

## Professional Practice Session 1

### Main Room

*From Ambition to Delivery – Liverpool's innovation in meeting housing need*

### Bernini and El Greco (This Room)

*Every House a Home? Raising and enforcing standards in the northern PRS*

### Raphael and Vasari

*Hackitt Review: lessons from the early adopters group*

# **Every House a Home?**

## **Raising and enforcing standards in the northern Private Rented Sector**

*Chair: Lee Sugden, Chief Executive, Salix Homes*

**Karen Brown, Senior Policy Advisor, Northern Housing Consortium**

**Roli Barker, Development Manager – Fair Housing Futures, Shelter**



# STANDARDS IN THE NORTH'S PRIVATE RENTED SECTOR

Karen Brown

SENIOR POLICY ADVISOR, NORTHERN HOUSING CONSORTIUM





# APPG HOUSING IN THE NORTH



**Housing in the North**  
@APPGHousing

APPG Inquiry:  
Property Standards in the North's Private Rented Sector

# NORTHERN PRS IN NUMBERS

**1 IN 5**  
HOUSEHOLDS

AVERAGE YIELD  
**7.8%**

**31% HOUSING BENEFIT**  
**33% INCOME RENT**

**27% NON-DECENT**  
**14% CAT 1 HAZARD**

# LOCAL AUTHORITY TOOLS AND POWERS

 **REVIEW OF HHSRS**

 **SELECTIVE AREA-BASED SCHEMES**

 **SANCTIONS AND PENALTIES**

 **KNOWLEDGE AND DATA**

 **ACCREDITATION APPROACHES**

 **CAPACITY TO ENFORCE**

# TENANCY REFORM

## 🏠 CONSUMER REVOLUTION

### 🏠 A NEW DEAL FOR TENANTS – REMOVE NO-FAULT EVICTIONS

### 🏠 DEVOLVED RENT CONTROL

### 🏠 BETTER STANDARDS



# HOUSING MARKET CONTEXT

🏠 **FAILED MARKETS LEADS TO COMPETITION FOR POOR QUALITY PRS**

🏠 **FUTURE STANDARDS – ENERGY EFFICIENCY REQUIREMENTS**

🏠 **BUILD THE CASE FOR HOUSING RENEWAL**

🏠 **INVOLVING OTHER ORGANISATIONS**



# WHAT NEXT?

🏠 FURTHER SITE VISITS

🏠 GREEN PAPER IN NEW YEAR, FOLLOWED BY FINAL PROPOSALS

🏠 WESTMINSTER DEBATE



# Rethinking the private rented sector

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Making Greater Manchester's private rented sector work for all

[#fairhousingfutures](https://twitter.com/fairhousingfutures)





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Futures

Making Greater Manchester's  
private rented sector work for all

# Rethinking the private rented sector

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Futures

Making Greater Manchester's  
private rented sector work for all

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# Fair Housing Futures 2017 - 2022

- **Mapping the Patch**

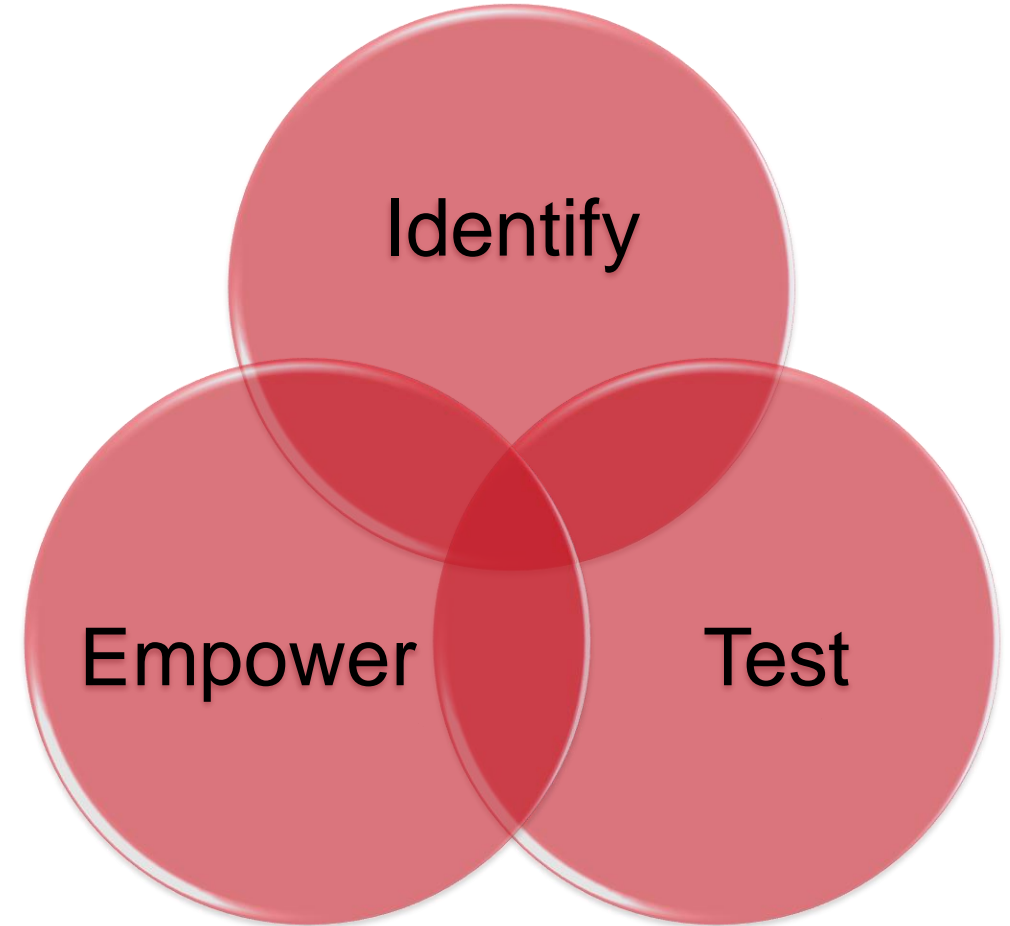
Gain an evidenced understanding of the private rented sector in Greater Manchester

- **Tenants' Voice Programme**

Ensure that tenant's remain at the heart of the project and have the information they need to sustain successful tenancies

- **Test and Learn Grant**

Find working solutions to the issues/challenges identified in the Mapping the Patch



**Identify**

# Review of Greater Manchester's PRS

## 23 tenants

### All tenants met the vulnerability characteristics

- 2 focus groups with 15 tenants
- 6 phone depth interviews
- 2 face to face interviews

## 12 housing professionals from local authorities

- 2 group phone depth interviews
- 8 individual phone depth interviews
- We also conducted **1 phone depth interview** with Paul Dennett as Portfolio Holder for Housing, Planning and Homelessness

## 41 landlords

### Both Accidental and Professional Landlords

- 3 focus groups with 18 accidental landlords
- 17 phone depth interviews with professional landlords
- 6 face to face interviews with professional landlords

## 3 letting agents

- 1 phone depth interview with 1 medium sized letting agency covering City of Manchester and Bury
- 2 phone depth interviews with small sized letting agencies covering Bury





# Life in GM's private rented sector

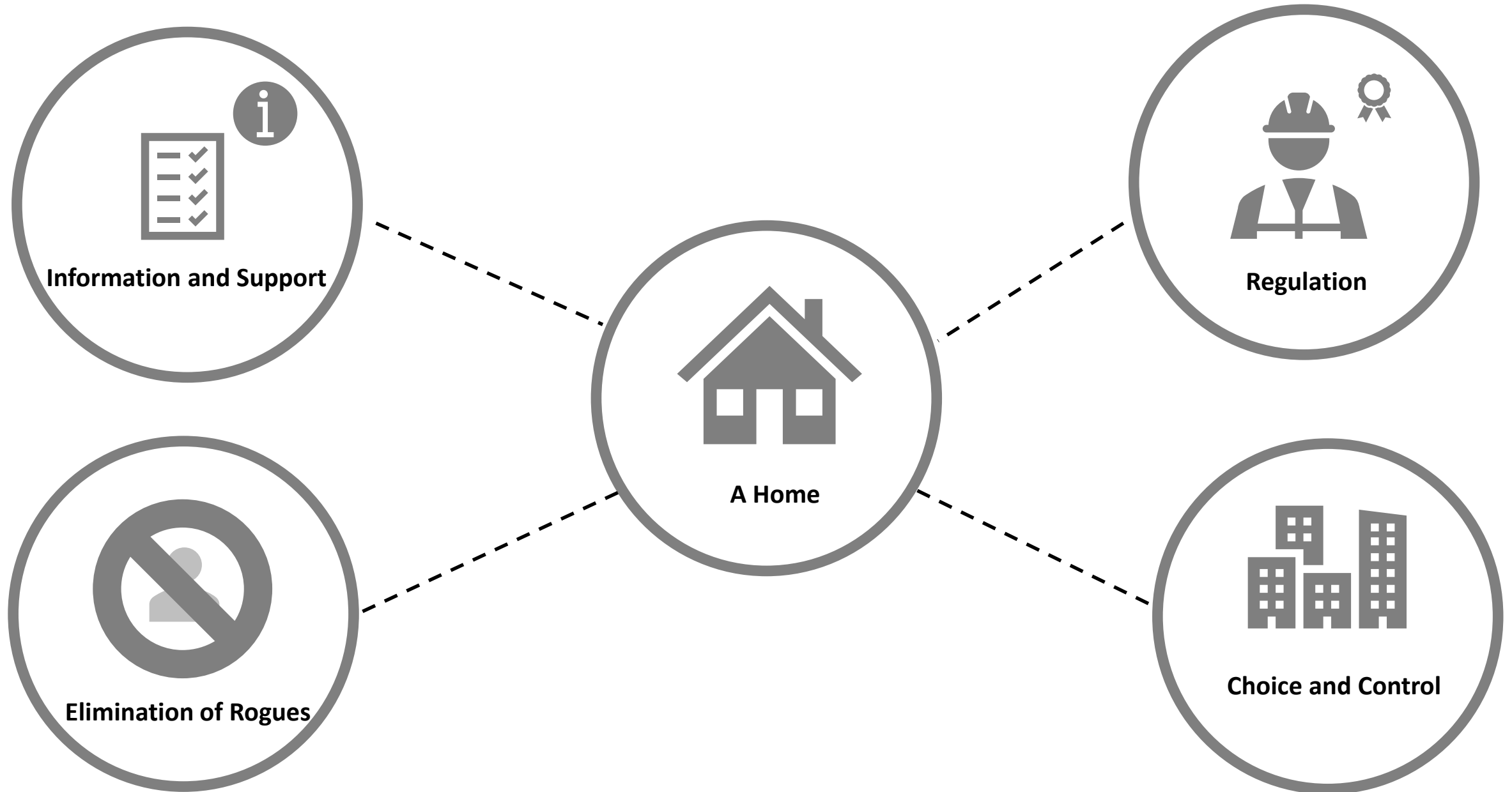
## Tenants with vulnerabilities

- Compete for properties from a disadvantaged position
- **Feel time pressured due to the fast paced nature of PRS**
- **Feel they have limited control or choice which leaves them anxious, powerless and worried**
- Worry that something bad will happen with either their tenancy (rent increases/evictions) or a life change (job loss/managing benefits)
- Main issues and challenges
  - Insecure tenancies
  - Poor living conditions
  - Maintenance and repairs
  - Being in receipt of and managing benefits
  - Stigma of being on benefits
- **Low awareness of information/support that is available**

## Landlords

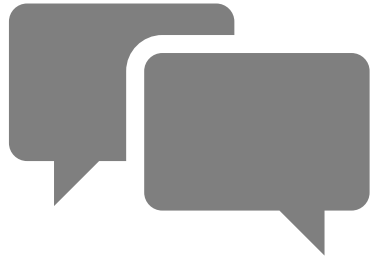
- **Many enter the PRS unprepared to deal with challenges and have unrealistic expectations or lack of knowledge**
- **Low awareness of information/support available**
- Focus on mitigating two main risk
  - Rent arrears
  - Damage to property
- An ideal tenant is a working professional
- **A high risk tenant is someone in receipt of benefits**
- Negative stories from media, friends and family directly influences who they will rent to

# Tenants and landlords want...



**Test**

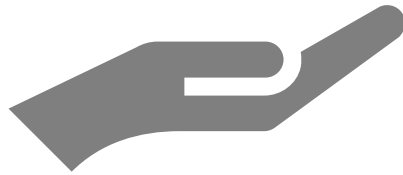
# Grant priorities



**Improve communication**



**Empower tenants**



**Support landlords**



**Break stigma**





Making Greater Manchester's  
private rented sector work for all



**Thank you**

Find out more and download our reports at  
[shelter.org.uk/fairhousingfutures](https://shelter.org.uk/fairhousingfutures)  
[roli\\_barker@shelter.org.uk](mailto:roli_barker@shelter.org.uk)



## **Professional Practice Session 2**

### **Bernini and El Greco (This Room)**

*Scotland and Wales, a template for northern housing policy?*

### **Main Room**

*Partnership Approach to Tackling Empty Homes and Low Demand*

### **Raphael and Vasari**

*Housing the Powerhouse*

***A refreshment break will follow PPS 2***

# Scotland and Wales: A template for northern housing policy?

*Chair: Yvonne Castle, Chief Executive, Johnnie Johnson Housing*

**Zhan McIntyre, Policy Lead, Scottish Federation of Housing Associations**

**Aaron Hill, Head of Policy and External Affairs, Community Housing Cymru**

# Devolution and Housing Scotland's Story

Zhan McIntyre  
Policy Lead



# What we do

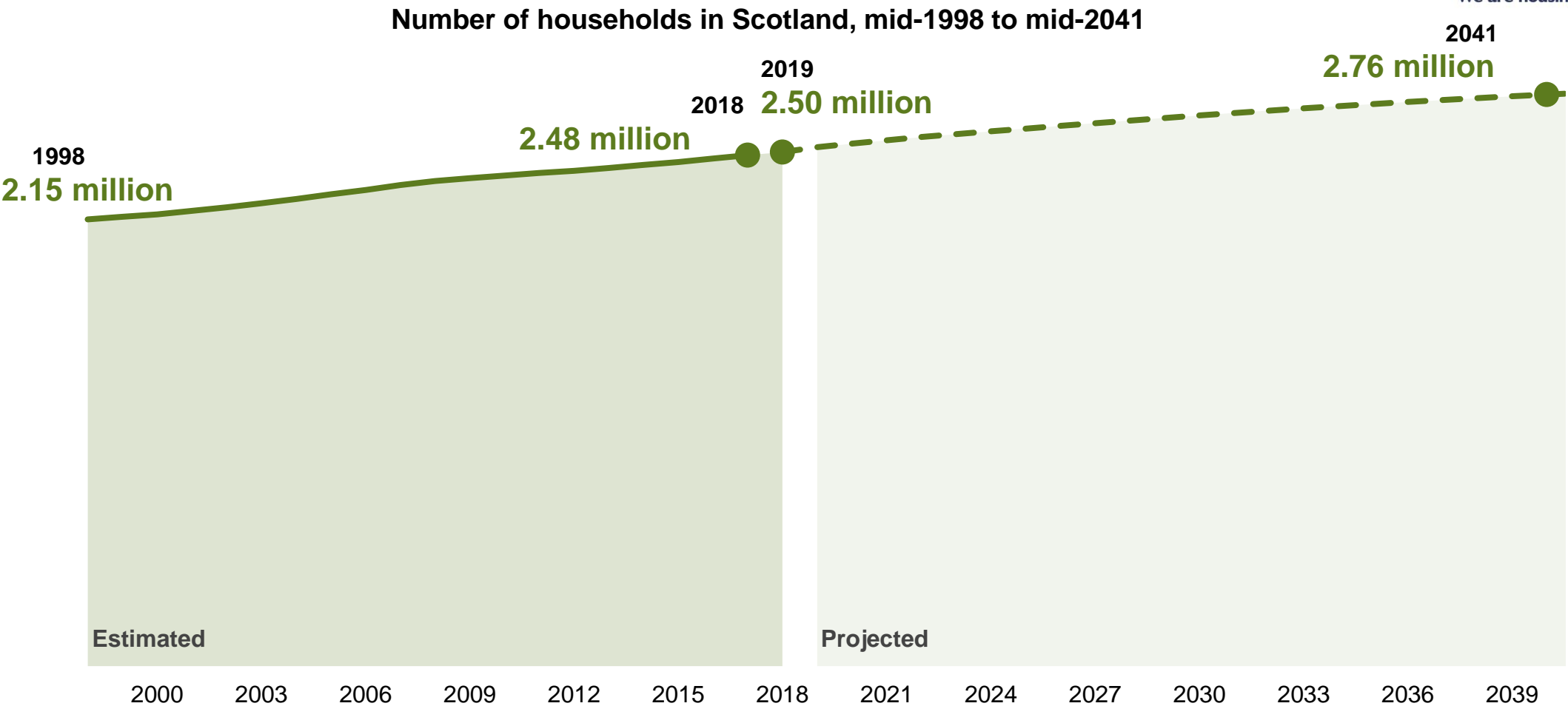
- **We work with government and others to achieve the legislation, regulation and funding necessary for our members to be strong, resilient and independent social businesses housing Scotland.**
- **We develop and deliver modern and innovative services to our members so that they can achieve their ambitions**
- **We represent housing associations and co-operatives across Scotland to broaden and strengthen the sector's contribution to social justice and inclusive growth**

# What's in it for you

You will know

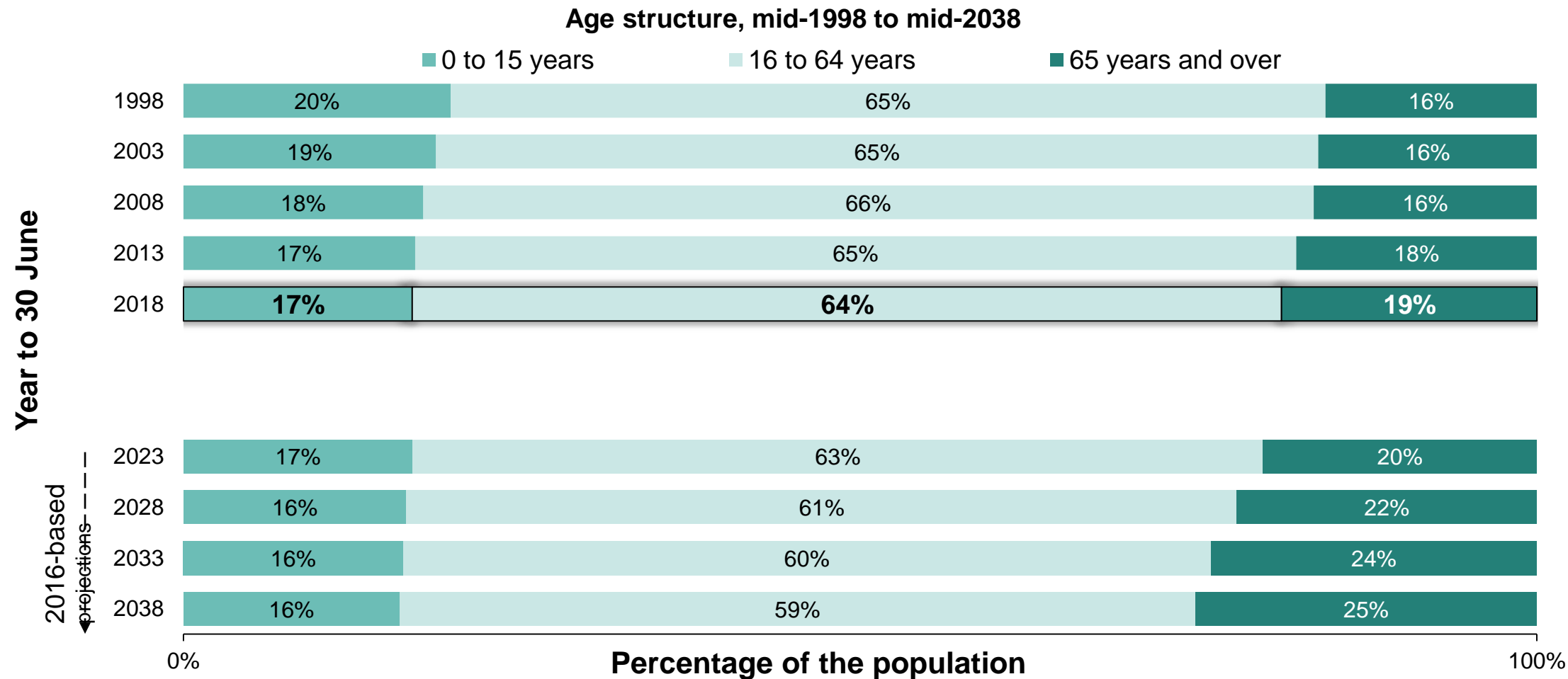
- Housing Sector – **prominent** part of the **devolution story** in Scotland
- **Key variations** in housing policy
- **Hopes** for the **future**

# Household change since devolution



Source: National Records of Scotland (NRS) Household Estimates (1998-2018), Household Projections 2016-based (2019-2041)

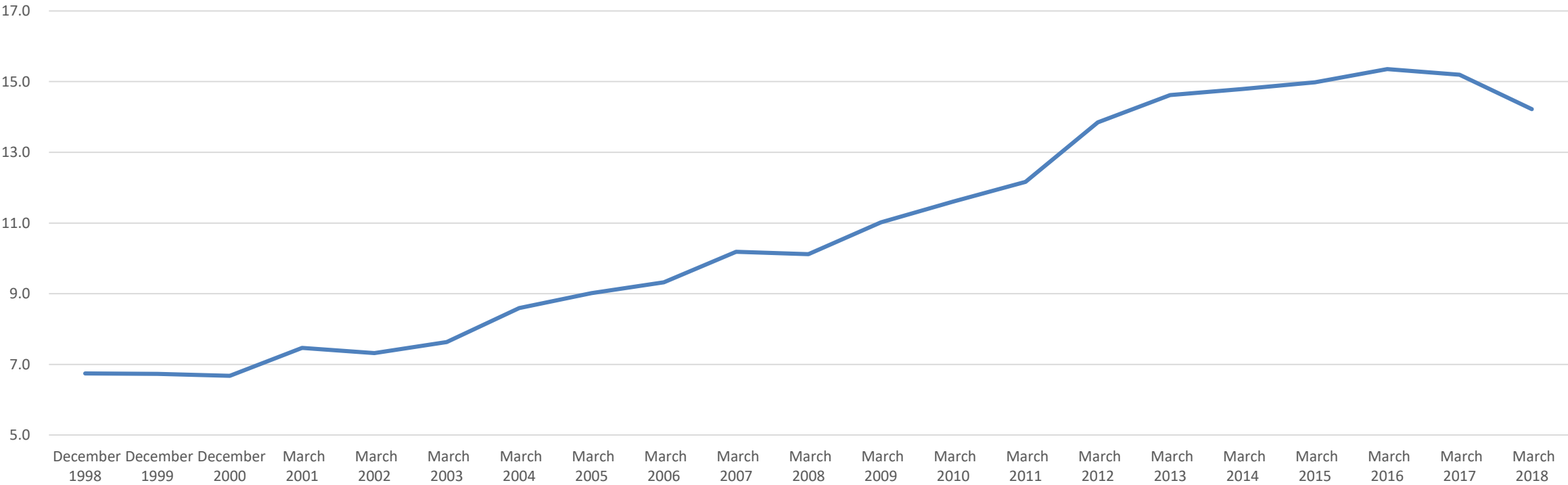
# Age Structure Since Devolution



Source: National Records of Scotland (NRS))

# Private Rented Sector Growth since Devolution

Proportion of properties rented privately



# Since devolution.....

**Housing  
(Scotland)  
Act 2001**

**Homelessness etc  
(Scotland)  
Act 2003**

**Antisocial  
Behaviour  
(Scotland)  
Act 2004**

**Tenements  
Act  
(Scotland)  
2004**

**Housing  
(Scotland)  
Act 2006**

**Home Owner  
and Debtor  
Protection  
Act 2010**

**Housing  
(Scotland)  
Act 2010**

**Property  
Factors  
(Scotland)  
Act 2011**

**Private  
Rented  
(Housing)  
Scotland Act  
2011**

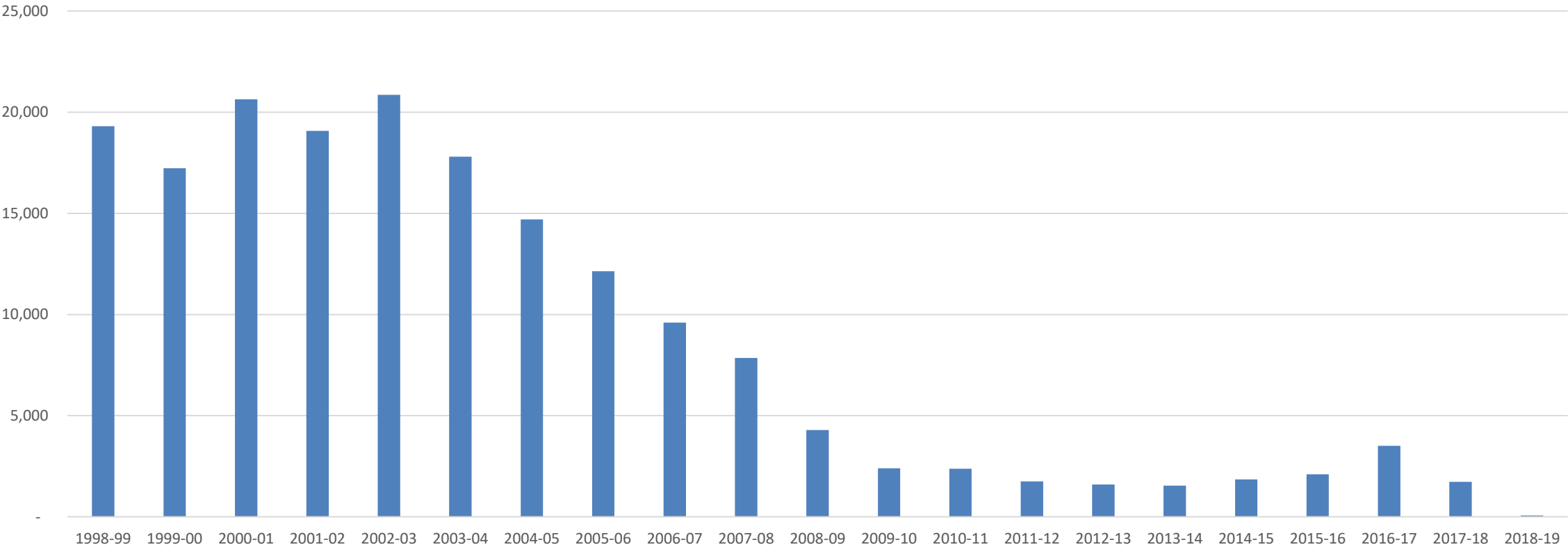
**Housing  
(Scotland)  
Act 2014**

**Private  
Housing  
(Tenancies)  
(Scotland)  
Act 2016**



# Right to Buy

RTB Sales in Scotland



# Homelessness

## **Homelessness Task Force (1999-2002)**

- Ministerial leadership – political importance
- Representation: central and local government, service providers, voluntary sector, academic
- Thorough review of nature of homelessness and effectiveness of response
- Meetings, research/evidence, reports and recommendations

## **Homelessness etc (Scotland) Act 2003**

# Private Rented Sector



## **Private Housing (Tenancies) (Scotland) Act 2016**

# Response to Economic Crisis

## Westminster

Communities and Local Government Cuts

Housing Association Grant ended

Affordable Rent programme – grant cut to  
historically low levels

Rents up to 85% of local private renting benchmark

Council house building inhibited

## Holyrood

Save jobs, safeguard capacity AND meet unmet  
housing need

Maintain levels of social and affordable housing  
investment as far as possible

Deploy 'experimental' and 'innovative' financing and  
sources of long-term finance

Encouraged council house building

Bedroom tax mitigated

# Hopes for the future



- Change the way we spend public money to support housing services and delivery.
- Ensure that the economic and business environment supports housing investment and an efficient housing market.
- Make our housing system fairer, especially for young people and others who do not currently own a home.
- Explore new sources of funding for, and innovative ways of, building homes and providing care and other services at home.
- Set new standards around accessibility, energy efficiency, quality and safety



# Innovation and future thinking





# **sfha**

**Scottish Federation of  
Housing Associations**

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**We are housing Scotland**

# Useful Links

## Further Reading

Housing and Public Policy Since Devolution

<http://search.cih.org/resources/PDF/Scotland%20Policy%20Pdfs/Housing%20Policy/Housing%20and%20Public%20Policy%20in%20Post-Devolution%20Scotland.pdf>

Scotland's changing housing landscape – SPICE Briefing

<https://spice-spotlight.scot/2019/05/15/scotlands-changing-housing-landscape/>

The Impact of Devolution Housing and Homelessness

[https://pureapps2.hw.ac.uk/ws/portalfiles/portal/4727332/impact\\_of\\_devolution\\_long\\_term\\_care\\_housing.pdf](https://pureapps2.hw.ac.uk/ws/portalfiles/portal/4727332/impact_of_devolution_long_term_care_housing.pdf)

## Legislation

Housing (Scotland) Act 2001

<http://www.legislation.gov.uk/asp/2001/10/contents>

Homelessness etc (Scotland) Act 2003

<http://www.legislation.gov.uk/asp/2003/10/contents>

Antisocial Behaviour etc (Scotland) Act 2004

<http://www.legislation.gov.uk/asp/2004/8/part/8>

# Community Housing Cymru

# Wales: a template for the north?

- *Aaron Hill, Head of Policy & External Affairs*



# Housing Associations in Wales

- 160,000 homes (c. 10% of Welsh homes)
- Annual spend: £1.1bn
- 9,500 employees, 23,000 jobs
- 20,000 additional homes since 2008



# Devolution: process or event?

- '99: Money and no power
- '19: Power and no money
- From cosy consensus to Brexit
- Austerity
- The demographic challenge



# Welsh Housing: a potted history

- From Standards to Supply
- The legacy of stock transfer
- Legislative powers
- Sprinklers and “the snow line”
- Social, social, social



# Housing Horizons

A Wales where good housing  
is a basic right for all.

# The Future

- **The rise of municipalism?**
- **Regionalisation vs. local decision making?**
- **Addressing climate breakdown**
- **Brexit and economic downturn**



# A template for the North?

- **Need vs. demand**
- **Powers vs. policy**
- **Decision makers vs. delivery agents?**
- **The funding bun-fight**

# Diolch. Thanks.

**Aaron Hill**

Head of Policy & External Affairs, Community Housing Cymru  
[chcymru.org.uk](http://chcymru.org.uk)

Twitter: [@chcymru](https://twitter.com/chcymru) | [@AaronCHC](https://twitter.com/AaronCHC)

## **Refreshment Break and Return to the Main Room**



# THANK YOU

## FOR ATTENDING THIS EVENT



@NHC



Northern Housing Consortium

[www.northern-consortium.org.uk](http://www.northern-consortium.org.uk)