owners investing an additional £1.2m





# Housing Licensing

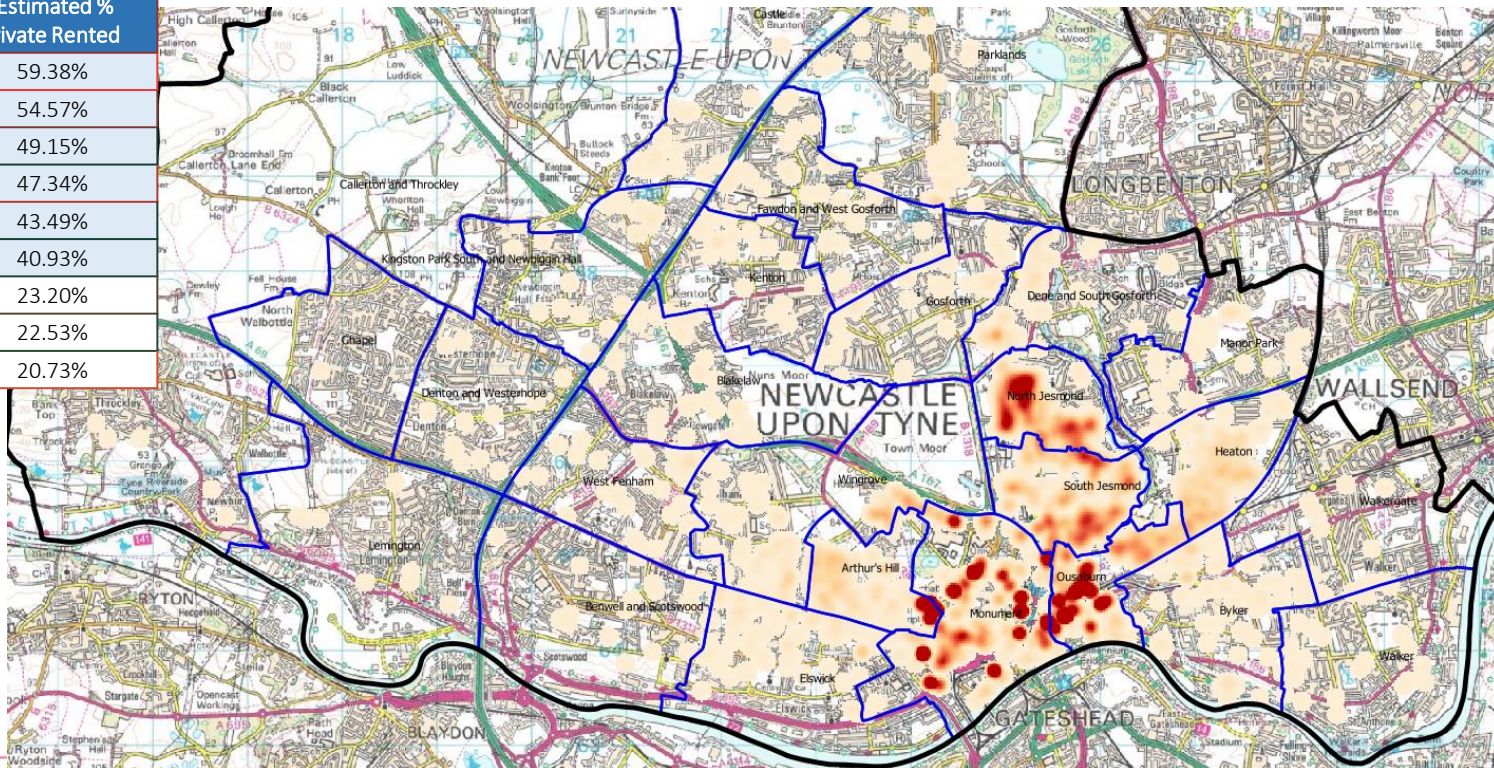
- Proposal to license 18,500 private rented properties.
- Combination of Additional (HMO) and Selective (area based) licensing.
- Aiming to improve housing conditions, ASB and management
- Public consultation underway end 27th January 2019.
- Implementation January 2020



# Student concentration's



Ward	Estimated % Private Rented
Monument	59.38%
Ouseburn	54.57%
North Jesmond	49.15%
South Jesmond	47.34%
Arthur's Hill	43.49%
Heaton	40.93%
Elswick	23.20%
Wingrove	22.53%
Byker	20.73%

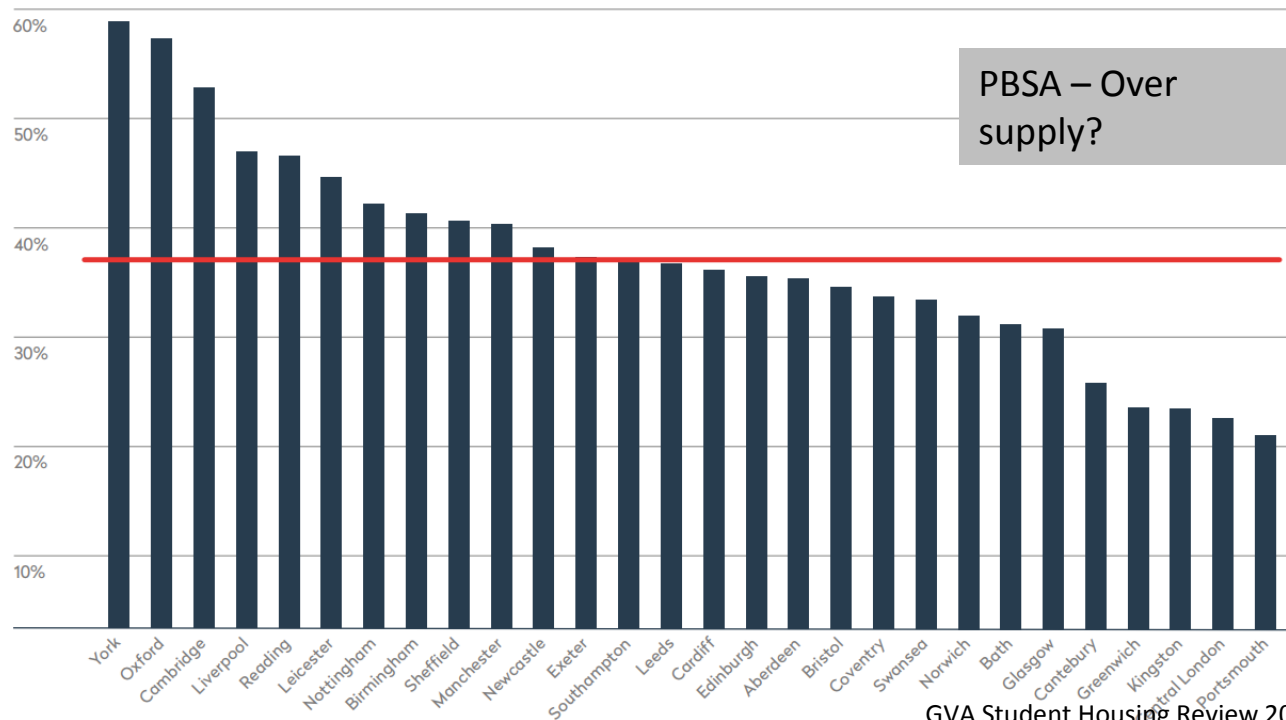


# Newcastle Current Student Market



% of purpose built student accommodation by location

UK average PBSA



GVA Student Housing Review 2018





# Future Student Market



- A record 36% of A-level students across the UK applied for courses in 2018.
- Applications from within the EU were 3.4% higher year-on-year, with an 11.1% increase in applications from non-EU applicants.
- The number of 18-year olds in the UK is projected to increase by 103,000 between 2021 and 2025, underpinning future demand.
- PBSA represents around 30% of full-time first-year undergraduate housing choices.



# Wider Economic Factors



- Student Loans
- Buy to Let tax relief (reduced to 0% by 2020)
- Ban letting agents fees for tenants
- Energy Performance Certificates (F&G properties)
- Brexit – overseas students
- Investment



# Conclusion



- More choice in student accommodation
- Protected communities in article 4 areas
- Improved quality in accommodation in both PBSA and traditional accommodation.
- Competitive rental levels
- Increase professionalism landlords
- Slow down of PBSA development
- Growth in PRS
- Manage change neighbourhoods transitioning
- Monitoring change

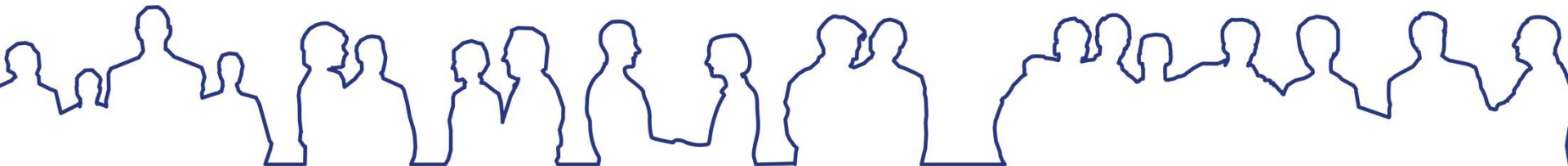


## Professional Practice Sessions

3. Working with community-led housing organisations to tackle empty homes – James Hartley, Chief Executive, LATCH Sarah May, Principal Regeneration Officer (Affordable & Specialist Housing), Leeds City Council

4. Self and custom build housing – one year one, how are the new duties working in practice? - Mario Wolf, Director, Right to Build Taskforce

**#NHCstrategy18 | @nhc**





# Working with Community Led Housing organisations to tackle empty homes

Sarah May, Leeds City Council

James Hartley, Leeds Action To Create Homes (LATCH)



# Leeds Philosophy

If it's empty, it's a potential home!



# Strategic Approach



- Linked to Council priorities: Core Strategy and Housing Strategy;
- Since 2012 the Council and partners have returned 12,868 long term empty homes back into occupation;
- No single solution to the problem – menu of interventions and partnership working is key.





creating homes  
changing lives

Creating positive change in people's lives  
through housing, training and support





Created 33 new homes over 5 years

















































# LCC Collaboration with LATCH

- A long, successful track records in collaborating with the Council to provide housing related support to some of the city's most vulnerable adults, young people and families;
- Since 2003, the LATCH Supported Accommodation service has received funding for housing related support delivered to 65 tenants;
- In January 2016, c£512,000 grant funding from the Right to Buy Replacement Programme was approved to enable the acquisition and refurbishment of 16 empty properties.



# Council Loan Funding

- LATCH pro-actively approached the Council with a request to for loan funding;
- A detailed business plan was submitted in order for the Council to undertake due diligence and review the request for finance;
- Credit rating obtained and organisational risk profile assessed;
- Heads of Terms drafted and agreed between both parties;

Cont...

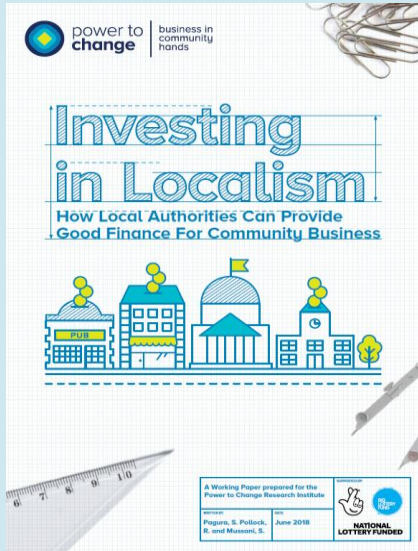


# Council Loan Funding

- Leeds City Council's Executive Board approved a loan of £676,000 in February 2018;
- Funding will support the acquisition and refurbishment of eight empty properties;
- The loan will be repaid over a 30 year period with a fixed interest rate of 3.75% - preferential terms compared to other lenders;
- First time the LCC has acted as a lender for provision of new Affordable Housing



# Council Loan Funding



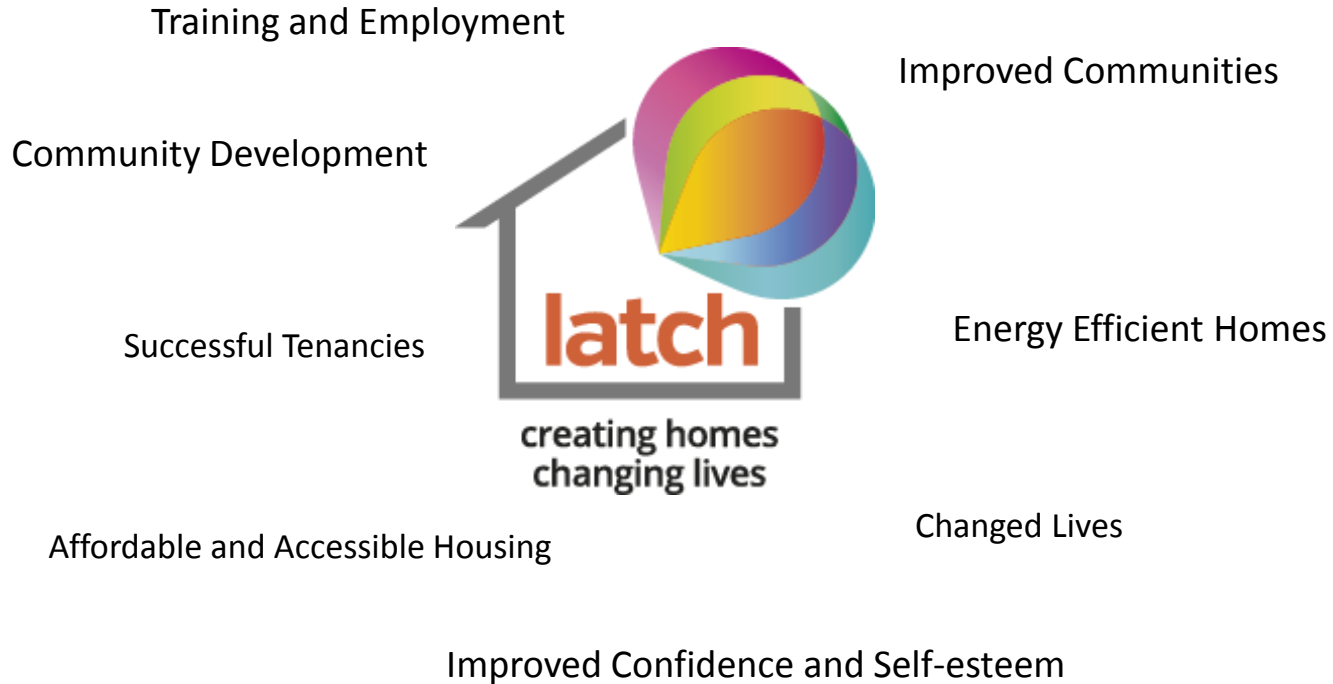
Highlighted as a case study of good practice by Power to Change - Investing in Localism: How Local Authorities Can Provide Good Finance for Community Business

<https://www.powertochange.org.uk/wp-content/uploads/2018/05/Localism-Working-paper-V3.pdf>





# Impact



# Supported Housing

- Changed Lives
- Successful Tenancies
- Affordable Housing



# Trainees and Volunteers Creating Energy Efficient Homes

- Training and Employment
- Confidence and Self-esteem
- Energy Efficient Homes





























# Future Plans:

- Refurbish more Empties
- New Build





# Questions?





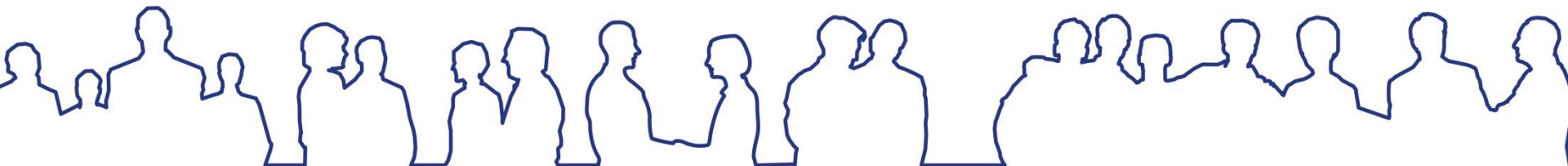
# New Council House Building and Joint Ventures

Andrew Sloan, Capital Projects Unit Manager, Economic Development, Gateshead Council

Peter Coe, Chief Executive, Chapter Homes

Richard Roddam, Development Director, Chapter Homes

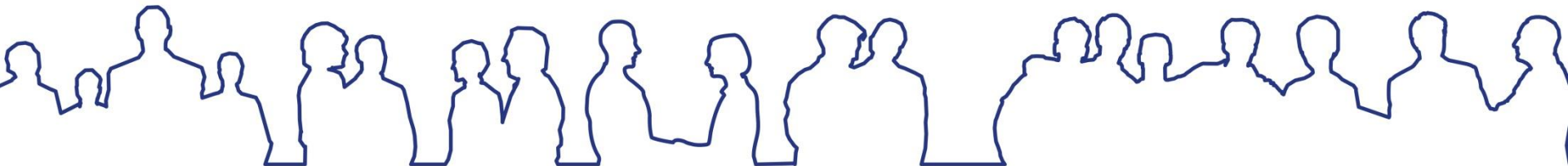
**#NHCstrategy18 | @nhc**



# New Council House Building and Joint Ventures

Andrew Sloan,  
Capital Projects Unit Manager,  
Economic Development, Gateshead Council

**#NHCstrategy18 | @nhc**



# Gateshead Regeneration Partnership

Housing Strategy Conference  
15 November 2018



# Need for a New Approach

- Tyneside Flats not matching lifestyle
- Housing difficult and costly to upgrade
- Little choice causing those who can to move away
- Large private rented sector
- Public Sector funding reducing





# A New Approach to Delivery of Housing

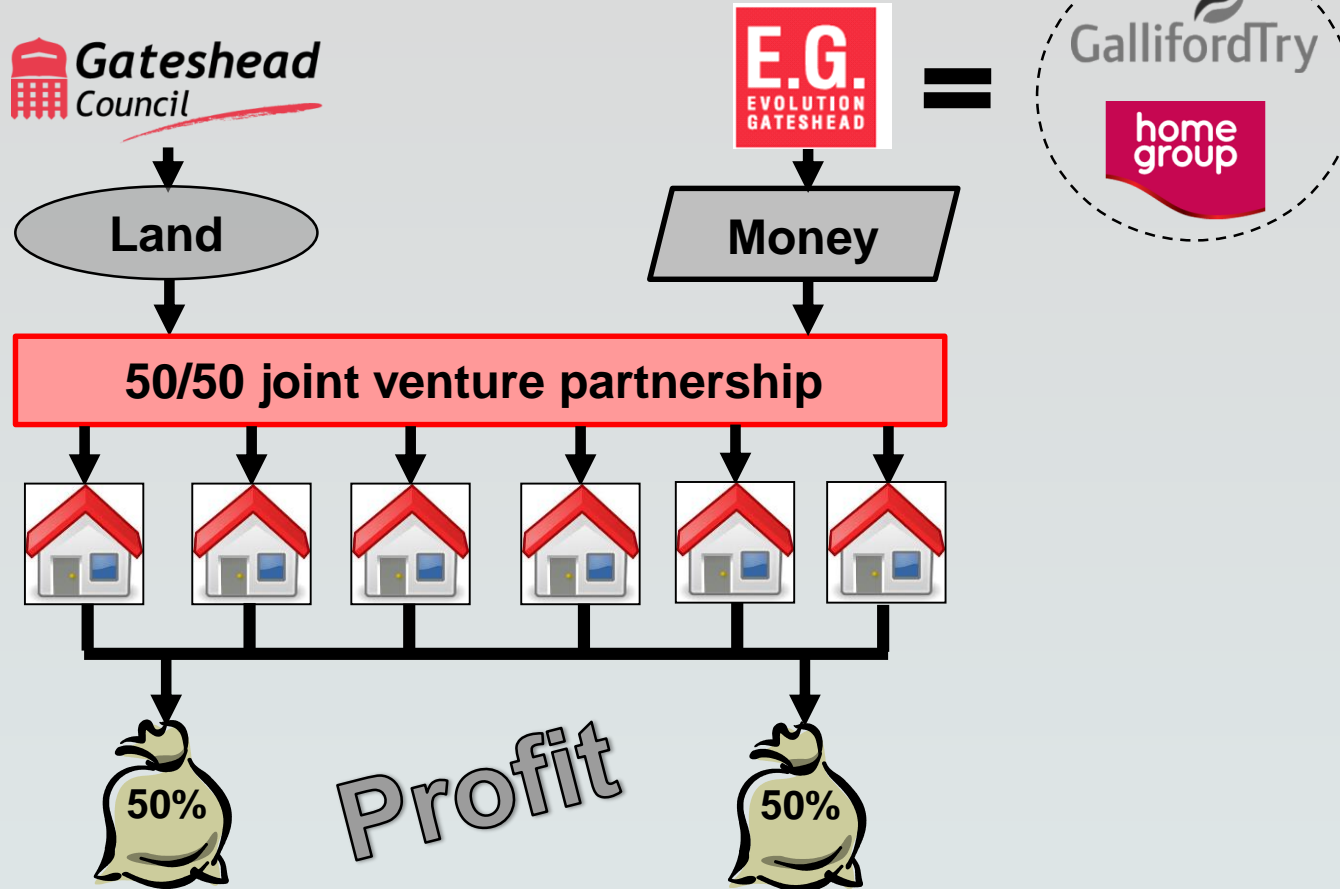
## **Our Objectives were:**

- Meet Housing Needs
- Deliver Regeneration
- Utilise Partners' Skills/Experience
- Share Risk & Reward
- Control pace & quality
- Reduce reliance on AHP





# LABV Partnership Structure

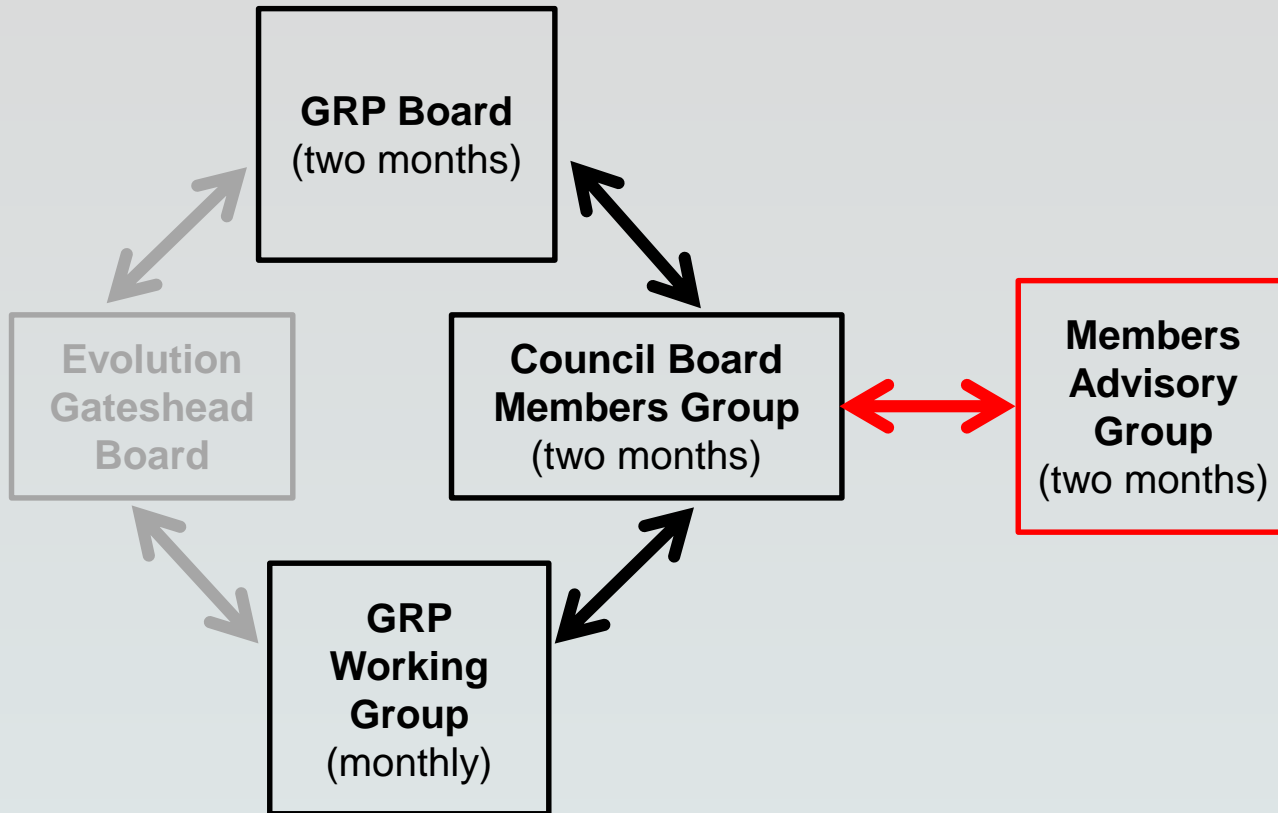


# Partnership Approach

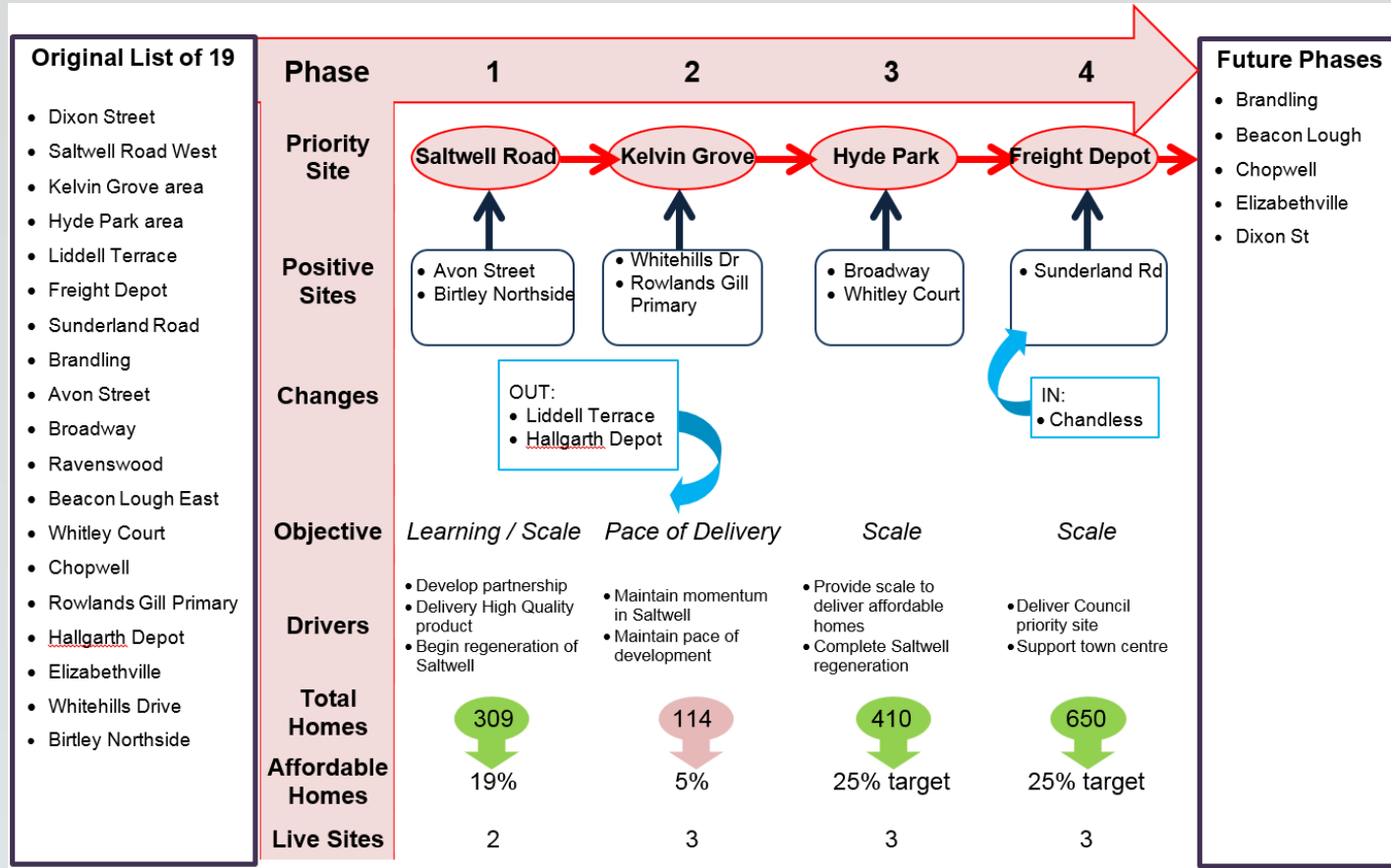


**GallifordTry  
Constructio  
n  
Sales  
Finance**

# Governance



# Partnership Model



# Benefits to Gateshead

- First bundle of 314 Energy Efficient, Sustainable homes
- 115 homes in regeneration areas; 60 affordable homes
- Over £40m private investment in Gateshead
- Additional £400,000 Council tax per year
- 11 previously unemployed people have been taken on full time, three apprentices employed
- £1.5 million spent with local suppliers.
- New Homes Bonus
- Profile and Awards



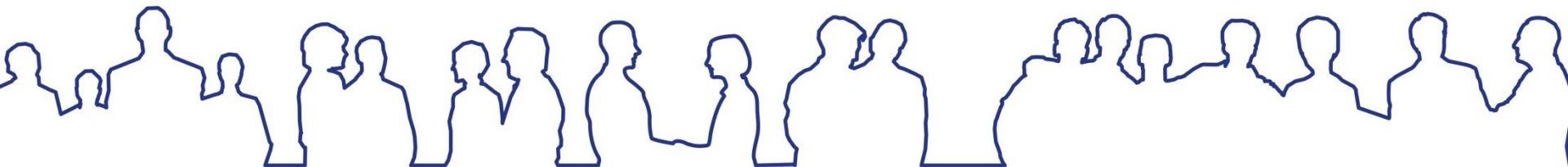


# New Council House Building and Joint Ventures

Peter Coe, Chief Executive, Chapter Homes

Richard Roddam, Development Director, Chapter Homes

**#NHCstrategy18 | @nhc**



# Chapter Homes

Peter Coe

Richard Roddam

# Why Was Chapter Homes Established

- Develop Local Authority land
- Generate a greater level of income than selling land to private sector
- Provide greater quality and choice to customers
- Increase housing numbers
- Invest in local economy

# Vision and Objectives



# How is Chapter Homes Structured

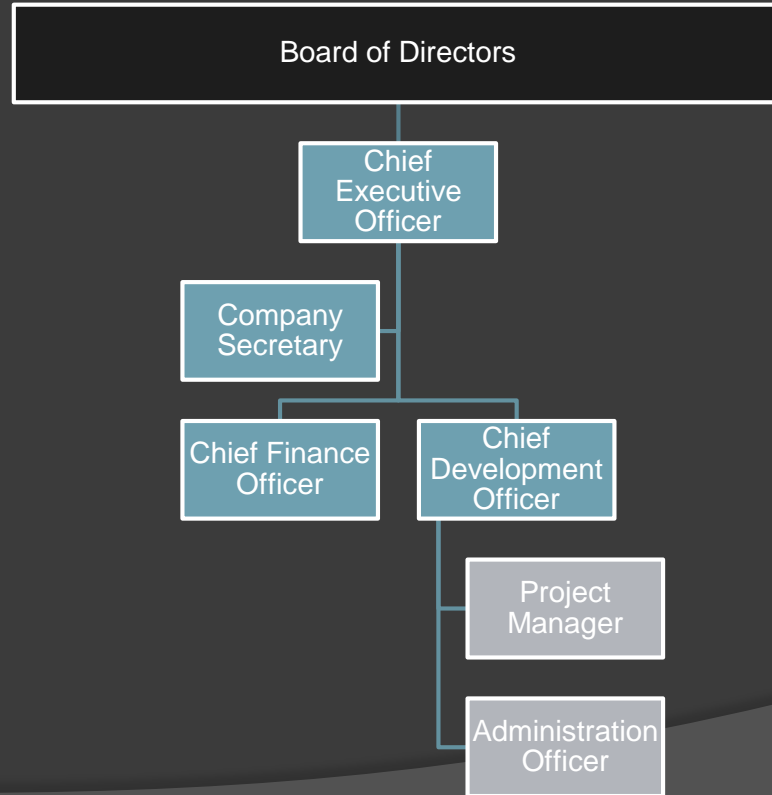
- Limited Company
- Sole shareholder is Durham County Council
- Loan facility provided by Durham County Council
- Board of Directors



# Governance Structure



# Staffing Structure



# Eden Field, Newton Aycliffe

- 142 New Homes
- Prices from £112,000 to £240,000.
- 10% Affordable in line with planning policy
- Generate profit from sales







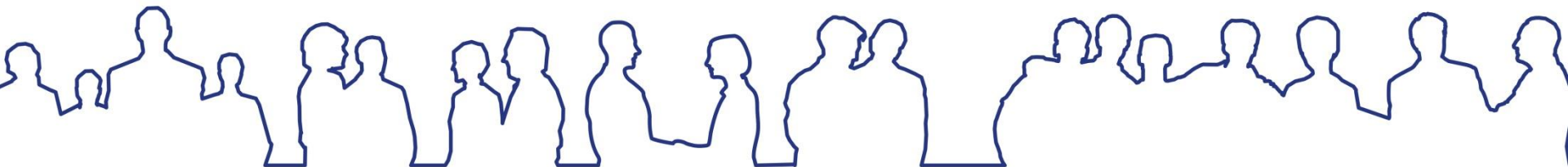
# Moving Forward

- 10 Year Business Plan Approved 1100 new homes
- Work alongside Durham County Council in developing proposed housing sites
- Private sector land
- Joint ventures
- Geographic location
- Increase profit per unit
- Rental Homes

# New Council House Building and Joint Ventures

## Question and Answers

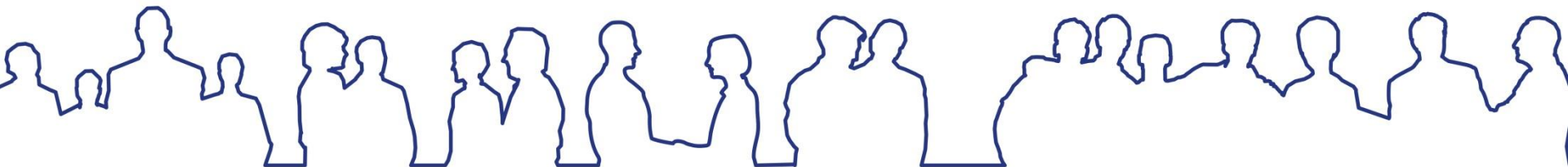
**#NHCstrategy18 | @nhc**



# Chair's Closing Remarks

Maggie Rafalowicz,  
Director,  
Campbell Tickell

**#NHCstrategy18 | @nhc**



**Thank you for Attending**

**#NHCstrategy18 | @nhc**

