



JOSEPH
ROWNTREE
FOUNDATION



housingandmigration
NETWORK



Part of



Migrants and private rented housing

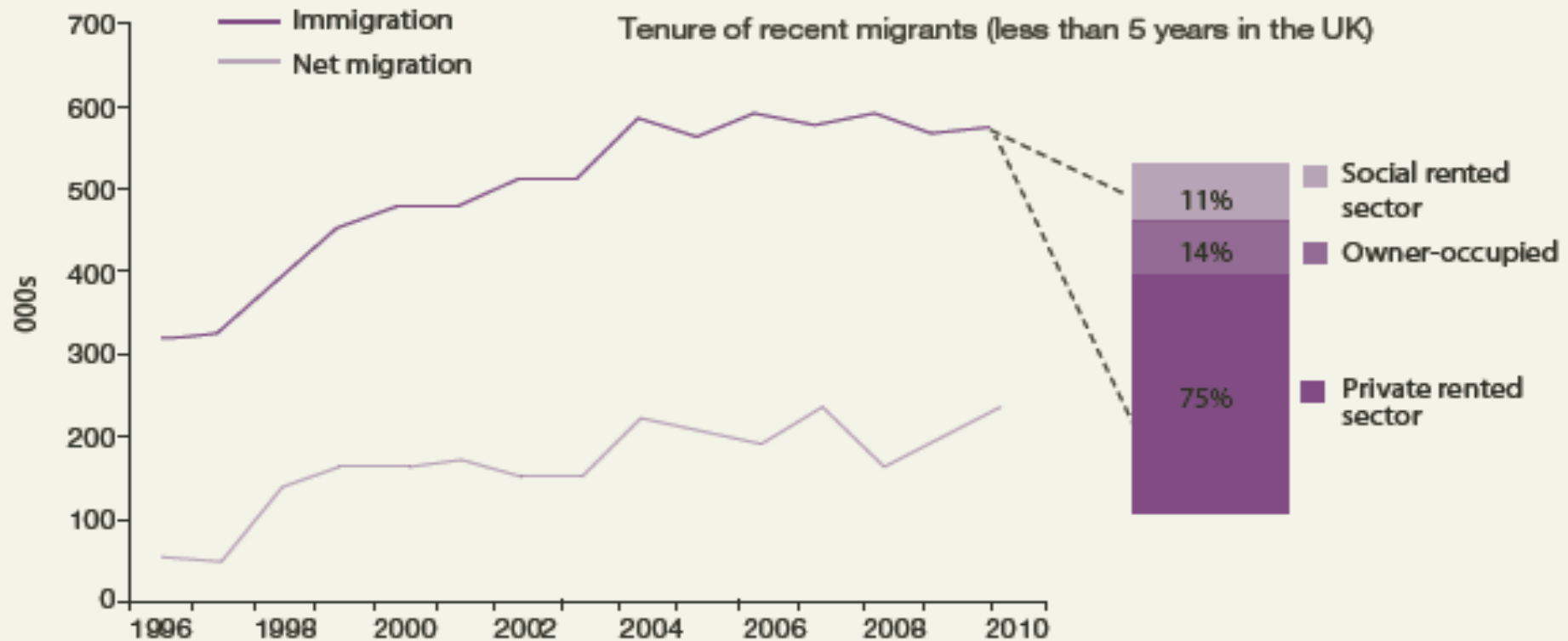
Neil Coles & Gill Green
Housing and Migration Network



policy

An issue that won't go away

Immigration is projected to account for 36% of population growth to 2033



- Our focus is on 'recent' migrants - arrived in last five years
- At least 75% in the PRS
- Much migration will continue irrespective of govt policy
- Use of PRS will continue



policy

JRF

JOSEPH
ROWNTREE
FOUNDATION



housingandmigration

NETWORK

migration
foundation

Part of

M
Metropolitan
Housing Partnership

Many live in poor quality lettings...

- Overcrowding
- At worst 'hot beds'
- Tenancy agreements not provided or not understood
- High rents often paid in cash – no rent book
- No deposit protection



Overcrowded HMO, Southwark

...or unsuitable accommodation

- Caravans
- Farm outbuildings
- Containers
- Attics
- Beds in sheds



‘Bed in shed’ Slough

...or in homes newly converted to HMOs



Recently converted terraces, Goole

- Often in areas unused to conversions (e.g. semis in Breckland)
- Or two-storey terraces not usually converted (e.g. Goole)
- May cause tensions in areas unused to such changes

Knowledge of migrant use of the PRS is limited, but evidence suggests:

- Working migrants
 - housing (often) linked to job?
 - found by employer/agent? So
 - reluctant to complain, or
 - don't know how to complain
 - Often moving / long hours. So
 - less time to link with community
 - will 'put up' with issues if cheap
- Longer-term migrants/refugees
 - complex housing 'pathways'
 - want more secure housing

The heating in my flat doesn't work

Can I get any help in paying my rent?

Uncertain future context

- Rapid growth of PRS – almost 4m households compared with 2m 2000
- Pressures – sector expected to absorb more homeless, delayed first time buyers;
- Reshaped by changes in LHA – uncertain effects
 - Upward pressure on rents from demand will affect migrants on low wages
 - But waged migrants could be at an advantage compared with LHA recipients
- Universal benefit impact in future?



Responses?



policy



Can we improve the PRS 'from within' ?

- More standardised and simple paperwork e.g. a basic tenancy agreement
- Steps to make it easier to get exchange/references
- A model local accreditation scheme, promoted to all LAs
- Strengthen skills of letting/managing agents



No compulsion, but these may need a...

- Government has ruled out new regulation but has advocated **greater use of existing powers....ideas..**
 - Appropriate wider use of licensing ?
 - review HB system from a ‘good landlord’ perspective?
 - ‘community’ estate agents?
 - better tenant deposit schemes?
 - Insurance schemes to protect l’ lord income when tenant dependent on LHA?



How can we encourage widespread use of...

- Deposit, guarantee or bond schemes?
- Housing options schemes with deposit guarantees?
- Accreditation or lettings schemes to 'badge' good landlords and possibly integrate them with choice-based lettings?
- Partnerships **across** key local agencies



Can we make housing advice more migrant-friendly?

- Homeless prevention that is migrant-oriented
- Take services to migrant communities
- Have appropriate staff with knowledge/language skills
- Work with employers



Examples we can build on...

- Southwark PRS improvement project
- Goole licensing scheme
- East Sussex migrant housing toolkit
- Cornwall's MIGWAG
- HACT Accommodate project – four local PSL and access schemes
- Canopy project Leeds



Canopy project Leeds

Future needs....

- Make migration part of mainstream housing policy, planning and provision
- Fresh look at 'bottom end' of PRS given changes
- More/maintain co-ordination across the many national & local bodies involved
- Address poor quality private renting and recognise migrant over – representation here; make link to cohesion and wider community
- Empower communities to help themselves

More information in our policy and practice report, endorsed by...

- AdviceUK
- Building and Social Housing Foundation
- Chartered Institute of Environmental Health
- Chartered Institute of Housing
- National Landlords Association
- Shelter

