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Domestic Abuse Housing Alliance

A partnership between 3 agencies leading change for cohesive policies and strategies for tackling domestic abuse and housing in the UK

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National DAHA Development Manager



The Coordinated Community Response

“No single agency or professional has a complete picture of the life of a domestic abuse survivor but many will have insights that are crucial to their safety.”



STANDING
together
against domestic violence

DAHA's Mission

DAHA's mission is to improve the housing sector's response to domestic abuse by:

- Improving joined up working between housing, homelessness and domestic abuse sectors
- Promoting a coordinated community response to domestic abuse



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DAHA's Aims

- Improve confidence in identifying & dealing with DA
- Standardise process so people experiencing domestic abuse get right response from housing every time
- Increase skills & interaction with local services and mechanisms including specialist domestic abuse services and MARAC
- Reduce costs to housing providers from DA related repairs, turnover of stock & rent arrears
- Reduce cost to public purse via earlier interventions by housing providers



What we do

- **Social housing and private rented sector work**



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Why DAHA?

Tenant recorded what he thought was noise nuisance and was actually the murder of his next door neighbour Natasha Bradbury.

Timothy Down says he thought it felt 'better to stay away'



<https://www.independent.co.uk/news/uk/home-news/neighbour-record-sounds-woman-being-beaten-death-instead-calling-police-timothy-down-natasha-a7222406.html>



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Research in housing tells us

- Domestic abuse 'sits' within ASB for 65.35% of Housing Associations (Kelly Henderson, Gentoo Research)
- 40% of people living with DVA have an ASB complaint made against them compared to 9% of all other tenants (CIH Cymru)
- Underlying issue of ASB not addressed and punitive approach taken
- Of the 121 women who came into and exited services in 2015. 22% had a secure tenancy on arrival while only 13% of service users had a secure tenancy after leaving emergency accommodation (Solace Women's Aid)
- Reporting to Housing Associations is often low



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Housing can create “space for action”

The impact of living in an abusive household gender regime is that women (and children) adapt their behaviour to cope. Their thinking and actions are narrowed, as they attempt to live and be his version of who they should be. If interventions are not appropriate the web tightens. It becomes harder and harder to imagine life outside of this control, what it is to have freedom of thought and action We call this limiting space for action

Professor Liz Kelly



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Cost & Impact on Housing Sector

- **£1.6 billion** in Emergency housing alone
- Residents experiencing domestic abuse **7 times** more likely to be in rent **arrears £1k +**
- **Void** properties where domestic abuse occurred **6 times** more expensive to prepare to re-let
- High levels of **turnover** in empty properties
- Feelings of **safety** lower on roads where there is domestic abuse
- High levels of **property damage** in homes where there is domestic abuse

In the case of Gentoo, we found that:

Approximately **13%** of all repairs jobs and **21%** of all repair costs were potentially related to domestic abuse, costing Gentoo **£8.4 million.**



Costs associated with evicting tenants who may be hidden victims of domestic abuse and re-letting the property, up to **£5,700 per eviction.**

Costs associated with dealing with perpetrators of domestic abuse and their behaviour, on average **£330 per perpetrator.**



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Repairs Analysis

344,280 Repairs = **£39.2m**

43,470 potentially DA = **£8.4m**

= 13% of all Jobs
(21% of all repairs)

Non-DA avg.

10 repairs

£860

DA avg.

13 repairs

£1200



Reduce Rent Arrears

 **After DA Incident - likely to go into arrears**

 **Already in arrears – arrears increase and continue to increase**



Evictions, Re-lets & Other Costs

£5,720

Avg Cost to Re-let

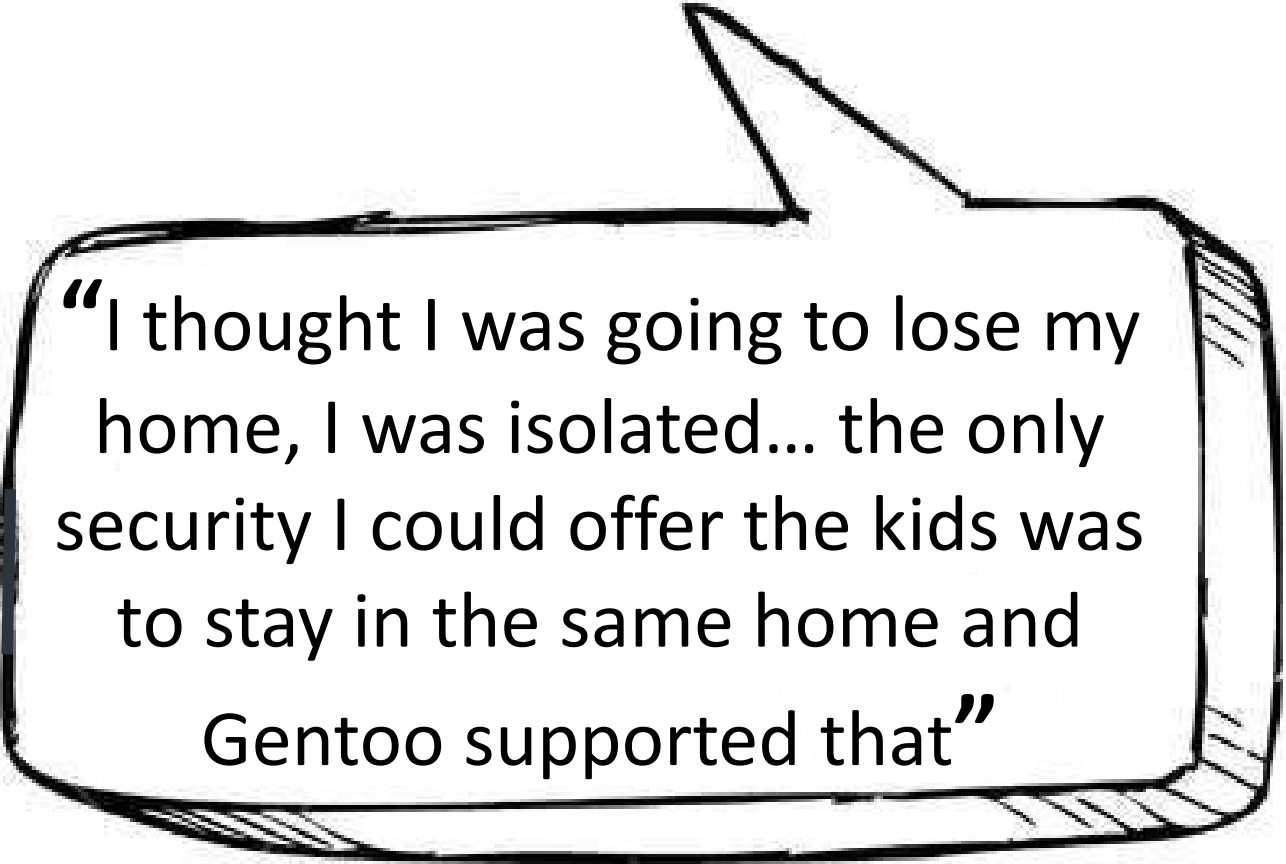
65%

Housing Providers
framed DA as ASB
(Henderson, 2016)

***“We categorise Domestic Violence
and abuse as ASB due to the
neighbourhood impact”***



Lived Experience



“I thought I was going to lose my home, I was isolated... the only security I could offer the kids was to stay in the same home and Gentoo supported that”

Anonymous

During



My house was a prison
The house was big but it feels so small
Scary Loud
Uncertain
Stressful Abuse Walking on eggshells
Routine Stuck
The only place I felt safe

After



My home
Freedom
Can do what I want
Better Children happy
No worries No problems
I am a different person
I have choices
Safe

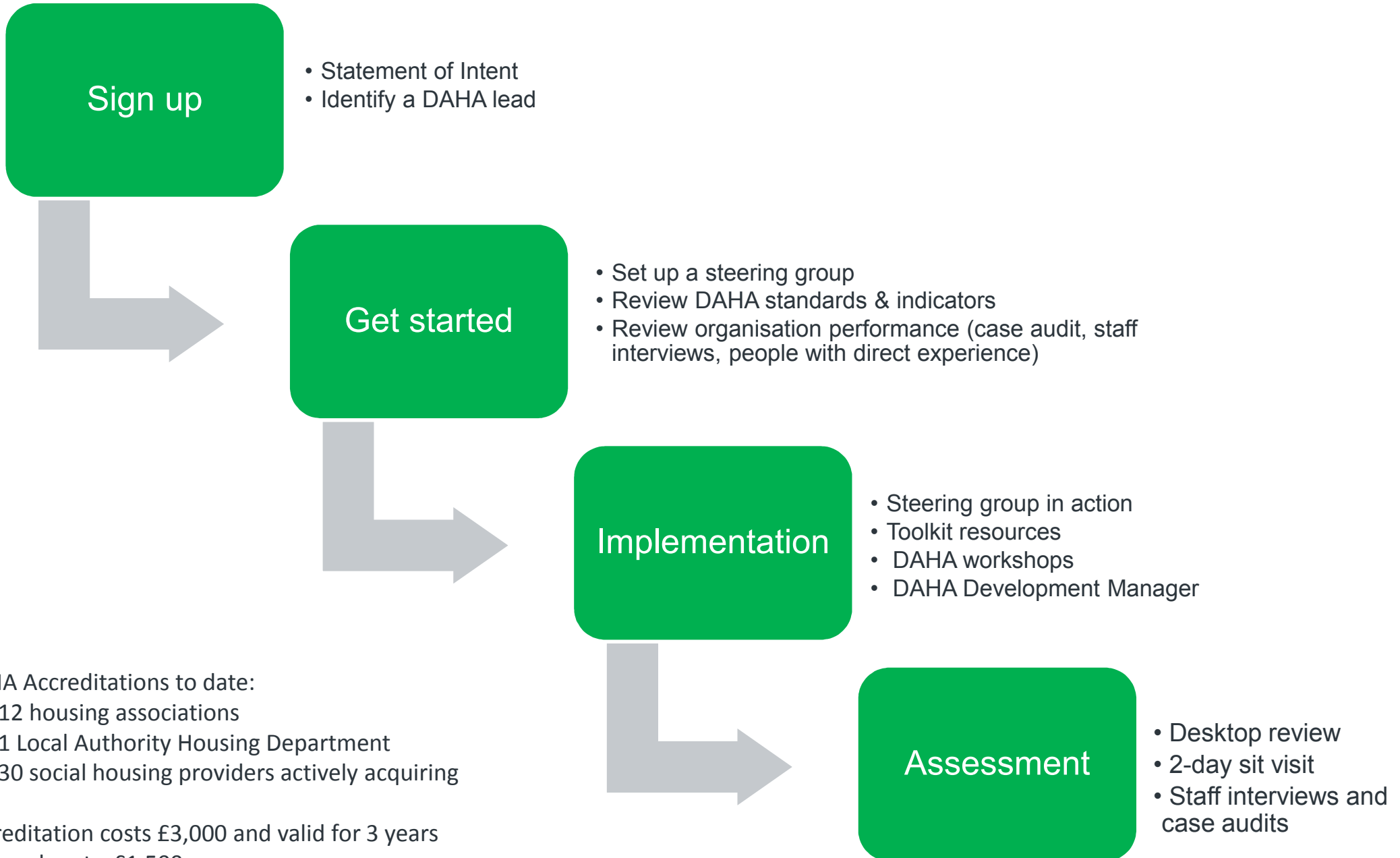
DAHA Standards – Priority Areas

1. Policy & Procedure
2. Case Management
3. Risk Management
4. Equality & Diversity
5. Perpetrator Management
6. Partnership working
7. Training
8. Publicity & Awareness



Free online toolkit with template docs and guidance on above available at <https://www.dahalliance.org.uk/accreditation>

The Accreditation Process



DAHA Accreditations to date:

- 12 housing associations
- 1 Local Authority Housing Department
- 30 social housing providers actively acquiring

Accreditation costs £3,000 and valid for 3 years

Renewal costs £1,500

Benefits of DAHA

Financial	Reputation
Fewer evictions	Become a beacon of best practice in the sector, an innovator, a leader
Increased rent recovery/less arrears	Proudly display DAHA Chartermark on promotional material demonstrating your commitment to highest standards
Sustainable tenancies	Increase customer satisfaction, reduce complaints
Speedier case resolutions	Be an innovator, a leader in the fight against domestic abuse
Increased disclosures means improved efficiency	Safeguard families by empowering staff to see, ask, hear & respond to domestic abuse
Effective perpetrator management (ASB)	Lead in the successful intervention with perpetrators
Less property damage when domestic abuse identified earlier	Inspire excellence in partnership working through collaboration
attract commissioning for specialist services & facilities	Impact positively on your local communities by creating safe homes where families thrive

Hopes, Concerns and Take Away

In Groups of 2-3 discuss the following:

- **Strengths** of your organisational response
- **Barriers** to best practice within your organisation
- **Powers** you have to act
- **How effective** are **relationships** with **partner**

agencies? (Police, Children's Services, Specialist Domestic Abuse
Services)



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Whole Housing Approach



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•Why should housing get Involved?

•To make a difference.....

- Domestic Abuse is the leading cause of Women's Homelessness
- Housing is uniquely placed to identify, recognise & respond to domestic abuse
- Empower staff & residents by raising awareness and equipping them to respond to domestic abuse
- Support & guidance that the accreditation process will bring
- Huge cost benefits to the organisation and society and to you
- Save lives

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MAKE
A
STAND

Our homes, our people,
our problem.



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