



Project "Providing suitable housing for the disadvantaged"

Summary of final report august 2009- april 2012

Projectmanager Hilde Sandnes Larsen

Summary of final Report-"Providing suitable housing for the disadvantaged "

Bodø town council has approx. 360 dwellings allocated to the disadvantaged. In this context the term disadvantaged means socially and economically disadvantaged people, drug addicts and the initial settlement of refugees.

In advance of this project Bodø town council acknowledged that it was difficult to acquire sufficient houses through municipal housing for the disadvantaged. This is partly because of inadequate follow-up of rental contracts, and partly because more people need to stay longer than 3 years of the initial lease term in the contract. There was not enough flow through the municipal housing administration of available rental housing to meet current housing needs.

About 100 originally time defined contracts had been converted to indefinite time contracts because the town council had not sent out notice that the period of residence had expired. Legally this means that tenants can stay as long as they want in the home. This means that 1/3 of the tenants who are living in public housing never had an evaluation made after 3 years, to establish whether they still had a need for the dwelling. In addition came the risk that the contracts, which originally were defined for a time period of 3 years, went over to become indefinite, unless the town council sent a notice.

Throughout the project period (August 2009 to April-2012) systematic work has been done on all rental contracts, with the goal of ensuring that it is those who are the most disadvantaged who are living in social housing.

Another goal has been to ensure that the tenants, who could have the opportunity to own their own homes, have received advice, guidance and help to move on in the housing market.

New procedures have been developed and are now integrated in the housing office's daily operations. And every rental contract is now being followed up.

Experience gained during the project period is that to enable flow through the town council housing system is a complex challenge. The majority of the tenants need to stay beyond the original lease period.

The project has provided a certain level of flow through the system, but the project has also taken steps to map the various issues faced Bodø town council and the housing need.