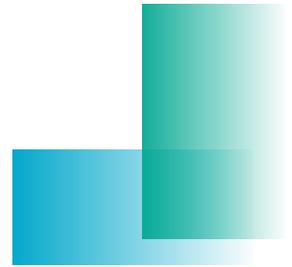


Peer Landlord: a supportive shared housing solution

Interim evaluation summary report



Contents



Peer Landlord is a model of shared housing. A solution to the private rented sector for those still on their own journey towards stable work, education or training. Piloted in London but also for replication elsewhere.

■	Overview	03
■	The Commonweal Housing Perspective Ashley Horsey - Chief Executive	04
■	Interim Summary Report Dr Anwen Jones - University of York	06
■	The Catch22 Experience	11
■	The Thames Reach Experience	13

“ Having now received the findings from the 2nd year project evaluation, we are proud to see Peer Landlord continue to develop and help more people to live successfully and independently in the increasingly unaffordable housing market. ”

Ashley Horsey
Chief executive
Commonweal Housing



Overview

The Peer Landlord model

Over the past two years Commonweal Housing has worked with charities Catch22 and Thames Reach to develop the Peer Landlord model of shared housing. This model was created to enable individuals to live in decent accommodation in London, whilst they establish themselves in work, education or training. Individuals for whom hostel accommodation or supported housing is not appropriate and increasingly unhelpful, but for whom self-contained housing is simply an unaffordable and unavailable dream.

This report details interim findings at the two year, half way point from our independent external evaluator Dr Anwen Jones and Colleagues from the Centre for Housing, University of York. It is not intended to give the final results, rather it highlights the learnings so far, looking both at successes and challenges. This ensures that as the model develops, lessons are learned, captured and used to refine and adapt the model. The information in this report will feed into the ongoing development of the scheme.

The report is also illustrated further with a piece from Ashley Horsey - Commonweal's Chief Executive, about the charity's experience of developing Peer Landlord, alongside insightful open and honest summaries from both Catch22 and Thames Reach, sharing their experiences of delivering the scheme.

Key points

- Interim findings from an ongoing four year longitudinal evaluation programme - from December 2011 to date.
- Two project partners collaborate on the project and share their learning:
 - Thames Reach** works with those who have a history of homelessness, rough sleeping and hostel living - currently 68% of clients were previously homeless.
 - Catch22** works with young people who are making difficult transitions to adulthood - 40% of their current occupants were previously in care.
- 13 Peer Landlord houses accommodate up to 39 single people at any one time.
- 53 people have been accommodated in the Peer Landlord project to date.
- The average occupancy is for 12 months.
- 65% of current occupants are in employment, education or training.
- Rent levels are at or about local housing allowance single accommodation rates (SAR).
- Qualitative, quantitative and cost benefit evaluation being undertaken by independent expert evaluators.

The Commonweal Housing Perspective

Ashley Horsey Chief Executive

Commonweal Housing's charitable objectives are to facilitate and enable expert partners to develop and test new housing solutions to social injustice. Through the funds available to us and latterly from our innovative social investment model attracting capital funding from Trusts, Foundations and other social investors, we provide the bespoke housing. We also provide strategic oversight and boundless questions to our partners – constantly asking why is that working? Why did you choose to do it that way? Why did you change the way you did that? The aim being to help them, and our independent evaluator, to capture the learning so that it can be shared with others to either replicate where the model is a success or to adapt their own projects in light of challenges or things that didn't necessarily go as well.

There is a growing need to identify successful and attractive shared housing models that work for tenants, landlords and housing organisations. Although distinct from the Crisis funded Sharing Solutions Programme which is supporting others pilot models around the country, Commonweal has been keen to ensure findings and information on the Peer Landlord models is shared with them. This report is therefore timely coinciding with the publication by Crisis of their own interim findings report

Peer Landlord emerged as a solution to a number of issues:

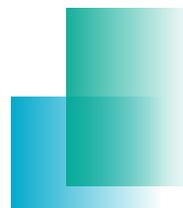
- The lack of self-contained accommodation for many, quite apart from the restriction imposed by the housing benefit regime for anyone under 35 who are limited to a single room in a shared house.
- The difficulties faced by those successfully securing employment whilst still housed in a hostel or larger supported housing scheme where they might face the double whammy of high rents and service charges along with being surrounded by others who are perhaps not so advanced on their own personal journeys and still leading chaotic lives.
- Seeking to demonstrate to staff as well as service users within the single homeless sector that shared housing can be a positive option – allowing tenants to develop confidence and interpersonal pro-social skills as well as building confidence for facing the reality of the real world where shared housing is the only viable option for many today.

The model's beginnings and purpose

The Peer Landlord project started in late 2011 with Thames Reach able to make use of a property already owned by Commonweal Housing. Over the next 15 months we were able to acquire a further twelve houses across South and North London, housing up to 39 single people at any one time.

Lessons are being learnt all the time as demonstrated by the views of our independent evaluator but also from our project delivery partners, Thames Reach and Catch22. Commonweal has been delighted with the thoughtful and developmental way our partners have grown their understanding of the issues and how they deliver the project to their respective client groups.

Key to the Peer Landlord model is that this is *supportive* housing NOT *supported* housing. The model is designed to be for those who are making progress, are working to move on from difficult past circumstances, *and* will also benefit from a supportive environment before making any final transition to independent living - which for most will be a room in a shared house in the mainstream private rented sector. We always knew that at the heart of the model's success or otherwise would be deciding how to select the right tenants and thinking about what makes a 'right' tenant? Or establishing what information, training or support project partners need to give to those housed or wishing to be housed in the project to enable them to be the 'right' tenant. We still have another year to go on the evaluation of this pilot phase, however it is clear that the appetite for knowing what works (or doesn't work) for shared housing options is growing.



Key questions and issues arising for Commonweal are:

- What, if anything, is the added value of the Peer Landlord tenant within this model compared to any other shared housing model?
- Are the tenancies and houses within this model stable and sustainable? Are there any issues of Anti Social Behaviour, damage or maintenance issues? If so how do these compare with other shared housing models or other similar schemes run by the partners?
- How do partners see the model fitting in as part of a wider service delivery / housing options for their clients?
- Is finding the 'right tenant' for the Peer Landlord model too restrictive or being too selective? Or do participants feel that for the right tenants this scheme is THE answer as they are not being adequately helped by other current alternatives?
- Are the management costs for the partners coming down?
- Are the financial incentives for Peer Landlords and tenants built in to the model working? Are they helping to focus minds on making the houses work?
- Are the wider hoped for outcomes from the project being achieved such as increased rates of sustained employment and / or education and training?

The view of the evaluator at this interim stage is that:

“The model shows promise in providing an alternative to traditional supported housing and in making sharing a positive and sustainable option for suitable tenants and peer Landlords.”

For Commonweal one very interesting early view emerging from partners is that expressed by Thames Reach:

“One of the positive lessons for us has been how successful this model has been in diverting rough sleepers from the street and the hostel system. 10 out of our 20 current tenants have been referred to the project from our outreach teams, people who are new to the street and who have experience of working and living independently.”

During the initial development of the model, it was assumed that this would be a form of move-on from other housing schemes where costs were too high or people's progression meant they no longer needed the range of support or services offered in more supported housing. However, this interesting emerging view is that institutionalisation in to *expectations of support* can be hard to address if people have spent even relatively short periods in a hostel or supported housing regime. Whether this is a function of the needs or the individuals or whether it is a result of the nature of the housing and support regime delivered by the sector it is difficult to say.

The lesson to date seems to be if they fall in to the homelessness sector, getting people out of that potentially suffocating culture of support and / or dependency as quickly as possible is better. Whilst the Peer Landlord model is not a 'housing first' solution for those with a range of issues, it does seem to be providing a good stepping stone - avoiding more institutionalisation - unintended consequences for some individuals.

Commonweal is pleased with the interest shown in the Peer Landlord model – delighted that it has been recognised by others by being a top three winner of the Andy Ludlow awards in 2014 – and pleased at the internal development and learning from the project by our project partners Thames Reach and Catch22.

It is not the finished product but, at this interim stage, we are certainly clearer about what we know, what we need to know and what we believe we need to test further over the coming year. Commonweal are committed to supporting our partners to help address these issues and to answer the questions and share those answers as widely as possible.

Interim Summary Report

Dr Anwen Jones, Centre of Housing Policy, University of York

This short summary report presents interim findings from a study of a new 'supportive' shared housing model developed by the independent action learning charity Commonweal Housing and piloted by Thames Reach and Catch22. The pilot is being evaluated by the Centre for Housing Policy, University of York.

Key points

- The Peer Landlord accommodation offers an alternative to the traditional models of shared supported housing. The Commonweal model provides supportive shared housing not intended for those with high support needs. The model challenges the notion that private shared renting is an unattractive option. It aims to make sharing a positive, affordable, and sustainable accommodation choice for people who have experienced social exclusion, including homelessness, and to provide a stable housing situation for people who are in employment or education or employment ready.
- The Peer Landlord model is being piloted by Thames Reach and Catch22 and is supported by Commonweal Housing with additional financial support from Bridges Ventures, Esmée Fairburn Foundation and Trust for London.
- Support is provided by a 'Peer Landlord' – a tenant who is given special responsibility, along with appropriate support, incentives, and rewards, to provide informal, positive, role-model peer support to other tenants in a supportive housing arrangement. Tenants are also given financial help to move on when they feel ready and able to do so.
- It was important to tenants and Peer Landlords alike that the model was being piloted by Thames Reach and Catch22. This gave tenants and Peer Landlords a sense of security and they valued the support provided by Thames Reach and Catch22 workers.
- Most Peer Landlords and tenants appreciated the high standard of accommodation and relatively low rent levels set predominantly at Local Housing Allowance single room rent levels. They also valued the opportunities offered by the Peer landlord projects to develop the skills necessary for independent living and the chance to save money ready for when they wished to move on.
- The pilot projects encountered some problems during their early stages but these were beginning to be addressed through the introduction of clearer referral criteria, more rigorous assessment procedures, careful matching of Peer Landlords and tenants, and the provision of training for Peer Landlords.
- The interim findings suggest that as the Commonweal Peer Landlord model develops and adapts in response to key lessons from the early stages of the pilots, the model shows promise in providing an alternative to hostels, traditional supported housing and in making sharing a positive and sustainable option for suitable tenants and Peer Landlords.



The Peer Landlord model

The Peer Landlord model is a new form of 'supportive' shared housing which is being piloted by Thames Reach and Catch22. The main aims of the model are to make sharing a positive experience for people who have experienced social exclusion, including homelessness, and to provide a stable housing situation for people who are in employment or work ready. The pilots began in late 2011.

The model is premised on a distinctive 'Peer Landlord' support arrangement through which one tenant is given special responsibility, along with appropriate support, incentives, and rewards, to provide informal advice and guidance to the other tenants. It was intended that Thames Reach and Catch22 workers would provide minimal support and advice to Peer Landlords and tenants if problems arose which the Peer Landlord could not manage alone.

The target group for the Peer Landlord model are people (aged 18 and older) who are socially excluded and have experienced or are at risk of homelessness, who have low support needs and who are in employment or education or work ready. The original intention was to recruit existing suitable Catch22 and Thames Reach clients from supported housing schemes.

Under the financial model Catch22 and Thames Reach are seeking to drive down their usual management margin; this allows tenants and Peer Landlords to build up a small amount of money (based on length of tenancy) to help with a deposit when they are ready to move on. Stays in Peer Landlord accommodation are not time-limited and Peer Landlords and tenants are under no pressure to move on until they wish, and are ready and able, to do so.

Commonweal acquired thirteen properties across London with financial support from three social investors: Bridges Social Enterprise Fund, Esmée Fairbairn Foundation, and Trust for London. Seven of the properties are sub-let to Thames Reach and the remainder to Catch22. The properties were all carefully selected with regards to the standard of the accommodation, the location, and transport links.

Interim Findings

The early stages of the pilots

Catch22 and Thames Reach found it difficult to recruit Peer Landlords and tenants from their supported housing projects. As they were under pressure to fill the properties they had acquired and to become fully operational they began to recruit from a wider range of services including their street outreach services, private rented sector schemes, and employment and support services.

In the early stages, recruitment and assessment procedures were informal and there was very little (or no) formal training for Peer Landlords. Few Peer Landlords and tenants were in work or education and some appeared to have little motivation to seek employment or take up training or education. A few Peer Landlords and tenants were unwilling to engage with the Peer Landlord project whilst others appeared not to understand the model or the role of the Peer Landlord. In particular many regarded the Peer Landlord project as a form of supported accommodation and expected to move on to independent social housing with the help of Thames Reach and Catch22.

There were initially high levels of rent arrears across the pilot projects and a number of tenants and Peer Landlords were evicted or forced to relinquish their tenancies.

Many Peer Landlords and tenants had support needs and were not yet ready for the form of supportive housing offered by the Peer Landlord model. This (and the high levels of rent arrears) meant that support workers and managers from Thames Reach and Catch22 spent far more time than had been anticipated on housing management and supporting Peer Landlords and tenants.

Regular meetings with project partners and the evaluator provided an opportunity for reflection and sharing of experiences and knowledge about the pilot projects and the model was (and is) being refined and developed in order to address some of the problems identified in the early stages of the evaluation.

Progress and developments

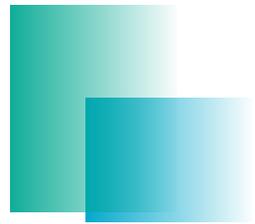
As the pilot progressed it became clear that tenants and Peer Landlords had to be selected and assessed more carefully to ensure they were in employment or education or demonstrate that they were work ready and committed to finding employment, and that they were ready for the move to a new form of shared housing. Learning from the earlier stages of the pilot made it clear that it was important that tenants and Peer Landlords fully understood the model, that it was different from traditional supported housing and that they could not expect to secure social housing as a move on option. It was also important that they recognised their roles and responsibilities, that they were enthusiastic about the Peer Landlord model, and recognised the opportunities it offered.

In order to address these issues the referral criteria for the Peer Landlord projects were clarified and refined and the selection and assessment processes became more formal and rigorous. The projects also worked to increase understanding of the model amongst referral agencies as well as prospective tenants and Peer Landlords and to ensure that they were ready and willing to engage in the project.

“You have to explain the Peer Landlord scheme properly – it is being run by Thames Reach but it is not supported accommodation. We explain this to people – that it is more like the ordinary private rented sector – you have all the bills and responsibilities – there is no-one there to report to like a key worker – once we have told them that, they look forward to living independently .”
(referral agency)

Thames Reach and Catch22 took action to deal with rent arrears by agreeing repayment plans and taking a tougher line when arrears began to accrue, writing to tenants and Peer Landlords at a much earlier stage, and instigating eviction proceedings when necessary. They also made sure tenants and Peer Landlords understood that it was their responsibility to pay the rent. This culture change within the organisations has been an important step forward for the Peer Landlord project. The aim was to establish a model of housing akin to mainstream shared housing in the private rented sector. Being much clearer with residents about the implications of not paying rent and being prepared to move forward on action earlier than perhaps culturally they were doing previously in supported housing schemes has helped this element of the project greatly.





The views of Peer Landlords and tenants

Tenants and Peer Landlords appreciated the high standard of the accommodation, having a garden and plenty of space, and the very reasonable cost of the accommodation. Most also liked the area they lived in and described the areas as safe with good facilities and transport links. A number of users said they also felt they were being helped to prepare for move on and independent living and appreciated having Thames Reach and Catch22 support workers there should they need help or advice.

The desire of all stakeholders – Commonweal, Thames Reach, Catch 22 and investors not to be associated with poor quality housing and to deliver the best quality within the project budget means standards are higher than the mainstream PRS. Whilst this is welcomed by those currently housed it has been identified as a possible drawback as and when people are ready to and wish to move on; their expectations may have been raised too high.

Newer tenants and Peer Landlords had a clearer understanding of the Peer Landlord model and appreciated not only the accommodation and support but also the opportunities it offered to develop the skills they would require for independent living and the chance to save for a deposit once they felt ready to move on.

A few Peer Landlords appeared to be enthusiastic about their role and felt more confident in their roles but there was little evidence from tenants to suggest that the Peer Landlord was adding anything to the model beyond undertaking some housing management tasks e.g. reporting repairs and problems to Thames Reach and Catch22.

Younger tenants and Peer Landlords who were in employment were the most optimistic about moving on, they were confident that their employment situation would improve and that they would be able to afford to move on. Some tenants and Peer Landlords recognised that they would still probably have to share but hoped that eventually they would be able to afford independent accommodation.

“ I think it is good [Peer Landlord project] has found a good balance between providing support and providing housing – not leaving you to it completely. I think I’d be better equipped when I want to move...I wouldn’t be worried about moving into a shared house even if I didn’t know the other tenants. ”

Tenant

Conclusion

- Most Peer Landlords and tenants appreciated the high standard of accommodation and relatively low rent levels set predominantly at Local Housing Allowance single room rent levels. They also valued the opportunities offered by the Peer landlord projects to develop the skills necessary for independent living and the chance to save money ready for when they wished to move on.
- Key stakeholders, project managers, support workers and referral agencies; and, most of the newer Peer Landlords and tenants - had a far better understanding of the Peer Landlord than in the earlier stages of the evaluation.
- The Peer Landlord model was beginning to succeed in making sharing a positive experience.
- Most people still aspired to securing a home of their own eventually but appeared to be much more realistic about their prospects and what was needed to achieve this and most had a positive view of sharing.
- The interim findings suggest that as the Peer Landlord model develops and adapts in response to key lessons from the early stages of the pilots, the model shows promise in providing an alternative to traditional supported housing and in making sharing a positive and sustainable option for suitable tenants and Peer Landlords.
- The overall financial model still needs to be tested further over the coming year to ensure it is sustainable for the delivery partners and potentially attractive to future property owners or investors to be able to grow the model further.

About the research

This action research study is being conducted by the Centre for Housing Policy at the University of York. In-depth longitudinal interviews are being conducted with Peer Landlords and tenants, project partners and key stakeholders. The study will also examine project monitoring data and will include a cost-benefit analysis. Regular meetings are held between the project partners to share ongoing learning. A full evaluation report will be produced in 2015.

The Catch22 Experience

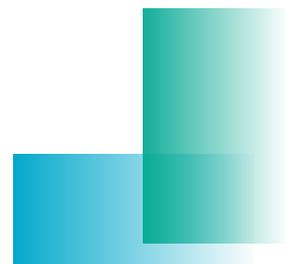
We have a new management team who are responsible for this work and we have been excited to learn about and be involved with the peer landlord scheme. We have found the scheme to be an innovative initiative which is meeting a significant demand in the housing market. Importantly it is giving the opportunity for single homeless people to reside in a higher standard of accommodation than is normally seen in the private rented market. This is an opportunity that under normal circumstances would not be afforded to those we are supporting, primarily due to their economic status.

This project has been well received by both staff and peer landlords themselves and Catch22 support the principles that underpin it. As we have seen with those we have worked with, it has fostered independent living skills in those living in the properties. This reduces the level of input required from staff. As such it is important to know that there is a Peer Landlord in the property overseeing what is going on, reporting repairs as they need to be completed, and undertaking basic maintenance such as gardening, replacing light bulbs and so forth. As an example of the type of issue that have been escalated we received calls from one Peer Landlord who has been concerned for another tenants health as they had been in bed for 5 days. The peer landlord explained that he had looked in on the tenant and thought the tenant was depressed, advised them to go to the doctor. Another Peer Landlord has helped one of the other tenants to sort out his Job Seekers Allowance and Housing Benefit after it was stopped, as well as to claim backdated Housing Benefit. It has been a real plus to see them help others to address this kind of issue.

The only real concern we have with the scheme is that we would want to review the cost model set up to undertake repairs. In the majority of cases the costs for repairs is the responsibility of the managing agent (Catch22). One option to offset this would be by raising the rents on a yearly basis, but this is something that we would be reluctant to do, as it goes against the principle of the scheme in making sure it is affordable. One other element of learning for us was that when the scheme first opened, there was a gap where some properties were left void for a period. This then lead to a rush of interest in the properties when the scheme became public. This possibly had some impact on the quality of initial selection, as properties needed to be filled.

As the scheme has developed there is now more thought and process in place to select peer landlords and this has driven up quality. Although there is a standardised interview process with generic questions that are asked, we better understand the type of attributes and qualities that we are looking for. The person has to come across as someone who is open, honest, responsible, confident, and able to empathise with and be supportive of others. We want those who are in education, training or employment and hopefully will inspire others around them who are not. All of this is alongside a basic knowledge and awareness of Health and Safety and a willingness to get their hands dirty and to carry out light maintenance.

At present we have 3 Peer Landlords. The last 2 who have more recently taken on the role appear to have embraced this position wholeheartedly. It is the first time they have been placed in a position of importance and have learnt how to take care of a house developing maintenance skills (one of the houses had a leak and the peer landlord was talked though on the phone to find stop cock and turn off the supply). Another of the peer landlords maintains the garden to a high standard. This has the added value of providing skills that will support their future independence, as well as potentially increasing their future employability.



The peer landlords have been able to develop their communication and problem solving skills, learning how to deal with confrontation and conflict. There have been minor issues, as you would expect in any shared house, in the properties. These have included tenants eating other tenant's food, not cleaning up after themselves or noise nuisance. The Peer Landlords have dealt ably with these situations, de-escalating successfully, speaking to the person identified as causing the problems but also holding meetings with all other tenants, including asking staff to attend. One of the peer landlords continues to meet with the other 2 tenants on a regular basis, as he says he wants to check in that every one is happy.

“ I have learnt how to become a team player and work as a team player which can take me into the wider world, and learn how to become even more responsible as well as develop my social skills. ”

Peer Landlord

With the current Peer Landlords in place, the support workers load is significantly decreased and refocused. They do not have to visit the property as much, as they can depend on the peer landlord to give or organise access to contractors and know that they will make contact if there is an issue or just to check in, which they do regularly. The relationship with the Peer Landlords is good, and we have not observed the tenants seeing a hierarchy in the property.

Catch22 are committed to the Peer Landlord model and want to continue to learn from it and improve it. It fits perfectly with what we aim to do across the organisation. We want to support young people who have previously been marginalised. We want them to have access to opportunities that they would not otherwise have and to use those opportunities to improve their life chances. We are seeing that the Peer Landlord model can do this.

The Thames Reach Experience

Thames Reach has been running Peer Landlord projects for more than two years and they have become an important option in the way we work with people to become independent. The successes of the scheme reflect our key principles: the importance of work, of peer support and decent homes.

The use of the private rented accommodation has long been promoted as a housing option to homeless people. However, in reality, the level of rents, requirements for deposits and expectations of landlords often make private renting in London impossible for the people who use our services.

Peer Landlord London gives people who have been homeless access to the kind of housing option that is familiar to many others – shared housing where people make their own choices about how they live their lives, where people derive support from the people they live with, and which is not permanent, but which is available for as long as it is needed. This option has been particularly important to people who would otherwise be forced into hostel and supported housing accommodation, where higher rents and the support needs of other tenants can make it difficult to find and sustain employment, and which can have the effect of damaging the skills needed for independent living.

One of the positive lessons for us has been how successful this model has been in diverting rough sleepers from the street and the hostel system. 10 out of our 20 current tenants have been referred to the project from our outreach teams, people who are new to the street and who have experience of working and living independently. The ability to move people quickly off the streets prevents people from developing some of the behaviours and risks associated with rough sleeping such as substance misuse, deterioration in physical and mental health, offending and becoming a victim of violence.

Peer Landlord has provided some challenges. Working closely with Commonweal Housing and Catch22, as well as the three social investors and the our evaluator at the University of York, we have discussed what we are doing more than we might normally do, and this reflective approach has helped us to learn lessons from what we've been doing.

The Peer Landlord role is crucial in providing a supportive, not supported environment which enables the tenants to live independently. We are lucky that we have some great landlords involved in the project but in the past we have not always got the right person for this role. We have reviewed our selection processes, our training and have introduced opportunities for the peer landlords to get together to share problems and solutions. We are also encouraging existing tenants to take on additional responsibility by becoming the landlord for their home.

Thames Reach's key business is the provision of support to people who have been homeless, so we're still learning and improving at being a landlord. Initially, in Peer Landlord we were not clear enough with tenants about the importance of paying rent. We have now secured funding to employ an experienced property manager bringing commercial expertise to managing a range of Thames Reach properties, including Peer Landlord. This will more closely reflect the reality of the private rented sector for our tenants, improve the financial viability of the project, and develop our ability to expand peer landlord in the future.

“ I want it to be a happy house, when we come in we ask each other about their days... its' nice to communicate like that and you are bonding and that is good for trust.. ”

Peer Landlord

Thames Reach is committed to building on the success of Peer Landlord. Last year we secured funding from the 'Empty Homes Community Fund' to set up Peer Landlord Croydon. This would have enabled us to spend up to £25k on building works on empty properties to ensure they were of a good standard and use the same affordable rents model as Peer Landlord London. However, it has proved difficult for us to secure suitable empty properties and we now believe that this will not be a viable model for future expansion.

As an organisation Thames Reach has a good reputation with social investors based on our experience in this field. A Peer Landlord type scheme involving investment in property would be a safe investment with clear social benefit and we are keen to work with investors to explore this model more widely.

We are also engaging with employers who need access to affordable accommodation for apprentices and entry level staff who struggle to live and work in London. If successful this approach would create employment opportunities for people who use our service and extend the Peer Landlord approach by making the private rented sector affordable, accessible and successful for our service users.

“ I had a very bad experience in my previous house with a landlord... Thames Reach helped me to move into the Peer Landlord property which made me very happy. I like the location and my house-mates and also my room is very big which means I am comfortable and can sleep well every night... I am no longer stressed and upset with my life. I have fewer headaches now and more time for myself. ”

Tenant

Thanks and Acknowledgments

Commonweal Housing would like to thank our project partners Catch22 and Thames Reach for helping us to deliver the Peer Landlord project and for their continuing support and positive contributions.

We remain extremely grateful for the ongoing capital support and core funding Commonweal Housing receives from Grove End Housing Limited that enables us to fund and test models such as Peer Landlord.

We would also like to acknowledge the generosity of Bridges Ventures, Esmee Fairbairn Foundation and Trust for London for their investment into the Peer Landlord project.

