

The Empty Homes Conference 2016 – Programme of the Day

in **ACCELERATE**



REGISTRATION / BREAKFAST



09:00 10:00

Assemble

Chair's welcome

Nick Pritchard-Gordon
Reading Borough Council

10:00 - 10:05

Sponsor's welcome

Building a better Property Guardian
industrv

Colum Anglin
Ad Hoc Property Management

10:05 - 10:25

Working Partnerships

Launch of *Impact Briefing* for LA /
community housing organisations
tackling empties

**David Mullins & Halima
Sacranie**
School of Social Policy,
University of Birmingham

10:25 - 10:55

Change over

Tracing owners

A comprehensive service: what you
should look for

TBC
Fraser and Fraser

11:00 - 11:30

REFRESHMENTS



11:30 - 11:55

Satisfaction guaranteed

Overcoming the owner's fear of builders
with Home Improvement Guarantee

Harvey Ellingham
Home Improvement
Guarantee

11:55 - 12:25

Change over

Playing to strengths

An empty homes strategy built on
partnership

TBC
Leeds City Council

12:30 - 13:00

RESTAURANT LUNCH



13:00 - 13:55

**Breakfast, lunch and refreshment
sponsored by**

FRASER  **FRASER**
GENEALOGISTS AND INTERNATIONAL
PROBATE RESEARCHERS

in **PROPEL**



What's new in compulsory purchase

Understanding the Housing &
Planning Act changes

Chris Skinner
nplaw

REFRESHMENTS

Fun and games with EDMOs

Case studies at the hard end

Mark Siddall

Broadland District Council

Change over

Community Protection Notices


A new option in the practitioner tool-
box?

David Armstrong, LL.B

Derwent Chambers /
Mallard Consulting

RESTAURANT LUNCH





Empty Homes Community Grants Programme Legacy Impact IMPACT BRIEFING 1: LOCAL PARTNERSHIPS

Empty Homes Network Conference May 2016

**Dr Halima Sacranie and
Professor David Mullins**
Housing and Communities
Research Group
University of Birmingham



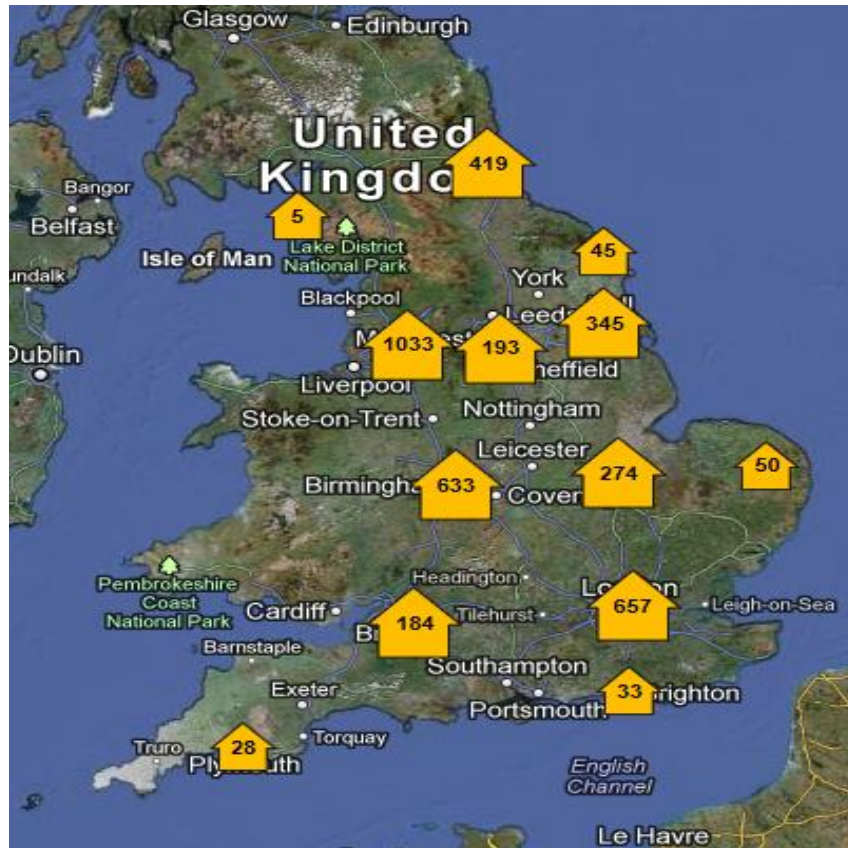
KEY THEMES:

- EHCGP Legacy Impact Research Project
- Case Studies
- Legacy Impact Survey
- Tribal data
- Briefing Report:
Local Partnerships
- Looking Ahead



Empty Homes Community Grants Programme (EHCGP)

'a bold departure from large scale procurement of affordable housing...'

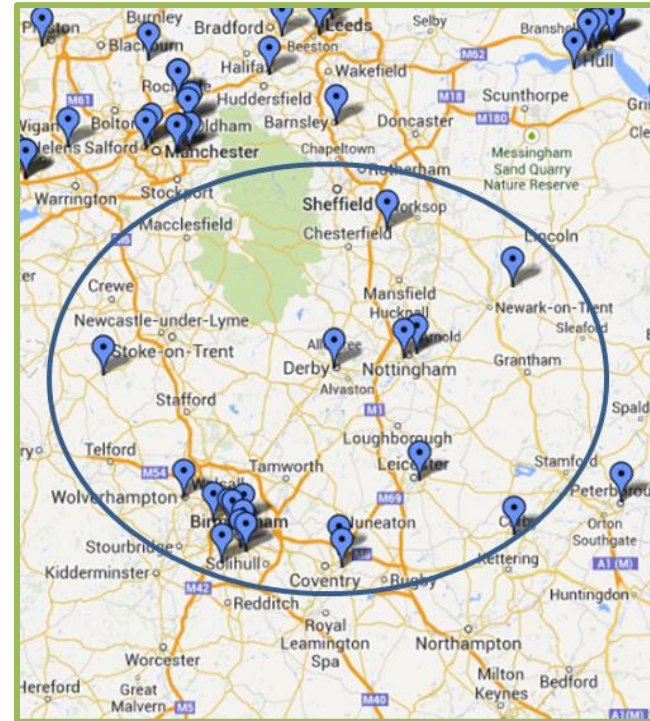


2011-15 Funding Programme

- £50 million capital funding
- Non-registered providers (i.e. Community-led)
- 110 successful projects – lease or buy and improve
- Over half groups not involved before the programme
- Filled in gaps in the map
- Peer support network through Self-help housing.org.

EHCGP- The Midlands Region

- Midlands received total grant of £4,474,016.
- 15% of the national grant total and the third highest award amount after London and the Northwest.
- Highest number of empty properties (355) and the bedrooms (955) to be brought in to use.
- Few projects previously active in Region
- 19 of 24 grant applications receiving funding.



Location of Midlands organisations

EHCGP Yorkshire and Humberside Regions

- Yorkshire and Humberside awarded largest share of grant any region (£13 million).
- 15 Yorkshire and Humberside projects received Round 1 funding.
- 8 of these also received Round 2 allocations.
- 7 organisations received underspend funding.



Cluster of well established projects in Leeds (e.g. LATCH, Canopy) , Hull (e.g. Giroscope, PROBE) added to by new projects across region.

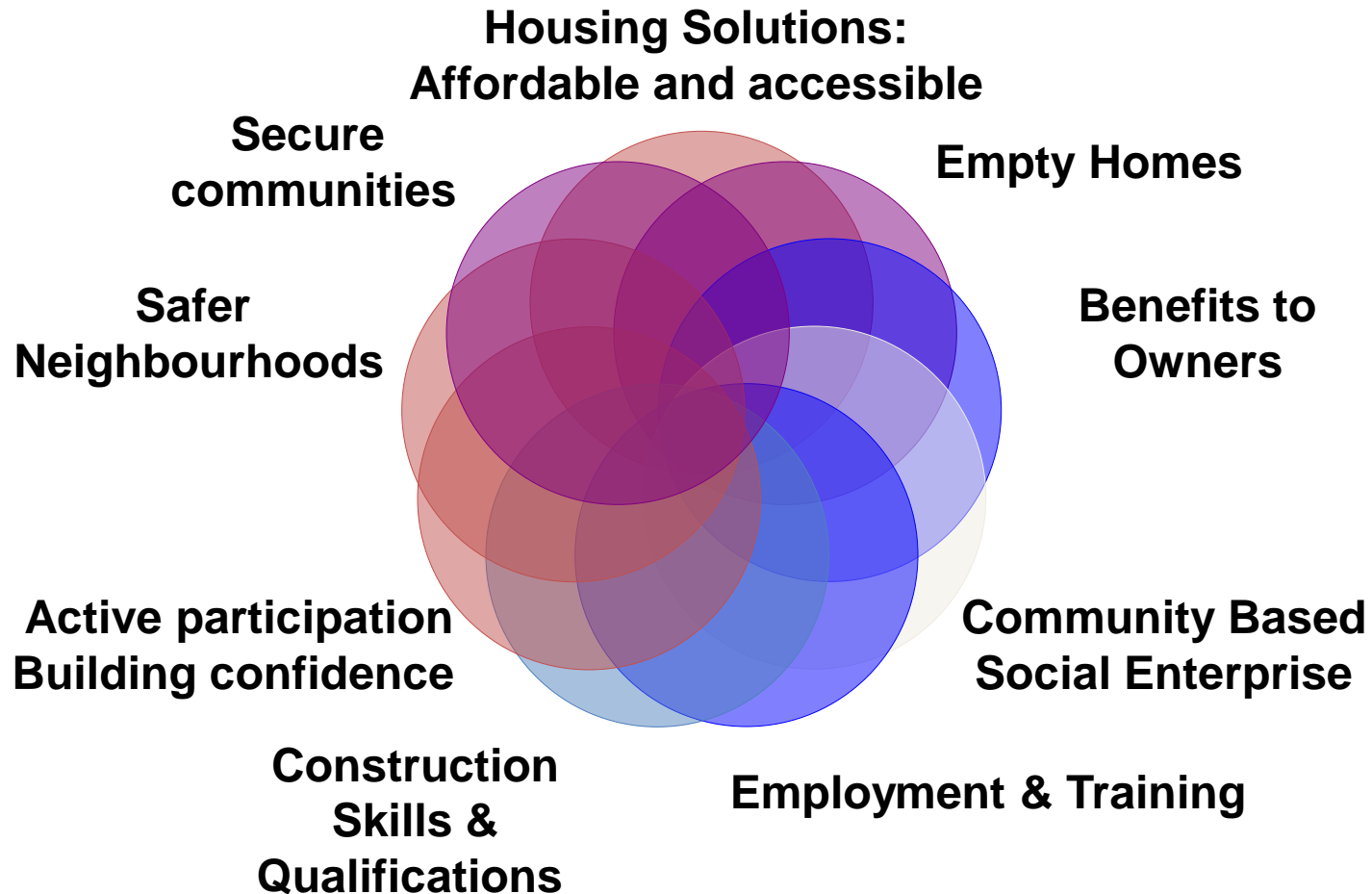
EHCGP North East Region

- North East grant allocation just over £9 million.
- 13 participating organisations
- Round 1: 10 successful bids
- Round 2: 6 existing EHCGP recipients and 3 new bidders received funding.
- 7 organisations received underspend funding.



Some well established groups (e.g. Community Campus), networked with new entrants. Mix of homelessness, community finance, mental health organisations

Multiple Outcomes



How the EHCGP Grant was used

- **Lease and Repair** - using EHCGP for capital expenditure for use in refurbishment cost ; housing benefit and rent used to cover leasing costs
- **Purchase and Repair**- EHCGP funding to contribute towards the purchase cost of properties; additional private borrowing or reserves used to contribute towards both purchase and refurbishment costs



Six Positive Outcomes from EHCGP

- 
1. Value for Money
 2. Localism
 3. Tackling skills gap and youth unemployment
 4. Rewarding volunteering
 5. Solutions to wicked problems
 6. Building Strong and Independent Organisations and a vibrant community-led sector

- ✓ Making the Grant go a long way
- ✓ Inputs and Returns
- ✓ Doing things differently by being local
- ✓ Genuine pathways into work
- ✓ Mature construction workforce
- ✓ Volunteering to Homes
- ✓ Volunteering to Work
- ✓ Decent Homes for clients
- ✓ Offender resettlement
- ✓ Diverse volunteers and good landlord
- ✓ Self-help that fits needs of vulnerable
- ✓ Tackling Blight and Anti-social behaviour
- ✓ Assets, balance sheet and cashflow
- ✓ Vibrant Sector, Going viral, networking
- ✓ Local Authority partners

Importance of Partners in Self-Help Housing



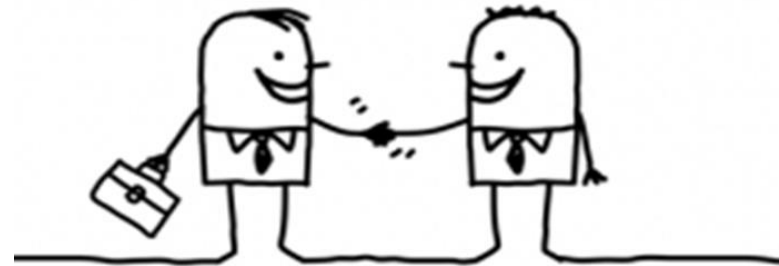
Five Essential Ingredients:

- PROPERTIES
- WORKFORCE
- RESIDENTS
- FUNDING
- PARTNERS

(Mullins, 2011)

Defining partnership

- “partnership suggests at least two agencies with common interests working together, in a relationship characterised by some degree of trust, equality and reciprocity,” Rees et al (2012: 14).
- For the EHC GP case studies: Organisations or individuals external to the case study organisation
- Not part of the workforce directly involved in refurbishing the empty properties.



Legacy Impact Survey

- Survey of 52 organisations who received EHCGP funding
- 24 organisations identified local authorities as most important partner during the programme
- 19 organisations identified local authorities as second most important during the programme

Case Study Findings: Key Partners

Key sources for properties, funds, people, skills:

- Local authorities/ councils/ Empty property officers
- Council Voluntary Services
- Banks and other funders
- Contractors
- Property Owners and Private Landlords
- Housing Associations
- Local colleges and Training bodies
- Self-Help.Housing.Org
- Housing Professionals

Partners play role in:

- Properties, funds, people, skills
- Distinct phases of help:
 - ✓ Bidding phase
 - ✓ Finding suitable properties
 - ✓ Financing or funding the lease or purchase
 - ✓ Refurbishment
 - ✓ Finding suitable tenants.



Function of Partners

- Critical Enabler
- Adviser
- Funder
- Expert Partner
- Network Partner/ Ally
- Buddy
- Reluctant partner



A GLOBAL OBJECTIVE

“We realised as an organisation we can’t do this on our own, so it’s finding the right partnership in order that we can fulfil that global objective.”

Case Study Project Champion

Collaborative partnerships: case studies

- Birmingham, Hull and Leeds city councils
- Working with Empty Homes case study organisations where successful project outcome is mutually beneficial

Community Led Organisations and Local Authorities working together to:

- Tackling urban blight
- Providing employment opportunities
- Return empty properties back to use for marginalised and deprived sections of society
- Provide housing for people too high risk for other mainstream social housing providers.

NEW RELATIONSHIPS



“the empty homes programme has put us in a different position...put us out there on the local radar ..and we weren’t there before. It’s created relationships that we never had. It’s given us ways into other networks and that’s been important for us. I can just pick up the phone now and things get sorted”

Project Champion, Redcar and Cleveland Mind

Tackling Abandonment, Blight and ASB



“When we started only 4 properties were occupied. When our properties are fully tenanted, 13 will be occupied and a local private landlord who owns two of the remaining properties, is accessing the Durham County Council cluster scheme. This is a substantial neighbourhood impact.”

“Without the EHC GP it is highly unlikely that this work would ever have taken place. The street would have continued to blight the community” Graeme Oram, Five Lamps Project Champion

Mutually Beneficial

*“The great thing about Empty Homes...it was not only refurbishing properties and putting them back into use but also **meeting other agendas** on the councils such as youth homelessness which is huge and rising, and also creating a **stronger and better community**. So all in all it was a bit of a **win-win situation**.”*

Start Again Project, Birmingham



Partnerships strengthening the community-led sector

- Strong organisations have actively fostered wider sector, Leeds and Tees Valley: ***‘we’ve worked with these organisations to help build the infrastructure and look at things like bidding for grants and meeting each other and going to visit schemes; good old-fashioned community building’*** Community Campus Project Champion
- Local authorities a key partner – LATCH 25 years celebration speech ***“like a love letter to the council”***.



Most important partners after EHCGP

“Liverpool City Council has been incredibly supportive since the beginning of our grant period. This has increased over the past year, with several stock transfers now underway.”

“Hull City Council, due to their continued support. We are trying to attract further funding to continue the objectives of the EHCGP.”

“Currently the only people we are working with is the local authority housing department”

“This cross sector approach to project delivery proved to be very beneficial. Each party understood what the other parties needed which gave Probe Hull Ltd assurance that that the project would be delivered to time and to budget. The cross sector partnership approach worked so well, that the organisation is now seeking additional funding in partnership with Hull City Council from the Homes and Communities Agency.”

Tribal: End of Programme Evaluation Report,
June 2015

“Staff at Fresh Horizons held frequent meetings with the local authoritiesto allow local authorities to oversee progress. At those meetings the local authorities helped the organisation to progress by identifying target properties or target areas and acting as an intermediary...”

Tribal: End of Programme Evaluation Report
June 2015

“The local authorities tied the Empty Homes Community Grants Programme projects to their wider housing and regeneration priorities. They assisted in sourcing tenants and provided an element of support for nominated tenants.”

Tribal: End of Programme Evaluation Report,
June 2015

Looking Ahead

- Opportunity for the further growth of the community led housing sector
- Collaborative partnerships between community organisations and councils can work well to reap benefits for cities and towns.
- Guidance from knowledgeable advisors can empower small community based organisations to bid for and undertake grant funded projects

The importance of partnerships in community led housing

- Contribution to successful project outcome and wider social benefits - reinforcing existing literature on partnerships as the most important ingredient of self-help housing (Mullins, 2011)
- Crucial to sectors' longevity and sustainability
- Leveraging partnerships in absence of further capital grant/ funding rounds

THANK YOU

For more information:



Housing and Communities Research Group

www.birmingham.ac.uk/housing-research-about

Prof David Mullins – D.W.Mullins@bham.ac.uk

Dr Halima Sacranie - H.Sacranie@bham.ac.uk