



annual report | 2015-16



What does the TDS Charitable Foundation do?

The TDS Charitable Foundation exists to raise standards in the private rented sector (mainly through the promotion of education in the rights and responsibilities of landlords and tenants) and to promote the wider use of Alternative Dispute Resolution mechanisms to deal with tenant and landlord disputes.



Aims

- 1 To advance education about housing rights and obligations in general, and in particular about:
 - (a) best practice in the management of private rented housing;
 - (b) legal rights and obligations which are of particular relevance to those who are involved in the provision or management of private rented housing or who hold tenancies within the private rented housing sector; and
 - (c) use of alternative dispute resolution processes for the more efficient and effective resolution of disputes between landlords and tenants”.
- 2 To advance conflict resolution through promoting the use of alternative dispute resolution processes for the more efficient resolution of disputes between landlords and tenants within the private rented housing sector.

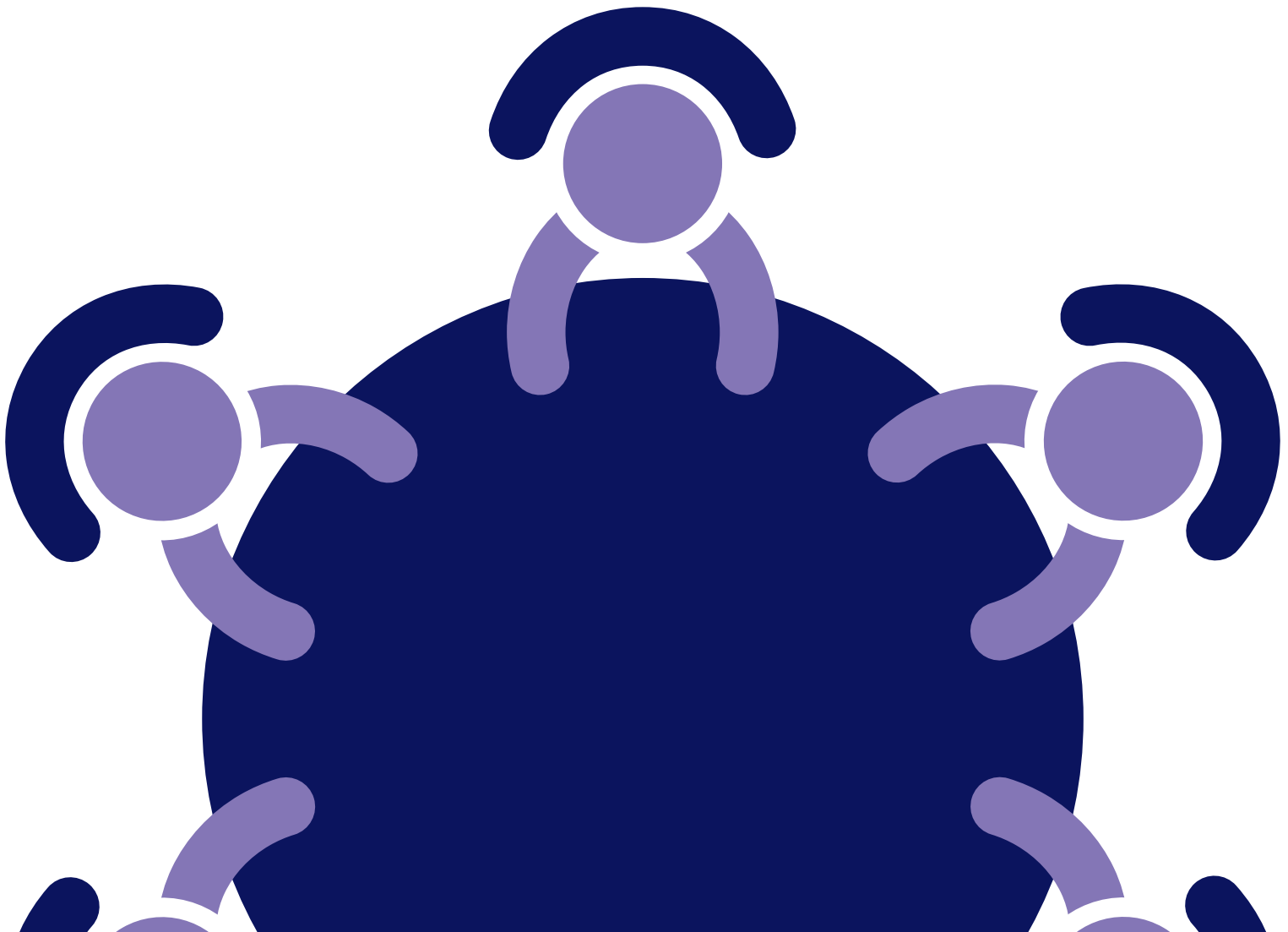
Governance

The TDS Charitable Foundation is run by a Board of Trustees, three of whom are appointed by The Dispute Service Ltd. The remaining Trustees are appointed by the Board as independent Trustees. The maximum size of the Board is nine Trustees and Trustees are appointed on three year terms of office.

The Trustees as of 31 March 2016 are:

- Professor Martin Partington* CBE QC [Chair];
- Martin Blakey
- Peter Bolton-King
- David Cox
- Stephen Harriott*
- Sheila Manchester
- Colum McGuire
- Nick Hankey*
- Katharine Sacks-Jones
- Mark Hayward (resigned 2 October 2014)

*Nominated by The Dispute Service Ltd



The Numbers

Financial statements for the year ended 31 March 2016

Incoming resources	Note	Unrestricted Funds	Total Year ended 31 March 2016	Total Period ended 31 March 2016
		£	£	£
Incoming resources from generated funds				
Voluntary Income		149,179	149,179	375,000
Interest		883	883	-
Total incoming resources		<u>150,062</u>	<u>150,062</u>	<u>375,000</u>
Resources expended				
Charitable activities		(63,288)	(63,288)	(99,649)
Support Costs		(4,751)	(4,751)	(2,442)
Total resources expended	1	<u>(68,039)</u>	<u>(68,039)</u>	<u>(102,091)</u>
Net movement in funds		82,023	82,023	272,909
Reconciliation of funds				
Total funds brought forward		<u>272,909</u>	<u>272,909</u>	-
Total funds carried forward		<u>354,932</u>	<u>354,932</u>	<u>272,909</u>

All of the above amounts are derived from continuing activities



Administrative and financial support services

The Charity receives the benefit of administrative support from The Dispute Service. This is provided free of charge but the Charity is required to meet the costs of operating its website, its bank accounts and other miscellaneous expenses. The Charity does not directly employ any staff.

Sources of funding

The TDS Charitable Foundation's key source of funding is from The Dispute Service Ltd. In 2015-16 The Dispute Service donated £149,179 to the Foundation.

During 2015-16 the TDS Charitable Foundation has provided a total of

**11 GRANTS TOTALLING
£105,965**

of which £65,789 was paid by 31 March 2016 with the rest paid in 2016-17.

Details of the organisations to which grants were given are set out on the right



**National Union
of Students**
England and Wales

An extension of the Ready to Rent project which trains student welfare officers to advise on housing issues.

ANUK
England and Wales

A new housing information website for ANUK (the Accreditation Network UK).

**Young Enterprise
(PFEG)**
England and Wales

Creating a new financial education teaching resource for youngsters aged 14-19 around housing issues.

**Ealing Equality
Council (EEC)**
Ealing, London

To deliver twenty four free walk in tenancy and support surgeries from a pop up shop in Ealing.

4 The Community
Rhyl, Wales

Provision of tenancy advice to HMO tenants.

**Cardiff Tenants and
Residents Federation**
Cardiff, Wales

Developing a Tenant Education Programme and the development of a Wales Renting website.

EFA London
London

Tenant training courses for students in London.

**Law for Life: the Foundation
for Public Legal Education**
England and Wales

A continuation project to develop training and information resources on housing rights issues.

A spotlight on projects funded by the TDS Charitable Foundation

This is a flavour of some of the projects which have been completed with the financial support of the TDS Charitable Foundation in the last two years

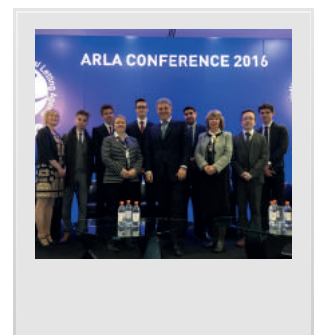
Funding to support the development of full time and part time courses in Residential Lettings and Management

City College Norwich



*Aidan Robertson receiving his award from Jan Hytch, a former President of the National Association of Estate Agents for completing his first year. As a consequence of being on the course he secured a part time Saturday job at Shipmans in Norwich, as a trainee sales and lettings negotiator, and as soon as he completed the course in 2016 he was taken on full-time.

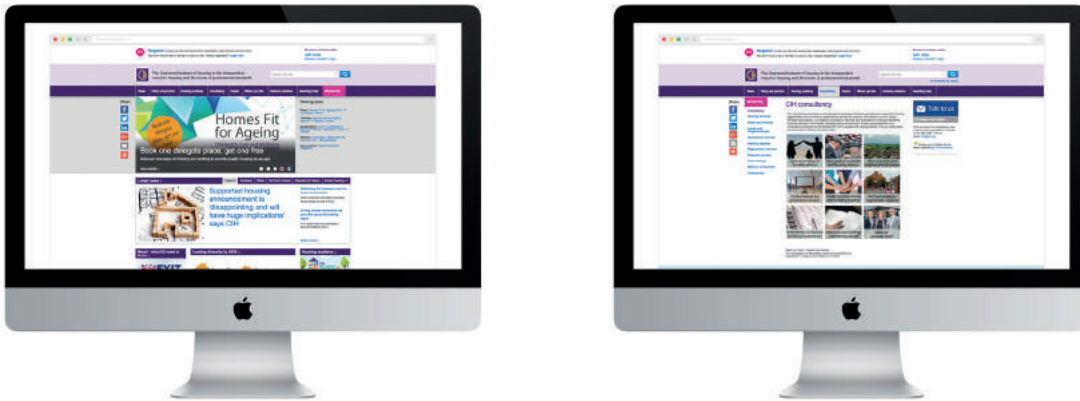
This was a truly innovative proposal which aimed to work with a local Further Education college to develop some new part time and full time courses in lettings management. The aim was to provide students with a traditional BTEC business qualification with a professional qualification in Residential Lettings offered by the National Federation of Property Professionals Awarding Body. The aim was to help raise the standards in the management of private rented sector housing by ensuring that new entrants to the profession benefited from a specialist letting management course which until then had only been available as a distance learning course. As a result 28 students were enrolled on the 2 year course and the programme is now being replicated at the City College of Brighton and Hove in 2017.



Students from City College Norwich attending the ARLA Conference in 2016 and being met by Housing Minister, Brandon Lewis.

Providing advice on migrant housing issues

Chartered Institute of Housing



This was a national project to update a dedicated website providing housing advice and information relating to migrants in the UK. The funding helped towards a major re-write and update of the website which is a key resource in this specialised area. The website is operated by the Chartered Institute of Housing and BME National; the umbrella group for Black and Minority Ethnic housing associations.

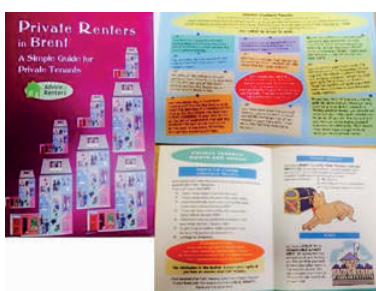
www.housing-rights.info

CIH policy adviser John Perry, who helps run www.housing-rights.info, said:

"We're extremely grateful to the TDS Charitable Foundation for this generous grant. More than a fifth of tenants in the private rented sector are foreign nationals so it's vital that they get good advice on their rights. Unfortunately migrants can find themselves at the mercy of rogue landlords, living in extremely poor conditions – we hope the extended website can help prevent this from happening and make them and people who advise them more aware of their rights."

Providing information and advice to private renters

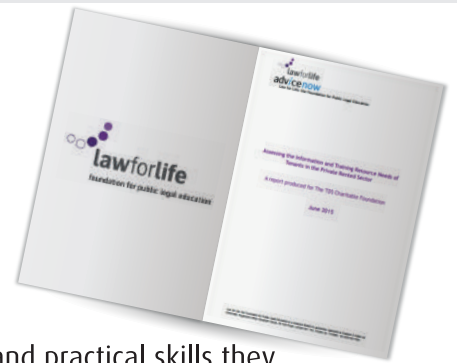
Advice4Renters



One of the first successful applicants to complete their project was Advice4Renters. They applied for funding in order to produce an Information Booklet which was aimed at the estimated 3,000 private tenants in the Willesden Green Ward in the London Borough of Brent. The organisation wanted to provide clear and concise information to the tenants on their rights and obligations as a tenant in privately rented homes.

Assessing the information and training resource needs of tenants in the Private Rented Sector

Law for Life



Law for Life works to ensure that everyone has the knowledge, confidence and practical skills they need to secure access to justice. It does this through community-based education and training, research and policy, and through the Advicenow website which provides easy-to-use information on rights and the law for the public. It also supports other organisations around the world to help their users make sense of the law through research, consultancy, and training.

This was an initial scoping report looking at the legal information and training resources available for tenants in the private rented sector. The initial findings were that information and training resources are needed which address the needs of the most vulnerable and least legally capable amongst tenants in the private rented sector. The review also found that whilst there are many information resources available generally they can be difficult to locate. The report recommended:

- Producing targeted plain English resources focused on the self-management of problems;
- Consolidating the best information resources for private tenants in a specially designated website.

Tara Mulqueen of Law for Life said:

“We wanted to address some of the gaps in information and training available for private tenants and community organisations working in the private rented sector, but without reinventing the wheel or duplicating efforts. We think there is a need to make information and training resources easier to understand and more readily accessible.”

Research into improving standards in the private rented sector

Kate Faulkner

The Foundation has commissioned Kate Faulkner to produce a series of 12 research reports looking into various aspects of the private rented sector with a particular focus on what further education and training is needed for landlords and tenants in order to improve standards. A key finding of her first two reports in 2016 was that many of the landlords providing rented housing were inexperienced and needed access to better training, advice and information to ensure that the homes that they provided were safe and well managed.





www.tdsfoundation.org.uk



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