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## **Place and External Relations Scrutiny Panel**

### **Overview of the Private Rented Sector in Tameside**

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**Nicola Turner - Head of Investment & Development**

**John Hughes - Housing Growth Lead**

# Introduction and Context

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- Council's Strategic Housing Role
- An overview of PRS in Tameside
- Houses in multiple occupation
- Greater Manchester Position

# Typical PRS In Tameside



# New PRS: Summers Quay - Stalybridge





# Precarious PRS – Oakglade House



# Precarious PRS: Stamford Street – Methodist Hall





# Housing Associations Managing in the PRS

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# Housing Associations Managing in the PRS





# Strategic Housing Role

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- Assess and plan for housing needs
- Make best use of existing stock
- Plan for and facilitate new housing supply
- Plan and commission housing support
- Other issues – regeneration, sustainable communities, employment & skills etc.

# Tameside PRS in Numbers

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- In 2017, 14.2% of all properties were in the private rented sector.
- 39,778 people across 14,916 households
- One-third (11,885) of those are children
- One in three properties in the PRS is a pre-1919 terraced house.
- 11.3% all PRS is in St. Peters Ward
- During 2018/19: 283 Households were made homeless as a result of loss of accommodation in the PRS

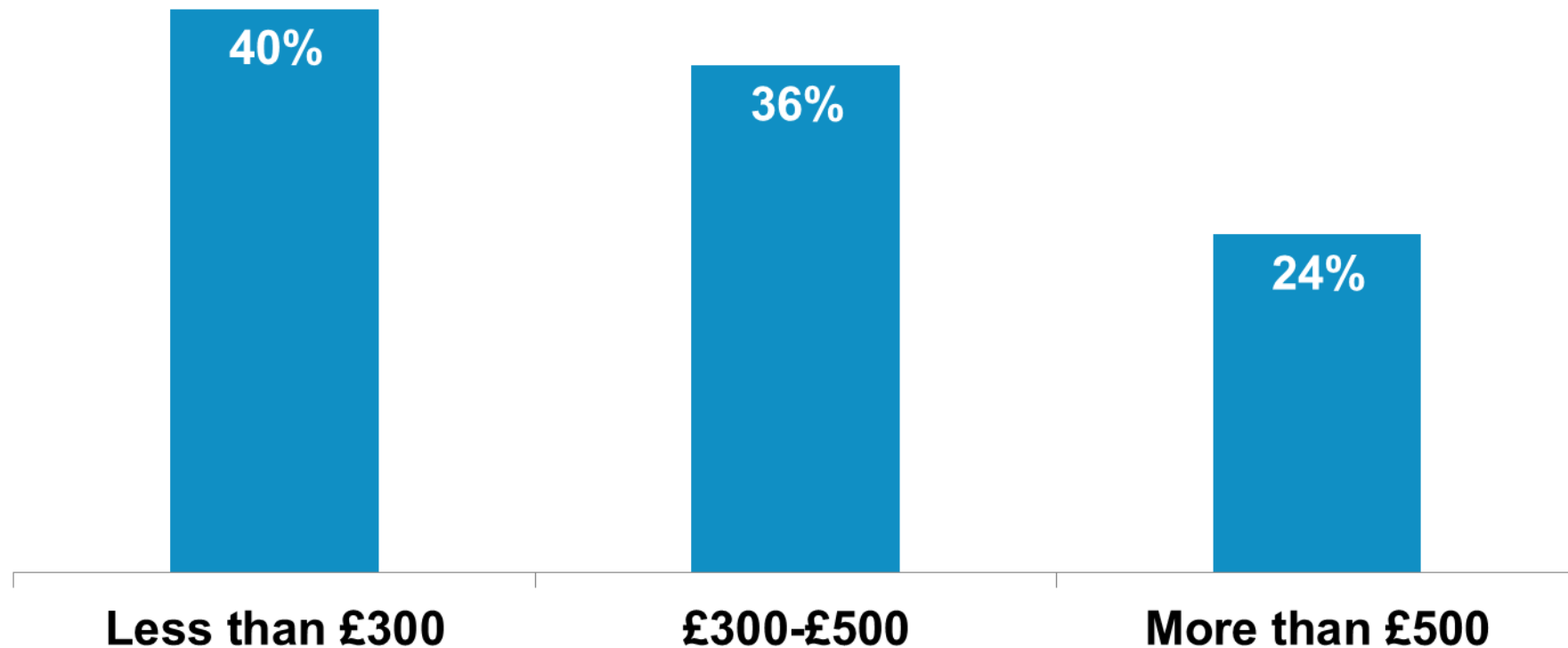


# Private sector rental prices in Tameside 2010-2016

Year	Price per calendar month (£)			
	Lower quartile	Mean	Median	No. Rentals
2010	446	549	494	1,057
2011	446	531	494	1,716
2012	451	524	494	2,878
2013	451	523	494	2,992
2014	451	543	498	2,398
2015	451	538	524	2,690
2016	477	552	524	2,223

# Household income in PRS

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**Gross Weekly Income per Household in PRS (2017)**



# Houses in Multiple Occupation

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- An HMO is a private let with 3 or more un-related people living in the property.
- 63 properties with mandatory HMO licenses in Tameside
- Estimated 130 licensable HMO
- The number of HMOs in Tameside has increased from **160** in 17/18 to **245** in 18/19

# Enforcement Action in PRS 2012-2018

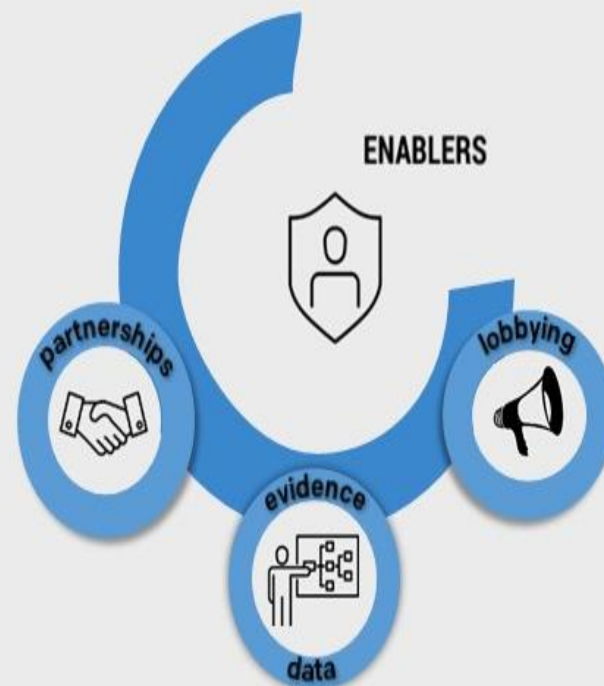
Financial Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Complaints received for Private Rented Housing	275	170	145	272	211	199
Inspections carried out	275	170	145	272	211	199
Hazard Awareness Notices Served	1	1	0	2	1	
Improvement Notices (Cat 1 and 2 Hazards)	1	2	0	0	3	
Prohibition Orders	0	0	0	1	2	
Emergency Remedial Action	0	0	0	0	0	
Prosecutions Commenced	0	0	0	0	0	0



# A GREATER MANCHESTER VISION FOR HOUSING

JANUARY 2019





# Doing Things Differently – A Greater Manchester Vision for Housing

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- Approved by GMCA Leaders in January 2019
- vision for tackling the housing crisis, to give a strong public statement about our ambitions for change
- Complements and informs the Greater Manchester Spatial Framework and other plans and strategies
- Vision used to steer the GM Housing Strategy - with focus on:
  - Connections between housing, people and place
  - The homes we have now
  - The new homes we need



# GM Housing Strategy approach

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- Greater Manchester Strategy starting point - 'safe, decent affordable homes'
- Not a statutory document - doing by agreement, building on long track record of working together
- Focus on where a GM approach adds value
- Produced through consultation and discussion with partners and stakeholders across GM – 20 themed writing groups and 10 district listening events



# GM Housing Strategy - Strategic priorities

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## A safe, healthy, accessible home for all

- Tackling homelessness and rough sleeping
- Making a positive difference to the lives of private tenants
- Developing healthy homes services to support vulnerable households
- Improving access to social housing for those who need it
- Identifying pathways to volume domestic retrofit and reducing fuel poverty





University of  
**Salford**  
MANCHESTER

**Salford City Council**



**SHUSU**  
SUSTAINABLE HOUSING  
& URBAN STUDIES UNIT

## **Precarious lives: Exploring lived experiences of the private rented sector in Salford**

Lisa Scullion, Andrea Gibbons and Philip Martin  
Salford Anti-Poverty Taskforce

January 2018

# Implementation Plan – practical example

Strategic Priority A: A safe, healthy, accessible home for all		
A2: Making a positive difference to the lives of private tenants		
What we'll do	Making the case to Government	Desired outcomes
<ul style="list-style-type: none"> <li>Greater Manchester good landlord scheme to encourage and support landlords providing a safe, decent and secure home to their tenants, working with national and regional landlord and letting agencies networks.</li> <li>Better information and support to tenants in the PRS to help them understand their rights and obligations, and to empower them to take action to ensure landlords meet their obligations.</li> <li>Consistent, coordinated approach to enforcement of standards in the PRS across Greater Manchester by districts and key partner agencies, including targeted interventions against rogue landlords.</li> <li>Expand existing ethical lettings agency models to grow their scale and impact on the PRS market across Greater Manchester</li> <li>Develop place-based programmes of intervention and investment in the PRS at neighbourhood level, building on the learning from existing initiatives (e.g. One Manchester/Manchester City Council's work in Gorton) and linked to broader place-based strategies.</li> </ul>	<ul style="list-style-type: none"> <li><i>We will make the case for more ambitious controls in the private rented sector, moving away from piecemeal national changes to a more strategic approach which better protects tenants. We will seek devolved powers to designate areas for selective landlord licensing, arguing for Scottish models of security of tenure and lobbying for greater resources to enforce and raise standards in the private sector.</i></li> <li><i>We will argue for greater influence over the welfare system in Greater Manchester, including piloting the linking of payments of Housing Benefit/housing element of Universal Credit to the condition of properties. We would welcome the opportunity to pilot the <u>Rugg Review</u> proposal for 'property MOTs' for homes in the private rented sector, tied to a comprehensive register of PRS homes.</i></li> <li><i>Make the case for additional powers for local authorities to intervene, especially where the safety and security of our residents is at risk from the effects of poor housing or rogue landlords, or where we can see ways to remove barriers to delivering the new homes we need.</i></li> </ul>	<p>Improving conditions and more secure tenancies in the private rented sector</p>



# Implementation Plan – practical example

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**Making a positive difference to the lives of private tenants**

- Good Landlord Scheme / Rental Pledge
- Better information and support to tenants
- Consistent, coordinated GM approach to enforcement of standards in the PRS
- Expand ethical lettings agency model
- Place-based programmes of intervention and investment in the sector

# Implementation Plan – practical example

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## Make a positive difference to the lives of private tenants

- Making the case to Government for:
- Devolved powers to designate selective licensing
- Better security of tenure
- Greater resources to enforce and raise standards
- Linking payments of HB/UC to the condition of properties
- Pilot 'property MOTs' for homes in PRS
- More powers for local authorities to intervene

**A2: Make  
positive  
difference to the  
lives of private  
tenants**

**Evidence**

- Housing stock condition report
- Commissioned PRS research

**Implementation  
Plan**

- GM / LA approach
- GMHP place-based intervention

**Targeted  
intervention**

- GMHP pilot(s)

**Accountability  
and reporting**

- District structures
- Planning & Housing Commission

# QUESTIONS ?