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Homelessness - Post 2012
Solutions within the Private Rented Sector

Angela McLachlan
Director of Operations

Supply, Demand & Availability

- ❑ 200,000 currently on Waiting Lists
- ❑ 11,000 in Temp Accommodation
- ❑ 25,000 more homeless households expected every year until 2016
- ❑ 2,500,000 properties in Scotland
- ❑ 850,000 rented properties
- ❑ 467,000 available for let every year
- ❑ 72% (336,240) available in private rented sector

What can be done?

- Increase supply of new social rent?
- Increase access to home ownership?
- Improve access arrangements to social housing stock?
- Increase access to the private rented sector?

Why look to the Private Rented Market?

- ❑ Turnover greatest in the private rented market
- ❑ Potential to make use of regularly available stock
- ❑ Landlord and Investor Appetite for new models and initiatives
- ❑ Opportunities to forge partnerships to achieve target outcomes
- ❑ Fertile ground for innovation

Letfirst

Letfirst

- Private Rented Sector offered as a Housing Option of first choice
- Creative partnership between CEC and O&S
- Three Key Outcomes :
 - Stimulate supply
 - Secure Tenancies
 - Sustain Tenancies

The Letfirst Model

Traditional Private Lettings Agency Approach

Guaranteed Rent to Landlord

No Tenant Deposit Required

No Arrangement Fees for the Tenant

Affordable Rents – LHA and Market

Housing and Benefit Advice

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Outcomes

Over 600 private lets in 2 years

Average Time to Let - 50% less than other private rented market lets

95% of properties are set at LHA rates

Procurement of property has *increased* since April 2011

Market can accommodate different private sector models

Partnership Possibilities

Private Sector Leasing:

- ❑ Temporary Accommodation for households assessed as homeless

Traditional Private Lets:

- ❑ Private rented sector as Housing Option to prevent Homelessness

HMOs and Core and Cluster Models:

- ❑ Provision of Supported Accommodation

Temporary to Permanent:

- ❑ Providing Affordable Rents & Security of Tenure

Key Steps

Analysis of Private Rented Market

Identify Key Needs and Desired Outcomes

Engage with private landlords and investors

Debunk the myths

Challenge brings change

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