

Everyone should have a home

Is 12 months enough?
security of tenure for
homeless households

Rosemary Brotchie

Shelter

Shelter believes for a house to be a home, it needs to be **secure**.

Impact of limited security of tenure on tenants:

- Not feeling settled
- Lack of stability, particularly for families
- Tenants not enforcing rights

Wider social effects.

- private tenants often feel less a part of their local community.
- impact on neighbourhood cohesion.

Impact on resources for local authorities

- Increased homelessness from eviction:
- The end of a SAT is third most common reason for a homelessness application

A longer lease:

What do tenants want?

What do landlords want?

Alternative proposal:

For homeless households

- Six month introductory tenancy
- Review conducted by local authority
- Discharge of duty into a longer fixed term lease (2-3 years)

Longer term review of security of tenure in the PRS

- Keep SATs for those they suit
- Reform the assured tenancy to make it more usable for landlords

Questions for discussion:

- Is security of tenure in the PRS a problem for vulnerable tenants?**
- What are landlords concerns about security?**
- What are the options for change?**