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Domestic Abuse Housing Alliance

Introducing domestic abuse guidance for private sector landlords

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Domestic Abuse Housing Alliance

- In 2014, Standing Together co-founded the Domestic Abuse Housing Alliance (DAHA) in partnership with Peabody and Gentoo Housing Associations.
- It is a national initiative to improve the housing sector's response to domestic abuse, which includes an accreditation process for housing providers (local authorities, housing associations, homeless services).
- We are funded by the Ministry of Housing, Communities and Local Government (MHCLG) to work alongside national and local partners to develop and improve how the private rented sector responds to domestic abuse



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Learning outcomes

- Inform you of the definition of domestic abuse and coercive control and its impact on the housing needs and circumstances of survivors.
- Support you to understand the vital and unique role of private landlords and letting agents in the response to domestic abuse.
- Introduce you to DAHA's domestic abuse guidance for private landlords, which is designed to support you to provide an appropriate response to tenants experiencing domestic abuse



Quiz



1. Worldwide, what percentage of women who have been in a relationship report that they have experienced some form of physical and/or sexual violence by their intimate partner in their lifetime?

1 in 3

1 in 4

1 in 5

1 in 7

2. Each year how many women suffer some form of domestic abuse in England and Wales?

500,000

900,000

1.6 million

3 million

3. Each year how many men suffer some form of domestic abuse in England and Wales?

250,000

800,000

1 million

1.2 million



Quiz continued...



4. On average, how many women are killed every week in the UK by a partner or former partner?

0 2 4 8

5. How many children experience child abuse in the UK?

1 in 5 1 in 15 1 in 25

Governmental definition of domestic violence and abuse

Any incident or pattern of incidents of controlling, coercive or threatening behaviour, violence or abuse between those aged 16 or over who are or have been intimate partners or family members regardless of gender or sexuality.

This can encompass, but is not limited to, the following types of abuse:

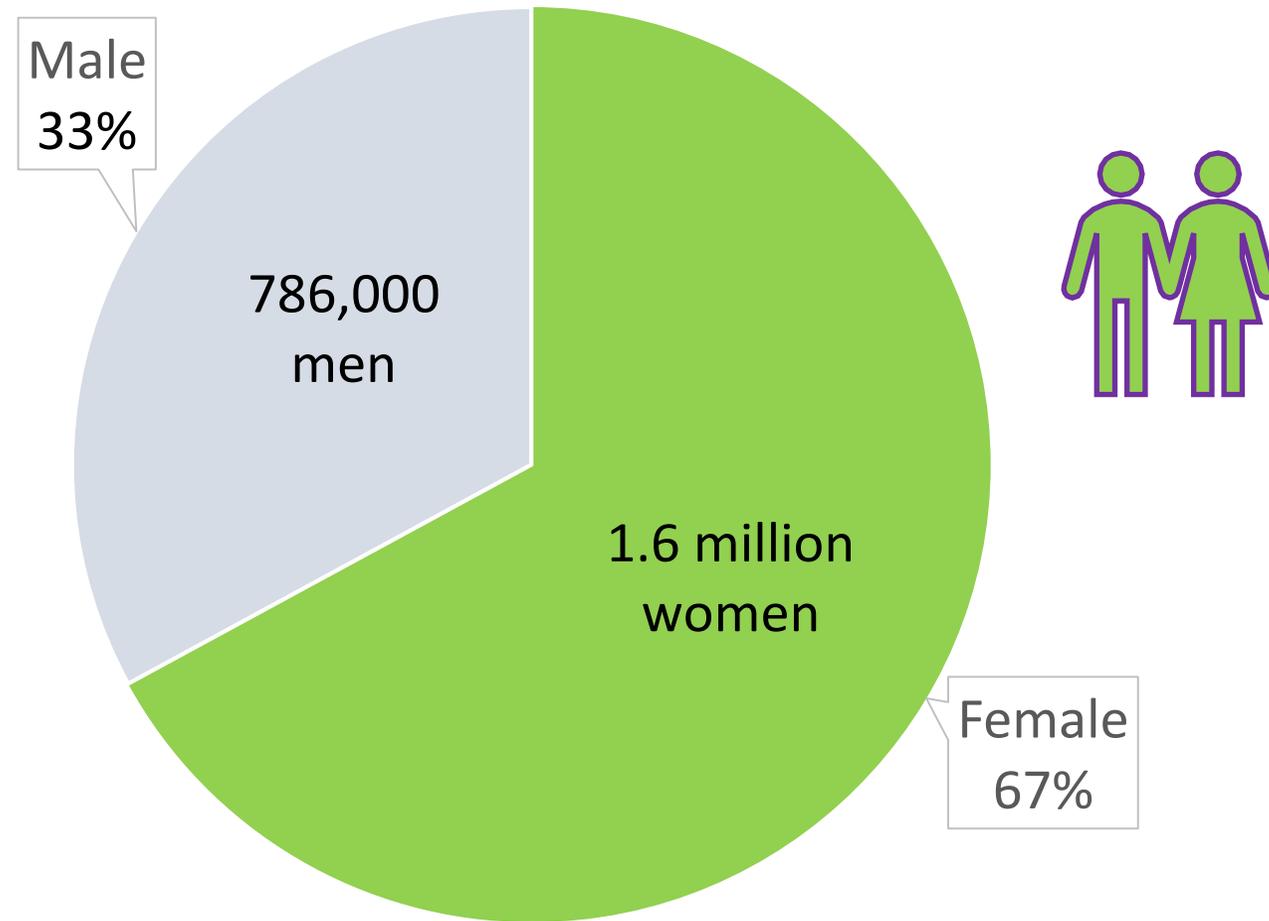
- Psychological
- Physical
- Sexual
- Financial

Controlling behaviour is a range of acts designed to make a person subordinate and/or dependent by isolating them from sources of support, exploiting their resources and capacities for personal gain, depriving them of the means needed for independence, resistance and escape and regulating their everyday behaviour.

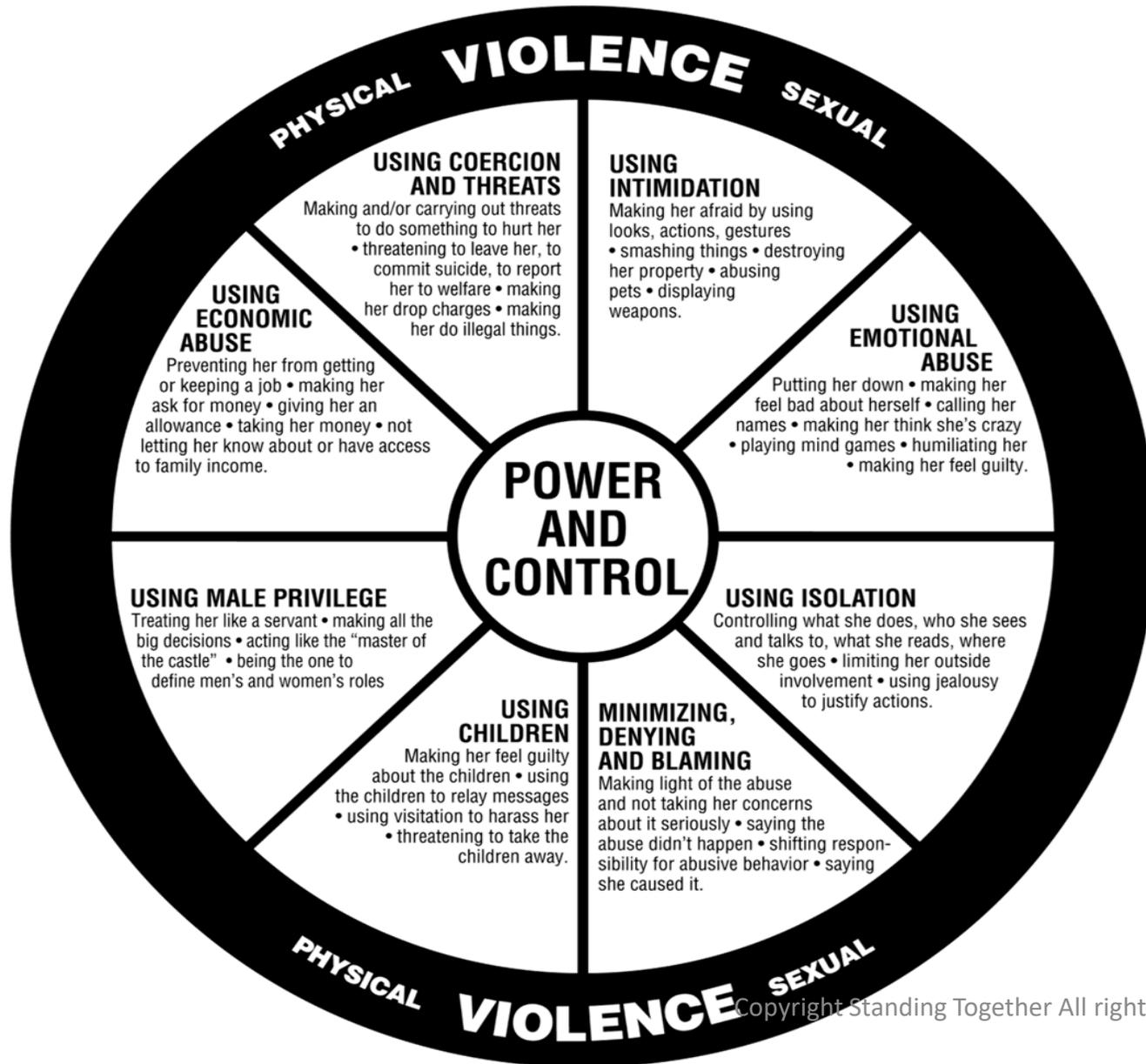
Coercive behaviour is an act or a pattern of acts of assault, threats, humiliation and intimidation or other abuse that is used to harm, punish, or frighten their victim.'



The gendered nature of domestic abuse



It's all about power and control



The Duluth Power & Control wheel:

- Isolation
- Coercion and threats
- Economic abuse
- Intimidation
- Minimising, denying and blaming
- Using children
- Male privilege
- Emotional abuse

It's a process of conditioning, dependence and entrapment



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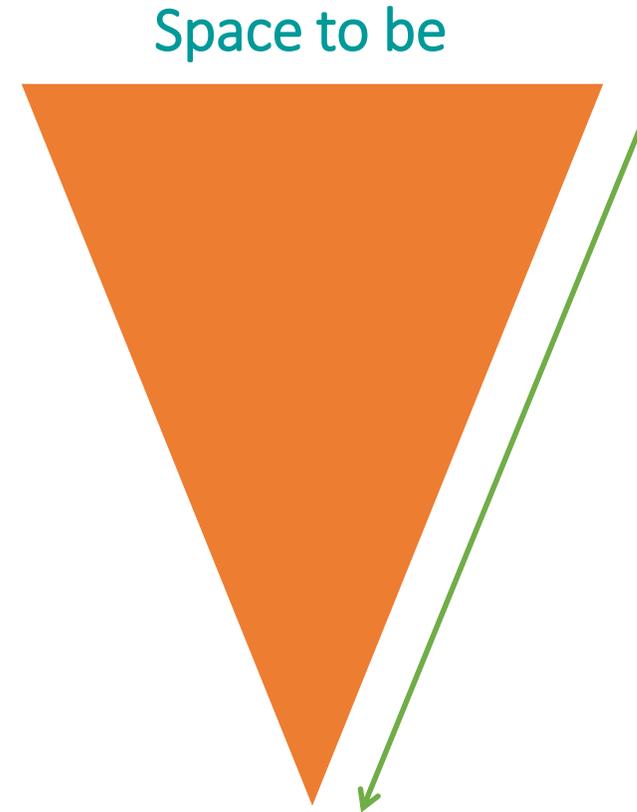
Biderman



Space for action

- A person's space to be, think and do
- Coercive control narrows a survivor's space for action in her daily life and denies her basic human rights to safety, freedom and autonomy
- Restrictions on independence frequently described as most serious harm caused

Liz Kelly, 2014





‘Why doesn’t she leave?’
or
‘Why does he do it?’

The impact of domestic abuse on survivors' housing needs



The majority of survivors experience abuse within their own homes.



Housing is the primary barrier to survivors leaving abusive relationships



Domestic abuse is the leading cause of homelessness for women and children



Domestic abuse is strongly linked to rent arrears, damages and evictions, leading to long term homelessness, debt and financial difficulties



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Domestic abuse is
“everyone’s business”



How can you help as a private landlord?

Identify	Respond	Signpost	Offer
Identify that they are experiencing domestic abuse	Respond safely and helpfully	Signpost to local specialist services	Offer housing-based support and solutions



Examples of helpful responses

- Check they are **alone** and **safe** before discussing domestic abuse
- **Ask** open questions about any concerns you have
- **Listen, believe** and **validate** their experience
- **In an emergency** ask them if they can call 999, or do so yourself if they are unable
- **Signpost** them onto national and local domestic abuse services
- **Offer** housing-based solutions if possible



Examples of housing support you can provide

- Allow them to change locks or get enhance security measures- offered free of charge through the local authority or police.
- Support them to actively address any rent arrears or damages caused by the perpetrator- refer to CAB or Job Centre re housing benefit or support with debts. Consider offering incremental payment if possible. Consider covering cost of damages through insurance.
- Consider offering the survivor their own tenancy if they are forced to end the tenancy with the perpetrator to have them removed- only if the survivor wishes for this and believes its safe.
- Never confront the perpetrator.



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About domestic abuse guidance for private rented sector landlords

- Information and advice on how to support tenants experiencing domestic abuse to maintain stable housing, live safely and overcome abuse and its harmful impacts
- Recognises private landlords as vital partners in the response to domestic abuse, yet they are not expected to provide in-depth support to tenants or be experts in domestic abuse.
- Supports landlords to be able to identify, response, refer and support tenants experiencing domestic abuse within their professional remit



About domestic abuse guidance for private rented sector landlords

Where to find it:

- Hyperlink: [Domestic abuse guidance for private rented sector landlords](#)
- Weblink: <https://www.dahalliance.org.uk/media/10893/domestic-abuse-housing-alliance-domestic-abuse-guidance-for-private-landlords.pdf>
- Link to Cambridge City PRS website: <https://www.cambridge.gov.uk/private-rented-accommodation>
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