

Everyone should have a home

**Gavin Corbett, Head of Policy**

**Private renting and homelessness**

Shelter

## **Section 32A: regulation 5**

### **Original proposals**

- Tenancy for no less than 12 months
- Accommodation is affordable
- A support assessment has been carried out and support is available
- The applicant gives consent and has received advice

## Section 32A: regulation 5

### Revised proposals

- Initial pre-discharge tenancy for at least 6 months; followed by a “discharge” tenancy for not less than 12 months
- Accommodation is affordable
- A support assessment has been carried out and support is available
- The applicant gives consent and has received advice

## Why PRS and homelessness?

1. Expansion in rights needs expansion in supply.
2. Logjam in temporary accommodation needs unblocked.
3. Offers choice for some homeless people.
4. Some private landlords want to play hybrid role.

## What's missing?

- Length of tenancy: 6 months plus two years
- Support for as long as it is needed; not just at start
- Landlords should meet national core standards

## Summary

The 2012 commitment is an ambitious one but new rights need new options.

We have a logjam in temporary accommodation and need for new options in some areas; good quality PRS has a role.

There is a balance to be struck in deciding a system but Scottish proposals are well in advance of anything else in the UK.