

# HousingNorthwest

**Workshop 2 Title: Migrant workers in the Private Rented Sector**  
**Guest Speaker: Tom Barlow – Blackpool Borough Council**

**Session: Morning session group**

**Key: H = high**

**M = medium**

**L = low**

<b>Issue arising</b>	<b>Issues Prioritised</b>	<b>Positive Practice</b>	<b>Areas for Suggested Improvement</b>
<p><b>1. Identification</b></p> <p>What the best practice is            Where &amp; how many of the migrants are located in each area            Length of stay            Good Quality Accommodation            guide for Migrant workers            Lack of awareness around housing options</p>	H	<p>Research carried out by MSIO Bolton &amp; Salford Community ambassadors</p>	<p>Share the information from the research. Bolton and Salford to do this</p>
<p><b>2. Communication &amp; Awareness</b></p>	H	<p>Polish Translators employed in house. Work in local Schools/communities            Contact: Claire Wilson            Crewe:</p>	

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Housing NW is a partnership between RENEW Northwest, Government Office for the North West, North West Housing Forum, North West Regional Assembly and National Housing Federation (North).

Issue arising	Issues Prioritised	Positive Practice	Areas for Suggested Improvement
<p>Communication and making contact</p> <p>Getting access to migrant community through non traditional routes</p> <p>Tenant rights and how to communicate.</p> <p><b>3. Exploitation</b></p> <p>Overcrowding Accommodation numbers</p> <p>Landlord Exploitation &amp; overcrowding</p>	<p>H</p>	<p>Access via local churches</p> <p>Welcome pack for new migrants e.g. West Lancs DC</p> <p>Website for agencies involved in supporting migrants. e.g. West Lancs DC</p> <p>Working with Employers</p> <p>Outreach workers</p> <p>Accreditation Schemes and raising awareness with landlords – members of A&amp;LIST Crew – <a href="mailto:Julie.newman@crwe@nantwich.gov.uk">Julie.newman@crwe@nantwich.gov.uk</a></p> <p>Salford – <a href="mailto:Rob.turner@salford.gov.uk">Rob.turner@salford.gov.uk</a></p> <p>Ensure Migrant workers know their rights.</p> <p>Welcome leaflets in a range of languages – Pendle BC</p> <p>Contact: Amanda Richardson at Tel 01254 304561</p>	<p>Accreditation of Landlords on a wider scale at a sub-regional level (A&amp;LIST) publicity needs to be better.</p> <p>Better facilitating of landlord forums with staff to resource.</p>

Issue arising	Issues Prioritised	Positive Practice	Areas for Suggested Improvement
<p><b>4. Community Cohesion</b></p> <p>How to manage community cohesion issues – pressure on social housing</p> <p><b>Other general issues</b></p> <p>Lack of staff resources to address</p> <p>Many in caravans not covered by Housing Act</p> <p>Migrant population growing very quickly</p> <p>Impact on Housing markets - transience</p> <p>HMR programme – is the migrant market sustainable?</p> <p>Migrants in clearance areas – Rehousing and renewal issues</p> <p>Engagement in criminal activities – how to support police</p>	<p>H</p> <p>H</p> <p>L</p> <p>H</p> <p>M</p> <p>H</p> <p>H</p>	<p></p> <p></p> <p>Work with larger employers and break the 'gang master' culture.</p>	<p>Build on work done with other BME communities &amp; networks</p> <p>Caravans are covered by the Housing Act Chapter 3 – Mobile Homes.</p>

**Workshop 2 Title: Migrant workers in the Private Rented Sector**  
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Issues Arising	Issues prioritised	Positive Practice	Areas for suggested improvement
Housing conditions in the PRS	H		
Overcrowding	H		
Communication with migrant workers and engagement	H		
Engagement with private landlords in a buoyant private rented market	H		
Anti Social behaviour towards migrant groups (bigoted attitude)	L		
Impact of migrant groups on the housing market i.e in low demand areas	H		Need more knowledge and evidence of this
High concentration in some areas with migrant groups displacement/distortion of community	H		
Lack of evidence and data on the 'true' numbers	H		
Overcrowding	H		
Housing standards	H		Landlord inspections
Information of where migrants are	H		

Issues Arising	Issues prioritised	Positive Practice	Areas for suggested improvement
Fire safety Different property types amenities	H H	Fire Safety Protocol & Greater Manchester  <a href="mailto:Sarah.ingamells@rafford.gov.uk">Sarah.ingamells@rafford.gov.uk</a>  Referral system – multi agency working and sign posting. <a href="mailto:Lucy.hardcastle@halton.gov.uk">Lucy.hardcastle@halton.gov.uk</a>	Multi agency work and sign posting
<b>Housing Standards</b> 1. Exploitation 2. Education 3. ownership of property	H		Demand on housing market as a result of these things
<b>Communication/Awareness of Rights</b> 1. Translation services 2. language line 3. communicating at start of tenancy	H	<b>Tenancy rights, overcrowding, fire</b>  <a href="mailto:Lucy.hardcastle@halton.gov.uk">Lucy.hardcastle@halton.gov.uk</a>	Staff resources training
<b>Multi agency working</b> 1. Anti Social Behaviour 2. Standards	H	<b>Blackpool BC and Lancaster</b>	
<b>Resources</b> 1. Identification of landlords 2. communication with landlords	H		Economics Community Cohesion interpretation Positive Promotion

Issues Arising	Issues prioritised	Positive Practice	Areas for suggested improvement
<p><b>&amp; agencies</b>  <b>3. overcrowding</b>  <b>(Tom Reynolds – NLA)</b></p>			
Policy & procedures	H		
Lack of data	H		
Relationship with other RSL's & LA patterns	M		
Reactive/Perceived ASB in the sector	H		
Displacement of vulnerable tenants	M		
Information gathering and community engagement	H	Bolton – have a baseline of information	Research project on gathering baseline information.
		Liaison between authorities	Advocacy worker – polish speaking (Lancashire Fire and Rescue)
Economic alternatives for landlords	M	Systems by which accommodation is accrued.	Investment strategy Coordination between local council departments
<p><b>Landlord engagement and effective enforcement</b></p>	<p><b>H</b></p>	<p><b>Website – Blackpool BC Bolton, Oldham and involving other agencies</b></p> <p><b>Education programme on accessing services (Salford)</b></p>	<p>Enforcement policy and practice</p>