



Creating a democratic, member-led force for housing justice

Blueprint

for a National Housing Union for tenants, residents and their representative organisations

CONDENSED VERSION

**Version 4
June 2026**



Blueprint for a National Housing Union for All Tenants and Residents

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“If we don’t create a national tenants and residents union, we’ll be forever firefighting, never putting out the fire.”

Housing activist, October 2025



Blueprint for a National Housing Union for All Tenants and Residents



1. Summary

This document offers a blueprint for a national housing union that housing campaign group SHAC aims to establish in partnership with other housing groups, community groups, and individual activists.

The Blueprint sets out the case for its existence, who it is for, how it will run, and how it will be funded. The Blueprint ends with a proposal for the next steps we need to take in order to turn the vision into reality. More information on the National Housing Union project can be found at shaction.org/a-national-housing-union which also allows readers to feed in their views.

Throughout this document, we use the phrase ‘tenants and residents’ to encompass full renters, shared owners, leaseholders, and those in non-traditional forms of housing such as almshouse and caravan dwellers. The Housing Union must in our view support all.

1.1. What is it?

A new, national democratic, member-led, trade union-style organisation.



Blueprint for a National Housing Union for All Tenants and Residents

1.2. Who is it for?

Membership will be open to tenants (full renters), shared owners, and leaseholders irrespective of whether they live in housing association or council properties, private accommodation, or other dwellings such as caravans and boats – it is a union for all.

Home owners may also wish to join, and may have disputes related to their homes and neighbourhoods, or face eviction threats if mortgage costs spike for example.

1.3. Why is it necessary?

There is a well-document **housing emergency** featuring high costs, disrepairs, insecure housing, unlawful discrimination, and anti-social behaviour. This is coupled with **inadequate legislation and regulation** created over a period of decades. The superior lobbying power of landlords and developers has allowed them to move housing legislation and regulation to prioritise their interests over those of tenants and residents.

On the other side of the equation, **there is an acute lack of support systems** for tenants and residents. Council and charitable tenancy support, advocacy and advice services have been slashed, as have related support systems that help stabilise people, for example by supporting those with drug and alcohol addiction.

Over time, **communities have become increasingly atomised**. Landlords by contrast are powerful, well-connected, and effective at fuelling division. This means that it is difficult for people to collectivise housing issues in the absence of external organisational support.

Initiatives launched by government and the housing sector establishment have been aimed at giving tenants a 'voice' (opportunities to log their complaints), but there is a great resistance to **giving tenants and residents power**: the power to affect genuine, fundamental change.

1.4. Don't tenant and resident unions already exist?

There are many excellent housing and community campaign groups, even those with national aspirations have been unable to achieve the size and scale needed to match the power of large landlords, whether councils, housing associations, or corporate providers. There is a clear gap in provision that the Housing Union seeks to fill.



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1.5. What will it offer to individuals?

Like a trade union, such a body would perform five key tasks:

1. **Individual casework provision and support**, which could include legal advice and advocacy. Some of this will be provided by directly employed staff, but some will be provided by trained peer advocates from within the communities they serve. This in itself will significantly alter the balance of power between landlords and their tenants, since landlords will no longer be able to exploit the freedoms they enjoy because of a pervasive lack of access to justice.

Casework requests will be triaged, with a range of self-help resources on offer, more tailored, expert advice, and full-scale advocacy and representation.

2. **Collective organising** by building community power. The community may be united by living within a specific location or because they share a common interest such as better retrofitting of homes to make them more energy efficient.
3. **Press work** to change the narrative and ensure that tenants and residents are no longer cast within certain negative stereotypes such as powerless victims, and that their emerging issues are publicised. They will also be able to counter the false narratives favoured by the landlord class and their allies.
4. **Political influence** exerted by systematically engaging with politicians at all constitutional levels to advocate for legislative and policy changes that better serve the interests of tenants and residents.
5. **Providing training, education and resources** to tenants and residents to help them develop the tools which will empower them to fight for their interests. Resources and training will also be provided to policy makers and those in authority who want to improve their engagement mechanisms.

1.6. How will it work with other campaign groups?

The Housing Union will sit within the current ecosystem of housing related campaign groups and coalitions. It will not seek to replace them.



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Affiliated membership will be open to neighbourhood and regional tenant and resident associations, and to campaign groups.

It will offer them the opportunity to extend their reach when mobilising for action such as protests and occupations, access to legal advice and advocacy, assistance with lobbying government and securing press coverage, and funding for their running costs and resources.

1.7. How will it be run?

Like a trade union, it will have twin, mirrored structures of directly employed staff supporting democratic and self-determining branches and committees. The priority will be to ensure that the Housing Union is member-led and to keep bureaucracy to a minimum.

Branches would be formed offering a mix of localised, landlord-based, and thematic options. Members may wish to join a branch based on their location, a shared characteristic, landlord, the issue they are concerned about, or their tenure. Members will therefore be able to choose where to devote their time and energy.

1.8. How much will it cost to join?

While membership fees will be necessary to create an income stream, the Housing Union will bake into its rule book the aim of keeping membership fees to a minimum, and offering free membership to those in financial difficulty. No-one should be excluded on the basis of an inability to pay a subscription fee.

1.9. How will it be funded?

full feasibility study would need to be carried out to assess the relative merits of different funding models, and it is expected that the funding structures will change over time. Initially, a large investment of seed funding is needed from the trade union movement. Over time, this will be replaced by membership subscriptions, and it may be possible to link these to trade union membership for a symbiotic relationship. Other sources of funding include charitable donations and fundraising. Most successful tenants' organisations use a mixed funding approach rather than relying on a single source.



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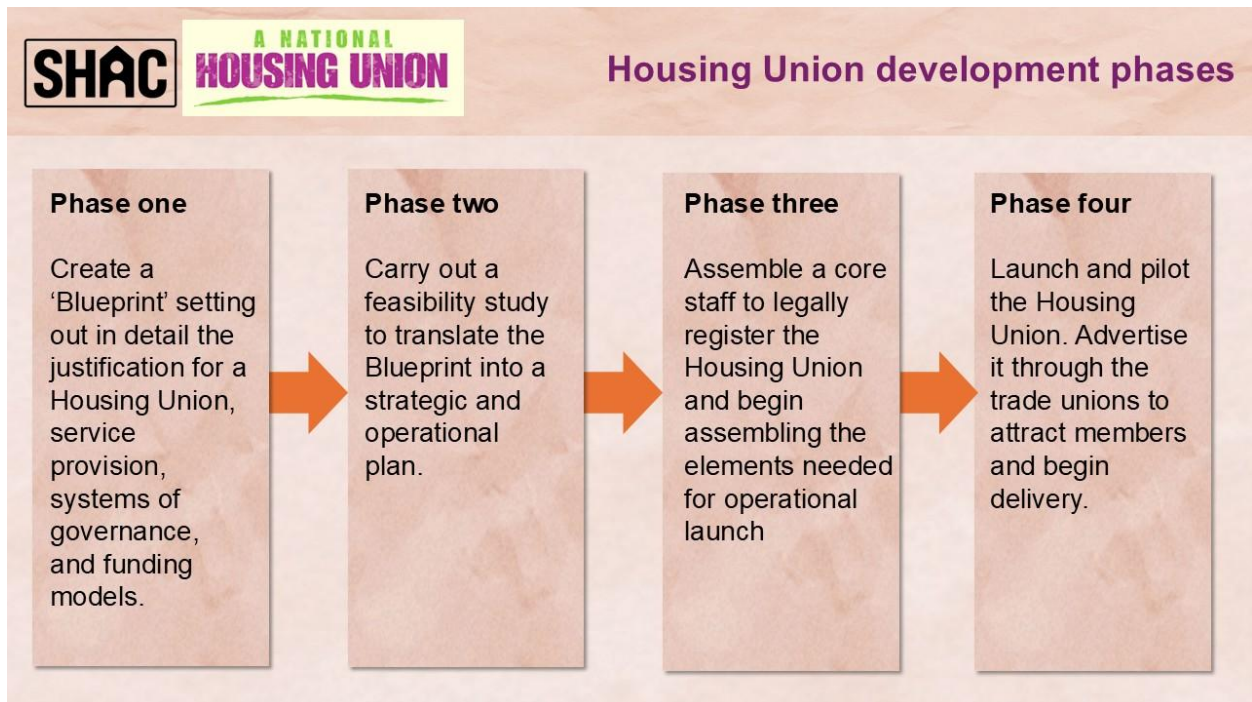
1.10. How was the project initiated?

The Housing Union is the product of a seven-month long participative process involving hundreds of people. It includes those who discussed the original germ of an idea at SHAC member meetings, campaign groups who signed up as supporters, those who debated it at a specially organised conference in October 2025, and those who took part in both the steering group and taskforce meetings and activities. In the latter case, their labours contributed entire chapters to this document.

1.11. What next?

The Blueprint contributes to the development of the Housing Union by adding flesh to the original vision paper. The development of a vision and Blueprint relied on an army of remarkable volunteers, the subsequent phases depend upon the project's ability to secure donations in kind and seed funding from the trade union movement.

Housing Union Development Phases Illustration





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“SHAC has helped with shared knowledge of the exploitation of tenants. It helped me understand the common practice of profit before people in the housing sector and the means to challenge it. A Housing Union could make affordable housing a reality.”

Testimonial – SHAC member. May 2026”



2. The Housing Emergency

2.1. Executive Summary

Official 2024–25 data confirm that England’s housing crisis is structural and intensifying. The key indicators are summarised later in this section and referenced in Appendix I.

Together, these figures show sustained supply-demand imbalance, record use of temporary accommodation, and recurring governance failures. Redress remains fragmented, reactive, and largely individualised across social housing, private renting, leasehold, shared ownership, and temporary accommodation.

2.2. Structural Demand, Social Housing Backlog

Social housing waiting lists remain at decade-high levels, with particularly acute pressure in London. The detailed figures are set out in the key indicators below.

This backlog establishes the scale of unmet demand and the benchmark against which institutional response must be judged.



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System Overflow Temporary Accommodation

Temporary accommodation shows the system overflowing, with record levels of households placed in temporary homes and homelessness remaining widespread. The detailed figures are set out in the key indicators below.

Temporary accommodation is increasingly long-term rather than transitional, indicating a rationing system under sustained strain.

Private Rented Sector Pressures

The private rented sector accommodates around one in five households in England (ONS, 2024). The Renters' Rights Act 2025 reflects recognition of instability in this tenure, but enforcement of standards remains complaint-led and constrained by fear of retaliation, limited legal support, tribunal complexity, and information asymmetry.

Leaseholders and Shared Ownership

Leaseholders and shared owners face risks around service charges, building safety costs, and managing-agent accountability, often requiring individual challenge through complex legal and tribunal processes. The scale of leasehold tenure is set out in the key indicators below.

Accountability and Redress Across Tenures

- **Housing Ombudsman Service (HOS)** - Ombudsman data show a high level of upheld complaints and recurring maladministration, illustrating the limits of case-by-case remediation within a systemic crisis.
- **Tribunal System** - the First-tier Tribunal provides individualised redress for leasehold and housing disputes (Ministry of Justice, 2024). Decisions are case-specific and do not automatically generate sector-wide reform.
- **Regulatory framework** - consumer regulation remains risk-based and threshold-led under the Social Housing (Regulation) Act 2023, leaving accountability fragmented and reactive.



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Structural Barriers Across Tenures

Despite tenure differences, common barriers recur: individualised enforcement, legal complexity, cost and evidential burdens, information asymmetry, retrospective remedies, and the need for residents to act individually against systemic problems.

What the numbers revealed

Taken together, waiting lists, temporary accommodation and Ombudsman determinations show a system under sustained structural strain, where unresolved demand far exceeds the scale of formal redress.

These are not isolated failures but evidence of systemic imbalance. A National Housing Union is therefore proposed as a collective civic mechanism able to aggregate evidence, support tenants and leaseholders, coordinate escalation across fragmented systems, and strengthen transparency and accountability.

2.3. Summary of Key Indicators (England, 2024–25)

The following indicators summarise the housing emergency in England. Regional pressures vary, but the case for a national Housing Union extends beyond English borders because housing insecurity is experienced across the UK.

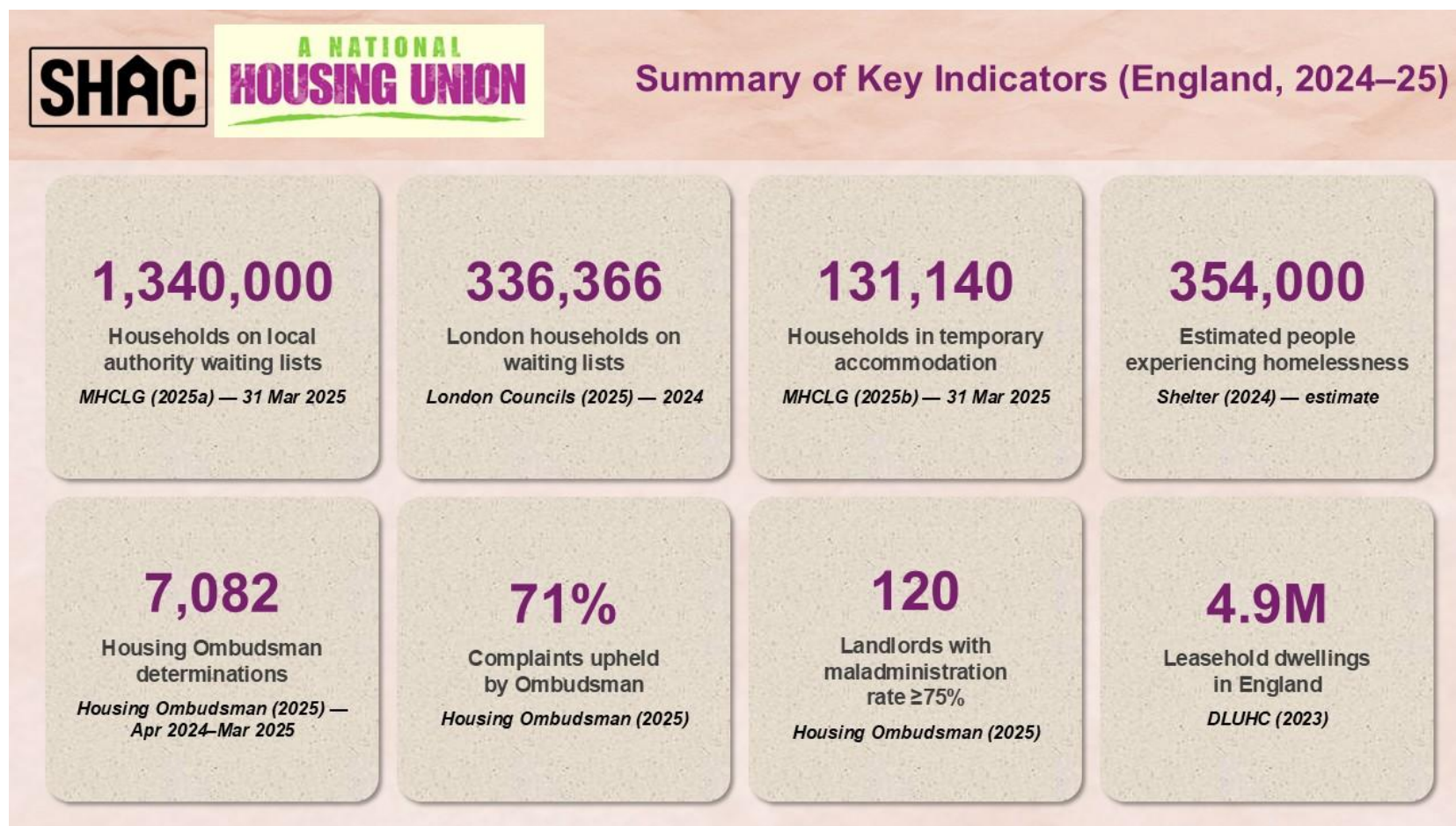
- Households on local authority waiting lists: **1,340,000** (31 March 2025) *MHCLG (2025a)*
- London households on waiting lists: **336,366** (2024) *London Councils (2025)*
- Households in temporary accommodation: **131,140** (31 March 2025) *MHCLG (2025b)*
- Estimated people experiencing homelessness: **354,000** (2024 estimate). *Shelter (2024)*
- HOS determinations: **7,082** (1 April 2024 – 31 March 2025) *HOS (2025)*
- Complaints upheld by Ombudsman: **71% of determinations**. *HOS (2025)*
- Landlords with maladministration rate $\geq 75\%$: **120 landlords**. *HOS (2025)*
- Leasehold dwellings in England: **Approximately 4.9 million**. *DLUHC (2023)*

This evidence supports the need for coordinated, collective civic mechanisms capable of addressing structural imbalance. Please see [Appendix \(I\)](#) for methodology and references.



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Summary of Key Indicators (England, 2024–25) Illustration





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3. Home and Workplace Overlap

3.1. Impact on Working Lives

The housing emergency directly affects working lives. Pay rises won through trade union action are absorbed by rent, service charges and housing costs, while disrepair, antisocial behaviour, insecurity and stress contribute to sickness absence, reduced performance and instability at work.

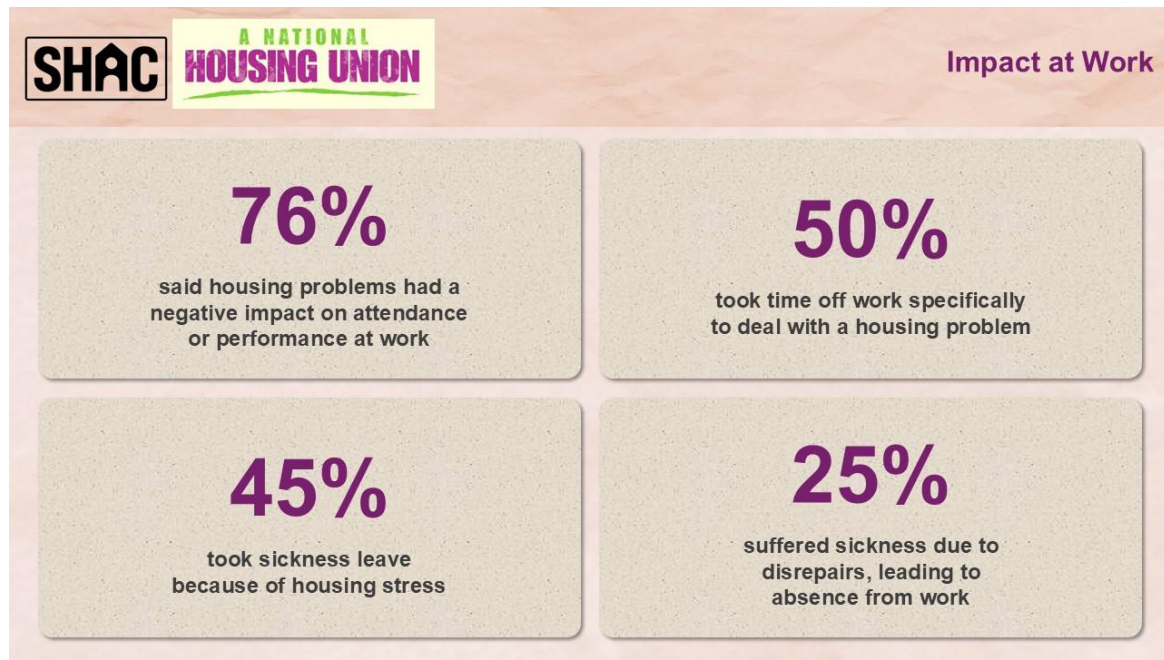
SHAC's 2025 Housing Crisis in the Workplace Impact Survey found that housing problems are often hidden within workplace processes: absence may be recorded as asthma or stress, while the underlying cause — such as damp, mould or landlord pressure — remains invisible.

The survey also indicated disproportionate impact on disabled people: **33%** of respondents reporting problems considered themselves disabled.



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Impact on Working Lives Illustrations





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3.2. Landlord and Tenant Power Imbalance

Tenants and residents are routinely outflanked by large landlords with greater resources, political access and media influence.

The regulatory environment remains weak, premised on landlord compliance and rarely imposing meaningful sanctions when landlords fail.

This leaves landlord narratives dominant and makes legal rights difficult to enforce in practice, particularly for ordinary tenants and residents without time, money or specialist expertise.

The consequences include:

- Unsafe disrepair, rising rents and service-charge abuse.
- Discrimination, inaccessible housing and antisocial behaviour.
- Loss of low-cost rental housing, leasehold injustice, weak legal remedy, harassment and revenge evictions.

3.3. Housing is a Trade Union Issue

SHAC's survey reinforces the argument that housing is a mainstream trade union issue. Workplace problems such as sickness absence, stress or disciplinary action may be symptoms of poor housing rather than isolated employment issues.

For example, a union member may report asthma-related absence while the root cause — damp and mould in their home — remains unrecorded.

Stable employment is undermined when workers face repeated moves, eviction threats or homelessness caused by unaffordable and insecure housing.

Trade unions have recognised the impact of the housing crisis on workers, but it is still rarely treated as a primary workplace issue. A Housing Union working with the trade union movement could turn housing from a background pressure into a shared organising priority, linking workplace power with tenant and resident power.



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4. Governance and Membership

4.1. Core model

The founding principles agreed early in the development of the Housing Union's conception are that it should be:

- Member led, and democratically controlled.
- Adopt an organising model of membership empowerment reflected in the rule books of the most effective and militant trade unions.
- Work in partnership with the multitude of different housing and intersectional campaign groups and service providers, not seek to replace them.

The rule book should be developed in the next phase, drawing on the strongest trade union examples and accommodating both individual membership and group affiliation. Please see [Appendix \(II\)](#) for comparison sources.

Previous attempts to create a tenants' voice have largely failed because they were top-down, funded or controlled by government or charities, and focused on consultation rather than tenant and resident self-organisation.

A national tenants and residents union can succeed if it emerges from the labour movement and is grounded in self-organisation, democracy and activist development.

Its purpose would be to mobilise, support and empower tenants and residents to influence housing policy and use collective tactics where appropriate.



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Structure Illustration



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To change the housing landscape, the Housing Union must work with trade unions and voluntary sector bodies challenging austerity, cuts and deregulation.

In summary, like a trade union, such a body would perform five key tasks:

Key Tasks Illustrations





Blueprint for a National Housing Union for All Tenants and Residents

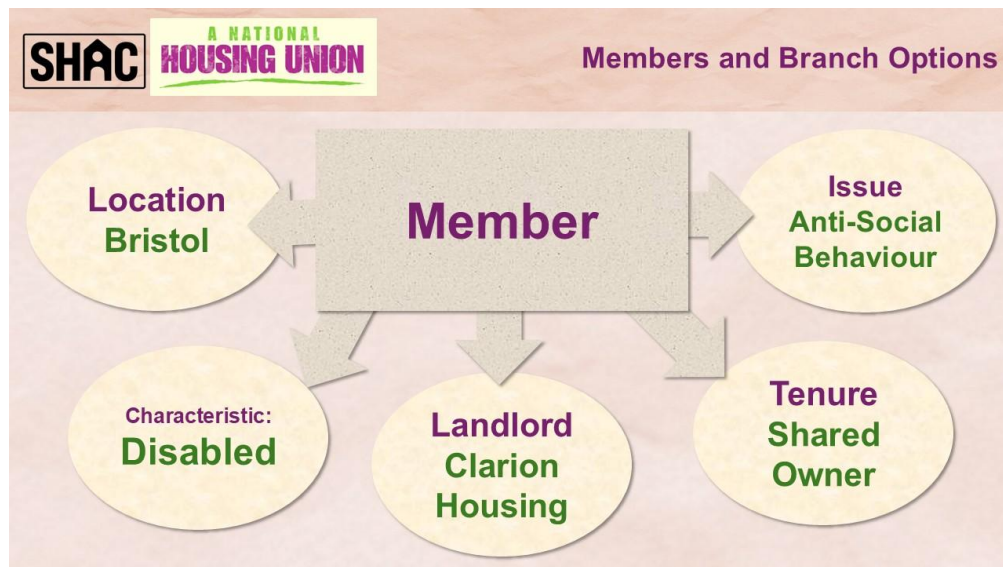
The Housing Union should be open to tenants, residents, shared owners, leaseholders and people in less conventional homes, regardless of landlord type.

This broad membership would allow members to unite around common issues while still organising by location, landlord, tenure or theme.

The union should resist divide-and-rule approaches between tenure types, while excluding landlords and freeholders from membership where their interests conflict with tenants and residents.

Branches should be largely self-determining and may form around geography, landlord, tenure, shared identity or campaign theme.

Branch Options Illustration



Individual members must be able to join the branch that best fits their needs, while existing TRAs and campaign groups may become branches or affiliate while retaining their identity.

Branches should remain the primary unit of delivery, supported by regional and national coordination kept as flat and democratic as possible through the rule book. The union should accommodate different tenure and landlord interests through three broad membership levels: full individual members, affiliated member organisations, and supporter affiliates.



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Organisations

Organisations could join through affiliation, with participation and voting rights defined according to whether they are democratic tenant/resident bodies or wider supporters.

- **Affiliated members** would typically include democratic tenant and resident associations, campaign groups and similar member-led bodies.
- **Supporter affiliation** would allow trade union branches, charities, think tanks and other supportive organisations to relate to the Housing Union without full voting rights.

The housing crisis disproportionately affects working-class communities including older and younger people, disabled people, Black, Asian and minority ethnic communities, women, single parents and migrants.

Equality, diversity and inclusion must therefore be embedded in the union's structures, services and planning from the outset.

The legal form should protect democratic control while enabling the union to employ staff, hold funds and enter contracts. The governance taskforce preferred a non-profit company model, though society, unincorporated association and hybrid models should be tested during feasibility.

Strong alliances with tenant associations, tenant unions, housing campaign groups and trade unions should form part of the Housing Union's backbone. It should strengthen the existing housing campaign ecosystem, not replace or absorb it.

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Collaboration should include member referrals, shared campaigns, resources, amplification, mobilisation and possible “passporting” between partner organisations.

Alliances and Partnerships Illustration





5. Funding and Sustainability

A Housing Union will need mixed funding. A feasibility study should test the balance between trade union seed funding, subscriptions, grants, donations and earned income.

Trade union partnership is essential because existing tenant voice and campaign structures lack the scale, staff capacity and resources needed to shift power nationally.

This partnership would overcome reliance on volunteers, small donations, restrictive grants and insufficient legal or organising capacity.

Seed funding from the trade union movement is needed to establish national staff, casework, legal support and organising capacity, before being gradually replaced by recurring income.



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The relationship should be reciprocal, helping trade unions reach members and communities affected by housing insecurity.

Membership subscriptions are the most democratic and independent long-term income source, with modest fees, hardship waivers and solidarity rates.

Trade union-linked subscriptions could allow members to join the Housing Union through their union membership, either at full cost or with trade union subsidy.

Charitable Trusts & Progressive Foundations Other sources could include progressive foundations, charitable trusts, short-term project grants, crowdfunding and major donor campaigns.

Statutory and Government Core Funding Statutory or government funding should not be ruled out, but would require careful safeguards to protect independence.

Earned Income Streams Earned income may later come from training, consultancy, legal support packages, publications, merchandise or events.

Potential membership could draw from private renters, housing association tenants and residents, council tenants and residents, leaseholders and shared owners.

Income projections should be tested during feasibility using different membership numbers and subscription rates.



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Income Projections Illustration



A NATIONAL

HOUSING UNION

Income Projections

		Annual Income				
Subs Rate		Membership Numbers				
Monthly	Annually	50,000	100,000	150,000	200,000	250,000
£1	£12	£600,000	£1,200,000	£1,800,000	£2,400,000	£3,000,000
£2	£24	£1,200,000	£2,400,000	£3,600,000	£4,800,000	£6,000,000
£3	£36	£1,800,000	£3,600,000	£5,400,000	£7,200,000	£9,000,000
£4	£48	£2,400,000	£4,800,000	£7,200,000	£9,600,000	£12,000,000
£5	£60	£3,000,000	£6,000,000	£9,000,000	£12,000,000	£15,000,000

The realistic funding mix is: early reliance on trade union seed funding and grants, transition to majority membership dues by years 3–5, and long-term independence through a large dues-paying base supplemented by grants and union support for specific work.

The recommended structure balances independence with the upfront resources needed to build a national organisation.

“I have an ongoing dispute with my landlord and with the help of SHAC I have gained a lot of knowledge about the law and gained courage to challenge my landlord. With a Housing Union, I would have even more tools and to help me fight for my rights.”

Testimonial – SHAC member. May 2026”



6. Organising and Campaigning

The organising model adapts trade union practice to housing, combining individual support, collective action, rights education and skills development.

Its purpose is to collectivise problems so solutions benefit all affected members rather than only those able to pursue individual complaints.

Organising means that members collectively define an issue, agree the desired outcome and take part in a plan to achieve it.

Branches should act as hubs for knowledge, resources, peer support and campaign activity.

Two models should be tested during feasibility: a trade union organising model and an assembly model. The two models are similar in principle. The assembly model requires members to participate collectively before individual issues are taken up, helping turn recurring problems into shared organising projects.

The following principles should operate to keep the organisation democratic and flexible:

- Housing organising must remain flexible because communities may include multiple landlords, landlord types and tenures.

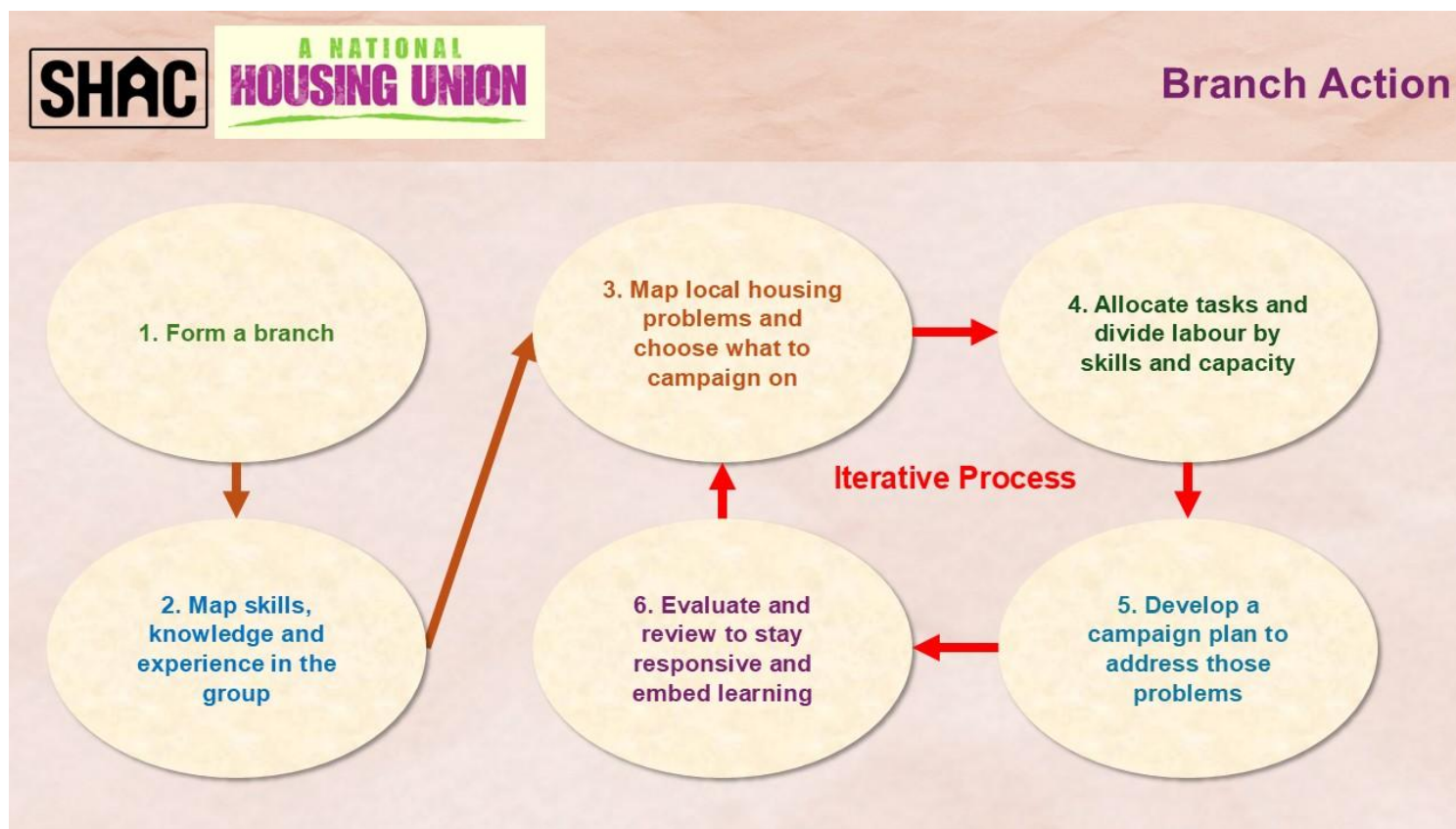


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- The Housing Union should support activists with equipment, expenses, campaign resources, accessibility support, training, coaching and mentoring.
- Branch expenditure should be locally scrutinised and reported centrally to ensure transparency and probity.
- Branches should choose campaign targets while using a shared campaign planning template to maintain standards without stifling local action.
- The template should cover aims, targets, context, escalation, communications, alliances, recruitment, resourcing and review.
- National backing would improve the success of local campaigns against powerful landlords and their allies.
- Organising must connect with casework, legal strategy, political work and press activity so individual problems can become collective campaigns.
- The structure of the Housing Union must therefore accommodate effective joint working between its different departments.

Key barriers include activist burnout, officer burnout, volunteer churn and the temptation to substitute staff delivery for member-led organising. Despite these barriers, member-led organising remains preferable to servicing or consultative “tenant voice” models.

Branch Action Illustration





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7. Advice, Advocacy and Legal Support

Advocacy, also described as member solidarity, means training and supporting members to help each other with housing issues. This section summarises the legal and casework working group's fuller report, which should inform the feasibility stage.

Grass-roots housing groups cannot currently offer legal advice or representation at scale because costs are prohibitive. Trade union-style legal retainers offer one possible model. Over time, the Housing Union should be able to support individual and strategic cases, but may need to begin with a limited minimum viable service.

Decades of legal, political and social change have shifted power from tenants and residents towards landlords, developers and managing agents. A Housing Union casework service would help reverse this imbalance by bringing legal knowledge, advocacy and collective power under one national banner.

The recommended launch model is a minimum viable legal and advice service, growing over time into deeper casework capacity through a clear triage system. The vision is to provide appropriate legal advice and support to members while reducing the “David and Goliath” imbalance between residents and landlords.

Current redress routes are often administrative, slow and weak, while residents lack time, money, expertise and resilience to pursue formal enforcement. The Housing Union should combine collective knowledge, self-help, advocacy and legal support so successful approaches can be shared and scaled. Support should not be limited to court action. Casework should combine legal routes with organising, political pressure, media work and self-help resources.

HOS data for 2024–25 show high levels of complaints about councils, property condition, complaint handling and antisocial behaviour, including a major rise in disrepair complaints. Together with SHAC's survey evidence on work impacts, this shows that existing systems are failing to resolve housing problems effectively.

Barriers to justice include cost, time, legal complexity, fear of retaliation, poor access to advice, weak enforcement, mental health impacts, accessibility barriers, language and cultural barriers, and unequal power.

Under LASPO in 2013 removed large areas of social welfare law from public funding, worsening access to justice for tenants and residents.

The working group identified a number of ingredients of successful casework from light-touch support through to deep legal intervention.

Key Casework Ingredients Illustration





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The recommended approach is a phased triage model aligned to residents' needs and available resources. Triage should manage demand through light, medium and deep support, using legal escalation only where appropriate. This keeps legal escalation as the final stage of a wider prevention, advice and advocacy system.

Triage levels should include light self-help resources, medium peer or advocate support, and deep legal intervention where necessary.

Accessibility should be designed into all services and resources from the outset. Light support should be freely available; medium and deep support may be member-only with waivers for those unable to pay.

Feedback loops should connect casework to organising, policy and campaigning priorities.

The use of Grassroot Advocates is highly recommended and would add considerable value to the Housing Union. Grassroots advocates would need training, supervision and support, but could provide trusted local help while linking communities to deeper Housing Union assistance.

Individual advocacy and legal support should be a core Housing Union service, delivered through a clear triage model with some resources available beyond the membership.

The model should also build local advocacy capacity, strengthening communities as well as resolving individual cases.



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“SHAC has enabled me to come together with other residents and see that I am not alone in my fight with Hyde Housing - excessive service charges, complete disregard for tenants, failure to admit their mistakes - this is systemic and not isolated cases, without SHAC I would have been fighting alone with no support.

Being able to access direct professional support from a Housing Union could help me to continue fighting for justice against my landlord feeling better informed and supported - all of which could help to alleviate the significant negative effect this had on my mental health.”

Testimonial – SHAC member. May 2026”



Likely tactics include:

- Lobbying against legislation, regulation or enforcement that would increase accountability.
- Hostile press, social media attacks and misinformation aimed at delegitimising tenants and residents.
- Legal intimidation, including SLAPP-style claims designed to silence criticism through cost and fear rather than merit.
- Divide-and-rule tactics between tenure groups, and superficial “tenant voice” concessions presented as meaningful change.



“Being part of SHAC has helped by making it clear I’m not dealing with these issues alone. SHAC brings people together and works hard to gather and present evidence in clear, professional reports, which helps highlight that these problems are widespread rather than isolated cases. The main issues we face relate to inflated or invalid service charges and difficulty accessing the documents we are entitled to, and SHAC has helped by giving residents a stronger, collective voice to challenge this.

A Housing Union for all tenants and residents would have helped by giving these issues far greater visibility and influence. With stronger resources, it could promote concerns more effectively in the media and public arena, helping to bring wider attention to problems such as unfair service charges and lack of access to key documents. This increased visibility would add pressure on decision-makers, encouraging government and politicians to take more meaningful and timely action to address the underlying issues affecting tenants and leaseholders.”

Testimonial – SHAC member. May 2026”



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9. Main Risks

Sustaining branches can be difficult. In a capitalist system, people are being asked to do organising in their free time. It's therefore very important to keep branches running and accept that involvement levels will fluctuate.

There will be territorial and political differences, and we have to think about how we deal with conflict and disagreement, and keep people together and focus on the aims of the project. Many community activism groups can end up with turf wars waged by a different people or groups. This has beset many Tenant and Resident Associations for example.

Addressing these problems will require funding a sufficient staff base, and effective management, training, and structures within the Housing Union.



Blueprint for a National Housing Union for All Tenants and Residents

“I had multiple structural problems related to long term neglect by Peabody. Advice from the SHAC community helped me understand the processes I needed to go through to get redress. I also felt less alone because others shared their stories.

I believe even copying SHAC onto emails to Peabody and the HOS helped move my issues along by showing them I was serious, informed and had community action support.

I would have sought legal advice and support if it had been available through a Housing Union”

Testimonial – SHAC member. May 2026”



10. Next Steps: The Feasibility Stage

1. Decide on the preferred organising model.
2. Review the more comprehensive paper on the provision of individual advocacy and legal services, set out in Chapter 7, to decide on the most appropriate way to provide services.
3. Define how contingent an individual's casework support is on their collective involvement in organising and campaigning.
4. Decide who will be excluded from membership. The term 'landlords' could include leaseholders or freeholders unable to sell and who have sub-let their properties but are still disadvantaged by, for example, service charge abuse.
5. There is also a question about Right to Manage management companies where sometimes an individual leaseholder will be in conflict with the company which is jointly owned by all residents in a block. This could become increasingly prevalent with commonhold. Within this, the relationship with the housing cooperative movement also needs to be explored. It is possible that a tenant in a housing coop could have a problem with the collective body that runs the coop for example.



11. With Thanks

This document was created through the efforts of hundreds of tenants and residents who contributed ideas and, in some cases, entire chapters to the Blueprint. We pay special tribute to workstream leaders who worked so hard to bring different sections to life, coordinating their groups despite the challenges of their own housing struggles. These were:

- **Fiona Cameron** (legal and casework).
- **Muhammad Khan** (the housing crisis).
- **Martin Keegan** (governance).
- **Joe Jenkins** (funding models).

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- The Greater Manchester Tenants Union
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While cannot name each contributor, we nonetheless thank everyone for inspiring contributions and awesome dedication to the concept of a National Housing Union. Your collective efforts and



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participation in the many events and activities organised by SHAC have undoubtedly created a powerful and robust Blueprint.

SHAC

Draft Version D4

27 June 2026

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12. Appendix I: The Housing Emergency – Methodology and References

12.1. Methodology

This report draws exclusively on primary administrative data, statutory oversight publications, and enacted legislation published between 2023 and 2025.

Sources were selected according to four criteria:

1. Authoritative origin - only official government departments (e.g. Ministry of Housing, Communities and Local Government. Ministry of Justice), statutory bodies (e.g. HOS), Parliament, and nationally recognised organisations (e.g. Shelter, Office for National Statistics) were used for factual assertions.
2. Recency - where multiple editions existed, the most recent full reporting period (2024– 25 or latest quarterly release) was used. All statistical references correspond to explicitly dated publications.
3. National scope - unless otherwise stated, figures relate to England. Where regional breakdowns are included (e.g. London), this is clearly identified in the source citation.
4. Structural relevance - indicators were selected to reflect systemic housing pressure rather than isolated cases. Data were included where they demonstrated scale, trend, institutional strain, or recurring governance patterns.

All numerical claims are traceable to the reference list below.

12.2. References

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13. Appendix II: Comparison Rule Books

Type	Name	Rules	Notes
Trade Union	RMT	Rules	
Trade Union	Unite the Union	Rules	
Trade Union	BMA	Articles	
Trade Union	BALPA	Rules	
Tenant association	Tenantiaid Cymru	Articles	Wales (defunct)
Tenant association	Woonbond	Statutes	Netherlands
Tenant association	International Union of Tenants	Statutes	founded 1926
Tenant association	CATU		Ireland
Tenant association	Manawatū Tenants Union	Rules	part of New Zealand
Tenant association	Sunia	Statutes	Italy



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14. Appendix III: About SHAC

SHAC is a national campaigning organisation that was launched by Unite the Union's Housing Workers Branch.

It links tenants, renters, shared owners, and leaseholders living in homes owned by housing association, council, and private landlords.

We maintain strong ties with trade unions, aiming to bring together tenants, residents and workers on issues of common cause.

Together we campaign to improve people's housing conditions and to reduce the commercialisation of public housing, working with the trade unions representing staff in housing and other services where we can.

Our demands include genuine tenant and resident democracy, improved repairs and maintenance services, reduced rents and service charges, better health and safety provisions for all, and an end to the exploitation of housing workers.

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