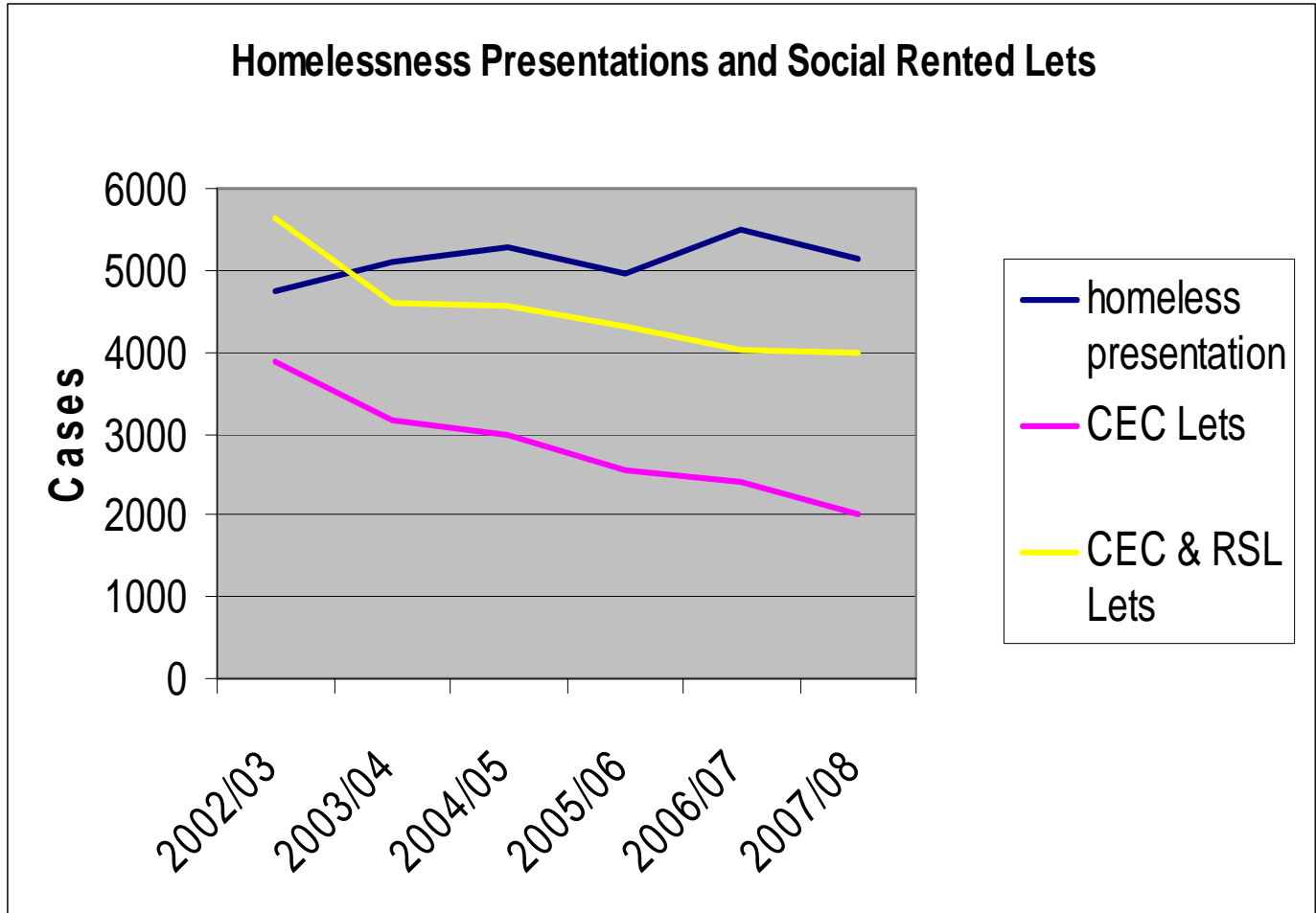


Firm Foundations In Private Renting?

Shelter Seminar
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Why Use the Private Sector?

- 5145 homelessness presentations in 2007/08
- Less than 3000 social lets in 2007/08
- 23,000 people on housing register
- Gap between demand and supply
- Biggest private sector in Scotland – more than 36,000 tenancies
- Current work with landlords
- Driver of Homelessness Strategy

Private Sector Leasing

- Hugely successful scheme in Edinburgh
- Recognised that landlords were reluctant to house homeless people
- Council shares risk with landlord – guaranteed rent and property condition
- 40% of people in PSL in employment
- Over 40% of people move onto private rented accommodation after period in PSL.

CEC Response to SG Proposals

- Welcome the policy shift:
 - Must make better use of the private rented market
 - Edinburgh - 10x more available lets in PRS
 - Choice of tenure
 - Holistic, person centred approach to resolving homelessness and housing need

CEC Response to SG Proposals

However:

- Proposals can't meet housing need on their own
- Focus should be on encouraging landlords to provide housing for homeless people
- LA's need to be able to be more flexible in discharging duty
- System needs to be simple
- We need to “normalise” the housing experience for homeless people

12 month tenancy

- Current practice – close a case if we assist to find accommodation in private rented sector – unable to duty discharge
- 6 month tenancy is preferable
 - CEC Commissioning process - Access to private rented sector contract
- Will discourage landlords from working with us in a saturated market.

The Edinburgh Model

- Partnership working:
 - Letwise
 - Edinburgh Landlord Accreditation
 - Landlord Registration
 - Housing Options
Team/Homelessness Officers
 - Development and delivery of
Homelessness Strategy
 - Consultation sessions for response –
Landlord briefing session

Summary

- Private Rented Sector – a good thing!
- Must be able to access – *normally*
- Success of Private Sector Leasing Scheme
- Duty Discharge when a resolution to homelessness is found...no matter the tenure.