



Migration & Housing

Migration Impacts Forum -16th January 2008

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Introduction

- Migration brings clear economic benefits to the United Kingdom
- Patterns of migration are complex, and there is a variety of different types of migrant in the UK
- Migration can have an impact on local services, including schools, health, policing, advice and housing
- Focus today on housing issues, as set out in the MIF work programme





The Housing Market

- Change to the current housing market coinciding with the changing patterns of migration
- Principal rubbing points are housing demand, supply, affordability and housing conditions
- Impacting disproportionately on the Private Rented Sector





Sheffield's Housing Market

- Population and households projected to increase significantly – 36,000 additional residents over the next 20 years
- We need to build 300 affordable homes per year in order to stop the backlog of housing need increasing
- Current average house price is £156,000 – up 50% in the last 3 years
- 61% of households cannot afford to buy or rent a home in Sheffield
- Average weekly rent in PRS is now £79.14
- Average weekly rent in social rented is £57.52





Key Emerging Themes

- Informed decision making
- Access to housing
- Private Rented Sector



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Information and Data

- Evidence-based decision making
- Addressing migration as core business
- Having the confidence to have the debate at a local level



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Access to Housing

- Different migrant groups have very different housing needs, aspirations and routes into housing
- Migrant workers generally access the private rented sector – this can sometimes be of poor quality and/or overcrowded
- Social housing is not a significant sector for migrant workers – only around 5% of new lets to foreign nationals (although this is not the public perception)
- Locally reflect migration information in lettings outcomes





Private Sector

- Most significant sector for new arrivals
- Key issues include tied accommodation and demand
- Resulting in overcrowding, lack of suitability and quality, requiring increased enforcement action by LAs
- Good practice has been identified (e.g. Charter Housing in Newport and ‘Canopy’ self-help project in Leeds)





Tied Accommodation

- Most prevalent in the agricultural and hospitality sectors (and therefore in smaller district authorities)
- Quality can be good, but this is the most likely type of accommodation to be described as 'poor' or 'very poor' by workers (TUC, 2006)
- Tenure is dependent on retaining employment with the owner
- This may constrain the ability of the employee to find alternative accommodation (also there may be a lack of other suitable accommodation close to the workplace)





Related Issues

- Capturing the economic benefits of migration at the local level
- Promoting good practice in migrant housing issues as part of community cohesion guidance
- Reflecting migrant issues in the new LAAs and CAA
- Promoting engagement between Local Authorities/Housing Associations and migrant and refugee community organisations





Conclusions

- General consensus around the three key issues
- Basis for further dialogue and debate
- Recognition that housing markets and migration rates continually change

