

Who are Safer Renting?



- Independent Housing Advocacy (Cambridge House)
- 3years old
- Powered by:
 - ❖ 5 Local Licencing & Enforcement teams
 - ❖ London Housing Foundation
 - ❖ Trust for London
 - ❖ Tudor Trust
 - ❖ Comic Relief

The Safer Renting “Model”



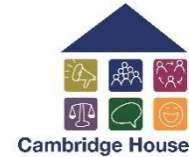
- Voluntary sector independence
- Free to the client
- Outreach responsive
- Client-focussed
- Will act as “Litigation Friends” where required
- Typical cost to client boroughs – less than the cost of a single Tenancy Rights Officer

Headline achievement?



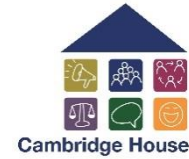
- 300+ cases across 5 boroughs in 3 years
- Preventing homelessness for less than an average of £500 per household
- Enabled clients to secure injunctions, Rent Repayment Orders, Deposit Protection claims
- Advocacy casework with 70% success rate in sustaining tenancies
- Data demonstrates link between bottom end of PRS and illegal eviction

Why are we needed?



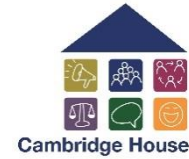
- PRS housing rights both weak & confusing, resourcing of enforcement inadequate
- Borough TRO services decimated (non-stat)
- With 80% of PRS landlords not 'professional', mushrooming of poor agents, there is a lot of 'low hanging fruit'
- Licencing & Enforcement triggering illegal eviction and other offences
- Legal aid/specialist housing solicitor 'desert' in London
- Court closures and delays
- Police powers not being used

The Context.....



- Uptick in illegal evictions but statistics not reliable
- Government rhetoric & inaction – Brexit paralysis (though new PRS team and CMF monies continue to be available)
- New driver of the HRA homelessness prevention duty – gatekeeping fenceposts moved back 56 days
- Media attention and public concern for the housing unprecedented
- Grenfell & new deal for social housing more than a decade away from making an impact

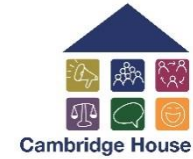
The Rugg Review 2



10 years on from Rugg Review 1 – Nationwide Foundation funded, headline findings PRS tenants more likely to:

- Be in poverty
- Be even poorer by their housing costs
- Have dependent children
- Suffer multiple harms caused by their housing, especially in London

Safer Renting



- Questions ???
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