

## Responding to issues, challenges and legislative changes

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## Some PRS Facts

- Almost 50% PRS increase since 2006
- 1.36m non-decent homes
- 900k Cat 1 hazards
- 564k living in fuel poverty
- HHSRS related complaints up 25% in 2 years

(Sources; English Housing Survey, DECC and Shelter)



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## Government 'Changes'

- EDMOs and Homeless allocations
- £300m housing renewal budget cut
- Unprecedented cuts in LA expenditure
- Significant staff reductions continuing
- Welfare Reform proposals and the anticipated effects on the PRS



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## CIEH survey of members working in housing

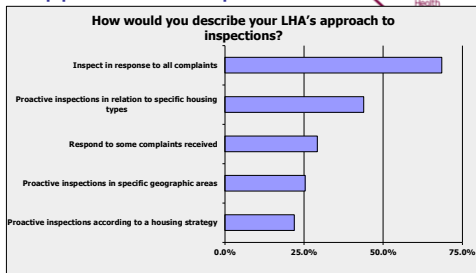
- Focus on enforcement: data systems, information gathering
- Policy approaches
- Identifying good practice
- Housing members' network: 163 and counting



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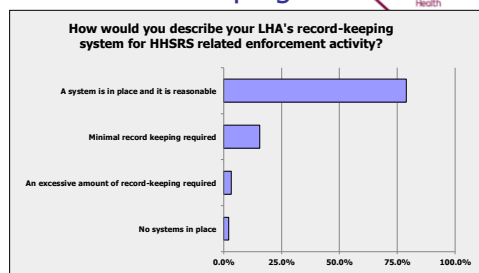
## Approach to inspections?



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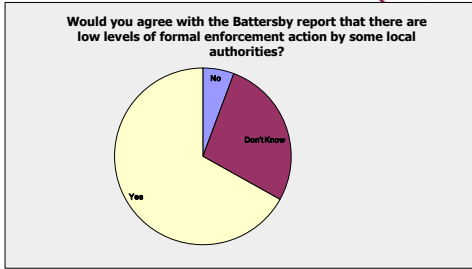
## Record-keeping



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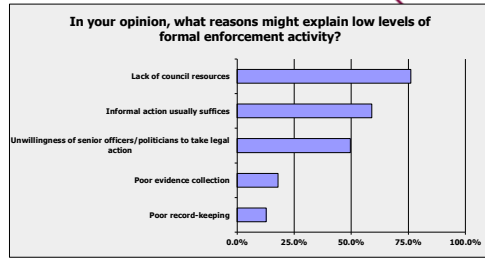
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## Low levels of enforcement?



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## Why low levels of enforcement?



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## 'Rogue' Landlords?

- Naïve, misinformed, rogue or criminal?
- 'Beds in sheds'
- Immigration issues

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## Press & Publications

- TV documentaries highlighting problems in the PRS
- Pro Housing Alliance 'Poor Homes, Poor Health – to Heat or to Eat' research
- JRF research – 'Overcrowding - the Story Behind the Statistics'

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## 2012 CIEH Housing & Health Campaign



- Tackling excess cold hazards
- Maturing of the HHSRS and the health care cost calculations as a reliable evidence base
- Working with other organisations on a campaign to tackle rogue landlords
- Making the link between housing and good public health

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## 'Smarter' Regulation



- Self-help advice for minor complaints
- Prioritisation of complaints
- Identify and focus on the worst conditions
- Review procedures – is informal action always the first step?
- Publicise what level of service is available

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## The Public Health Agenda



- JSNAs and Health & Well-being Boards
- Demonstrate prevention better than cure
- Identify potential savings to NHS due to PRS interventions and improvements
- Look for other possible sources of funding, e.g. Social Impact Bonds

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## Useful Links



- <http://www.prohousingalliance.com/wp-content/uploads/2012/11/GLHS-report-final4-11-12W2007NoLogo.pdf>
- <http://www.cieh.org/policy/housing/poor-housing.html?terms=housing+and+health>
- <http://www.bre.co.uk/page.jsp?id=3021>
- <http://www.socialfinance.org.uk/work/sibs>
- <http://www.jrf.org.uk/blog/2012/11/overcrowding-story-behind-statistics>

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## Finally!



- Remind Local Authorities of their Statutory Duties – HA 2004, EPA
- Keep up the profile of the importance of the PRS
- Look for LA best practice

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- Keep up the profile of the importance of the PRS
- Look for LA best practice
- *'Illegitimi non carborundum!'*  
(Don't let the B\*\*\*\*\*s grind you down!)

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