



Homes for Haringey



Homelessness and temporary accommodation in Haringey

Housing and Regeneration Scrutiny Panel
10 June 2019



Homes for Haringey

Background



- Haringey has relied heavily on the use of temporary accommodation in the past (over 6,000 households in TA in 2006)
 - Means we have a legacy issue to address alongside new demand
 - Currently have 2,931 households in TA
 - 529 households entered TA for the first time in 2018/19 (average of 44 per month)
- The introduction of the Homelessness Reduction Act has led to an increase in the number of people we are seeing
 - 3,608 households in 2018/19
 - Stats comparing us with others and feedback from MHCLG indicate that we are managing this well
- Access to social housing lets is falling
 - Impact of Tangmere and Northolt decants
- Reliant on the private sector to provide both temporary accommodation and private sector lets
- This presentation will look to explore this context in a bit more detail, provide some practical information on how things work and describe the work we are doing to address these challenges

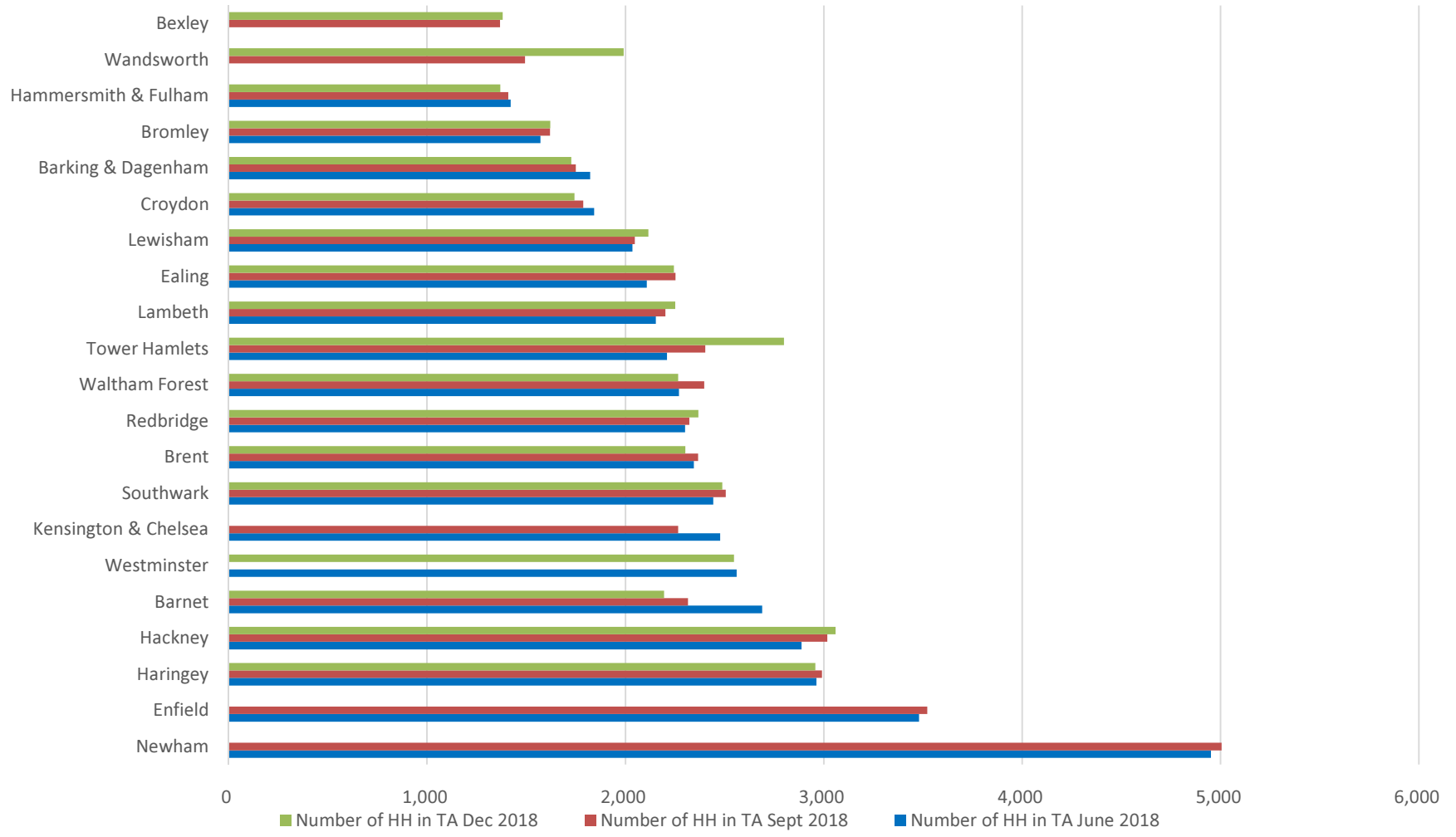
Why do we need to use temporary accommodation?

- We must provide temporary accommodation in the following circumstances:
 - In short term emergency situations e.g. a household fleeing violence
 - Where a household is owed a relief duty under the Homelessness Reduction Act
 - Where we have reason to believe that a household will be owed a homelessness duty and we need to investigate
 - When we have accepted a homelessness duty until we discharge that duty
- Once we have accepted a homelessness duty it can be ended by:
 - An offer of suitable social housing
 - An offer of suitable private rented accommodation if the homelessness duty was accepted on or after 9 November 2012 (Localism Act)
- The lack of social housing and affordable private rented accommodation means that households can remain in TA for a very long time



Homes for Haringey

London picture



Slide 4

GM3

difficult to read - maybe select fewer boroughs and or change colours, Maybe highlight Haringey in bold as difficult to find quickly

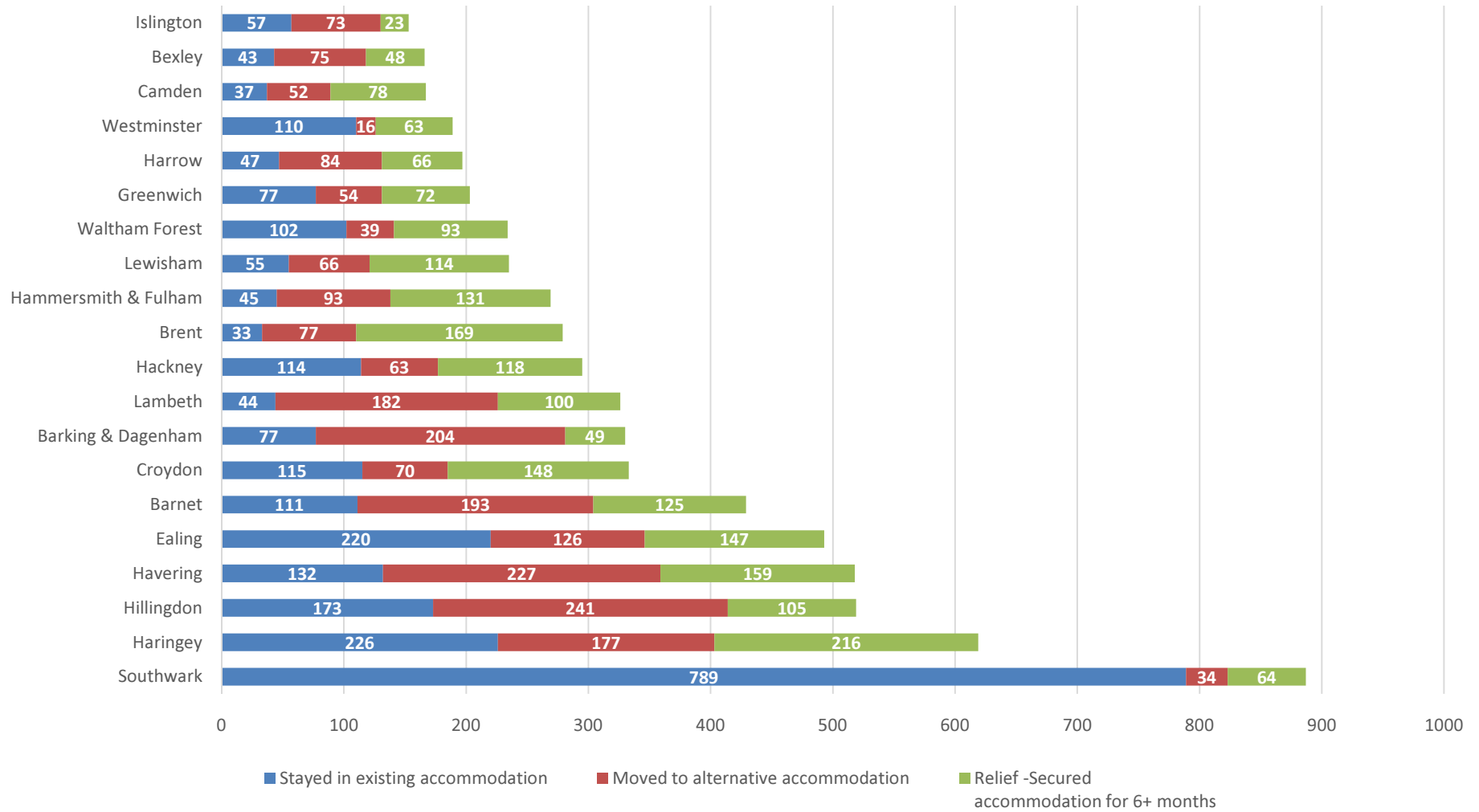
Gulliver Martin, 04/06/19

Avoiding the need for TA

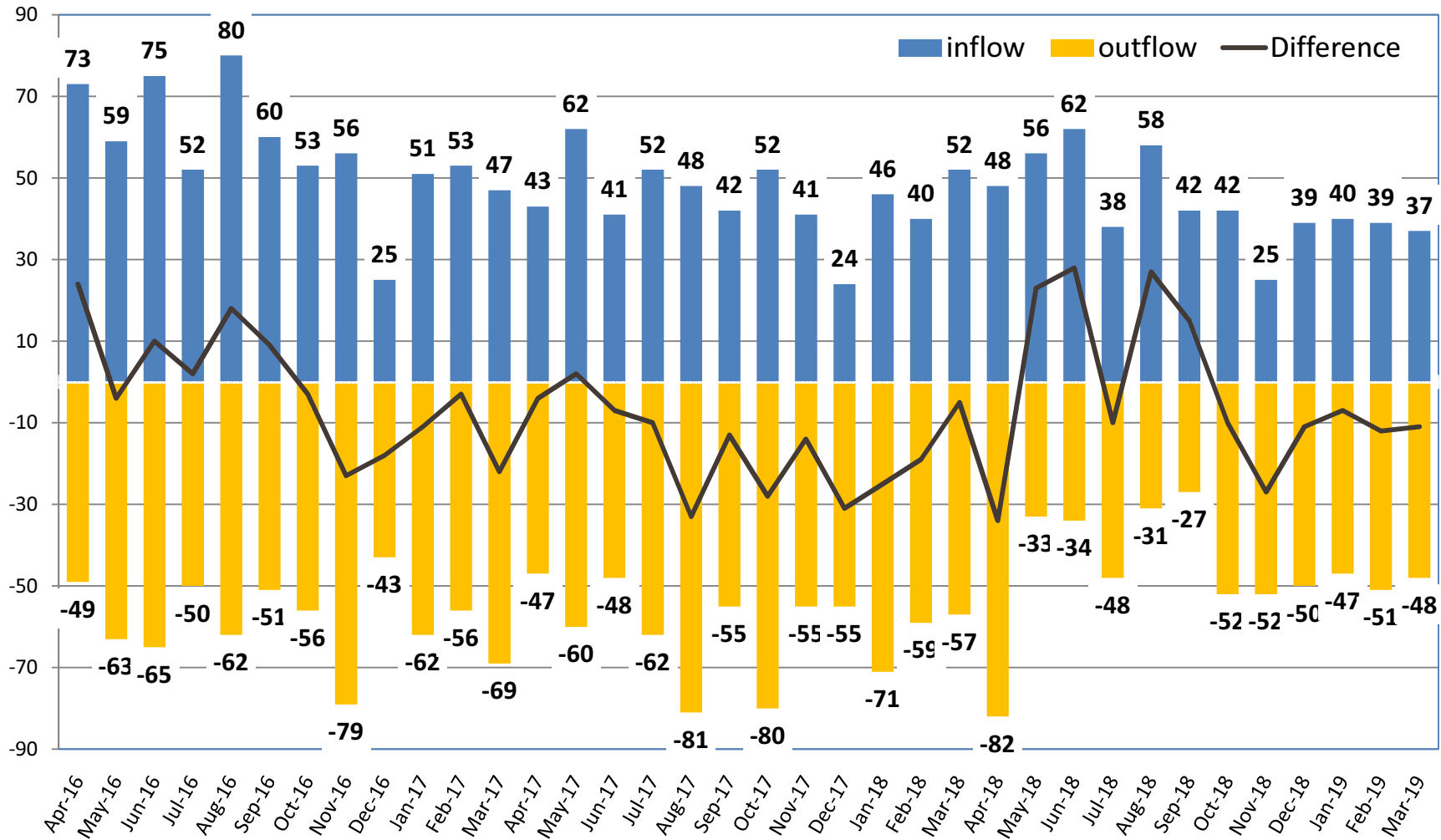
- Homelessness Reduction Act
 - Emphasis on the importance of preventing homelessness
 - Added 2 additional duties ahead of the homeless duty
 - **A prevention duty:** a new duty to try and prevent the homelessness of anyone who is at risk of becoming homeless in the next 56 days
 - **A relief duty:** a new duty for councils to try and resolve the homelessness of people by securing accommodation
 - All eligible applicants should be fully assessed and have a personalised housing plan
 - Certain statutory partners have a ‘duty to refer’
- Flexible Homelessness Support Grant
 - April 2017 - ended the TA Management Fee (£40 per week per property)
 - Instead receive an allocation of funding to be used flexibly to ‘work to prevent or deal with homelessness’
 - 2019/20 allocation of £6.7M
 - Needs to offset loss of TAMF but rest can be invested to address homelessness
 - Have invested our FHSG in a range of initiatives to reduce our reliance on TA



Prevention and relief



Temporary accommodation numbers

- Shared facility hostels (Lodges) **58**
 - Converted ‘care homes’
 - Households remain in Haringey in the relief period and while their situation is investigated
 - Management and repairs carried out by HfH
- Properties leased from owners for 3 or 5 years **836**
 - Full assessment against standards at procurement stage.
 - Managed by HfH, some repairing responsibility sits with us, some with the owner
- Properties leased by Housing Associations and we nominate **134**
 - Managed and repaired by the HA
- Properties from landlords on a nightly basis **1,490**
 - Sourced using a Dynamic Purchasing System
 - Management and repairs responsibility sits with the landlord/owner.
- Council stock let as TA **405**
 - Properties identified for regen or available short term, primarily on Love lane
 - Self contained properties designated as ‘hostels’, ‘Buy backs’, ‘demountables’
 - Management and repairs carried out by HfH



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Allocating temporary accommodation



- Temporary Accommodation Allocations Policy
 - Agreed by Cabinet
 - Describes who has priority for local TA – in Haringey, in London, potentially outside London
- Most families will stay in a Lodge first they are owed a ‘relief’ duty or while there case is investigated.
- Try to avoid use of TA for vulnerable single people
 - Supported housing pathway
 - Development of Hale Road houses
- Notification to area where a family is placed if it is outside Haringey
- Right to ask for a review of suitability of a TA offer

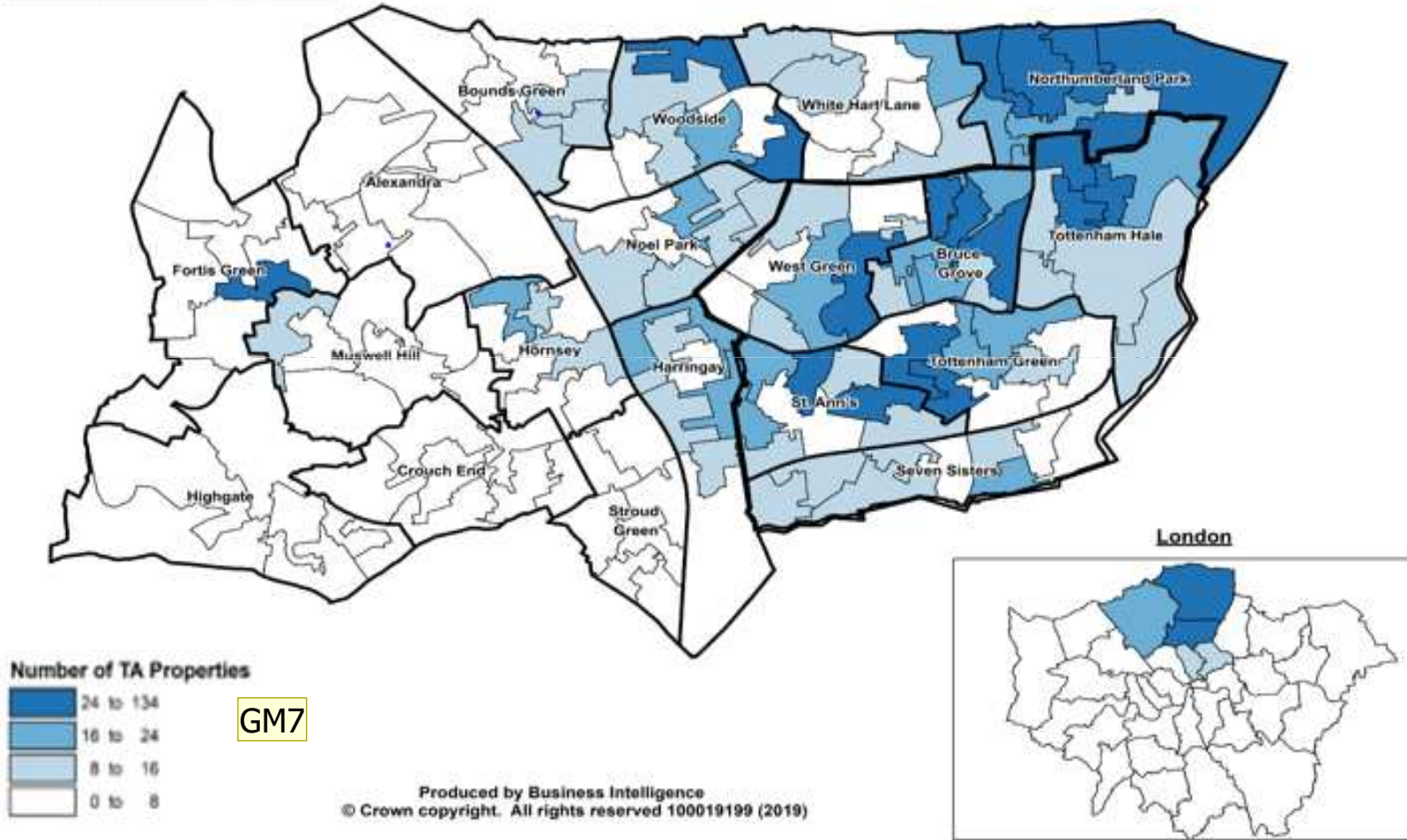


Homes for Haringey

Temporary accommodation in Haringey



TA Properties by LSOA



Slide 10

GM7

I have made the key and title bigger and pasted over the top of the old diagram (in case you want to revert to that)

Gulliver Martin, 04/06/19



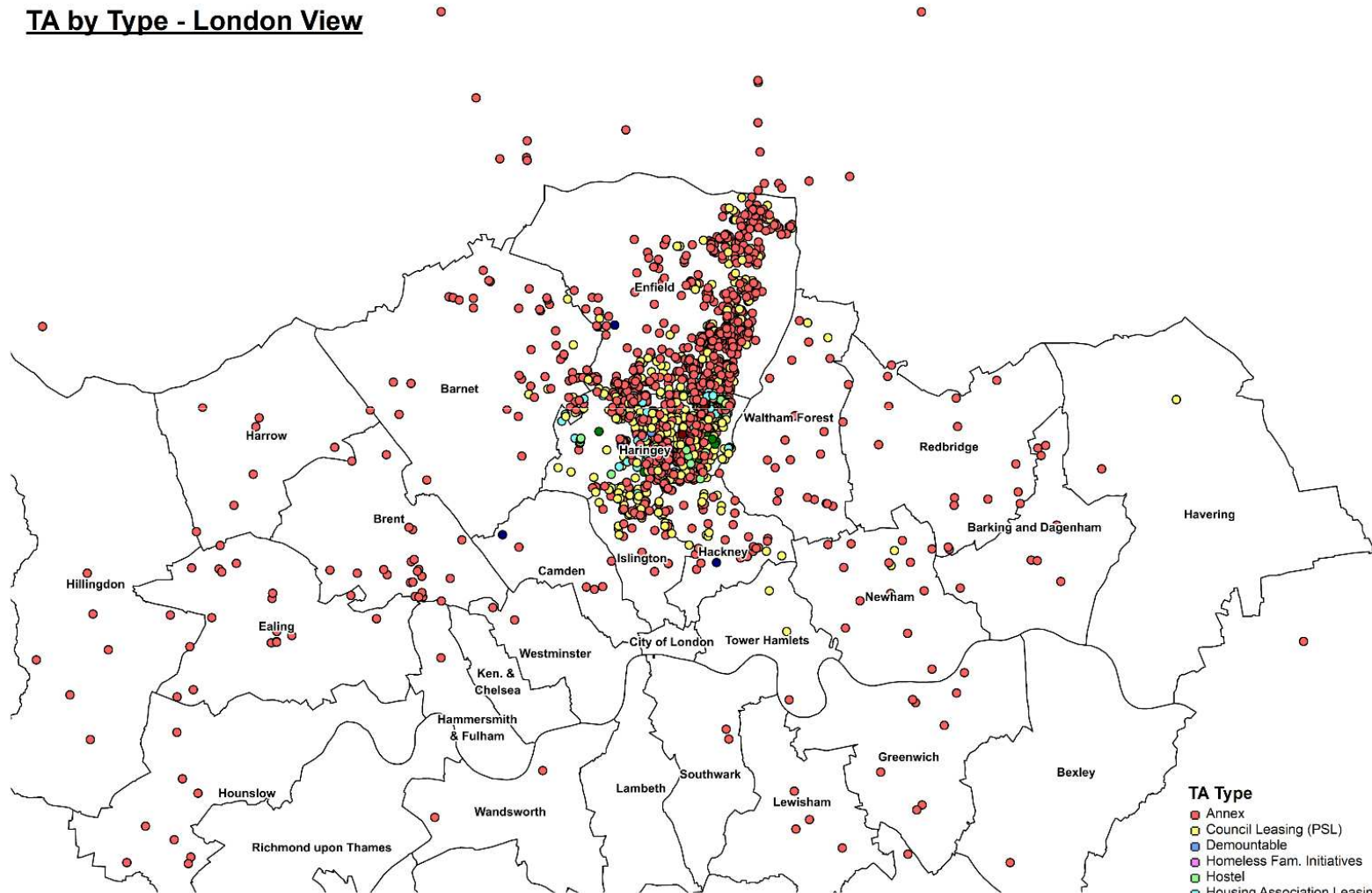
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Temporary accommodation location



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TA by Type - London View



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- TA Type**
- Annex
 - Council Leasing (PSL)
 - Demountable
 - Homeless Fam. Initiatives
 - Hostel
 - Housing Association Leasing
 - Lodge
 - Section 193
 - Supplier Managed PSL

haringey.gov.uk

Slide 11

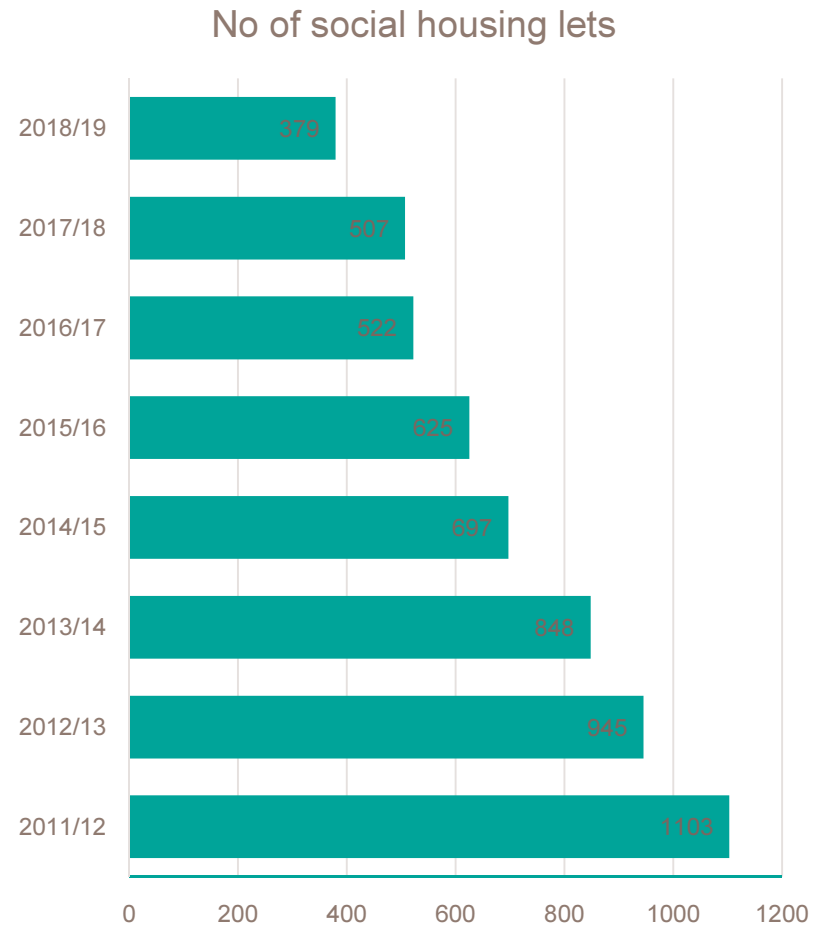
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Probably not possible but ideally move hostels into Section 193 (and maybe re-label s193 this as Council owned housing)

Gulliver Martin, 04/06/19

Why do households stay in TA so long?

- Lack of social housing for move on
 - 688 households made their homelessness application before 9 November 2012 (Localism Act) and so the duty can only be ended with an offer of social housing.
 - Expect to make 347 lets this year – significant pressures with Northolt, 90 to households in TA.
- Lack of affordable private rented accommodation for move on
 - Supported 392 lets in 2018/19
 - Homefinder and Homefinder UK schemes
 - Welfare reforms are a significant barrier
 - LHA levels, benefit cap, Universal Credit
- Limited number of moves into sheltered and through mobility schemes





Waiting for social housing lets

- The allocation of social housing is governed by part 6 of the Housing Act 1996, as amended.
- Housing authorities are required to have an allocations scheme, which must give 'reasonable preference' to certain groups of people.
- Over 10.000 households on the housing register
- Use bands to prioritise applicants – **A** to **C**
 - **A** - Care leavers, urgent decants, decants for regen, under occupiers, critical medical or welfare issues, management transfers due to violence,
 - **B** - Homeless household in TA, serious medical or welfare issues, severely overcrowded social housing tenant
- Falling number of social housing lets and competing demands means that the average wait in TA is increasing
- Average band B waits
 - one bed – 2 years 8 months
 - two bed – 8 years 8 months
 - three bed – 11 years 8 months
 - four bed+ - 12 years 11 months

- 65% are lone parent households (4% male applicants)
- 2.7% single person households
- There are 5208 children under 18 living in TA with their families
- TA population Age ranges
 - 51 % of TA applicants are under the age of 40
 - 32% are 40-49
 - 1% are 70 and over.
- Disproportionate representation of some ethnic groups
 - 26% Black African
 - 11% Black Caribbean
 - 10% Other White European
- 46% of TA applicants are British Nationals
 - 19% of applicants are non EEA Nationals

- TA is costly to the Council
 - The provision of TA cost the Council £7.98 million last year – this is a significant general fund pressure
 - Current reliance on the private sector means we are vulnerable to movements in the market
 - Impact on other Council services and partners
 - Many families have also required additional Discretionary Housing Benefit payments
- TA is also costly to the families too
 - Living in TA can have massive social costs for families and individuals
 - Moves disrupt lives and support networks
 - Families can feel that their lives are on hold
 - Work also needs to be about recovery from the experience of homelessness, building resilient families and communities



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Future work



- Work of the Fairness Commission
 - Initial briefing on this topic on 30 May
- More work on engaging with households living in temporary accommodation
- Learning from recent Ombudsman findings
 - Revised approach to conducting reviews
 - Review of repairs reporting and monitoring
- Continue to invest the Flexible Homelessness Support Grant to enhance current prevention services and strengthen our private rented offer
- Importance of the new build social housing programme
- New supply initiatives
 - Membership of Capital Letters
 - Community Benefit Society
 - ‘Purchase and repair’ scheme



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Capital Letters



- Pan London approach to sourcing leases for TA and private lets
 - 13 boroughs have joined
- Supported by £38M of funding from MHCLG
- Company established and Boards in place
- Staff being recruited or seconded
- Trading commences in the summer
 - first lets and leases in June
- Development of Haringey specific mini business plan
 - ASTs for prevention and discharge
 - New leases
 - Transfer of existing leased portfolio



CBS and PR&M

- In July 2018, the Cabinet approved the creation of the Community Benefit Society (CBS) and procurement of a Purchase, Repair and Maintenance (PR&M) partnership.
- Both schemes seek to purchase up to 400 homes over the next few years which will then let to families nominated to it by the Council. These homes will have an affordable rent set at the Local Housing Allowance, with the homes eventually being owned by the Council
- The schemes differ in their funding and structure with the CBS being an independent charitable organisation which can therefore use Right to Buy receipts, and the PR&M taking the form of a long term partnership which will purchase homes using private funding and, at the end of the partnership (40 years), allowing the Council to take ownership of the homes.
- The CBS is currently being registered and is expected to start renting out homes around the end of July with the PR&M following on in March/April 2020 when the procurement has been completed.