

Appendix 1, Housing Overview and Scrutiny Committee – 17th June 2015

Homelessness Prevention Strategy 2015 Review and Draft Action Plan

Action to date		
Initial Consultation undertaken	Feb/ March/April	3 face to face sessions with staff and partners
Survey of service users	Feb / March	116 responses out of 850 invited (14%)
Presentations at DMTs	April	Children's DMT Adult services DMT Housing DMT
Timetable		
Consultation Sessions - with review document and draft action plan		
Excellence Panel	26 th May	
Homeless Prevention Strategy - Finance	30 th May AM	CAB, HB, Rents private landlords
Homeless Prevention Strategy - ASB, DA, Offenders	30 th May PM	ASB, DA, Offenders, Community safety, Probation
Homeless Prevention Strategy - Private Landlords	1 st June AM	Private Landlords, / L/LS and RSL/ Mediation/ Environmental Health/ Discharge Duty
Homeless Prevention Strategy - Minority groups	1 st June PM	Trust, LGBT groups, monitoring groups
Homeless Prevention Strategy - Members 2	1 st June 5.30 to 7.30	Members
Homeless Prevention Strategy - Young people	22 nd June PM	Education, Young people, Autism, Leaving Care
Homeless Prevention Strategy - Public health	22 nd June AM	Public health, Substance misuse
Homeless Prevention Strategy - Mental health	23 rd June AM	SEPT, MIND, Powher
Homeless Prevention Strategy - Vulnerable people	23 rd June PM	ASC, Disability, Safeguarding, Hospital team, Age
Health & Wellbeing Strategy Board	15 th June PM	Slot booked
Youth Cabinet	1 st July PM	Slot booked
On line Public Survey	1 st June to 31 st July	Available to public
Report to Housing DMT	August	Strategy and Action plan
Report to Housing O & S	September	Strategy and Action plan

Make application for Gold Standard Challenge	October	
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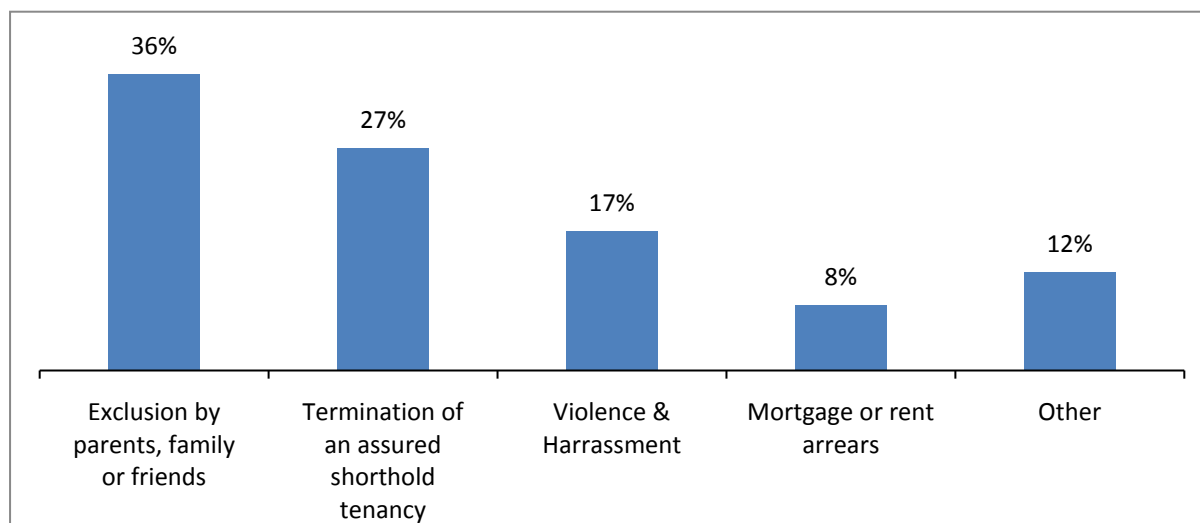
Review Identified:	Action Plan
<p>Four main causes of homelessness and numbers of approaches See chart 1</p>	<p>All actions to be categorised to address one of the causes of homelessness – keeps action plan very focused on prevention</p>
<p>1. Exclusion by parents, family or friend (especially pertinent in like of May 2015 Supreme Court judgment on the assessment of vulnerability)</p>	<ul style="list-style-type: none"> • Housing supply – influence supply to produce higher numbers of smaller properties (1 & 2 beds) - see chart 2 • Increase supply of supported accommodation and move on programmes • Encourage under occupiers to take in lodgers – see chart 3 • Promote staying at home through a programme of education in schools & colleges • Increase usage of the Young People’s mediation service • Explore options for non-priority homeless groups – including cross boundary self-referral hostels – including working with St Mungos, St Basils and Children’s/adults services on youth homelessness & housing options • Review how we prioritise homelessness to incentivise staying at home • Offer of respite accommodation for young people – crash pads • Concerns re potential HB reforms – no HB for under 25s? – Investigate impacts and mitigations • Investigate options for HMOs/Student type accommodation within Council stock
<p>2. The ending of an AST (complicated by the “AST revolving door”)</p>	<ul style="list-style-type: none"> • Improve the supply of good quality housing – across all tenures including supported housing options (Links with Housing Strategy) • Ensure right size properties are built – including smaller accommodation for single person households • Increase options for homeownership and

	<p>raise awareness</p> <ul style="list-style-type: none"> • Improve incentives to Private landlords to offer to local people rather than London boroughs • Make good use of adapted properties through early maximisation of potentially homeless applicants • Develop an offer for elderly under occupiers – whereby we offer sheltered accommodation in return for either leasing or purchasing of their larger property to be used for families on a long term AST (up to 5 years)
<p>3. Violence or harassment</p>	<ul style="list-style-type: none"> • Increase access to specialised refuges • Investigate the use of safe houses within Thurrock Council Improved working protocol for early joint working with victims of Domestic Abuse & sexual violence • Promotion of Sanctuary across all tenures
<p>4. Mortgage or rent arrears</p> <p>Issues of affordability for most private accommodation for the average wage earner in the borough –see charts 4-7</p>	<ul style="list-style-type: none"> • Increase understanding amongst staff of benefits – particularly around further welfare reforms • Increase access to debt advice and money management • Increase awareness of the implications of eviction through partners • Investigate a pre-tenancy training programme for tenants across tenures to improve tenancy sustainment and money management • Make best use of funding streams such as homelessness grant and one off government funds • Improve tenancy sustainment through floating support programmes
<p>Temporary Accommodation</p>	<ul style="list-style-type: none"> • Ensure high standards • Minimal use – only for emergencies – managed through good case management and early intervention • Increase available adapted accommodation • Suitable accommodation available for young people

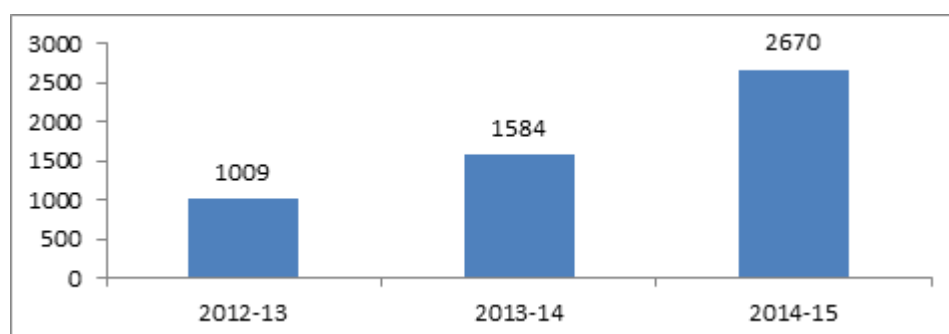
Improved partnership working	<ul style="list-style-type: none"> • Robust working protocols e.g. hospital discharge with regular monitoring and increased pre-emptive actions • Explore options for a Housing First approach • Set up a proactive Homelessness Forum with identified leads across partners and improved buy in
	<ul style="list-style-type: none"> • Improved communications and joint working – job shadowing, increased case reviews, joint training etc. • Increase knowledge of members around Homelessness and allocations • Increase commitment to the mental health forum
Customer service	<ul style="list-style-type: none"> • Manage customer expectations better • Improve communications between customers and officers • Investigate one stop shop options • Improve HED
Improve statistical analysis for future planning	<ul style="list-style-type: none"> • Ensure new ICT system captures all stats required to enable better planning • Ensure all staff are fully trained on capturing data and conform to required practices • Improve data to provide more evidence based approaches

Evidence Charts

1. (a) 4 Main causes of homelessness – over past 5 years



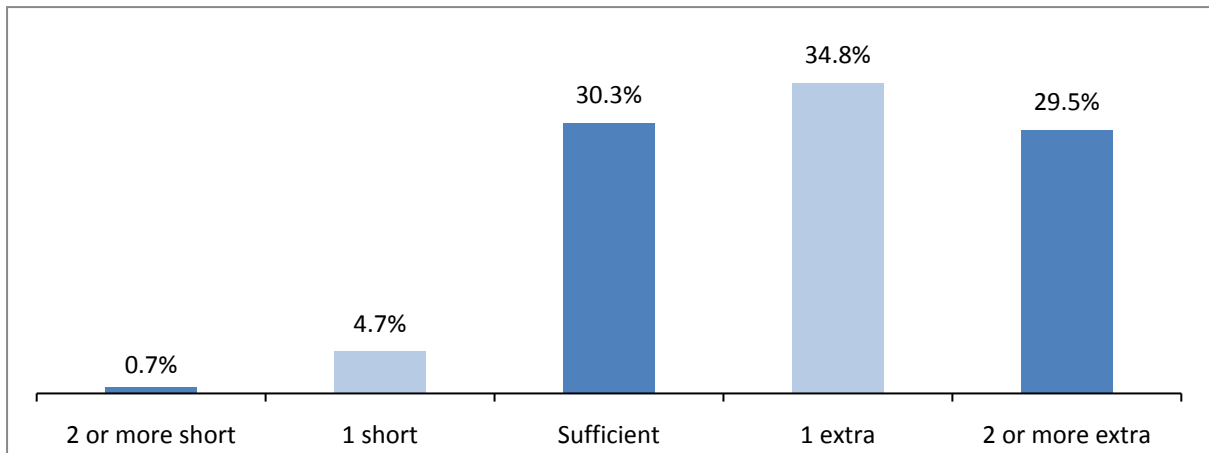
(b) Numbers of approaches over the past 3 years



2. Council waiting lists

	Council stock	Waiting List (excl transfers)	% of waiting list	Relets in 2014	% of relets	*Years to supply full demand
1 bed	3,109	2,880	49.6%	317	44.1%	9.1
2 bed	2,307	2,066	25.6%	182	25.3%	11.4
3 bed	4,520	715	12.3%	214	29.8%	3.3
4+ bed	204	144	2.5%	6	0.8%	24
Total	10,140	5,805		719		

3. Comparison of overcrowding with under occupation – all tenures



Source: ONS Census data 2011

4. Average income

Average	Lowest quartile
£28,457	£19,735

5. Income thresholds required to purchase a property

	Single income	Dual income	Deposit required 20%
1 bed flat	£26,300	£31,800	£19,400
2 bed flat	£33,900	£40,900	£24,999
2 bed house	£48,600	£58,600	£35,799
3 bed house	£54,300	£65,500	£39,999

6. Income thresholds required for shared ownership

	Price	Share price	Share %	Rent	Mortgage	Total	Deposit needed	Income required
1 bed flat	£110,000	£55,000	50%	£126	£298	£424	£5,500	£15,420
2 bed flat	£150,000	£52,500	35%	£223	£284	£507	£5,250	£18,473
2 bed house	£200,000	£60,000	30%	£321	£325	£646	£6,000	£23,491
3 bed house	£230,000	£69,000	30%	£369	£374	£743	£6,900	£27,018

7. Cost of privately renting

	Average monthly rental (Jan 2015)	Lowest quartile monthly rental (Jan 2015)	Local monthly Housing Allowance (Jan 2015)
1 bed flat	£650	£595	£550
2 bed flat	£849	£750	£692
2 bed house	£885	£850	£692
3 bed house	£1,055	£950	£808

	Monthly shortfall for average rental (Jan 2015)	Monthly shortfall for lowest quartile (Jan 2015)
1 bed flat	£100	£45
2 bed flat	£157	£58
2 bed house	£193	£158
3 bed house	£247	£142

Income thresholds required for private rental (Affordability is determined as monthly housing costs not exceeding 33% of gross income)	
1 bed flat	£28,600
2 bed flat	£36,000
2 bed house	£40,800
3 bed house	£45,600