

Housing through Social Enterprise

What was the project about?

We were interested in different ways of providing housing and whether this would have an impact on the health and wellbeing of tenants.

We wanted to look at organisations that house people who face a range of barriers when they are looking for a new home, such as low incomes, homelessness or a disability.

We wanted to understand how different aspects of housing might affect health and wellbeing and what housing organisations can do to improve the health and wellbeing of their tenants.

What did we do?

We worked with three housing organisations and their tenants: *Homes for Good*; *NG Homes*; and *Y People*. The organisations work in different ways to support tenants in both social housing and private rented housing.

We asked more than 70 new tenants from these organisations about their housing, their health and wellbeing, the local neighbourhood and their financial situation. We interviewed them three times – at the very start of their tenancy, after about three months and about a year into their tenancy.

What did we find out?

The health and wellbeing of tenants from all three organisations tended to improve across the first year of their new tenancy.

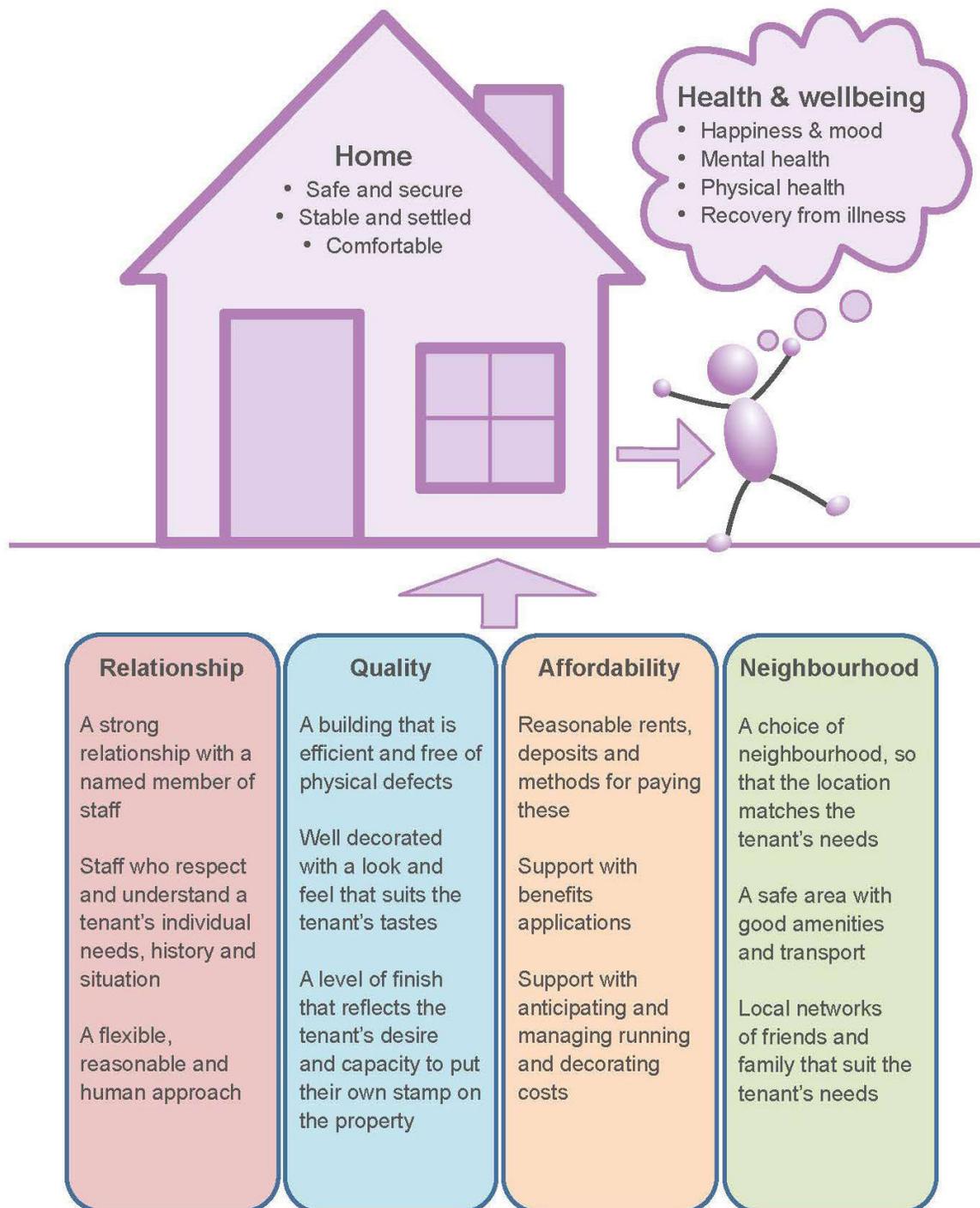
The central factor which affected people's health and wellbeing was whether they felt at home in their new house or flat. The diagram over the page shows all of the different ways that housing organisations helped tenants to establish a sense of home.

What does this mean?

Tenants are more likely to feel at home in their tenancy and to have better health and wellbeing when:

- They have a named member of staff who knows them personally and understands their situation and their needs.
- They can make their property look and feel like home. For some the ideal is an empty, blank canvas that they can customise. For others, it is much harder to make a home if the property is unfurnished and undecorated.
- They feel like they will be helped if they have trouble paying their rent or managing their housing costs – the relationship with a named member of staff is important here too.
- They have as much choice as possible about where they live, to find the right property in the right place where they feel safe and, for some, close to family and friends.

Supporting tenants to establish a home



Where can I get more information?

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Online: Search 'Housing through Social Enterprise' at www.gcph.co.uk