parity

HousingWORKS

The September 2017 "Current Issues in Housing Tenure" joint edition of *Parity* and HousingWorks:

Introduction

The vast majority of households not able to afford home ownership rent their housing, either in the private rental market or in social housing, that is, in either public or community housing. However, some households are forced into more marginal forms of housing such as regulated or unregulated rooming houses, or into caravan parks or other forms of substandard accommodation. All these forms of housing have tenancy issues that impact on the issues of security of tenure and tenant amenity.

The central aim if this joint edition of *Parity* and HousingWorks is to examine and discuss the range of tenancy issues that impact on the ability and capacity of people, particularly people attempting to exit or at risk of homelessness, to establish, maintain and sustain their tenancies in the different forms of housing available to them.

To put this another way; what are the main tenancy problems and issues with the various types of tenancy arrangements and agreements, in private rental, social housing and other marginal housing forms that can put tenancies at risk?

In particular, what are the main tenancy problems/issues for those at who are trying to exit homelessness, or those at risk of homelessness, who are living in supported accommodation, transitional accommodation, community or public housing, private rental, boarding or rooming houses, caravan parks, shared houses, or independent living units or aged care?

Moreover, are there different kinds of tenancy issues for different groups of people? For example, for young people, singles, couples, women, especially those who are experiencing or who have fled domestic violence, older people, refugees/asylum seekers, and the list could go on. Do these different issues have different impacts on the different groups affected?

This edition will also seek to examine and discuss the various forms of support and assistance available to those seeking to establish tenancies, and those whose tenancies, for whatever reason, might be at risk. *What are some of the most effective ways to establish, maintain and sustain these tenancies?*

A Framework for Discussion

Chapter 1: Housing Tenure in Context

- What are the various forms of housing tenure that are available for those seeking affordable housing, particularly for those seeking to exit homelessness or those at risk of homelessness?
- What are the main tenancy issues for those in private rental (including boarding and rooming houses and caravan parks), social housing (including public and community housing), as well as those in crisis, temporary or emergency accommodation (including for example, women and their families escaping domestic violence)or different kinds of transitional housing?
- How successful are these different forms of tenure in assisting people seeking to exit homelessness and in preventing people becoming at risk of homelessness?

Chapter 2: Regulating Tenancies

Most tenancy arrangements are governed by the various state and territory Residential Tenancy Acts (RTAs).

- What are the current issues in the review and reform of the RTAs in the different jurisdictions?

    For example, the Victorian Government reform process Fairer Safer Housing information indicates it will "make sure it balances the rights and responsibilities of tenants and landlords—and residents and operators—across all regulated forms of tenure."

- How will the Victorian Government's Fairer Safer Housing work to improve the situation of people in various forms of insecure housing like boarding and rooming houses and caravan parks?
- Do the RTAs provide adequate and sufficient protection for the rights of tenants?
- What aspects of the operation of the RTAs contribute to putting tenants at risk?
- Do the various RTAs provide adequate coverage for those in different forms of tenancy? For example, those in boarding and rooming houses and caravan parks?
- What progress has been made in RTAs improving tenancy insecurity?

Chapter 3: Tenancies at Risk

- What are the main issues that put tenancies at risk?
- Are these issues different for different forms of tenancy?
- Do these issues impact on different groups of people differently?
- What are the actions or behaviours of tenants that are seen as putting their tenancy at risk?
- What are the actions and behaviours of landlords that put tenants at risk of losing their tenancy?
- What mechanisms that are available for mediating the disputes between tenants and landlords that put tenancies at risk?

Chapter 4: Supporting Tenancies

- What are some of the obstacles and barriers that prevent those seeking to end their homelessness gain access to a tenancy?
- What are some of the services and programs that have been put into place to assist and support those seeking to exit homelessness to establish, maintain and sustain their tenancy?
- Likewise, what are some of the services and programs that have been put into place to assist and support those tenants who are at risk of losing their tenancy?
- How effective have the evaluations of these programs and services been found to be?
- What is the role of tenancy advocates in supporting tenants in dispute with landlords and how effective has their advocacy been?
- What programs have been put in place to support people into more secure forms of tenancy (such as, from crisis accommodation to transitional housing, or from a rooming house to a private rental), how has this support ben provided and how successful have these programs been in making these transitions?

Chapter 5: New Forms of Housing Tenure

A number of new forms of housing tenure have been proposed and trialed overseas.

These include, community land trusts, Equity Coops, Mixed Equity Programs, and Shared Equity Shared Ownership schemes.

While the aim of these initiatives is to provide alternative avenues to the possibility of home ownership for those on medium and low incomes, they do entail new forms of housing tenure that merit examination and discussion.

Contributing to the September 2017 "Current Issues in Housing Tenure" edition of *Parity* and HousingWorks

Deadline: All contributions need to be submitted by COB Friday September 9th 2017.

Submissions: All contributions can be submitted as Word attachments to an email addressed to parity@chp.org.au or AHI member contributions can also be sent to: kelly.badewitz@housinginstitute.org

Artwork: Contributors are invited to submit the artwork they would like to accompany their article. Inclusion is dependent on the space being available. If artwork is not provided and is required, it will be selected by the *Parity* and HousingWorks editors.

Word length: Contributions can be up to 1,600 words. This equates to a double page spread in *Parity*/HousingWorks. Single page articles can be up to 800 words in length. Contributions of a greater length should be discussed with the editors.

Questions: Questions: If you have any questions at all about contributing to this edition please contact the Parity Editor by email parity@chp.org.au or ring 03 8415 6201 or Kelly Badewitz, AHI, admin@housinginstitute.org, or ring 02 64 947 566.

Referencing

NB: Due to space considerations, contributors are encouraged to use endnotes when referencing their Parity/HousingWorks articles. All works that are cited or referred to in an article should be referenced.

The *Parity* referencing protocol is very simple. All references cited in the article should be numbered consecutively and should be referenced as follows:

Author(s); surname, initial(s), Date (of publication), Title, Publisher (for journals, volume and Issue number), Location, Page(s)

For example:
1. Seung S 2012, Connectome: How the Brain's Wiring Makes Us Who We Are, Houghton Mifflin Harcourt, Boston, p.90.
 2. Trevithick P 2003 'Effective Relationship Based Practice', *Journal Of Social Work Practice*, vol.17, no.2, pp.163-176.
and so on....

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http://chp.org.au/services/Parity-magazine/contribute-to-Parity/

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Assistance

Feedback, input and assistance can be provided with drafts if required. If prospective contributors have any questions at all they should contact either the *Parity* editor, parity@chp.org.au or ring 03 8415 6201 or Kelly Badewitz, at the AHI, admin@housinginstitute.org, or ring 02 64 947 566.