

Report on	Department for Communities Intermediate Rent Development of Policy and Model: Consultation Response
Date of Meeting	13 January 2022
Reporting Officer	Claire Linney, Assistant Director of Development
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Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	To seek approval for Council's response to the Department of Communities Intermediate Rent Development of Policy and Model: Consultation.
2.0	Background
2.1	<p>DfC proposes to develop a policy and model for the provision of high quality, well managed affordable homes for rent for tenants who cannot or do not wish to access home ownership and would be unlikely to attain sufficient points to have a realistic chance of accessing social housing in an area of choice.</p> <p>The consultation on the development of a policy and model for Intermediate Rent closes on 14 January 2022.</p>
3.0	Main Report
3.1	<p>Intermediate Rent (IR) is a private rental product, situated in terms of tenancy duration and rent cost between social and market private rentals.</p> <p>The Model intends to:</p> <ul style="list-style-type: none"> • Create a new supply of homes in locations where Intermediate Rent is viable and attractive to deliver and live in • Provide much needed affordable quality housing for lower income individuals and families • Provide homes where people wish to live • Set rent at a level which is more affordable for eligible households • Increase security of tenure to medium to longer term • Require the IR programme operator to make management and support services available • Rollout the IR model where it is viable for the programme operator, subject to approvals and funding

	<p>Many households currently on the Common Waiting List for social housing are in receipt of the lowest number of points (fewer than 30) and struggle to attain affordable, good quality accommodation.</p> <p>38% of those living in the private rented sector are in poverty, with over half of private renters relying on Housing Benefit to meet their rent.</p> <p>An initial rent profile for Intermediate Rent starting point is to offer homes at up to 80% of the local market rent in the development locality and a tenancy of up to five years.</p> <p>The draft Consultation Response includes points on the IR application process; the setting of IR rent levels; eligibility criteria; tenancy duration; the selection and monitoring of a programme operator; and the implementation and monitoring of the policy and model.</p> <p>The response further highlights the key housing issues faced in Mid Ulster – housing demand and need versus supply; regeneration and PlaceShaping; housing stress; the correlation between poverty and housing; fitness and quality standards, rural issues, land availability and infrastructure.</p>
4.0	Other Considerations
4.1	<p><u>Financial & Human Resources Implications</u></p> <p>Financial: None</p> <p>Human: None</p>
4.2	<p><u>Equality and Good Relations Implications</u></p> <p>None</p>
4.3	<p><u>Risk Management Implications</u></p> <p>None</p>
5.0	Recommendation(s)
5.1	To approve the draft Council Response to the Department of Communities Intermediate Rent Development of Policy and Model: Consultation.
6.0	Documents Attached & References
	Draft Council Response to the Department of Communities Intermediate Rent Development of Policy and Model: Consultation.