



Supporting Vulnerable People in the PRS

Regulating the PRS Conference

10th September 2020

The Bond Board

- Rent Deposit Scheme
- Making The Link
 - Floating Support – Tenancy Resettlement
- H.A.R.P.
 - Welfare Rights
 - Intensive Holistic Support
- Letting Out
- Housing First
- Covid 19 related posts



Aims & Objectives

- Improving access to affordable housing
- Constant engagement with Landlords
- Improving perception of PRS for all
- Managed properties meeting DHS
- Direct Housing Benefit & UC payments to reduce potential of arrears
- Sustaining tenancies

Letting Out

- Social Letting Scheme with property management for owners
- Social enterprise – generates income to TBB
- Initially aimed at clients u35
- Choice based matching - sharing a 2b property
- Bringing Empty Properties back into use
- Social ethos – Young People, Clients with disabilities, care leavers

Letting Out Progress Report

- Over 575 people housed since scheme began
- 169 properties managed
- Over 240 Sharers and young people u35 housed
 - 76% tenancy sustainment over 12 months
 - 29% of sharers finding employment
- 116 families housed
- 64 different landlords

Strategic benefits to LA's

- Providing suitable “move-on” from temporary/hostel accommodation
- Housing Advisor roles:
 - Reduces number of homeless presentations
- Bringing empty homes back into use
- Better quality housing & management standards
- Partnership working

Benefits to clients

- Reduces cost of accessing PRS housing – no admin fees/rent deposit
- Only move-on option for those excluded from social housing waiting lists
- Protection from negative stigma of PRS around poor landlords/standards
- Only scheme to improve access to PRS housing for u35's

Innovative use of the PRS

- Empty Properties to the DHS – LA targets
 - Small Works Loans
 - Owner engagement
- Private Tenant Complaint Landlords
- Soft touch regulation

Longer term aims

- Increase in PRS engagement – LA, PRS professionals and Tenant engagement
- Increase in affordable housing
 - Central Govt funding options – Next Steps
- Longer term housing options
 - Leasing developments