

# Housing Market Failure

| <u>What's going on in Salford around housing market?</u>   | <u>What are the current challenges?</u>   |
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| <ul style="list-style-type: none"> <li>- Landlord licensing in some areas.</li> <li>- Should we have private landlords?</li> <li>- New restrictions – Do landlords earn enough now to re-invest in the properties.</li> <li>- Greater Manchester special framework – affordable housing; etc.<br/>Council invested money in developing a company owned by the council that will build affordable housing.</li> <li>- Housing is increasing (however, it is not affordable)</li> <li>- Greater Manchester and Salford priority around homelessness.</li> <li>- Salix homes have support services in place for landlords (fee).</li> <li>- Loaves and Fishes get up to 69 clients each day, homeless/vulnerable/socially isolated. They have a number of services and facilities available.</li> <li>- Re-housing support on offer – Fishes and Loaves. Dual diagnosis for many clients – mental health/substance abuse; etc.</li> <li>- Night shelter available.</li> </ul> | <ul style="list-style-type: none"> <li>- Lack of housing (supply and demand).</li> <li>- Deposits.</li> <li>- Lack of knowledge (Albert's lodge) however not enough space in shelters.</li> <li>- Shelters are not really the answer – need supported and rented.</li> <li>- Barriers to access e.g. referral systems – need to be dry, 2 forms of ID = unrealistic – however is a risk to landlord/business if not.</li> <li>- Thomas project – who are they? Where are they? – Drug and alcohol project – part of tiered approach to addiction/recovery.</li> <li>- Partners being aware of what exists.</li> <li>- Services have been shut down over last few years due to cuts – not enough supported housing now.</li> <li>- Availability of rented housing or housing to purchase. Property prices too high and interest rates.</li> <li>- Universal credit has caused issues.</li> <li>- Lack of HB for under 35s.</li> <li>- Shortage of affordable rented homes.</li> <li>- HMOs driving rents up and reducing availability of family homes.</li> <li>- Benefits – Local Housing Allowance; Bedroom tax; benefit delays; sanctions.</li> </ul> |

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|  | <ul style="list-style-type: none"> <li>- Affordability – private rental sector is expensive in many areas.</li> <li>- Damp and mould biggest single issues. 8.4% nationally affected by this.</li> <li>- Is private rented working well for tenants? – Quality/affordability/security.</li> <li>- Private rented sector impossible for homeless to access.</li> <li>-</li> </ul>  |
| <p style="text-align: center;"><b><u>Is there anything we can do to collaboratively moving forward to make a difference?</u></b></p>   | <p style="text-align: center;"><b><u>Any key messages to feed back to conference? What and to whom?</u></b></p>   |
| <ul style="list-style-type: none"> <li>- Supporting existing landlords who are doing things right.</li> <li>- Social lettings agency developed.</li> <li>- Recognise this isn't just a housing issue (more holistic approach).</li> <li>- Increase landlord licensing. Do we have enough tenancy support to enable people to stay in their own homes – <b>NO.</b></li> <li>- Need an economic analysis of what real costs are e.g. Impacts on services; etc.</li> <li>- Is there a collaboration with education? To teach young people about the housing LMTGS/costs/rent vs buy; etc.</li> <li>- Availability of social housing – working with government and RSL's – remove right to buy.</li> <li>- Welfare benefits – and their effect on housing issues.</li> <li>- Give support for keeping tenancies. Debt advice/access to food. Help with welfare and benefits.</li> <li>- Help tenants be aware of their rights.</li> <li>- Provide annual snapshot for situation in Salford.</li> <li>- Campaign for action on national government and local authority levels.</li> </ul> | <ul style="list-style-type: none"> <li>- Not just housing issue – complex layers/people's issues /poverty.</li> <li>- Council issues – should be multi-agency meetings to share information.</li> <li>- Bedroom tax impact.</li> <li>- Stop/prevent people getting into difficulties.</li> <li>- Sector response to “spacial framework”.</li> <li>- Impact analysis based on closure/cuts to services. Accommodation and preventative services.</li> <li>- Cuts to social landlords.</li> <li>- Look at most vulnerable group of rough sleepers.</li> </ul> |

