

Rented housing in Manchester- private landlords & the social sector

QUESTIONS TO ASK

Does your client know who their landlord is?

Social: which Registered Provider? See [RP map](#)

Adaptations & Equipment: direct questions to MCC Service for Independent Living: 0161 234 5001

Private: overcrowded conditions?

Find a larger private rented place via manchester.letshelpyou.co.uk/lets

Contact **MCC Housing Compliance & Enforcement Team** tele: 235 5004 or contact@manchester.gov.uk about:

- Housing Disrepair • Programmed Inspections • Selective Licensing • Rogue Landlord Team • Illegal Evictions & Harassment • Immigration

OTHER USEFUL LINKS

MSB website:

www.manchestersafeguardingboards.co.uk/housing-services

Manchester Housing Strategy:

www.manchester.gov.uk/housing_strategy

Manchester Housing Providers Partnership: mhpp.org.uk/info/1/the_forum/7/about_us

On the horizon: the extension to Mandatory HMO licensing due October 2018 will bring thousands more properties under regulation of the Council.

BACKGROUND

In Manchester, roughly one third of housing is owner occupied, one third is private landlord & one third is social housing. The private rented sector is largely unregulated by central government and there are hundreds of different private landlords in Manchester. Some have one property; others have many.

The social housing sector, known as registered providers or housing associations, is regulated & funded by Homes England.

This sector includes what was known as council housing but is now owned and /or managed by one of the many not-for-profit social landlords in the city.

WHY IT MATTERS

If you visit people's homes as part of your role, you should try to be aware of who their landlord is, as this will help you to know where to direct any issues relating to their tenancy.

Poor housing conditions can seriously impact on the health of occupants and the young & elderly are particularly vulnerable. It is important that during visits to people's homes, you are alert to the impact poor housing has on the health and wellbeing of service users. This is in addition to raising any safeguarding concerns.

INFORMATION

Learning from SCRs and SARs highlights the importance of information sharing and not excluding social housing providers from key multi-agency meetings about children or adults at risk. Social housing providers can provide some important information about their tenants and families, especially where there are safeguarding concerns.

PRIVATE HOUSING

The Manchester Renting Pledge encourages landlords and tenants to sign up to a set of standards which is aimed at Improving the private rented sector:

www.manchester.gov.uk/rentingpledge

There are a number of national landlord organisations that can provide advice & support:

- National Landlords Association: www.landlords.org.uk
- Residential Landlords Association: www.rla.org.uk
- ARLA Propertymark: www.arla.co.uk
- Manchester Student Homes (accreditation scheme): www.manchesterstudenthomes.com
- People experiencing /have experienced homelessness: Shelter Manchester office tele: 0344 515 1640 or www.manchester.gov.uk

SOCIAL HOUSING

Manchester Move is the partnership organisation that deals with rehousing into social rented tenancies across the city.

Manchester Move advertises ready to rent homes for around 16 social landlords. Demand for social housing is high and it is advisable for people to be flexible and consider other types of housing too. Find out more tele: 0333 900 9032 or at homes.manchestermove.co.uk

The social landlord will be able to help and advise on tenancy-related issues such as rent arrears, anti-social behaviour, repairs and will also have an officer who is a designated safeguarding lead.