

# HOMELESSNESS/TEMPORARY ACCOMMODATION REDUCTION ACTION PLAN 2008/2009 PROGRESS REPORT

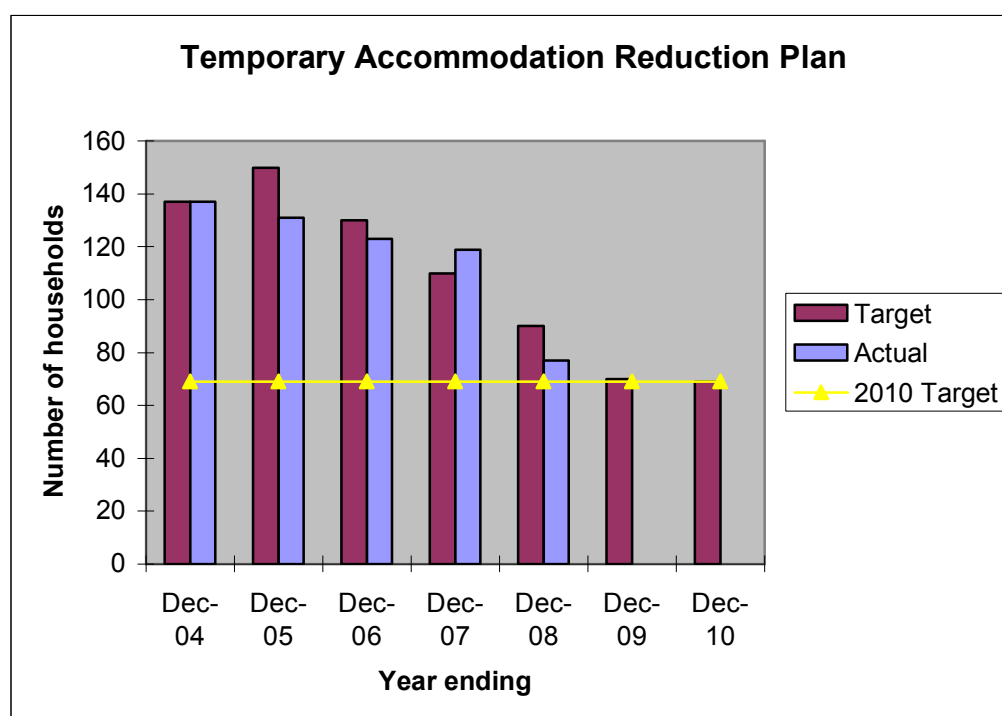
## INTRODUCTION

The Council is committed to meeting the Government's target of halving the number of households in temporary accommodation by 2010. In practical terms, this means that by December 2010, the Council must only have 69 households in temporary accommodation. We are on target to meet this.

## OUR PRIORITIES

- 1 Early intervention and prevention.
- 2 Effective internal processes.
- 3 Improve flow of households through temporary accommodation.
- 4 Improve information and communication.
- 5 Improve access to decent housing in the Private Rented Sector.
- 6 Increase supply of affordable housing.
- 7 Continue to develop effective links between health, education, employment, and support provision.

## OUR TARGETS



		Target	Actual
2004/05	31 Dec-04	137	137
2005/06	31 Dec-05	150	131
	31 Mar 06		
2006/07	31 Dec-06	130	123
	31 Mar 07	119	119
2007/08	31 Dec-07	110	114
	31 Mar 08	105	99
2008/09	31 Dec-08	90	77
	31 Mar 09	85	85
2009/10	31 Dec-09	70	
	31 Mar 10	65	
20010/11	31 Dec-10	65	

## ACHIEVEMENTS IN 2008/09

### ✓ PERFORMANCE TARGETS (31 March 2009):

	Target	Actual
Households in temporary accommodation (NI156)	85	85
Number of 16/17 year olds using B&B during year	18	24
Number of 16/17 year olds in B&B at year end	0	0
Number of non-self contained accommodation used for families with dependent children by 31 March 2010.	15	15
Length of stay in B&B for families with dependent children (LBV183a)	3 weeks	0*
Length of stay in hostel accommodation for families with dependent children (BV183b)	38 weeks	30
Homelessness preventions (L8)	300	534

\*the average length of stay for the whole year was 2 weeks.

In 2008/2009, the Council saved £186,000 in temporary accommodation costs.

### ✓ EARLY INTERVENTION AND PREVENTION

In partnership with CAB, Stonham and Howztalk, a total of 534 households were prevented from becoming homeless in 2008/09.

### ✓ HOMELESSNESS PREVENTION FUND AND RENT BOND GUARANTEE SCHEME LAUNCHED

Both the Homelessness Prevention Fund and the Rent Bond Guarantee Scheme were introduced at the end of 2008.

Homelessness Prevention Fund	
How much spent 2008/09	£25,585
How many households helped 2008/09	45
Number of children in households helped	55
Rent Bond Guarantee	
How much spent 2008/09	£20,184

How many households helped 2008/09	38
Total households helped	45
Number of children in households helped	55
Number of claims made:	1
How many households used the HPF & RBG	45

✓ **NUMBER OF TEMPORARY ACCOMMODATION UNITS CONVERTED TO PERMANENT**

In agreement with partners, 26 units of temporary accommodation were converted into permanent accommodation during 2008/09.

✓ **IMPROVED FLOW OF HOUSEHOLDS THROUGH TEMPORARY ACCOMMODATION**

A total of 155 households moved on from temporary accommodation: 71% into permanent accommodation, and another 29% became intentionally homeless or ceased to occupy.

✓ **SUPPORT FOR PEOPLE IN TEMPORARY ACCOMMODATION**

As part of the Supporting People validation, the Council's support services for households in temporary accommodation was assessed on 5 objectives from the SP quality assessment framework. The Council's services achieved three grade C's and two grade B's. Feedback suggested only minor improvements were needed to reach grade B on all requirements.

✓ **IMPROVEMENTS TO HOSTELS**

During 2008/09, the Council spent £88,597 on improvements to hostels at Stockwell Lane, Robert Street and Blossomgate.

✓ **INFORMATION AND COMMUNICATION**

The Council and Supporting People commissioned a 'Mystery Shopping' exercise to assess the quality of the information and helpfulness of housing and advice services in the District.

✓ **YOUTH HOMELESSNESS AWARENESS CAMPAIGN**

The launch of the youth homelessness film 'Behind No Doors' took place on 17 December 2008, at Harrogate International Centre.

'Behind No Doors' is a creative art and media campaign to raise awareness of youth homelessness. Harrogate Borough Council, working through its youth homeless support team 'HowzTalk', commissioned this work, which is being used as an education resource throughout schools and colleges within the district. The project was led by Inspired Youth.

## CURRENT SUPPLY OF TEMPORARY ACCOMMODATION

Accommodation Name	Type	No of units	Self contained	Shared Facilities
Avondale, Harrogate (Harrogate Families)	Hostel (family)	16 *(16) - 2 bed flats	Yes	No
Blossomgate, Ripon (Council owned)	Hostel (family)	6 *(6) - 1 bed flats	Yes	No
Cavendish House - Robert Street, Harrogate. (Council owned)	Hostel (Mostly singles with 2 family units)	12 *(12)	No	Yes
Stockwell Hostel, Knaresborough (Council owned)	Hostel (family)	12 *(12) - (bedsit, 1b & 2b flats)	4 bedsits, non-self contained	Some
Ellis House/South Park Rd (Yorkshire Housing)	Hostel (family)	1 (2bflat, to be converted perm)	Yes	No
Pendragon Way/Swinton Court (Yorkshire Housing)	Hostel (singles and families)	3 left to convert to permanent accommodation 15 flats (3x1bf, 2x 2bf)	Yes	No
High Street, Starbeck, (Harrogate Families HA)	Flats (family)	2 - 2b flats	Yes	No
Leeds Federated (PSP – owned by Leeds Fed)	Houses	9 *(10)	Yes	No
Leeds Federated (PSL – rented from private landlords)	Houses	2	Yes	No
Cascade Properties/Countrywide Accommodation	Houses – a mix of shared houses and self contained.	Dependent on demand. *(as required)	Some	Some
Riverside Bed and Breakfast	Bedrooms	Varies *(as required)	No	Yes
Dispersed Hostels (managed by Leeds Federated Housing)	Houses	4	Yes	No

\*These units to be retained to meet 2010 target

The following temporary accommodation units were converted to permanent social housing:

1 flat at Ellis House , Harrogate – Yorkshire Housing

13 flats at Pendragon Way, Harrogate – Yorkshire Housing

12 properties owned or managed by Leeds Federated Housing Association

## Number of Households in Temporary Accommodation

Type of Accommodation	31 March 2006	31 March 2007	31 March 2008	31 March 2009
Hostels	62	23	14	17
Bed & breakfast	12	10	3	0
Self-contained accommodation	33	71	78	53
Other nightly paid, privately managed accommodation	27	15	4	15
Total	134	119	99	85

## BED AND BREAKFAST ACCOMMODATION

	2005/06	2006/07	2007/08	2008/2009
Total number of households in bed and breakfast during year	113 applicants, 120 times	99 applicants, 117 times	85 applicants, 92 times	55 applicants, 58 times
No. of 16/17 year olds who went into TA during the year*	50	37	23	24
No. of 16/17 year olds in B&B at year end				0
No. of families with dependent children that went into B&B*	38	33	24	18
No of families who stayed longer than 6 weeks	0	0	0	0

*\*Some of these households went into B&B more than once, these figures take into account every instance when a household went into B&B.*

## HOSTELS

The Council currently uses six hostels for temporary accommodation, however under the definition set out by CLG only the Robert Street Hostel is deemed a hostel due to shared facilities.

The BVPI Target Indicator 183b measures the average length of time spent by **families** with children or including pregnant women who are found to be **unintentionally homeless and in priority** need in hostel accommodation.

2005/06		2006/07		2007/08		2008/09	
Target	Actual	Target	Actual	Target	Actual	Target	Actual
22	35 wks	22 wks	32.86 wks	38 wks	17.88 wks	38 wks	15.34 wks

## **Non-Self Contained Hostel Units**

There are currently 15 units of non-self contained accommodation being used by the Council. Six of these units are used for family accommodation. The Council will aim to end the use of these units by 31 March 2012.

## **SUPPORT FOR HOUSEHOLDS IN TEMPORARY ACCOMMODATION**

From the 19<sup>th</sup> of February 2009, all new households going into temporary accommodation have their needs assessed, and support plan put into place.

### **Hostels**

The Council is contracted by Supporting People to provide support to all households in its hostels. The support is provided by the Hostel Wardens and a Support Worker. Each of the 4 hostels (Avondale, Blossomgate, Robert Street, Stockwell) has a Warden who is on-site between the hours of 8:45am to 5:15 pm. Out of hours help is available to tenants, and can be accessed by contacting the Council's Emergency Team who can call a Warden to visit the hostel if necessary.

### **Bed and Breakfast accommodation**

During 2008/09, households going into B&B were supported by either the Council's Support Worker or by Leeds Federated Housing Association.

### **Other forms of temporary accommodation**

Support for households going into other forms of temporary accommodation, such as Cascade properties in Leeds, was provided by Leeds Federated Housing Association.

## **MOVE ON FROM TEMPORARY ACCOMMODATION**

### **Households in Temporary Accommodation**

<b>Where household moved to</b>	<b>2006/07</b>	<b>2007/08</b>	<b>2008/09</b>
Total moves from temporary accommodation	158	153	155
Accepted Part 6 offer of accommodation	75	100	105
Accepted qualifying offer of an assured shorthold tenancy	2	1	2
Assured tenancy other than Part 6 offer	3	0	3
Became intentionally homeless from TA	20	15	14
Otherwise voluntarily ceased to occupy accommodation	57	37	31

### Households no longer registered as 'Homeless at Home'

Where household moved to	2006/07	2007/08	2008/09
Accepted 'Part 6 Offer' of accommodation	10	5	3
Refused a 'Part 6' offer of accommodation	3	3	0
Otherwise voluntarily ceased to occupy accommodation	6	4	0
Total	19	12	3

### Social Lettings

In 2008/09, 20% of all social lettings went to homeless households compared to only 18.7% in 2007/08. The main reason for this was an increase in the number of new build housing developments completed during the year.

	Number of Homeless Households housed during 08/09
Harrogate Borough Council	49
Housing Association	61
Total	110

### THE STANDARD OF TEMPORARY ACCOMMODATION

A dilapidation survey of the hostels was completed in July 2007 and a rolling programme of works is in place for the next couple of years to ensure they all meet an equivalent standard to the Decent Homes Standard by 2010. Over £88,000 was spent on upgrading the hostels at Stockwell Lane, Robert Street, and Blossomgate, during 2008/09.

## 2009/2010 TARGETS

	2008/09 Actual	2009/10 Target	2009/10 Q1
Households in temporary accommodation (NI 156)	85	65	72
Number of 16/17 year olds using B&B during year	24	21	6
Number of 16/17 year olds in B&B at year end	0	0	3
Number of non-self contained accommodation for families with dependent children	15	15	15
Length of stay in B&B for families with dependent children (BV183a)	2 weeks	2 weeks	1.57 weeks
Length of stay in hostel accommodation for families with dependent children (BV183b)	30 weeks	28 weeks	39.14 weeks
Homelessness preventions (L8)	534	330	157
Temporary accommodation conversions during year	26	8	4
Increase the number of social lettings to homeless households during year	20%	25%	15%

## 2009/2010 KEY THEMES

- £75,000 funding approved from Business Unit Reserves for Homelessness Prevention Fund/Rent Bond Guarantee Scheme.
- £57,000 CLG grant awarded to develop a Repossessions Loan Fund.
- £60,000 CLG grant awarded to North Yorkshire to tackle homelessness through repossessions – proposals to commission HARP to develop a marketing/communications strategy and deliver specialist training.
- Mortgage Rescue Schemes.
- Surveys begin regarding conversion of non self contained family hostel units.

- Protocols for 16/17 year olds to be reviewed following recent Case Law that confirms that the majority of young homeless people are the responsibility of North Yorkshire County Council under Children Act 1989, not the Housing Authority.