



# **The Private Rented Sector: The Need for a Collaborative Approach to Providing the Evidence**

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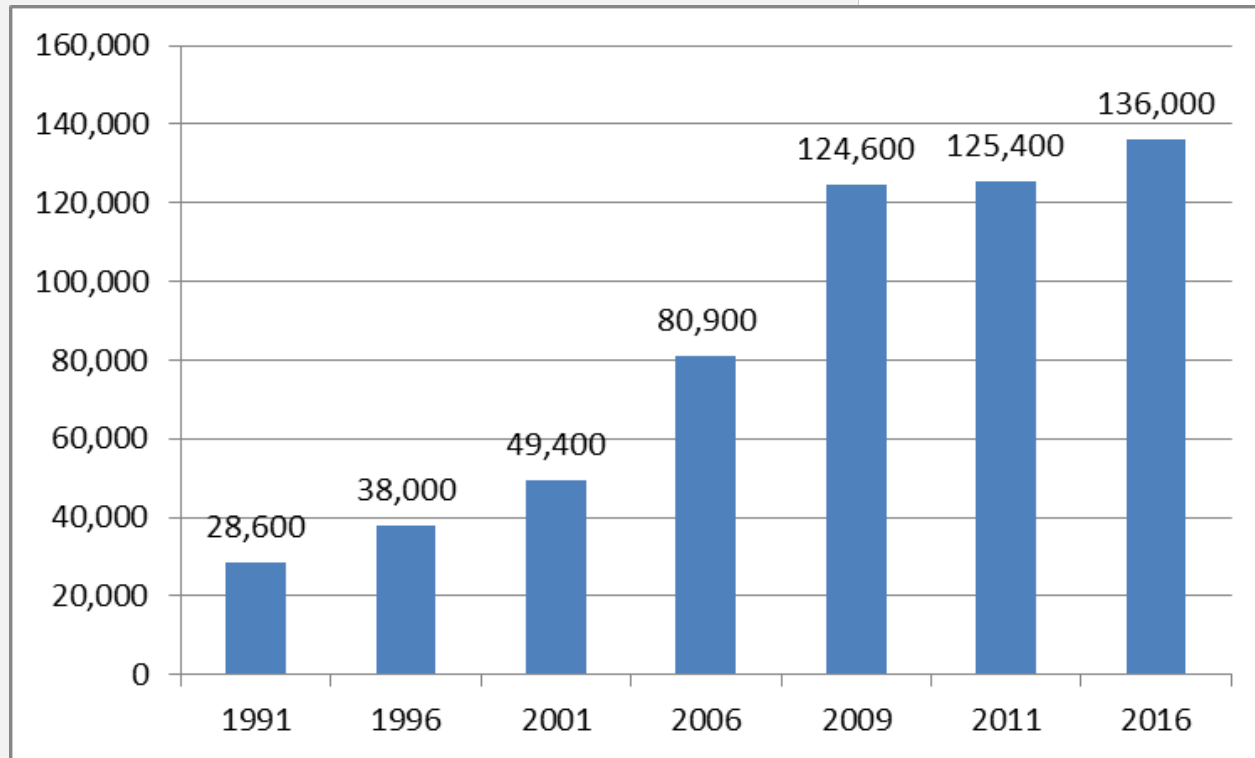
[ulster.ac.uk](http://ulster.ac.uk)

# PRS: Policy Context

- **Policy:** focus on private sector solutions:
  - 'Bricks & Mortar' → Personal Subsidies (HB)
  - Right-to-Buy – Affordability Issues – GFC
  - Ideology and Economic Necessity (Deficit Reduction)
  - PRS Strategy - 'Generation Rent'
  - Potential for Rent Control
  - Housing Management – Homelessness Duty
- **Strategic:** Cross-tenure housing market analysis
- Detailed, systematic and consistent information
  - Costs – Transparency – Access

# The Growth of the PRS in NI

## NI House Condition Surveys



# PRS: Data Sources

Considerable amount of data already out there

NISRA: Census, FRS, CHS etc.

DfC: Landlord registration, TDSNI

NIHE: NIHCS, PRS studies, HB, Rents

Voluntary Sector: Housing Rights, CAB

Often disconnected – potential of ADRC

Data requirements: Size of sector; Quality; Segmentation (HMOs); Rents; HB; Affordability; Households; Landlord Profile; Landlord and Tenant Aspirations and Issues

Importance of qualitative information sometimes underrated

# UK Housing Evidence Centre (CaCHE)

- New research centre funded by ESRC, JRF and AHRC
- Independent from Government – but policy focus
- Funding of £6 million + £1.5 million from Consortium itself
- Led by Glasgow University (Professor Ken Gibb) – but collaboration of 10 Unis (including Ulster & Adelaide) plus leading non-academic partners: CIH, RTPI et al.
- Collaborative venture – bringing together the leading academics in the UK – 5 regional knowledge-exchange hubs: Glasgow, Sheffield, London, Cardiff, Belfast – bringing together key stakeholders in the local housing system
- ‘Generational opportunity’ – to bring research, policy and practice communities together in partnership for a sustained period



# CaCHE: Key Objectives

1. Independent Research Centre
  2. What knowledge we have – systematic evidence reviews
  3. Filling knowledge gaps
  4. Promoting innovation – generating good evidence
  5. Promoting use of existing data – data sharing
  6. Learning from the past to inform future policy and practice
- UK-wide – inclusive – multi-disciplinary team – range of research methods – co-production – knowledge exchange through translation, dissemination and communication

# CaCHE: Key Themes

1. Housing and the economy
  2. Understanding the housing market
  3. Aspirations, choice and housing pathways
  4. Housing and health, educ., employment, poverty, etc.
  5. Place-making, design and neighbourhoods
  6. Multi-level governance
- Plus cross-cutting work on homelessness

# CaCHE Exemplar Projects & PhDs

Twelve exemplar projects identified, including:

- Impact of welfare reform on housing associations
- ‘Generation Rent’ – a generation on the edge
- Homelessness prevention – an international evidence review

Plus a number of PhDs – including one at UU focussing on Fuel Poverty



# CaCHE: the first 12 months

- Established August 2017
- Administrative challenges – new premises and staffing
- Glasgow retreat (September 2017)
- London launch (October 2017)
- International Advisory Group (Chair: Lord Bob Kerslake)
- NI hub:
  - Prof. Stanley McGreal – Co-investigator
  - JF as KE Broker
- Network & capacity building
- The Tobin process – priorities for research and KE
- Systematic evidence reviews

# Conclusion: the CaCHE offering

- Additional research resources
- UK-wide (and international) expertise
- Independence and inclusivity
- Multi-disciplinary approach
- Efficient knowledge transfer
- Policy impact - PRS

